

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

AGARWAL PUNEET & AARTI NASTA TRS (PLN210100)

RESOLUTION NO. 25 -

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval to allow demolition of an existing 3,264 square foot single-family dwelling and construction of a 4,910 square foot two-story replacement single-family dwelling with an attached garage;
 - b) Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%;
 - c) Coastal Development Permit to allow development within 750 feet of known archaeological resources;
 - d) Coastal Development Permit to allow development within 100 feet of an Environmentally Sensitive Habitat Area; and
 - e) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

[PLN210100] 30950 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan, Coastal Zone (APN: 243-351-005-000)]

The Agarwal application (PLN210100) came on for a public hearing before the County of Monterey Zoning Administrator on February 27, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** - The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:** a) The project has been reviewed for consistency with the text, policies, and regulations in the:
- 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan (LUP);
 - Big Sur Coastal Implementation Plan (CIP, Part 3); and
 - Monterey County Zoning Ordinance - Coastal (Title 20).

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/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) The project involves the remodel of a 3,263.7 square foot single family, resulting in a 4,910.7 square foot two-story single-family dwelling. The remodel involves an expansion of the residence's first floor, construction of a second-story addition, construction of a replacement attached garage, and various interior alterations. However, because the remodel involves alteration or demolition of more than 50% of the exterior walls, the project is described as a demolition and rebuild pursuant to Title 18 section 18.11.0303. The proposed project would retain existing legal non-conforming side setbacks, see subsequent evidence "f". Proposed site improvements include a replacement auto court, a new courtyard and trash enclosure, an on-site stormwater discharge infrastructure, and approximately 270 cubic yards of cut with 15 cubic yards of fill (255 cubic yards of cut to be hauled off-site). The existing upper bluff patio and various walkways would remain in place. The project also involves development within 750 feet of known archaeological resources, within 100 feet of an environmentally sensitive habitat area, and within 50 feet of a coastal bluff, and less than 120 square feet of development on slopes in excess of 30%.
- c) Allowed Uses. The property is located at 30950 Aurora Del Mar, Carmel (Otter Cove neighborhood) [Assessor's Parcel Number 243-351-005-000], Big Sur Coast Land Use Plan, Coastal Zone. The parcel is zoned Rural Density Residential, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [RDR/40-D (CZ)], which allows construction of the first single-family dwelling on a legal lot of record, subject to the granting of a Coastal Administrative Permit. Development within 750 feet of known archaeological resources, within 100 feet of environmentally sensitive habitat areas, and within 50 feet of a coastal bluff are also allowed uses, subject to the granting of Coastal Development Permits (see subsequent evidence "k", as well as Finding Nos. 6 and 7 and supporting evidence). Further, additions to existing structures with less than 120 square feet of development on slopes in excess of 30% is also an allowed use, subject to the granting of a Coastal Administrative Permit. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see subsequent Evidence "g"). Therefore, as proposed, the project involves an allowed land use for this site.

- d) Lot Legality. The subject 1-acre property (Assessor's Parcel Number 243-351-005-000) is identified in its current configuration as Lot 16 on a residential subdivision map entitled Map of Tract No. 588, Carmel Sur, filed April 2, 1969, in Volume 10, Maps of Cities and Towns, at Page 6. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Public Access. As proposed and conditioned, the development is consistent with applicable public access policies of the Big Sur Coast LUP. See Finding No. 5 and supporting evidence.
- f) Legal Non-Conforming Setback. The single-family dwelling was constructed in approximately 1980. At that time, the property was zoned One-Family Residence, Design Control, Building Site ("R-1-D-B-6") and was subject to the regulations established by the 1974 Zoning Ordinance. Although side setbacks for the R-1 zoning district were 6 feet, the B-6 overlay required side setbacks consistent with those required under the B-4 overlay, which were 10 percent of the average lot width to a maximum of 20 feet. The subject property has an average width of 126 feet. In this case, a 12-foot 7-inch side setback was required by the B-6 overlay. A portion of the existing residence maintains a 12-foot 8-inch side setback, while the remainder of the residence maintains a setback greater than 20 feet. Title 20 section 20.16.060 establishes a 20-foot side yard setback. Therefore, a portion of existing residence has a legal non-conforming side setback requirement. Title 20 section 20.68.040 allows for the "enlargement, extension, reconstruction or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations" provided the "enlargement, extension, reconstruction or structural alteration conforms to all the regulations of the district in which they are located." As illustrated on Sheets A3 and A4 of the attached plans, all structural alterations and additions are located outside of the required 20-foot side setback. Therefore, the proposed project conforms to the allowance of Title 20 section 20.68.040 and the portion of the residence within the 20-foot side setback may remain.
- g) Development Standards. Development standards for the RDR zoning district are identified in Title 20 section 20.16.060. Required setbacks in this RDR district are 30 feet (front), 30 feet (rear), and 20 feet (sides). Further, the residential subdivision map (Map of Tract No. 588) establishes a 100-foot front "building setback line" for the subject property. As proposed, the single-family dwelling with attached garage will have a front setback of 122.5 feet, a rear setback of 42.5 feet, and side setbacks of 12 feet 8 inches and 71 feet (north and south, respectively). As described in the preceding evidence ("f"), the 12-foot 8 side setback is legal non-conforming and may remain. All proposed alterations and additions will have side setbacks greater than 20 feet.

The maximum allowed height for main structures in the RDR zoning district is 30 feet above average natural grade. The proposed main dwelling would have a top ridge height of approximately 20.5 feet

above average natural grade. Pursuant to Title 20 section 20.62.030.d, because the garage is attached to the main residence, it shall subject to the same height requirements as the main structure. The proposed garage would have a top ridge height of approximately 10 feet 10 inches feet above average natural grade.

The site coverage maximum in the RDR zoning district is 25 percent. The property is 1 acre (43,560 square feet) which would allow site coverage of 10,890 square feet. As proposed, the development would result in site coverage of 3,440.24 square feet (7.9 percent). As proposed, the development would conform to the required and applicable development standards.

- h) Design. Pursuant to Title 20 Chapter 20.44, the proposed project parcels and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The Applicant proposes exterior colors and materials that would include vertical light-gray and dark gray stained cedar exterior, dark brown/gray metal clad accents (windows, doors, porch beams and columns), and a dark gray corrugated metal roof. The proposed exterior colors and finishes would be compatible with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. The proposed residence is also consistent with the size and scale of surrounding residences, and the proposed bulk and mass would not contrast with the neighborhood character. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character and the design criteria for the Otter Cove neighborhood (Big Sur Coast LUP Policy 3.2.4.G), and assures visual integrity.
- i) Visual Resources and Big Sur Critical Viewshed. The project site is not located within, nor is it visible from any area designated as within the Big Sur Critical Viewshed or from Highway 1. The existing vegetation in combination with the property’s topography which slopes steeply from Highway 1 towards the ocean effectively screens the site from the highway, and access to the site is via a gated private road. The proposed residential structure would be located downslope from the highway, and partially benched into the toe of the hillside slope. The proposed project was staked and flagged in accordance with the Big Sur Coast LUP. The project planner conducted a site inspection on February 6, 2024 to verify that the project avoids development within the Big Sur Critical Viewshed. Condition No. 7 has been applied to require that all exterior lighting is down-lit, unobtrusive, and will not degrade the Critical Viewshed. No impact to the Critical Viewshed will occur with implementation of the proposed project.
- j) The project planner reviewed the project via the County’s GIS records, and conducted a site visit on February 6, 2024 to verify that

the proposed project conforms to the applicable plans and Monterey County Code.

- k) Cultural Resources. County records identify that the project site is located in an area of high archaeological sensitivity, and a known archaeological site is located on the parcel outside of the development footprint. Therefore, a Coastal Development Permit is required to allow development within 750 feet of known archaeological resources. The Phase 1 Inventory of Archaeological Resources Report (Monterey County Document No. LIB220280) prepared for the project site identified scattered archaeological resources west of the existing residence, in the form of dark grey midden soils, abalone and mussel shell fragments, and lithic debris. The archaeological report referenced previous field survey assessments which identified a culturally significant archaeological resource northwest of the residence's foundation, on a neighboring property. The proposed project would only disturb areas previously developed and no development along the bluff would occur. The report concluded that the project would have a less than significant impact on cultural resources, provided the report's recommendations were adhered to, because. Recommendations of LIB220280 include retaining an on-site archaeological monitor during excavation, demolition, removal of existing hardscape, and construction or alteration of the first floor of the residence. In accordance with Big Sur Coastal Implementation Plan section 20.145.120.D(2)(a), the recommendations of LIB220280 will be implemented through the application of Condition Nos. 3. Additionally, consistent with Big Sur Coastal Implementation Plan section 20.145.120.D(2)(c), an archaeological easement shall be conveyed over those portions of the property containing culturally significant resources (Condition No. 11). Conveyance of an archaeological easement will inadvertently also protect the degraded environmentally sensitive habitat located along the bluff (see Finding No. 6). Adherence to required conditions would reduce potential impacts to unknown archaeological and/or cultural resources to less than significant, as required by Big Sur Coast LUP Policy 3.11.2.2.
- l) Land Use Advisory Committee. The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review on February 13, 2024. The LUAC, at a duly-noticed public meeting at which all persons had the opportunity to be heard, reviewed the proposed project and voted 4 – 0 (4 yes and 0 no) to support the project as proposed. No concerns were raised by the LUAC and no public members commented on the project.
- m) Environmentally Sensitive Habitat Area (ESHA). The project includes a Coastal Development Permit to allow development within 100 feet of ESHA. Policies in Chapter 3.3 of the Big Sur Coast LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. As designed and conditioned, the project minimizes impacts to environmentally sensitive habitat in accordance with the applicable goals and policies of the Big Sur Coast Land Use Plan. See Finding No. 6 and supporting evidence.

- n) Development on Slope Exceeding 30 Percent. Title 20 section 20.64.230.C.2.d allows additions to existing structures on natural or man-made slopes, provided the addition does not exceed 120 square feet on the slope area and that a Coastal Administrative Permit is obtained. As illustrated on the site plan, the proposed development abuts slopes in excess of 30%, which generally conform to the bluff to the west and southwest. The proposed project includes expansion of the first floor (including a covered patio), construction of a replacement garage, and a second-story addition. The foundation associated with the proposed covered patio requires 51 square feet of development on slopes in excess of 30%. In addition, the proposed project includes installation of erosion control and stormwater management devices (i.e., a stormwater level spreader) south of the proposed replacement residence. As designed, the level spreader and piping will impact approximately 41 square feet of slopes in excess of 30%. The area of slope impacted by development would be less than 120 square feet (total of 93 square feet) and limited to small areas near the front of the proposed single-family dwelling.
- o) Development within 50 Feet of a Coastal Bluff. Title 20 section 20.70.120.B.1 requires a Coastal Development Permit for improvements to any structure within 50 feet of a coastal bluff edge because they involve risk of environmental impact. The project, as proposed and conditioned, is consistent with applicable policies of the Big Sur Coast Land Use Plan regarding protection of resources. See Finding No. 7 and supporting evidence.
- p) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210100.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Carmel Highlands Fire Protection District. County staff reviewed the application materials and plans, as well as the County’s GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development.
 - b) The following technical reports have been prepared:
 - “Phase 1 Inventory of Archaeological Resources” (Monterey County Document No. LIB220280), prepared by Ruben Mendoza, Salinas, California, August 5, 2021;
 - “Nasta/Agarwal Residence Biological Assessment” (Monterey County Document No. LIB220279) prepared by Regan Biological & Horticulture Consulting, Carmel Valley, California, June 1, 2023;
 - “Geotechnical Report” (Monterey County Document No. LIB140162) prepared by Grice Engineering, Inc., Salinas, February 15, 2023;

- “Geological Report” (Monterey County Document No. Lib220178) prepared by CapRock Geology, Inc., Hollister, CA, April 28, 2022.
- c) County staff independently reviewed the above referenced reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the property is not suitable for the use proposed.
- d) The project planner reviewed submitted plans and conducted a site visit on February 6, 2024, to verify that the project conforms to the plans listed above and that the project area is suitable for this use.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210100.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Carmel Highlands Fire Protection District. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary utility facilities are available to the project site. Environmental Health Bureau (EHB) staff reviewed the project application and did not require any conditions. Potable water service is currently provided to the site by the Carmel Riviera Mutual Water Company (CRMWC), and the proposed development would continue to use this same connection. EHB staff confirmed there are no capacity or quality issues with the CRMWC. The proposed residence will utilize an existing the on-site wastewater treatment system (OWTS), which was found to be in good working order with adequate capacity to support the replacement residence.
 - c) The project planner reviewed submitted plans and conducted a site visit on February 6, 2024, to verify that the project, as proposed and conditioned, would not impact public health and safety.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210100.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan (Part 3) can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The project planner conducted a site visit on February 6, 2024, to verify that the project, as proposed and conditioned, would not impact public access. Based on this site inspection, the proposed development would not obstruct public views of the shoreline from surrounding roadways, would not obstruct public visual access to the shoreline from major public viewing corridors, and would not be visible from Highway 1 nor any area designated as within the Big Sur Critical Viewshed. As proposed, the project will not result in adverse impacts to the public viewshed or scenic character in the project vicinity and is consistent with the applicable visual resource and public access policies of the Big Sur Coast Land Use Plan. See also Finding No. 1, evidence “h” and “i”.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210100.

5. **FINDING:** **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to compliance with previously approved Conditions of Approval, but is in compliance with the Subdivision Ordinance, Big Sur Land Use Plan, and provisions of Title 20. The approval of this permit will correct the violation and bring the property into compliance.

- EVIDENCE:**
- a) In 1994, a Biological Report was prepared for a Coastal Development Permit application proposing an addition to the existing 1980 single family dwelling (File No. PC94129). This biological report found that the property supported Smith Blue Butterfly habitat, Coastal Prairie plant community, and Coastal Sage Scrub vegetation. As such, mitigation measures were recommended to ensure impacts to biological resources would be reduced to less than significant. Planning Commission Resolution No. 94173 approved the project with 19 conditions of approval. Condition No. 4 of Planning Commission Resolution No. 94173 required implementation and adherence to the 1994 biological report recommendations, which included replanting of specific species. Successful implementation of these mitigations would have resulted in maintenance of the on-site sensitive habitats. However, as detailed in the biological report prepared for PLN210100 (LIB220279), all portions of the subject property, other than the bluff, are absent of environmentally sensitive habitats or species. The Project Biologist (Pat Regan) reviewed the 1994 Biological Report and prepared a supplemental letter recommending planting of Seacliff buckwheat and other native plant

species to re-establish the property's previous Coastal sage scrub and Coastal bluff scrub habitat in areas where restoration was previously slated. Condition No. 9 has been applied to require that the Applicant/Owner contract with a qualified biologist to prepare a restoration plan that removes invasive plant species and re-plants Seacliff buckwheat and other native plant species, including but not limited to, Carmel ceanothus (*Ceanothus thyrsiflorus variety griseus*), California sagebrush (*Artemisia californica*), Tree lupine (*Lupinus arboreus*), California sand aster (*Corethrogyne filaginifolia*) and Lizard tail (*Eriophyllum staechadifolium*) within disturbed areas of the project site, around the circular patio, and south of the driveway along the bluff. Adherence to this condition is consistent with Big Sur Coast LUP Policies 3.3.3.A.10 and 3.3.2.9, which encourage removal of invasives, and requires use of native landscaping species. Condition No. 9 would fully abate the violation.

- c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210100.

6. FINDING: DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)

– The subject project avoids or minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the Big Sur Coast LUP, Coastal Implementation Plan, and applicable zoning codes.

- EVIDENCE:**
- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Big Sur Coast Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The policies in Chapter 3.3 of the Big Sur Coast LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. As designed, conditioned, and mitigated, the project is consistent with applicable policies regarding avoidance and minimization of habitat disruption. The project site is located within 50 feet of a coastal bluff adjacent to the Pacific Ocean, and neighboring uses are residential. The site is currently developed with a single-family residence, various hardscapes, and ornamental landscaping. The site consists of one habitat type, landscaped/ruderal, comprised primarily of ice plant, nonnative annual grasses, ornamental species, and naturalized Monterey cypress trees with low biological value. As described in Finding No. 5, Evidence “a”, the subject property was previously known to support Coastal Prairie, Coastal sage scrub, and Seacliff buckwheat. These sensitive plant communities and species are considered Environmentally Sensitive Habitat. As of June 2023, a majority of the subject property does not contain or support any ESHA or sensitive plant or wildlife species. However, the bluff adjacent to the existing residence continues to contain fragmented Coastal bluff scrub with a “few scattered”

Seacliff buckwheat individuals (LIB220279). The prepared Biological Report concluded that the individual Seacliff buckwheat plants do not constitute suitable breeding habitat for the endangered Smith's blue butterfly. However, the fragmented Coastal bluff scrub is considered ESHA pursuant to the Big Sur Coast LUP.

- c) The project has been designed to avoid impacts to the coastal bluff and the adjacent aquatic marine habitat. Approximately 93 square feet of the seaward side of the residence would be removed to comply with the recommended bluff setback. Consequently, the residence would be sited approximately 8.5 feet further inland from the bluff edge than the previous structure. No construction would occur on the bluff slope or within the aquatic marine habitat. However, potential indirect impacts to the bluff, its sensitive habitat, or the below aquatic marine habitat could occur during construction via erosion and inadvertent placement of debris. Implementation of Condition No. 4 (Construction Management Plan) would protect the bluff, its sensitive habitat, and the below aquatic marine habitat by requiring that habitat and bluff protective fencing be installed along the top of the existing terrace, and erosion control measures be installed according to the approved Erosion Control Plan (Chapter 16.12).
- d) As described in Finding No. 5, Evidence "a," Condition No. 9 requires the re-planting of Seacliff buckwheat and other native plant species to help re-establish and restore the property's degraded Coastal bluff scrub. Implementation of this Restoration Plan will ensure consistency with Big Sur Coast LUP Policy 3.3.2.7, which requires that land uses adjacent to environmentally sensitive habitat areas be compatible with the long-term maintenance of these resources.
- e) The project would also be required to implement County standard condition PD050, *Raptor/Migratory Bird Nesting* (Condition No. 10), to require a nesting bird survey prior initiation of construction to avoid potential impacts to avian species.
- f) The project planner conducted a site inspection on February 6, 2024, to verify that the proposed project on the subject parcel conforms to the applicable plans and Monterey County Code.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210100.

7. FINDING: DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF

– The project is consistent with the Big Sur Coast Land Use Plan (BSC LUP) policies addressing hazardous areas and development in proximity to coastal bluffs, and their implementing regulations in the Monterey County Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan (CIP).

- EVIDENCE:**
- a) The project includes application for development on slopes exceeding 30 percent to allow expansion of the driveway turnaround area for emergency response vehicles, upgrading the on-site wastewater treatment system, and locating the structures further from the bluff edge. Also, the project includes application for development within

- 50 feet of a coastal bluff. Pursuant to the policies of the Big Sur Coast LUP and applicable Monterey County Code, a Coastal Development Permit is required and the criteria to grant said permit has been met.
- b) BSC LUP Policy 3.7.3.A.9 and 3.7.3.A.11 require preparation of geological and geotechnical reports for development in proximity to a coastal bluff, and in areas of known or suspected geologic hazards, to assess geologic hazards and provide recommendations to address them. Grice Engineering prepared a Geotechnical Report (LIB230184) and CapRock Geology, Inc. prepared a Geological Report (LIB220278). The Geotechnical Report states that there are no significant geotechnical hazards at the site which would prohibit the proposed development, provided the recommendations presented in it are followed in development of project plans and specifications. These include recommendations regarding grading, foundations, utility trenches, drainage, and site plan review. The prepared Geological Report concluded that geologic risks associated with the proposed project are considered ordinary and similar to those affecting other sites in coastal Monterey County, provided the report's recommendations were implemented. Monterey County Code section 16.08.110 requires that all recommendations of geotechnical and geological reports be implemented into the final construction plans.
- c) During the construction permit phase, the project would be required to comply with Title 16, Chapter 16.12, Erosion Control, which sets forth required provisions for preparation of erosion control plans, runoff control, land clearing, and winter operations; and establishes procedures for administering those provisions to minimize erosion during construction. Additionally, consistent with Title 20 section 20.64.230.E.1, the contractor would be required to comply with applicable building code requirements (including those pertaining to health, life, and safety) and resource protection measures such as erosion control plan review and approval, grading plan review and approval, inspections by Environmental Services staff, and geotechnical plan review and certification. As proposed, the project includes installation of on-site stormwater management with a level spreader runoff device on a steeper portion of the property. The prepared Geological Report discourages discharge of stormwater onto or adjacent to the property's steeper terrain because the adjacent bluff is subject to retreat and erosion. Adherence to Chapter 16.08 and Condition No. 12 would require that a civil or geotechnical engineer, or other qualified professional evaluate discharge locations to ensure that runoff will be directed away from areas potentially prone to coastal erosion. If the selected discharge location is located on slopes in excess of 30%, the granting of this Combined Development Permit would allow such installation, as described in Finding 1, evidence "n". In summary, overall site development would be subject to current regulations regarding control of erosion and drainage and would be required to address post-construction requirements and runoff reduction.

- d) Fault. The subject property lies in a highly seismically active region, however, Monterey County GIS does not identify the subject property as being within 660 feet of an active fault. The prepared Geological report (LIB220278) confirmed that no active faults are known to cross the property.
- e) Sand Loss Analysis. The County did not require a Sand Loss Analysis as the project will have no effect on the sand supply or transport of the ocean.
- f) Shoreline Erosion, Bluff Retreat, and Clearance of Structures. Per the geologic and geotechnical reports prepared for the project site (LIB220278 and LIB230184) development of the project site would not create a geologic hazard or diminish the stability of the area. The reports identified and concluded that the site is underlain with granite, the bluff is stable, the historical bluff recession rate is slow, and construction of the proposed project would not adversely impact or undermine the coastal bluff. Based on previously determined erosion rates for the Big Sur area, the site may encounter an 0.1 feet of natural bluff retreat per year, or 5 to 10 feet over the lifespan of the project (50-100 years). However, the proposed development incorporated the recommended 10-foot bluff setback and thus would be located in an area of the parcel not threatened by the projected amount of bluff recession. The existing and proposed patios, decks, and terraces are considered secondary structures and were not included in the Geological Report's Coastal Bluff Erosion Rate Study. The proposed extended terrace, although considered a secondary structure, would extend past the bluff edge. Additionally, the project site is 58 feet above mean sea level and would not be subject to storm inundation or project sea level rise (additional 32 to 70 inches). As designed and located, the project would comply with applicable policies of the Big Sur Coast LUP Chapter 3.7, Hazardous Areas. Specifically, consistent with LUP Policy 3.7.3.A.9, the reports demonstrate that the site would be stable for development. Condition No. 13 has been applied to require the applicant to record a deed restriction describing the nature of the coastal hazards. This condition additionally prohibits future maintenance, re-enforcement and/or re-construction of the existing upper bluff retaining wall.
- g) BSC LUP Policy 3.7.2.4. requires that in locations determined to have significant hazards, development permits include a special condition requiring the owner to record a deed restriction describing the nature of the hazard and long-term maintenance requirements, and BSC LUP Policy 3.9.1.1. requires that bluff top setbacks be adequate to avoid the need for sea walls during developments lifetime. In this case the areas seaward of 10-foot bluff setback (50-year bluff setback), specifically the bluff terrace, will be subject to known bluff erosion and slope stability hazards. The Geological Report concluded that the bluff terrace will experience bluff erosion and a supplementation geotechnical and geological analysis should be conducted to design the terrace to accommodate the anticipated bluff erosion. Condition No. 13 has been applied to ensure consistency with the above mentioned policies, which will require the applicant to

record a deed restriction identifying that the site is subject to coastal hazards, assuming the risks of such development, waiving liability, indemnifying the Coastal Commission and County of Monterey for any damages due to coastal hazards, prohibiting future coastal armoring, requiring geotechnical analysis evaluating whether development is safe should land sliding, storm surge events, or bluff erosion threaten it, and re-location/removal should the development become unsafe without the installation of new sea walls or shoreline protective structures. Maintenance and repair of the existing bluff terrace shall be allowable, subject to separate discretionary review and approval, within this deed restriction so long as those walls are only retaining surcharge of the landward development, and not functioning as sea walls or interfering with natural shoreline/coastal processes, including inland habitat migration and coastal erosion.

- h) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210100.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts the replacement or reconstruction of existing structures where the new structure(s) will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity as the structure(s) replaced.
 - b) The proposed project involves the remodel of an existing single-family dwelling. However, because more than 50% of the exterior walls are being altered, the proposed project is described as the demolition of a single-family dwelling with an attached garage, and construction of a single-family dwelling with an attached garage on a residentially zoned parcel within a developed neighborhood. As designed, the proposed single-family dwelling uses existing hardscaped and landscaped areas, as well as a second-floor addition to accommodate the square footage increase to the dwelling unit. The replacement single family dwelling will have the same capacity and purpose as the existing residence. Therefore, the proposed development qualifies as a Class 2 categorical exemption pursuant to Section 15302 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a hazardous waste site, development located near or within view of a scenic highway, or unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Although the subject property contains degraded environmentally sensitive habitat (Coastal bluff scrub) and known archaeological resources, the prepared technical reports indicate that the replacement dwelling will not significantly impact these resources through protection of the adjacent bluff area. Adherence to the recommendations of the prepared biological report and

archaeological report is consistent with the requirements of the Big Sur Coast LUP. Per with Big Sur Coastal Implementation Plan sections 20.145.120.B(2) and 20.145.040.B(4), Condition Nos. 3 and 4 have been applied to require on-site archaeological monitoring during ground disturbance and installation of habitat and bluff protective fencing along the top of the existing terrace. Installation of the habitat and bluff fencing shall extend past the grading limits to discourage access to the bluff area. The on-site archaeological monitoring will ensure that inadvertently discovered resources are treated with respect and dignity in accordance with State law. Thus, there is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class.

- d) No adverse environmental effects were identified during staff review of the development application, nor during a site inspection on February 6, 2024.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210100.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development: between the sea and the first through public road paralleling the sea (i.e., Highway 1); within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach; within 300 feet of the top of the seaward face of any coastal bluff; and permitted in the underlying zone as a conditional use (i.e.; within 750 feet of known archaeological resources, and within 50 feet of a coastal bluff).

DECISION

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

- 1) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval to demolition of an existing 3,264 square foot single family dwelling and construction of a 4,910 square foot two-story replacement single-family dwelling with an attached garage;
 - b) Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%;
 - c) Coastal Development Permit to allow development within 750 feet of known archaeological resources;
 - d) Coastal Development Permit to allow development within 100 feet of an Environmentally Sensitive Habitat Area; and
 - e) Coastal Development Permit to allow development within 50 feet of a coastal bluff.

All work must be in general conformance with the attached plans and conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of February, 2024.

Mike Novo, AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO THE APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES:

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

County of Monterey HCD Planning

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

PLN210100

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of a: a) Coastal Administrative Permit and Design Approval to allow demolition of an existing 3,264 square foot single family dwelling and construction of a 4,910 square foot two-story replacement single-family dwelling with an attached garage; b) Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%; c) Coastal Development Permit to allow development within 750 feet of known archaeological resources; d) Coastal Development Permit to allow development within 100 feet of an Environmentally Sensitive Habitat Area; and e) Coastal Development Permit to allow development within 50 feet of a coastal bluff. The property is located at 30950 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-351-005-000), Big Sur Coast Land Use Plan, Coastal Zone. 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 RMA - 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. (RMA - 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: Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number _____) was approved by the County of Monterey Zoning Administrator for Assessor's Parcel Number 243-351-005-00 on February 27, 2025. The permit was granted subject to 14 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 RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist detailing required monitoring activities including during excavation, demolition, removal of existing hardscape, and construction or alteration of the first floor of the residence on-call archaeological services should resources be discovered during construction activities. This contract shall be consistent with the recommendations contained in LIB220280. Submit the contract to the Director of the HCD – Planning for approval.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter summarizing compliance with this condition, monitoring activities, methods, findings, and recommendations.

4. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

**Condition/Mitigation
Monitoring Measure:**

The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following:

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
 - o Types of construction vehicles and number of truck and/or vehicle trips/day.
 - o Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
 - o Hours of operation.
 - o Project scheduling (dates) and duration of construction.
- Map illustrating:
 - o Location of project (vicinity map).
 - o Proposed route for hauling material.
 - o Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
 - o Location of stockpiles and parking for construction vehicles.
 - o Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur. Installation of Protective exclusionary bluff and sensitive resource fencing along the existing terrace edge.
- The CMP shall:
 - o Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
 - o Prohibit blocking of access roads or driveways.
 - o Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
 - o Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
 - o Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
 - ? If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
 - ? The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
- Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

- Compliance or Monitoring Action to be Performed:**
1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.
 2. Prior to issuance of a construction permit, the Applicant/Owner shall submit photographic evidence demonstrating Installation of Protective exclusionary bluff and sensitive resource fencing along the existing terrace edge. Location of the fencing shall be approved by a qualified biologist.
 2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

6. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

Owner/Applicant shall execute and cause to be notarized an agreement to this effect concurrent with the issuance of building permits, use of the property, filing of the final map, recordation of the certificates of compliance, or demand of the County Counsel's office, whichever occurs first and as applicable. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to Housing and Community Development – Planning for the County's review and signatures.(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

7. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, 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.

9. PDSP001 - RESTORATION & NATIVE LANDSCAPING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Condition No. 4 of Planning Commission Resolution No. 94173 required implementation and adherence to the 1994 biological report recommendations, which included replanting of specific species. Successful implementation of these mitigations would have resulted in maintenance of the on-site sensitive habitats. However, as detailed in the biological report prepared for PLN210100 (LIB220279), all portions of the subject property, other than the bluff, are absent of environmentally sensitive habitats or species. According to Pat Regan's January 23, 2023 supplemental letter recommending, two areas shall be restored to meet the intent of the 1994 report: disturbed areas around the proposed remodel, including the open ground around the circular patio/fire pit/seating area, and in the remaining bluff area south of the cypress trees along the driveway.

The Applicant/Owner shall contract with a qualified biologist to prepare a site specific Restoration Plan that meets the intent of the 1994 biological report, as well as Pat Regan's 2023 letter, and eradicates on-site invasive species. This Restoration Plan shall include replanting locations, activities, monitoring requirements, success criteria, specific timelines, and on-going weed management. The restoration plan shall require that the Project Biologist submit at least bi-annual reports and one final report confirming successful implementation of the Restoration Plan. The goal of the restoration plan is to eradicate on-site invasive species, including ice plant, and restore the subject property within native, Coastal sage scrub and Coastal bluff scrub, compatible species (including but not limited to Seacliff buckwheat, Carmel ceanothus, California sagebrush, Tree lupine, California sand aster, and Lizard tail). The replanting locations shall be incorporated into a landscape plan, prepared by a qualified landscape architect.

The Landscaping Plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. The Project Biologist shall submit a letter confirming that the Landscape Plan implements the replanting detailed in the Restoration Plan.

Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant/Owner shall submit Restoration Plan, prepared by a qualified biologist, to HCD-Planning for review and approval outlining the requirements of this condition, including preparation and implementation of a Restoration Plan, coordination with a qualified landscape architect, oversight of invasive species removal and native species replanting, and on-going monitoring. This restoration plan shall also incorporate contractual obligations to ensure implementation.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall incorporate the recommendations of the Restoration Plan. The Project Biologist shall confirm that the landscape plans implement the replanting activities of the Restoration Plan. 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 final inspection, the Applicant/Owner/Project Biologist shall submit a letter, with photographic evidence, confirming that invasive species have been removed and all replanting activities detailed in the Restoration Plan and Landscape Plan have been completed.

On an on-going basis, and at the conclusion of monitoring activities, the Project Biologist shall submit a final report to HCD-Planning for review and approval outlining compliance with the Restoration Plan's success criteria and whether additional remediation measures are needed. Photographic evidence shall also be submitted.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

11. PD044 - RESOURCE CONSERVATION EASEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A resource conservation easement shall be conveyed to the County over those portions of the property where known archaeological sites exist. A proposed easement deed shall be submitted to, and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to the issuance of grading or building permits, the Owner/Applicant shall submit the appropriate conservation easement deed to the HCD for review and approval by the Director of HCD -Planning.

Prior to or concurrent with recording the parcel/final map, final inspection, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation easement. Submit a copy of the recorded deed and map to HCD – Planning.

12. PDSP002 - DRAINAGE OUTFLOW

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Site drainage should be thoroughly analyzed to prevent slope failure and reduce potential erosion and sedimentation that could impact sensitive habitat along the bluff and shoreline. A civil engineer, with input from a qualified Biologist, shall prepare a flow analysis to determine the size and installation details of the outflow piping. Exit flows of stormwater shall be routed in a manner that deposits the runoff in a way that prevents slope erosion. A qualified Biologist shall analyze potential biological impacts and ensure outflow locations are located in areas that will not impact sensitive biological resources found on the parcel .

A civil engineer shall prepare a Drainage and Erosion Control Plan which addresses on-site drainage and incorporates the approved exit outflows to HCD-Planning and Environmental Services for review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and construction permits, the Applicant/Owner shall submit a copy of the flow analysis, prepared by a civil engineer and the Project Biologist, to HCD-Planning and Environmental Services for review and approval.

Prior to issuance of grading and construction permits, the Applicant /Owner/ Project Biologist shall submit written evidence to HCD-Planning certifying that a qualified Biologist has reviewed and approved the drainage plan. The final Drainage and Erosion Control Plan shall be subject to review and approval by HCD-Environmental Services.

13. PDSP003 - COASTAL HAZARDS DEED RESTRICTION

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

"In accordance with Big Sur Coast Land Use Plan Hazards Policy 3.7.2.4, the owner shall record a deed restriction on the property describing the nature of the properties hazards (Coastal Hazards, including but not limited to waves, storms, flooding, landslide, bluff erosion, and earth movement, many of which will worsen with future sea level rise) and long-term maintenance requirements. The deed restriction shall say the following:

"a. General Provisions. This deed restriction is being recorded to satisfy Condition No . 13 of the

Combined Development Permit Approval (PLN210100), approved by County of Monterey Zoning Administrator Resolution No. 25-XXX. By accepting this permit, the property owner has accepted the following conditions and restrictions, which shall run with the land:

b. Coastal Hazards. That the site is subject to coastal hazards, including but not limited to waves, storms, flooding, landslide, bluff erosion, and earth movement, many of which will worsen with future sea level rise.

c. Assume Risks. To assume all risks to the Permittee and the properties that are the subject of this permit of injury and damage from such hazards in connection with this permitted development.

d. Liability Waiver. To unconditionally waive any claim of damage or liability against the California Coastal Commission & the County of Monterey, and their officers, agents, and employees for injury or damage from such hazards.

e. Indemnification. To indemnify and hold harmless the California Coastal Commission & the County of Monterey, and their officers, agents, and employees with respect to the County's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards. This indemnification obligation is in addition to, and cumulative of, the indemnification obligation imposed by the County of Monterey Zoning Administrator in its Resolution No. 25-XX, Condition No. 6. Property owner understands and agrees that both indemnification obligations shall be memorialized in the indemnification agreement.

f. Permittee Responsible. That any adverse effects to property caused by the permitted project shall be fully the responsibility of the Permittee.

g. Shoreline Armoring Prohibited. That no shoreline armoring shall ever be constructed to protect the development approved pursuant to this CDP, including in the event that the development is

threatened with damage or destruction from coastal hazards in the future.

h. Waiver of Rights to Construct Armoring. The Permittee hereby waives, on behalf of itself and all successors and assigns, any rights to construct such armoring that may exist under applicable law."
(HCD-Planning)

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

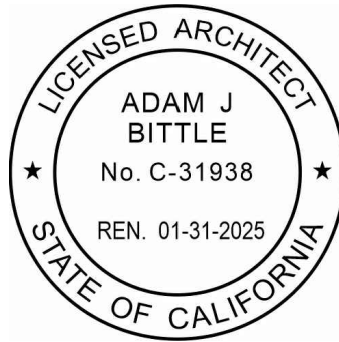
AURORA DEL MAR RESIDENCE

30950 AURORA DELMAR, CARMEL, CA 93923

ARCHALLURE.COM 480.208.1204

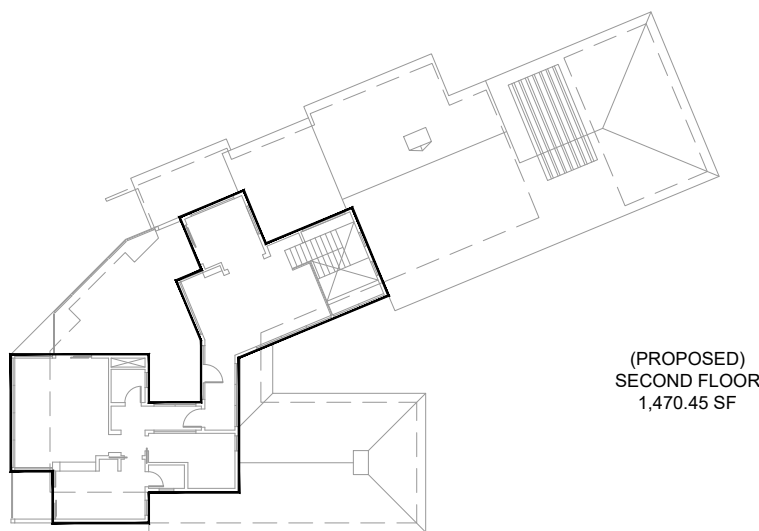
ARCHITECTURE
ALLURE

Architecture + Interiors

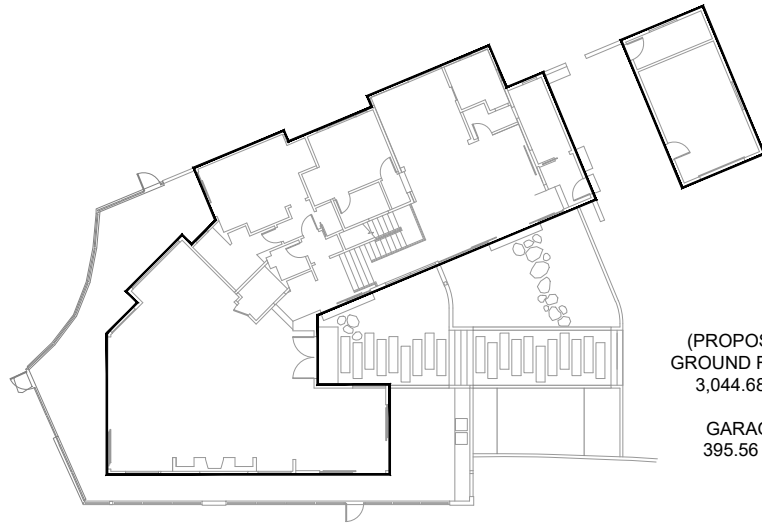


AURORA DEL MAR RESIDENCE
30950 AURORA DEL MAR
CARMEL, CALIFORNIA 93923
APN: 243-351-005

FLOOR AREAS

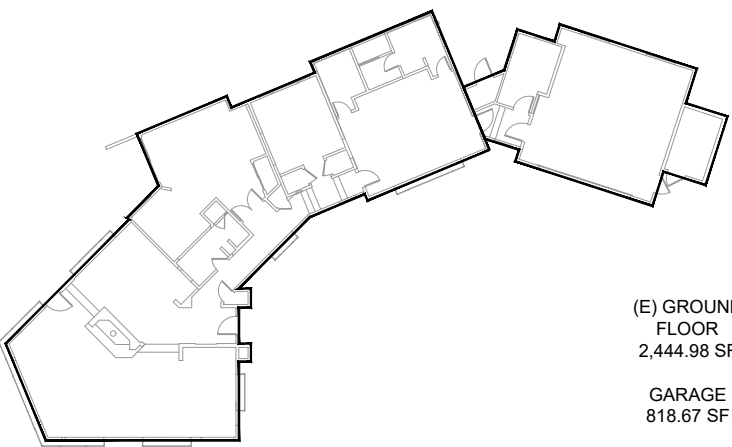


(PROPOSED)
SECOND FLOOR
1,470.45 SF



(PROPOSED)
GROUND FLOOR
3,044.66 SF
GARAGE
395.56 SF

TOTAL FLOOR
AREA
4,910.69 SF



(E) GROUND
FLOOR
2,444.98 SF
GARAGE
818.67 SF

TOTAL FLOOR
AREA
3,263.65 SF

PROJECT DATA

PROJECT LOCATION:	30950 AURORA DEL MAR
A.P.N.:	243-351-005
ZONING:	RDR/40-D (CZ) BIG SUR COAST LAND USE PLAN, COASTAL ZONE
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYPE V-B
STORIES:	2
SEPTIC/SEWER:	SEPTIC
FIRE SPRINKLERS:	YES
PLANNING DEPARTMENT STATISTICS	
SIZE OF PROPERTY:	43,560 SF (1 ACRE)
BUILDING COVERAGE	
ALLOWED:	25% OF LOT SIZE - 10,890 SF
EXISTING COVERAGE:	3,263.65 SF
PROPOSED COVERAGE:	3,440.24 SF
TOTAL FLOOR AREAS	
EXISTING:	3,263.65 SF
PROPOSED:	4,910.69 SF
BUILDING HEIGHT	
MAXIMUM ALLOWED:	30' FOR MAIN STRUCTURE AND 15' ACCESSORY STRUCTURES
EXISTING:	SEE ELEVATIONS ON SHEETS A6 - A8
PROPOSED:	SEE ELEVATIONS ON SHEETS A6 - 09
BEDROOM COUNT	
EXISTING	3
PROPOSED	3
GRADING QUANTITIES	SEE C-0
IMPERVIOUS COVERAGE	SEE C-0

VICINITY MAP



SCOPE OF WORK

REMODEL OF EXISTING SINGLE STORY MAIN HOUSE TO INCLUDE ADDITION OF PARTIAL SECOND FLOOR AND DETACHED GARAGE

SITE IMPROVEMENTS

NEW SPRINKLERS (MORE THAN 50% OF EXISTING EXTERIOR WALLS ARE TO BE REMOVED)

PROJECT DIRECTORY

OWNER:	Aarti Nasta & Puneet Agarwal 30950 Aurora Deal Mar Carmel, CA 93923		
ARCHITECT:	Architecture Allure, Inc. 51 Somerset Street San Francisco, CA 94134	Adam Bittle	Tel: (650) 208-1204 adam@archallure.com
CIVIL ENGINEER:	Precision Engineering and Construction 1331 Old County Road Belmont, CA 94002	Travis Lutz	Tel: (650) 226-8640
GEOTECH ENGINEER:	CapRock Geology, Inc. P.O. Box 387 Hollister, CA 95024	Bob Barminski	Tel: (831) 595-1544
SURVEYOR:	LandSet Engineers, Inc. 520-B Crazy Horse Canyon Road Salinas, CA 93907	Guy Giraudo	Tel: (831) 443-6970

DRAWING INDEX

• A0	COVER SHEET, PROJECT DATA	ARCHITECTURAL	• A1.0	DEMO SITE PLAN
• 1	TOPOGRAPHIC SURVEY	• A1.1	• A1.1	SITE PLAN
		• A2	• A2	EXISTING/DEMO FLOOR PLAN
		• A3	• A3	PROPOSED GROUND FLOOR PLAN
		• A4	• A4	PROPOSED 2ND FLOOR PLAN
		• A5	• A5	PROPOSED ROOF PLAN
		• A6	• A6	EXISTING AND PROPOSED ELEVATIONS
			• A7	EXISTING AND PROPOSED ELEVATIONS
			• A8	EXISTING AND PROPOSED ELEVATIONS
			• A9	PROPOSED ELEVATIONS AND SECTION
			• A10	EXISTING PHOTOGRAPHS
			• A11	MASSING VIEWS & MATERIAL IMAGE INSPIRATION

Date	
Drawn By	
Checked By	
Project No.	20-25
Date	
03-30-21	Issue APPLICATION REQUEST
04-29-21	HOA
05-16-22	COASTAL DEVELOPMENT PERMIT SUBMITTAL
06-30-23	COASTAL DEVELOPMENT PERMIT SUBMITTAL
12-07-23	COASTAL DEVELOPMENT PERMIT SUBMITTAL

COVER SHEET
PROJECT DATA

SCALE: AS NOTED

A0

LEGEND:			
	PROPERTY BOUNDARY		ASPHALT CONCRETE
	ADJACENT PROPERTY BOUNDARY		CONCRETE
	BUILDING SETBACK		GRAVEL
	ROADWAY CENTERLINE		ROCKS
	MAJOR CONTOUR LINE (5' INTERVAL)		STONE
	MINOR CONTOUR LINE (1' INTERVAL)		NATURAL GROUND SURFACE/ LANDSCAPED AREA
	FENCE		
	TREE CANOPY		
	BUILDING		
	SLOPE DENSITY ANALYSIS INDICATES AREAS ≥ 30%		
	CONDUIT		FOUND MONUMENT (TYPE NOTED)
	CLEANOUT		SURVEY CONTROL POINT
	DOWNSPOUT		SPOT ELEVATION
	ELECTRIC METER		RIDGELINE
	ELECTRICAL OUTLET		FINISHED FLOOR
	GAS LINE		THRESHOLD
	HOSE BIB		TREE (TYPE/SIZE AS MARKED)
	IRRIGATION CONTROL VALVE		SYMBOL CENTER IS APPROX CENTER OF TREE
	WATER METER		
	WATER SERVICE		

LOT 15
(1.03 AC)

LOT 16
(1.00 AC)

LOT 17
(1.21 AC)

ABBREVIATIONS:

AC	= ASPHALT CONCRETE	FL	= FLOWLINE
AD	= AREA DRAIN	FND	= FOUND
BLDG	= BUILDING	GR	= GRATE
BRK	= BRICK	MON	= MONUMENT
BRKR	= BREAKER	MTL	= METAL
BSW	= BACK OF SIDEWALK	OK	= OAK
CB	= CATCH BASIN	PN	= PINE
CL	= CENTERLINE	RL	= RIDGE LINE
CMU	= CONCRETE MASONRY UNIT	RW	= RETAINING WALL
CONC	= CONCRETE	RWD	= REDWOOD
CTL	= CONTROL	STN	= STONE
CYP	= CYPRESS	TH	= THRESHOLD
DG	= DECOMPOSED GRANITE	TR	= TREE
ELEC	= ELECTRIC	TYP	= TYPICAL
EP	= EDGE OF PAVEMENT	UTIL	= UTILITY
ESMT	= EASEMENT	WO	= WOOD
FF	= FINISHED FLOOR		

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN NAVD88 DATUM. PROJECT BENCHMARK IS A 1" IRON PIPE WITH PLASTIC PLUG STAMPED "CDOI" AT POST MARKER 67.65, ELEVATION IS 98.64'. A TEMPORARY ON-SITE BENCHMARK WAS SET ON SURVEY H&V CONTROL POINT #101. A MAGNETIC NAIL LOCATED AT THE NORTH TIP OF THE CUL-DE-SAC CENTER ISLAND OF AURORA DEL MAR, ELEVATION IS 75.22' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (09/27/2024) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

CLIENT:
AARTI NASTA AND PUNEET AGARWAL
185 JANE DRIVE
WOODSIDE, CA 94062

SITE LOCATION:
30950 AURORA DEL MAR
CARMEL, CA 93923

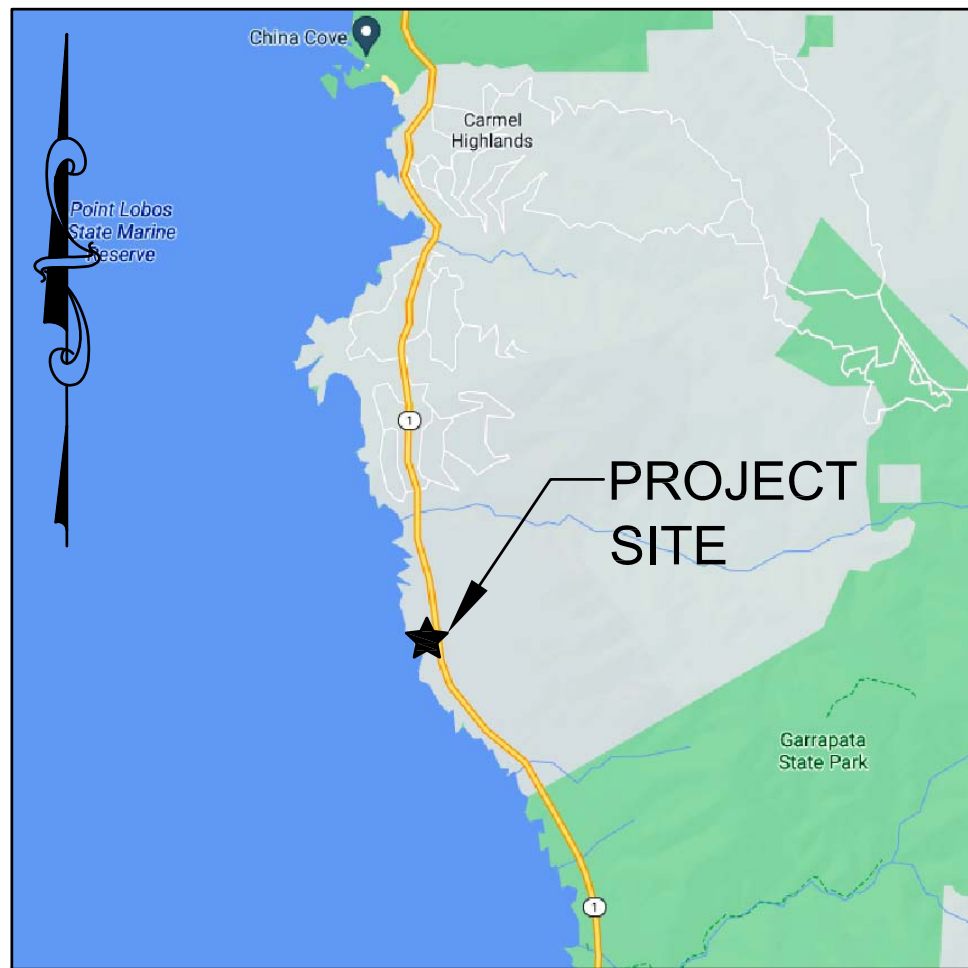
11/06/24	JAN	REMAPPING/SLOPE ANALYSIS
05/11/23	JAN	NAVD88 DATUM
08/19/20	JAN	RELEASED TO CLIENT
No.	DATE	BY
		REVISION

TOPOGRAPHIC MAP
OF
LOT 16 - TRACT NO. 588, CARMEL SUR
VOLUME 10 OF CITIES AND TOWNS AT PAGE 6
CARMEL, CALIFORNIA
FOR
AARTI NASTA AND PUNEET AGARWAL

APN: 243-351-005

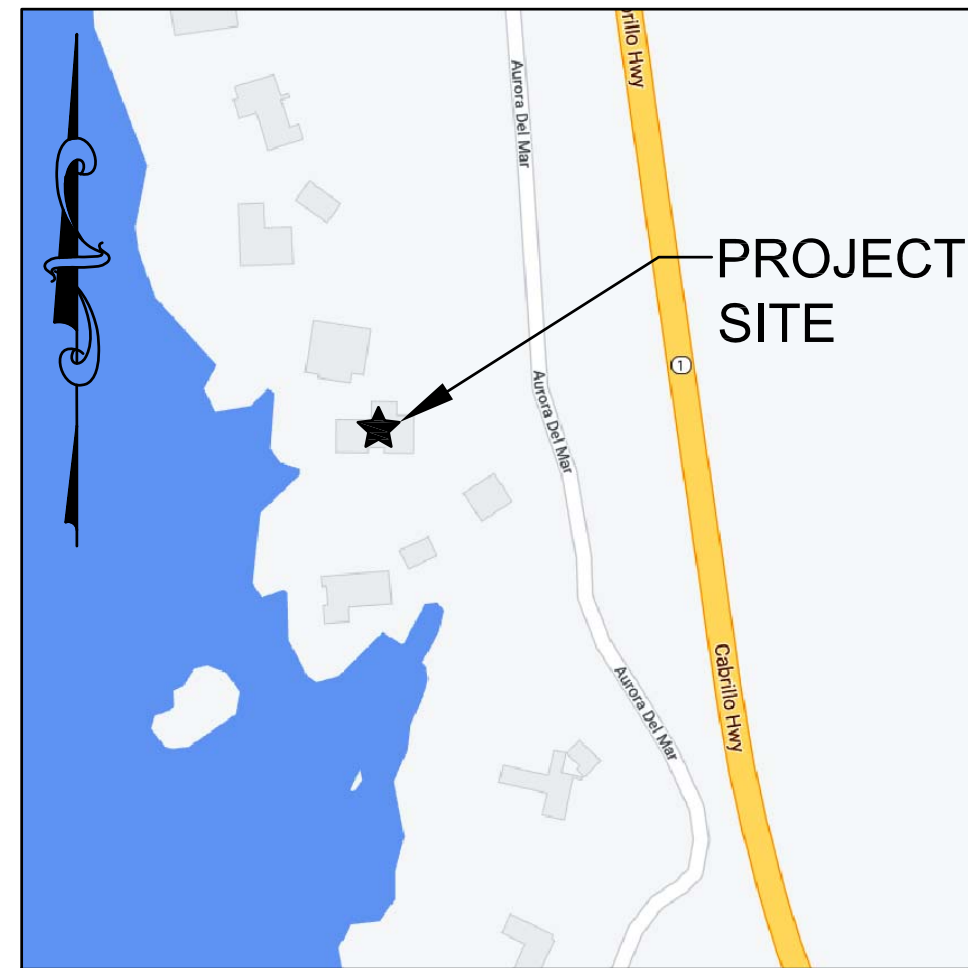
SCALE: 1" = 16'
DATE: NOV 2024
JOB NO. 2138-01

SHEET 1
OF 1 SHEETS



VICINITY MAP
N.T.S.

AURORA DEL MAR RESIDENCE 30950 AURORA DEL MAR AVENUE CARMEL, CA 93923



LOCATION MAP
N.T.S.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

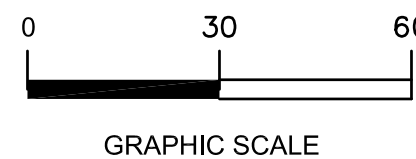
EARTHWORK QUANTITIES

CUT	270 C.Y.
FILL	15 C.Y.
TOTAL TO BE MOVED	285 C.Y.
BALANCE	255 C.Y. CUT (OFF-HAUL)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.

HATCH LEGEND:

AREAS OF EXISTING SLOPES OF 30% OR GREATER



EXISTING	PROPOSED	LEGEND:
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
		STORM SUB-DRAIN (PERFORATED PIPE)
		TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X	X	FENCE
		CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK
		GRASS SWALE
		RETAINING WALL/ BUILDING STEMWALL
		(E) TREE TO BE REMOVED

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	EROSION AND SEDIMENT CONTROL PLAN
C-5	DETAIL SHEET

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA
7,837 SF	8,886 SF
(N) IMPERVIOUS BUILDING AREA	(N) IMPERVIOUS HARDSCAPE
3,538 SF	5,348 SF

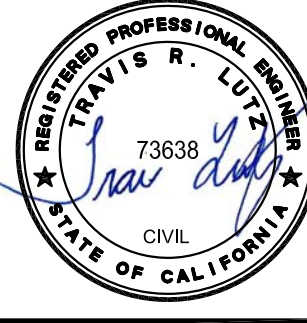


TITLE SHEET
AURORA DEL MAR RESIDENCE
30950 AURORA DEL MAR AVENUE
CARMEL, CA 93923

Date:	06/30/2023
Scale:	AS SHOWN
Design:	AJP
Check:	TRL
Drawing Number:	C-0
PEC Job No.	PEC 20-068

PRECISION ENGINEERING
AND
CONSTRUCTION, INC.
1331 Old County Road, Suite B
Belmont, CA 94002
T: 650.226.8640
Travis@precision-ec.com

REVISIONS:	COUNTY COMMENTS	SURVEY REVISION	DATE:
			12/07/2023
			11/07/2024



1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TRUE LOCATION, SIZE AND DEPTH OF ANY EXISTING UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PHONE (800) 842-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE JOB SITE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT UNAUTHORIZED PERSONS ON THE JOB SITE BY PROVIDING A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING AND STORAGE AREAS. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
7. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
8. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT GRICE ENGINEERING, INC. DATED FEBRUARY 2023.

1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY LANDSET ENGINEERS, INC. ON AUGUST 2000 (JOB #2138-01). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #101, A MAGNETIC NAIL LOCATED APPROXIMATELY 50' NORTHEASTERLY OF THE MOST SOUTHEASTERLY CORNER OF LOT 16, ELEVATION = 70.50' AS SHOWN.

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE OWNER PRIOR TO FINAL ACCEPTANCE .

1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN FACILITIES INCLUDE; ROOF GUTTERS AND DOWNSPOUTS, SURFACE DRAINS AND DISCHARGE POINTS (LEVEL SPREADER). STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIENNIAL BASIS OR AS FOUND NECESSARY.

1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL, AS WELL AS FROM PUDDING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

1. SEE STRUCTURAL DRAWINGS FOR BUILDING SLAB SECTIONS AND PAD PREPARATIONS.
2. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK, VEHICULAR PAVEMENT SECTIONS, BASE AND COMPACTION REQUIREMENTS.
3. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/COUNTY ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
4. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

- PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE LANDINGS 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK OR FORMWORK FOR CURBS AND/OR FLATWORK.
2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. BRING ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS TO THE ATTENTION OF THE CIVIL ENGINEER.
3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
4. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE CIVIL ENGINEER.
6. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL, (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADING AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ± 0.05 FEET. UNGRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THE PLANS AND THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED STORM DRAIN LINE BELOW".
2. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH IN NON-TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
4. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.

6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.
7. WHERE FEASIBLE ALL DOWNSPOUTS SHALL DISCHARGE TO A SPLASHBLOCK OR IMPERVIOUS SURFACE AND FLOW TO LANDSCAPED FEATURES BEFORE ENTERING THE DRAINAGE SYSTEM. USE OF AREA DRAINS (RATHER THAN DIRECT CONNECTION TO DRAINAGE SYSTEM) TO COLLECT ROOF/SURFACE WATER IS STRONGLY ENCOURAGED IN CONFORMANCE WITH COUNTYWIDE C.3 REQUIREMENTS. OVERWATERED AREAS SHALL BE IDENTIFIED BY THE LANDSCAPE ARCHITECT/OWNER AND THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE WHERE SHOWN ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

8. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.
9. CONTRACTOR TO COORDINATE ANY VENT WELL DRAINS AND RAT SLAB DRAINS WITH PERIMETER SUB-DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR VENT WELL LOCATIONS. SEE STRUCTURAL PLANS FOR FOUNDATION AND RAT SLAB.
10. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN.

- UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK AND/OR PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- CONTRACTOR SHALL REPLACE ALL COVERS AND GRATE LIDS FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
- TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES AND OR STAKE PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
- ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL STAKE LOCATIONS OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, UTILITY METERS, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION.
- ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCE. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.
- VERTICAL SEPARATION REQUIREMENTS:

A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

HORIZONTAL SEPARATION REQUIREMENTS:

A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90° ANGLE AND WATER LINES SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.

A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

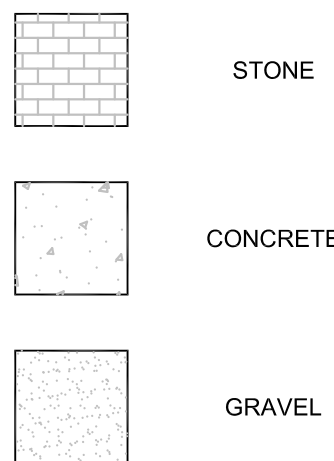
1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED SANITARY SEWER LINE BELOW".
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH WITH A MINIMUM OF TWENTY FOUR (24) INCHES OF COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
4. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHOULD BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW".
2. ALL WATER SERVICE CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER VALVES TEMPORARY AND PERMANENT AIR RELEASE VALVES AND BLOW OFF VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/COUNTY OR APPLICABLE WATER DISTRICT STANDARDS.
3. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE CUP WATER SERVICE SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4" THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C300, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.
6. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
7. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE APPLICABLE WATER DISTRICT STANDARDS. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE APPLICABLE WATER DISTRICT STANDARDS WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS.
8. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY/COUNTY OR APPLICABLE WATER DISTRICT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED LAB.
10. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
11. INSTALL CITY/COUNTY/APPLICABLE WATER DISTRICT APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND CITY/TOWN STANDARDS.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV'S, FDC'S, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS AND ARE TO BE COORDINATED WITH ACTUAL FIELD CONDITIONS.

PAVEMENT LEGEND:

SEE GEOTECHNICAL REPORT GRICE ENGINEERING, INC. DATED FEBRUARY 2023
FOR EXACT PAVEMENT SECTIONS, OVER-EXCAVATION AND COMPACTION
REQUIREMENTS. SEE ARCHITECTURAL PLAN(S) FOR EXACT MATERIAL SELECTION.



STONE UNIT OVER A THIN LEVELING COURSE OF SAND OVER 6" MIN
OF CLASS II AGGREGATE BASE. INSTALL PER MANUFACTURERS
RECOMMENDATIONS. COLOR AND TYPE TO BE APPROVED BY THE
OWNER PRIOR TO INSTALLATION. INSTALL EDGE CONSTRAINT
SUCH AS A FLUSH CURB. SAP.

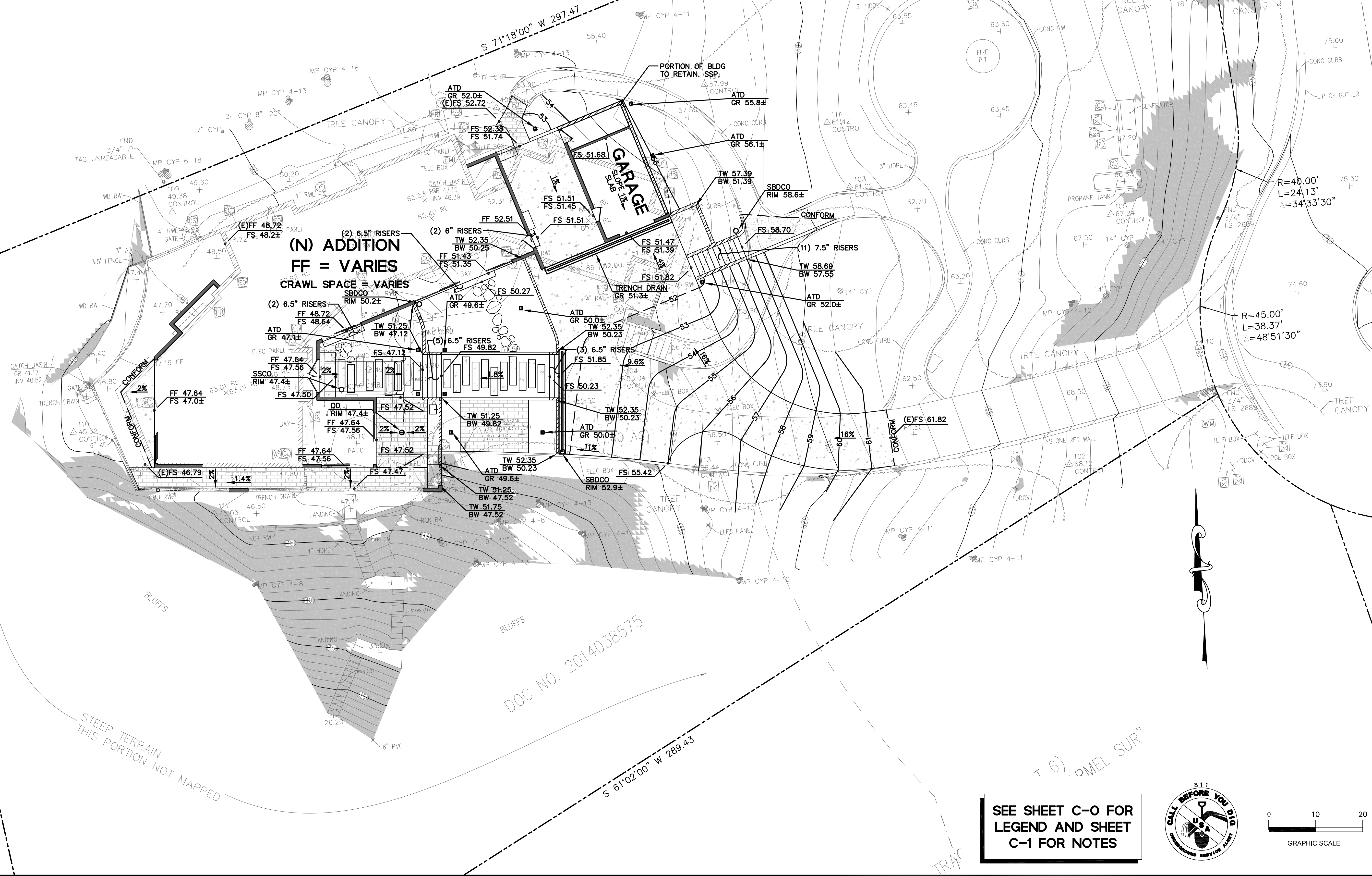
4" CONCRETE W/#4 BARS 12" O.C. -
EACH WAY OVER 8" OF CALTRANS
CLASS II AGGREGATE BASE ROCK.

SAP.

HATCH LEGEND:

AREAS OF EXISTING SLOPES
OF 30% OR GREATER

LOT 15
(1.03 AC)



PRECISION ENGINEERING
AND
CONSTRUCTION, INC.



DATE:

12/07/2023

REVISIONS:

COUNTY COMMENTS

SURVEY REVISION

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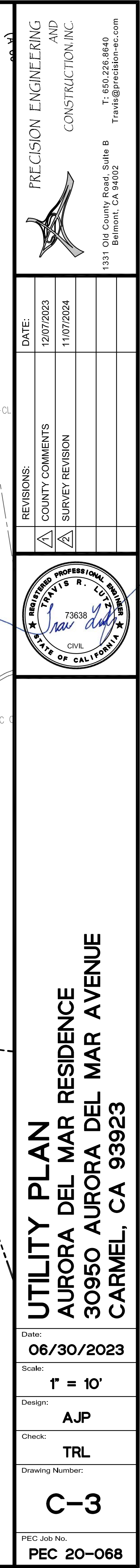
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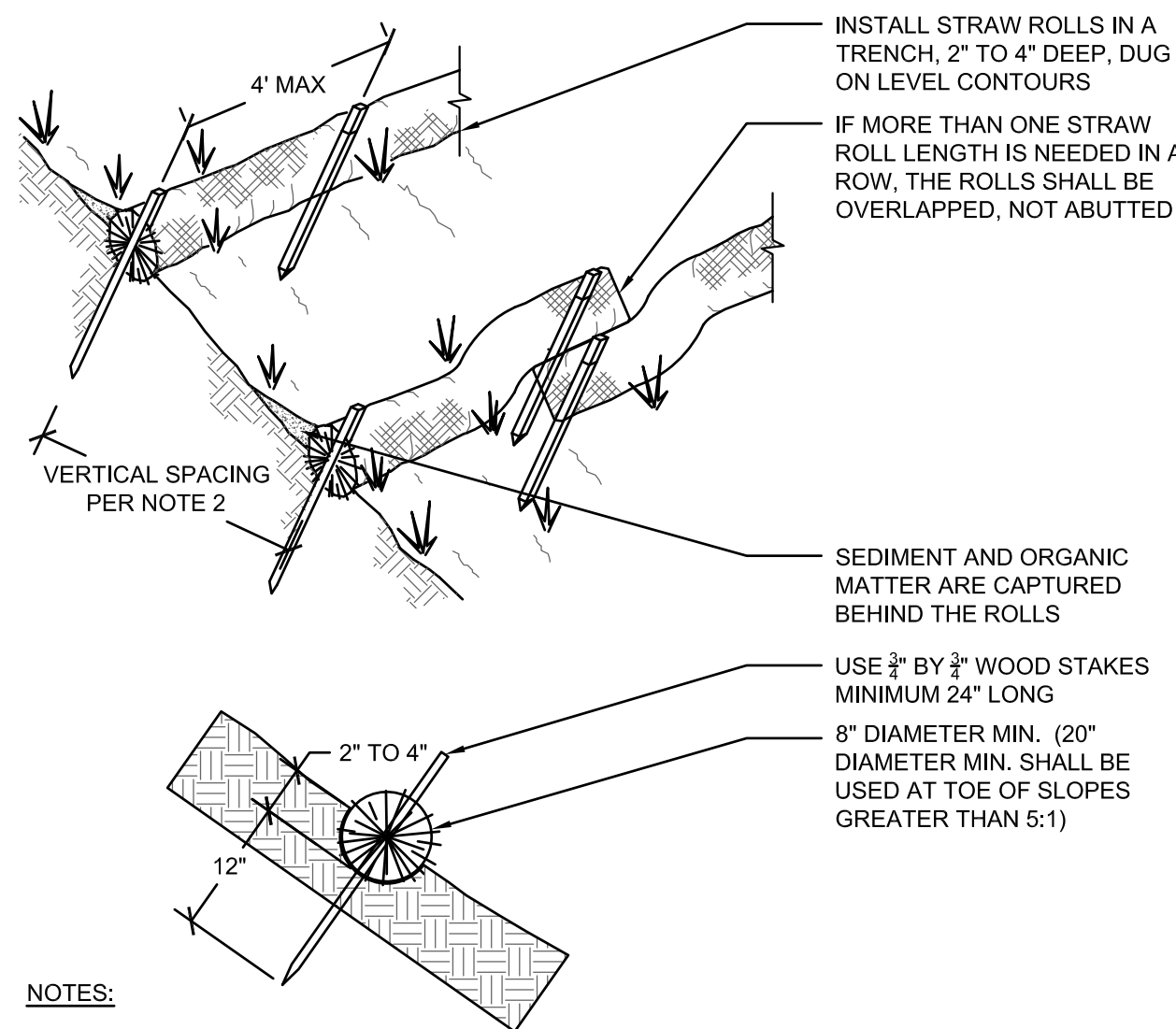
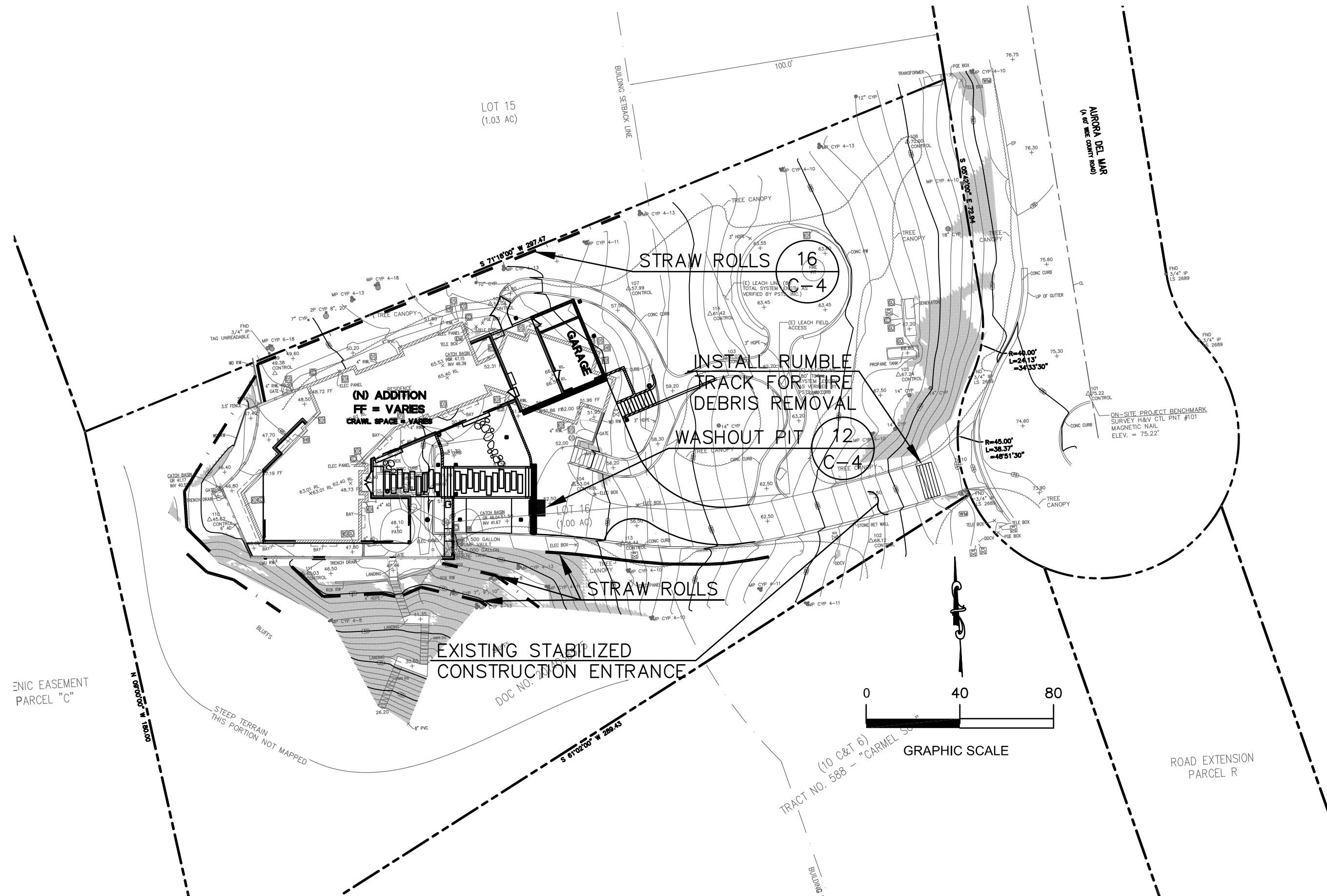
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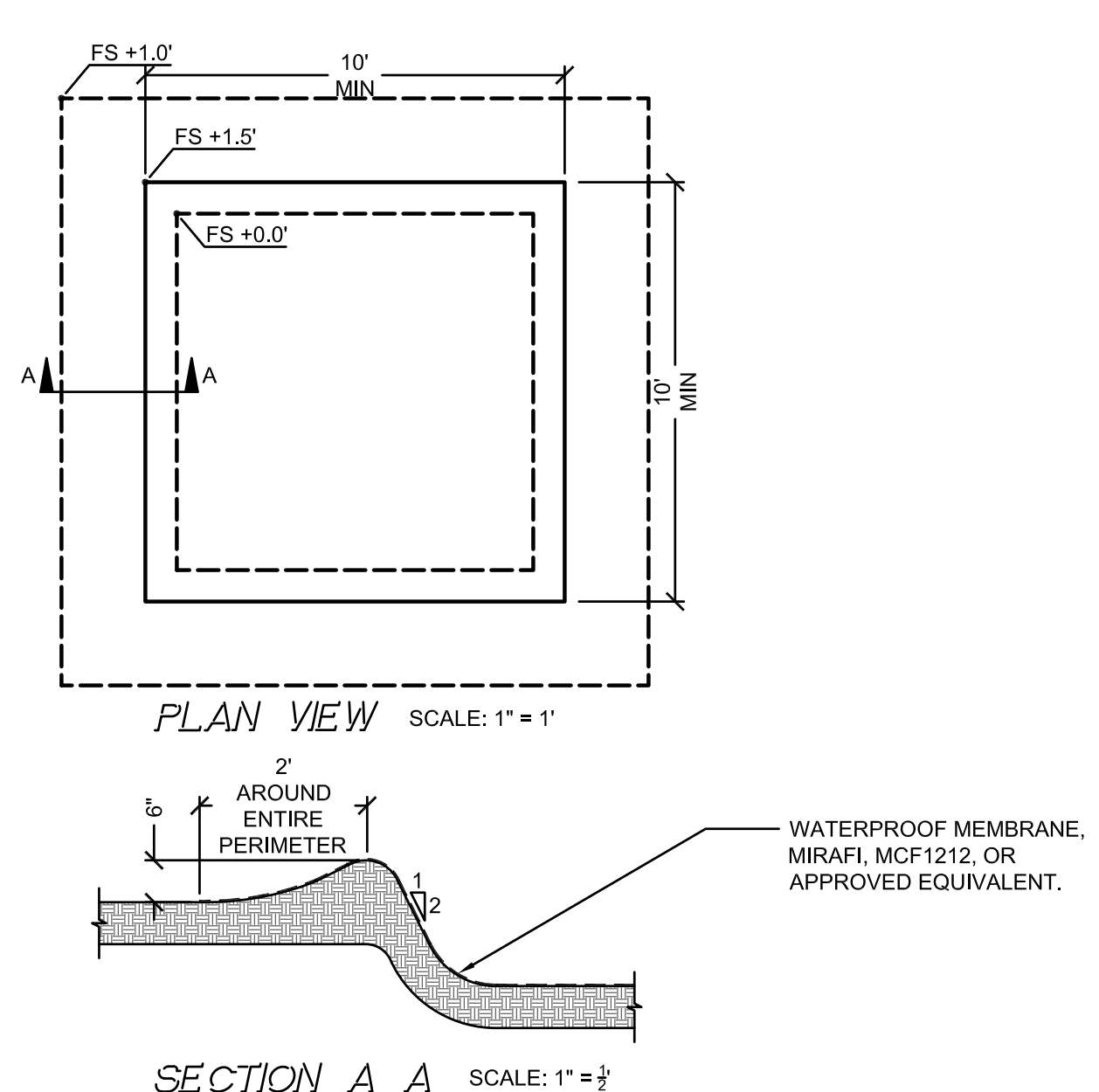




NOTES:

1. INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
2. SPACE STRAW ROLLS AS FOLLOWS:
 - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
 - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
 - SLOPE OF 2:1 OR GREATER = 10 FEET APART
3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
4. IN LIEU OF STRAW ROLL INSTALLATION AROUND PROJECT PERIMETER, CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.

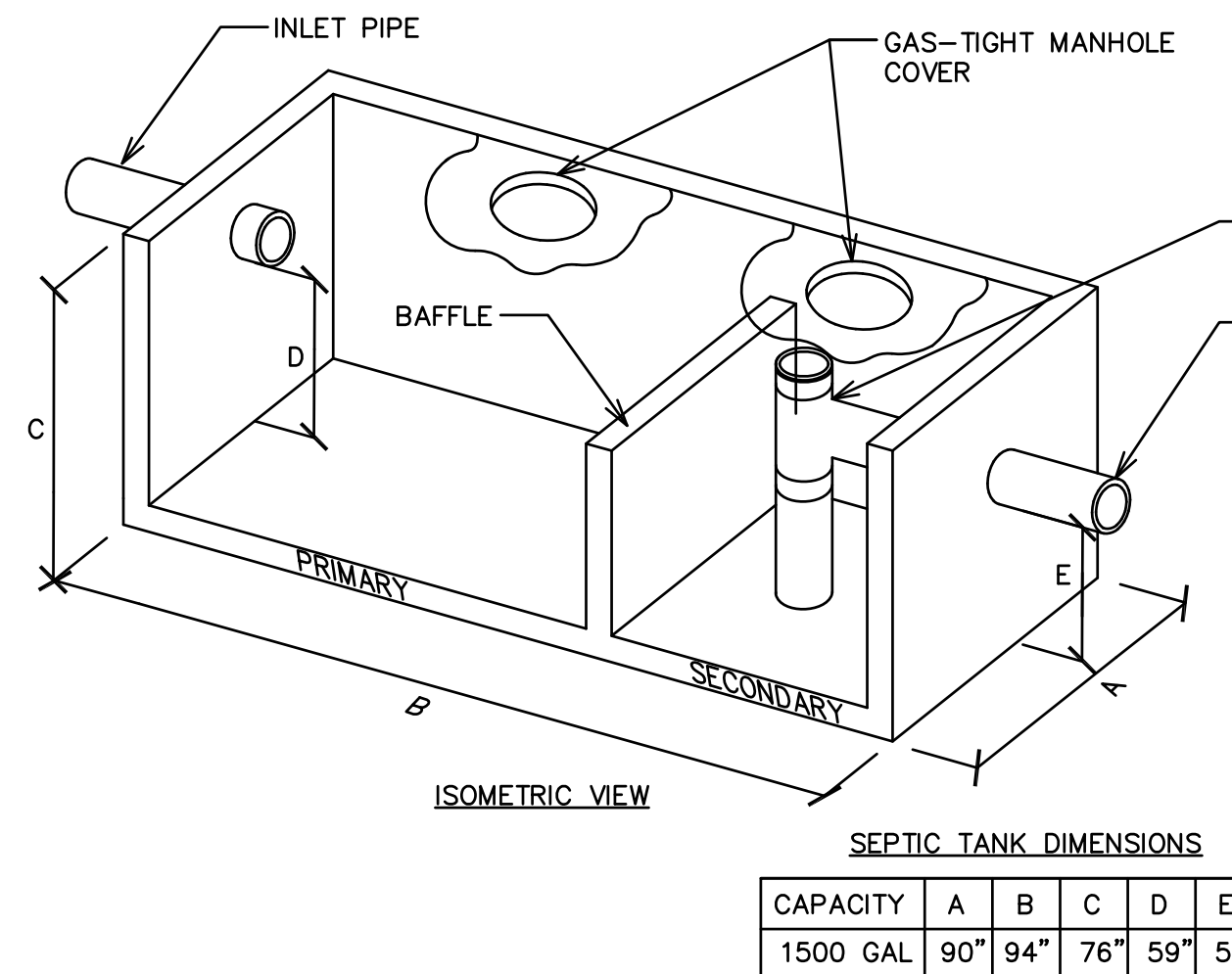
16 STRAW ROLL
SCALE : 3/4"=1'-0"



NOTES:

1. LOCATE AWAY FROM STORM DRAIN INLETS, DRAINAGE FACILITIES, OR WATERCOURSES. DO NOT DISCHARGE WASH WATER TO STORM DRAINS OR WATERCOURSES.
2. BERM UP EDGES AS SHOWN IN SECTION A-A TO CONTAIN WASH WATERS AND TO PREVENT RUNON AND RUNOFF.
3. IF WASH WATER REACHES WITHIN 3" OF THE TOP OF BERM, CONTRACTOR SHALL UTILIZE SUMP PUMP AND DESILTING BASIN TO REMOVE SEDIMENT LADEN WASH WATER.

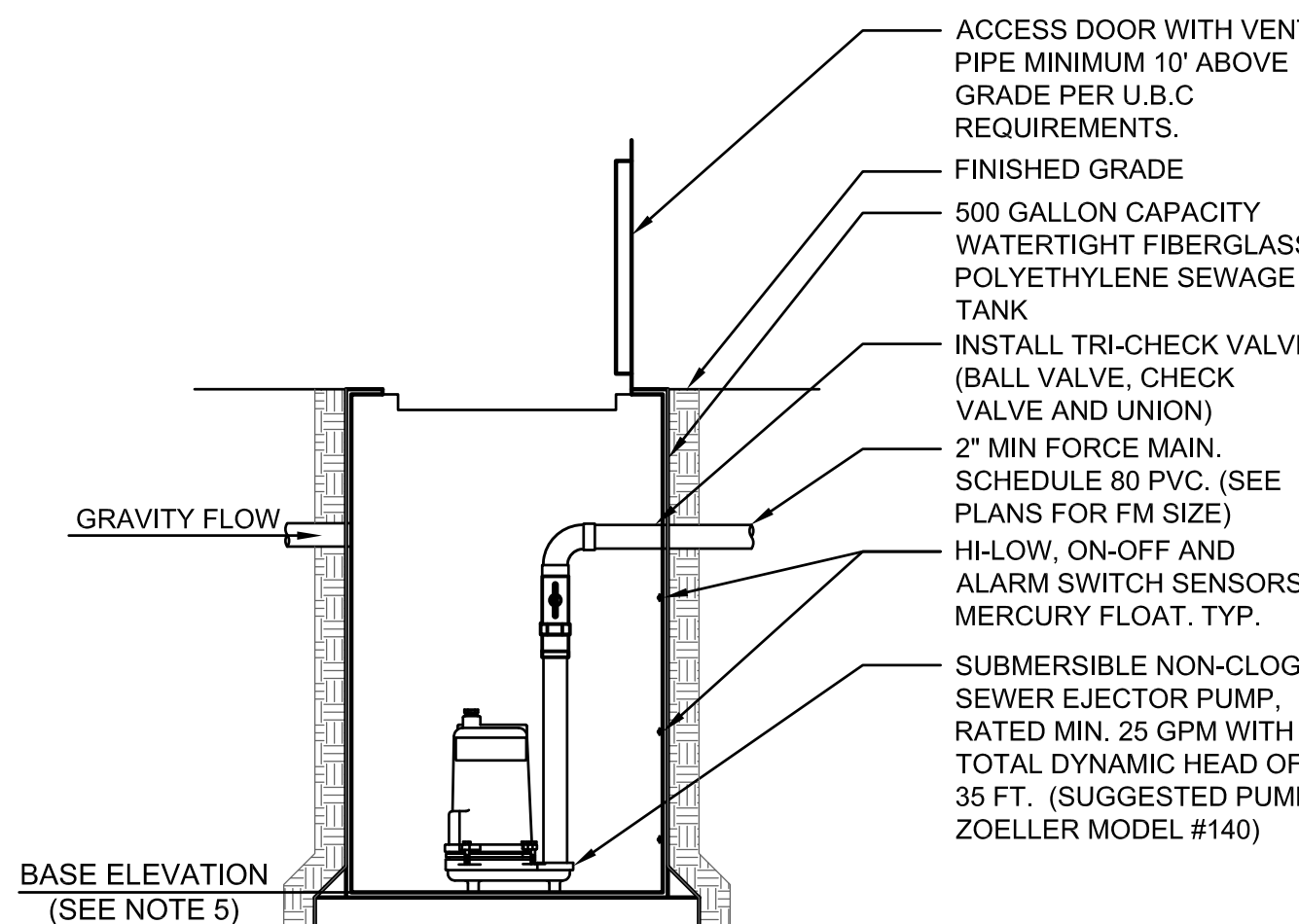
12 TEMPORARY WASHOUT PIT
SCALE : AS SHOWN



NOTES:

1. SEPTIC TANK SHALL BE LOCATED IN A PLACE THAT IS ACCESSIBLE FOR VACUUM PUMPING.
2. SEPTIC TANK SHALL BE COMPRISED OF TWO COMPARTMENTS. THE PRIMARY COMPARTMENT SHALL CONTAIN TWO THIRDS OF THE TOTAL TANK VOLUME.
3. EACH COMPARTMENT SHALL BE PROVIDED WITH AN ACCESS PORT EXTENDING TO GRADE AND COVERED WITH WATERTIGHT, WEIGHT BEARING COVERS.
4. TANKS SHALL HAVE A MINIMUM 8 INCHES OF SOIL COVER.
5. THE OUTLET OF THE SEPTIC TANK SHALL BE FITTED WITH AN EFFLUENT FILTER CONFORMING TO NSF/ANSI STANDARD 46.

6 SEPTIC TANK
SCALE : NO SCALE
CATCH BASIN-002-MSTR



NOTES:

1. INSTALL PUMP(S) PER MANUFACTURER'S RECOMMENDATIONS.
2. CONTRACTOR SHALL SUPPLY A COMPLETELY SELF-CONTAINED SIMPLEX MOTOR CONTROL PANEL. THE CONTROL PANEL SHALL PROVIDE SHORT CIRCUIT AND OVERLOAD PROTECTION FOR THE PUMP.
3. PROVIDE HIGH-WATER ALARM SYSTEM.
4. PROVIDE BENTONITE PASTE OR EQUIVALENT AT ALL PIPE CONNECTIONS TO PUMP BASIN.
5. CONTRACTOR SHALL FIELD VERIFY ACTUAL BASE ELEVATION BASED ON FINAL FIELD CONDITIONS.
6. SEE PUMP MANUFACTURER'S RECOMMENDATIONS FOR PUMP MAINTENANCE REQUIREMENTS.
7. CONNECT SUMP PUMP(S) TO BATTERY BACKUP FOR A CONTINUOUS POWER SUPPLY TO ALL PUMPS.

8 SEWER EJECTOR PUMP
SCALE : 1/2"=1'-0"

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MATERIALS, INCLUDING SILT FENCE(S), FIBER ROLL(S) AND STABILIZED CONSTRUCTION ENTRY, SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR BY SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT LANDSCAPING GROUND COVER AND FLATWORK IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO ENSURE THEIR PROPER FUNCTION.
2. BMP'S AS OUTLINED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S (CASQA) BMP HANDBOOK, JANUARY 2015, OR THE LATEST EDITION, SHALL APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN/CITY STORM DRAIN SYSTEMS AND PUBLIC RIGHT OF WAYS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY TOWN/CITY INSPECTORS.
3. SEDIMENTS AND OTHER MATERIALS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
4. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL WITH PLASTIC UNTIL THE MATERIAL IS REMOVED FROM THE SITE.
5. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN/CITY AND HOME OWNER. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING.
6. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH BERMS IN CONJUNCTION WITH PROPERLY INSTALLED INLET FILTERS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED DUST CONTROL PLANS, APPROVALS AND PERMITS. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE TOWN/CITY.
8. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES AND SHALL IMPLEMENT WATER TRUCKS AS NEEDED TO CONTROL DUST. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE TOWN/CITY IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE HOME OWNER RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
9. ALL DEBRIS BINS SHALL BE COVERED AT THE END OF EACH WORKING DAY WITH WATERTIGHT COVER TO MITIGATE BLOWING TRASH/DEBRIS AND LEACHING DUE TO RAINFALL.
10. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
11. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AT THE CONCLUSION OF EACH WORKING DAY AND SHALL MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
12. FOLLOWING EACH STORM AND AS NEEDED, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGES.
13. NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID INSTALLATION AND REPLACEMENT OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
14. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER. PROTECT UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES SEEN APPROPRIATE.
15. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULINS OR OTHER EFFECTIVE COVERS.
16. WHEEL WASHERS SHALL BE USED AS NEEDED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
17. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY USING DRY METHODS AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. CALL 911 IN CASE OF A HAZARDOUS SPILL.
18. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
19. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
20. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

SEE SHEET C-0 FOR
LEGEND AND SHEET
C-1 FOR NOTES

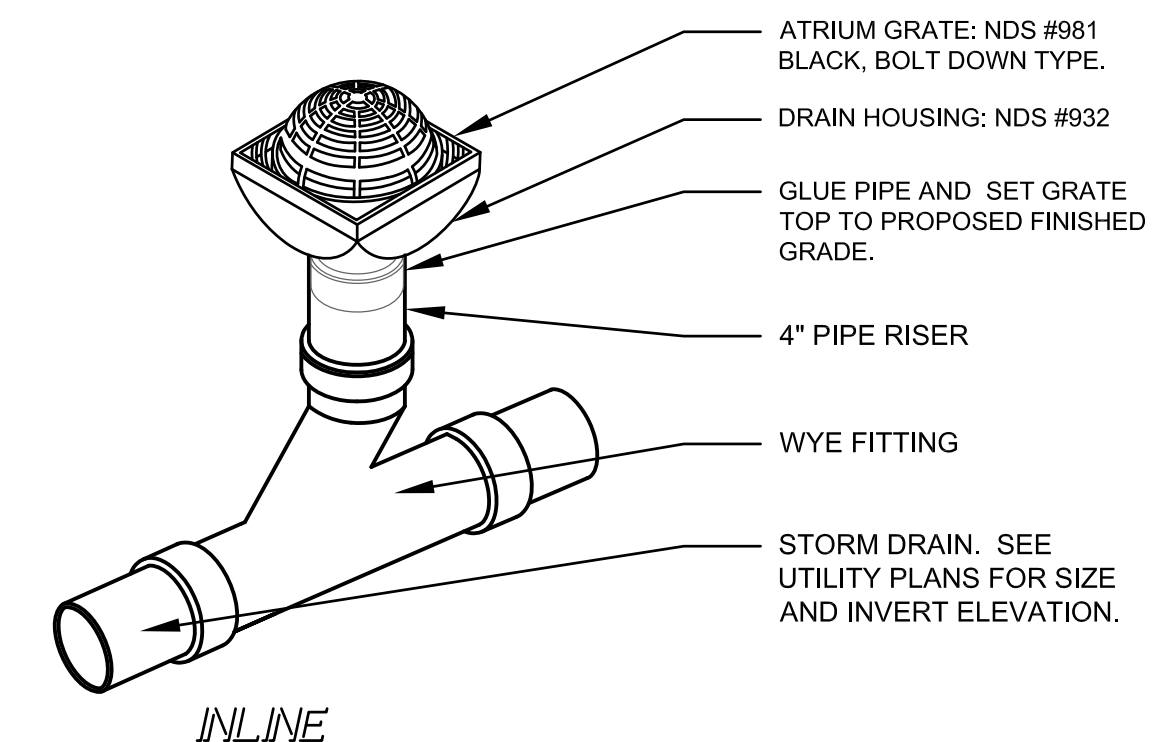
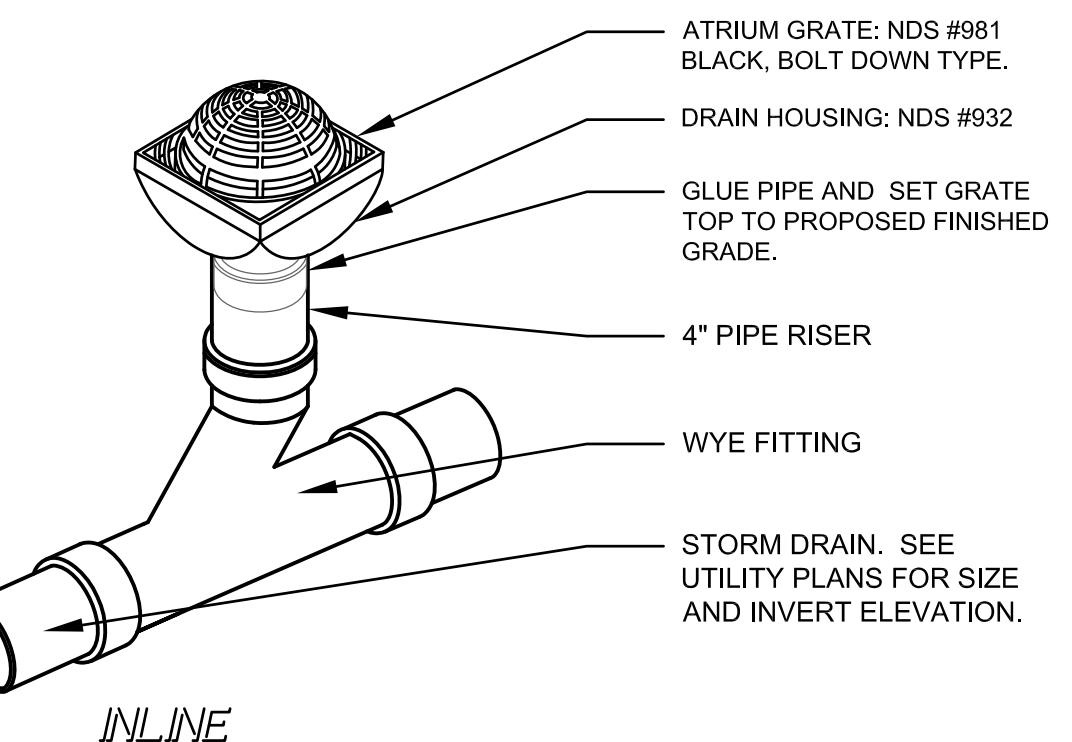
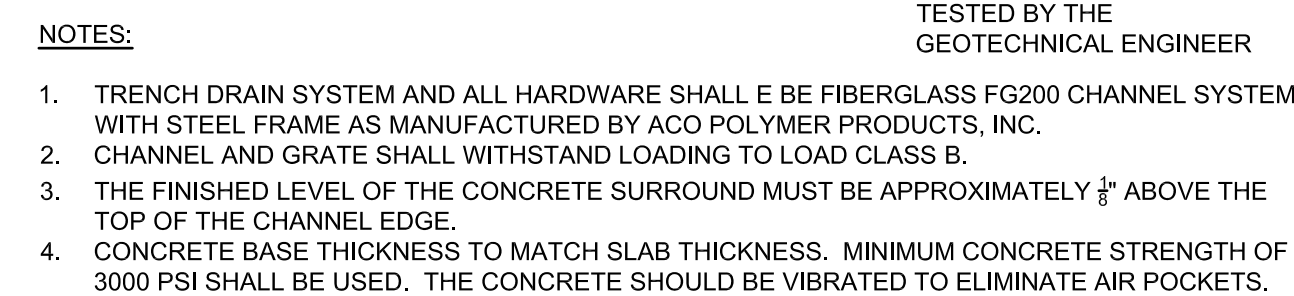
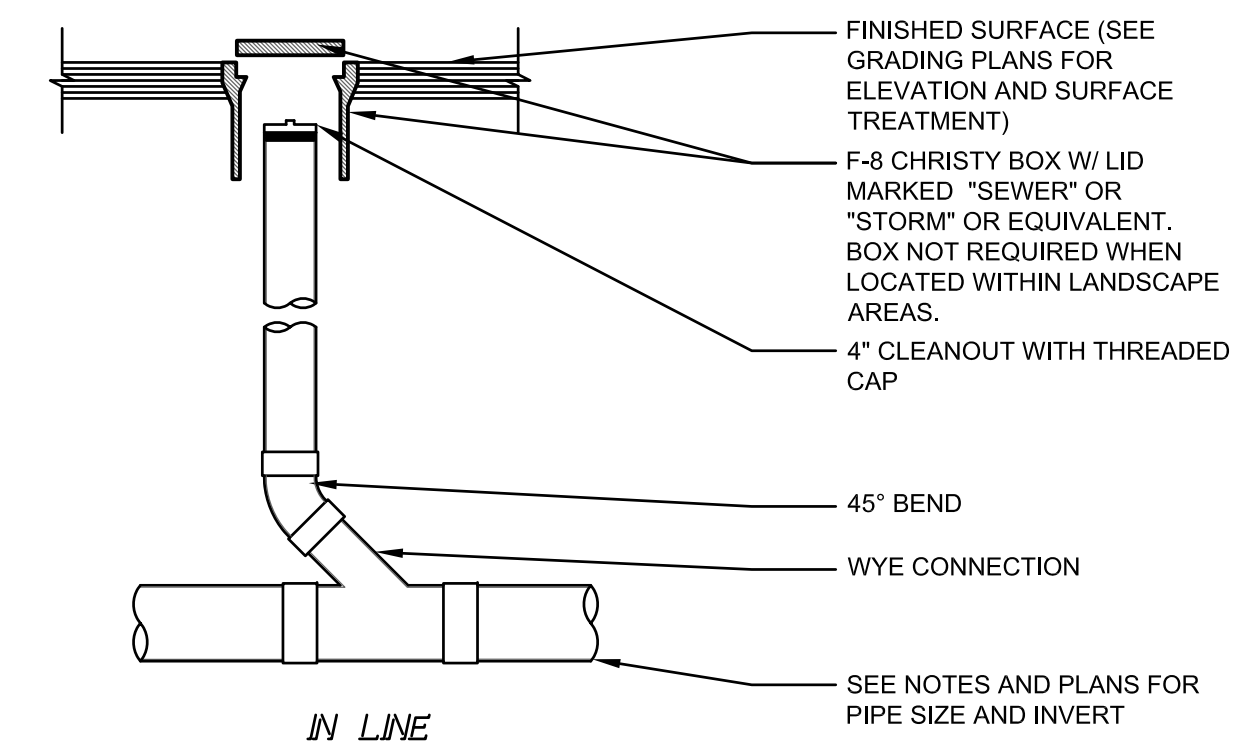
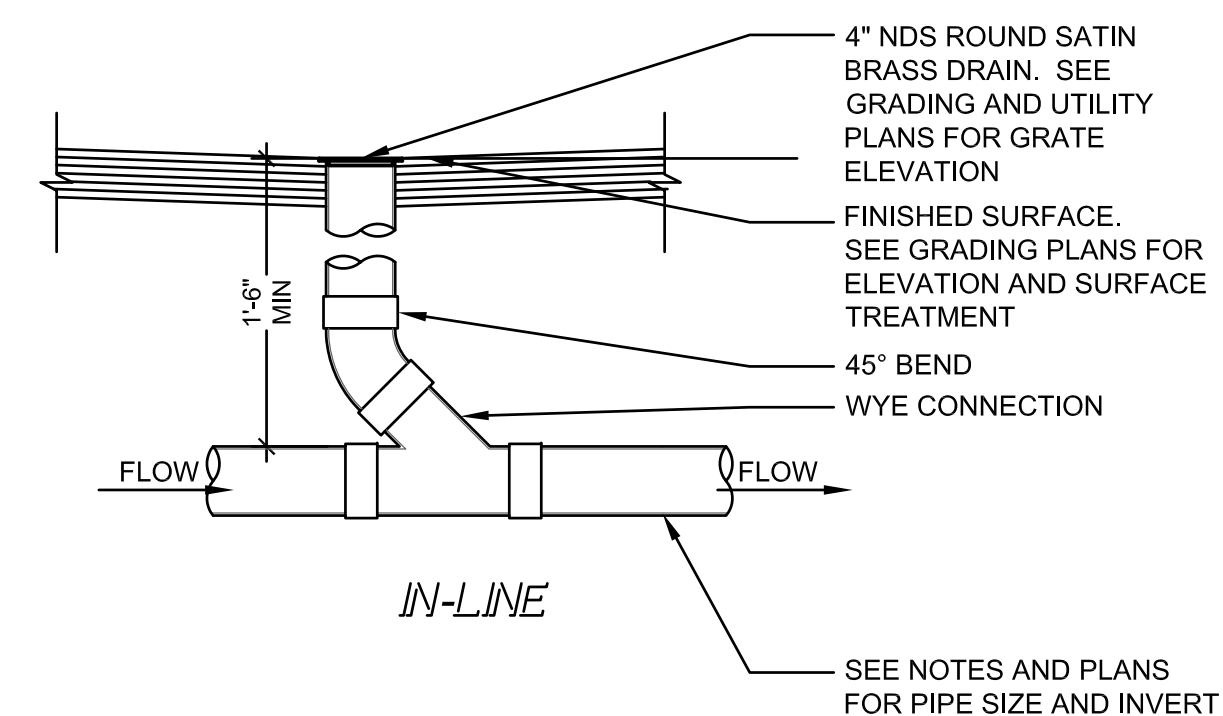


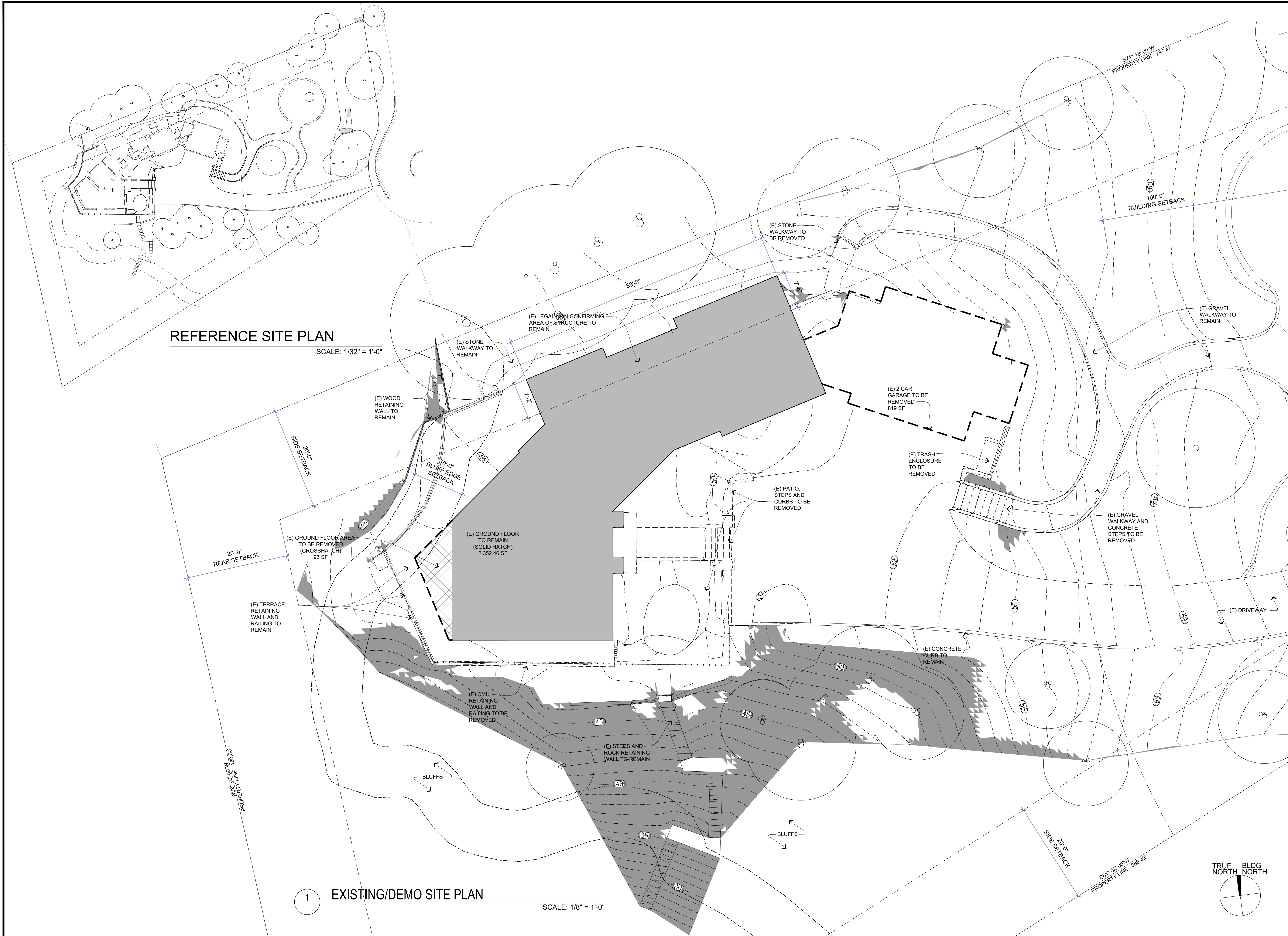
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REVISIONS:	11/07/2024
COUNTY COMMENTS:	
SURVEY REVISION:	



EROSION AND SEDIMENT CONTROL PLAN
AURORA DEL MAR RESIDENCE
30950 AURORA DEL MAR AVENUE
CARMEL, CA 93923

Date:	06/30/2023
Scale:	AS SHOWN
Design:	AJP
Check:	TRL
Drawing Number:	C-4
PEC Job No.	PEC 20-068





REFERENCE SITE PLAN

SCALE: 1/32" = 1'-0"

EXISTING/DEMO SITE PLAN

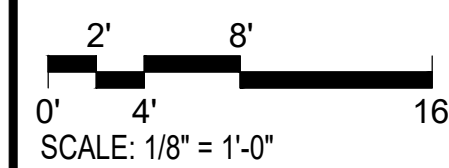
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AURORA DEL MAR RESIDENCE

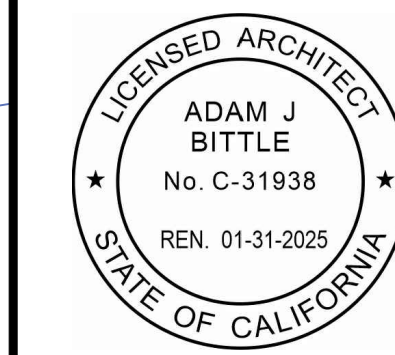
30950 AURORA DEL MAR
CARMEL, CALIFORNIA 93923
APN: 243-351-005

Date	
Drawn By	
Checked By	
Project No.	20-25
Date	
Issue	APPLICATION REQUEST
03-30-21	HOA
04-29-21	COASTAL DEVELOPMENT
05-16-22	PERMIT SUBMITTAL
06-30-23	COASTAL DEVELOPMENT
12-07-23	PERMIT SUBMITTAL
	COASTAL DEVELOPMENT
	PERMIT SUBMITTAL

EXISTING/DEMO
SITE PLAN



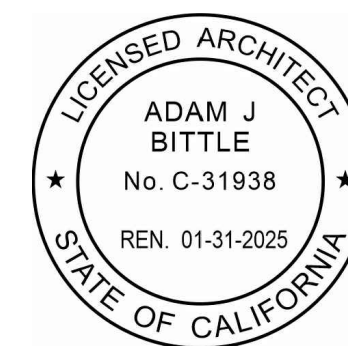
A1.0



- NOTES:
1. EXISTING TREES TO REMAIN
 2. EXISTING VEGETATION AND IRRIGATION TO REMAIN. WHERE VEGETATION IS TO BE REMOVED FOR CONSTRUCTION PLANTS ARE TO BE SAVED FOR RELOCATION TO ENTRY COURTYARD AND GARDEN.

REFERENCE SITE PLAN
SCALE: 1/32" = 1'-0"

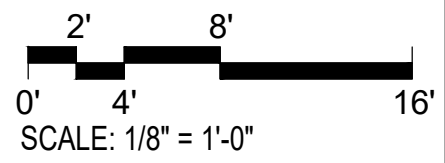
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SCALE: 1/8" = 1'-0"



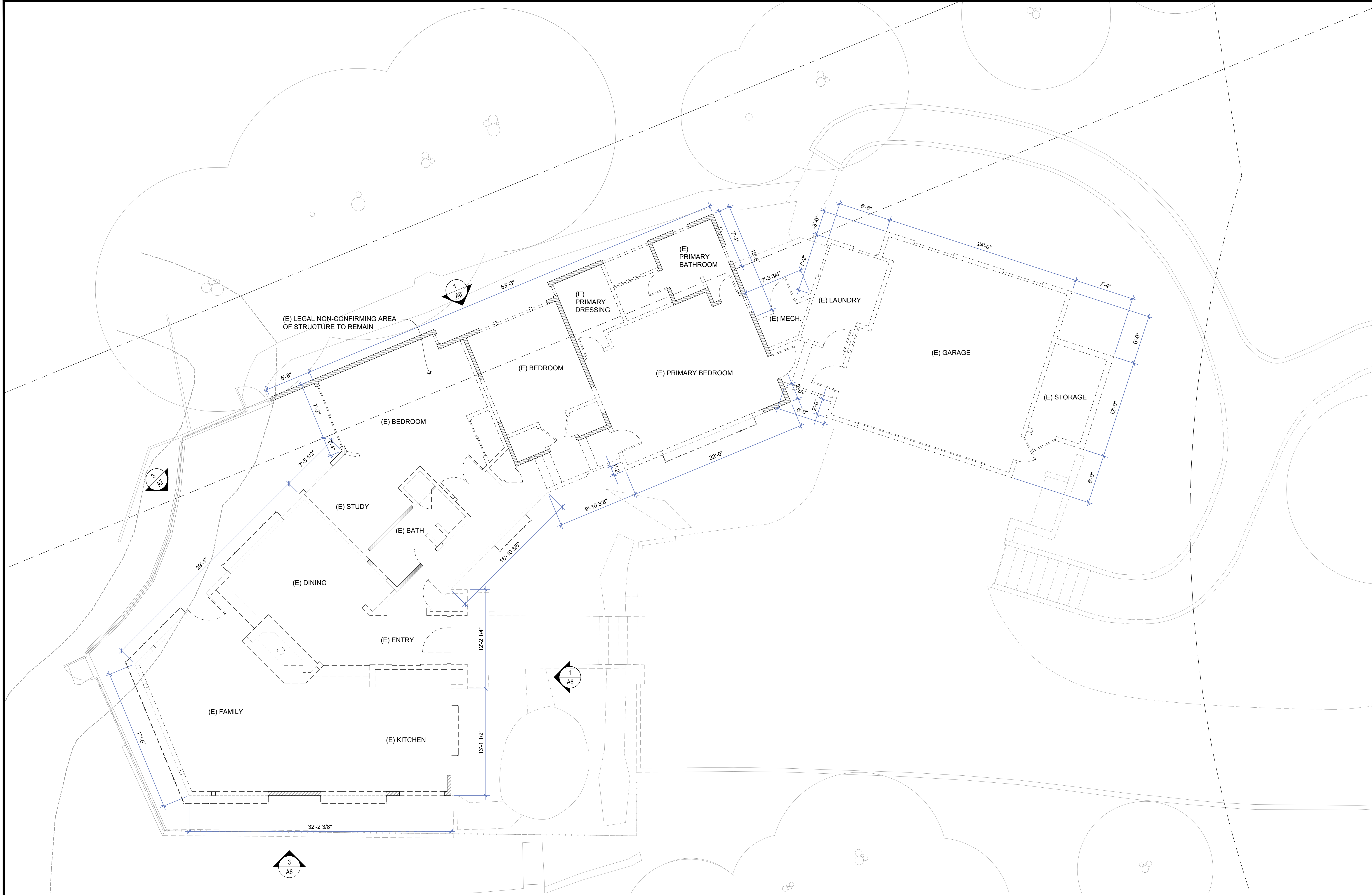
AURORA DEL MAR RESIDENCE
30950 AURORA DEL MAR
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APN: 243-351-005

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12-07-23	COASTAL DEVELOPMENT PERMIT SUBMITTAL
11-07-24	COASTAL DEVELOPMENT PERMIT SUBMITTAL

PROPOSED
SITE PLAN



A1.1

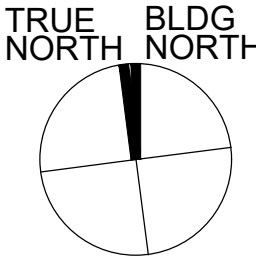


LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL TO REMAIN

1 EXISTING GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"



AURORA DEL MAR RESIDENCE

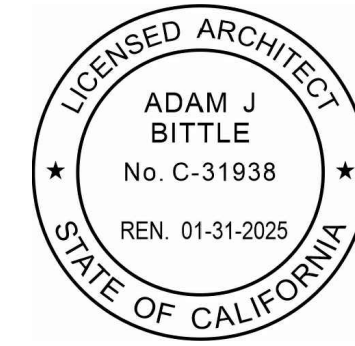
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	PERMIT SUBMITTAL
	COASTAL DEVELOPMENT
	PERMIT SUBMITTAL

EXISTING
FLOOR PLAN

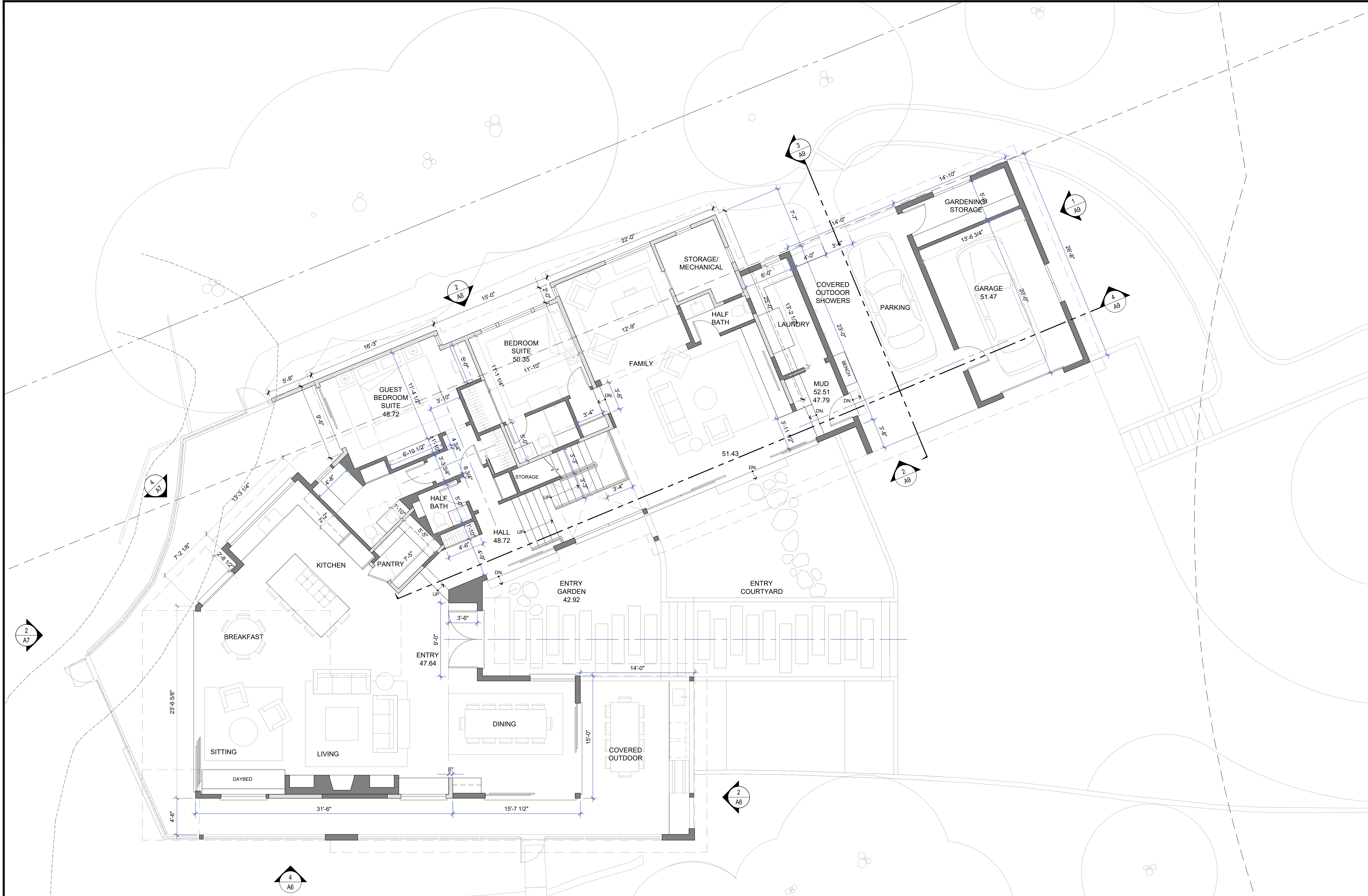
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0 2 4 8
SCALE: 3/16" = 1'-0"

A2



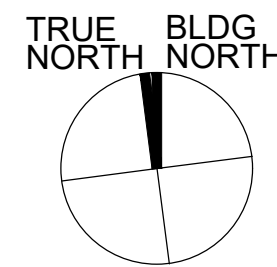
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LEGEND	
	STUD WALL
	(E) WALL TO REMAIN

1 PROPOSED GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



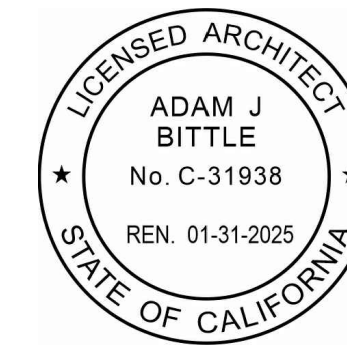
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30950 AURORA DEL MAR
CARMEL, CALIFORNIA 93923
APN: 243-351-005

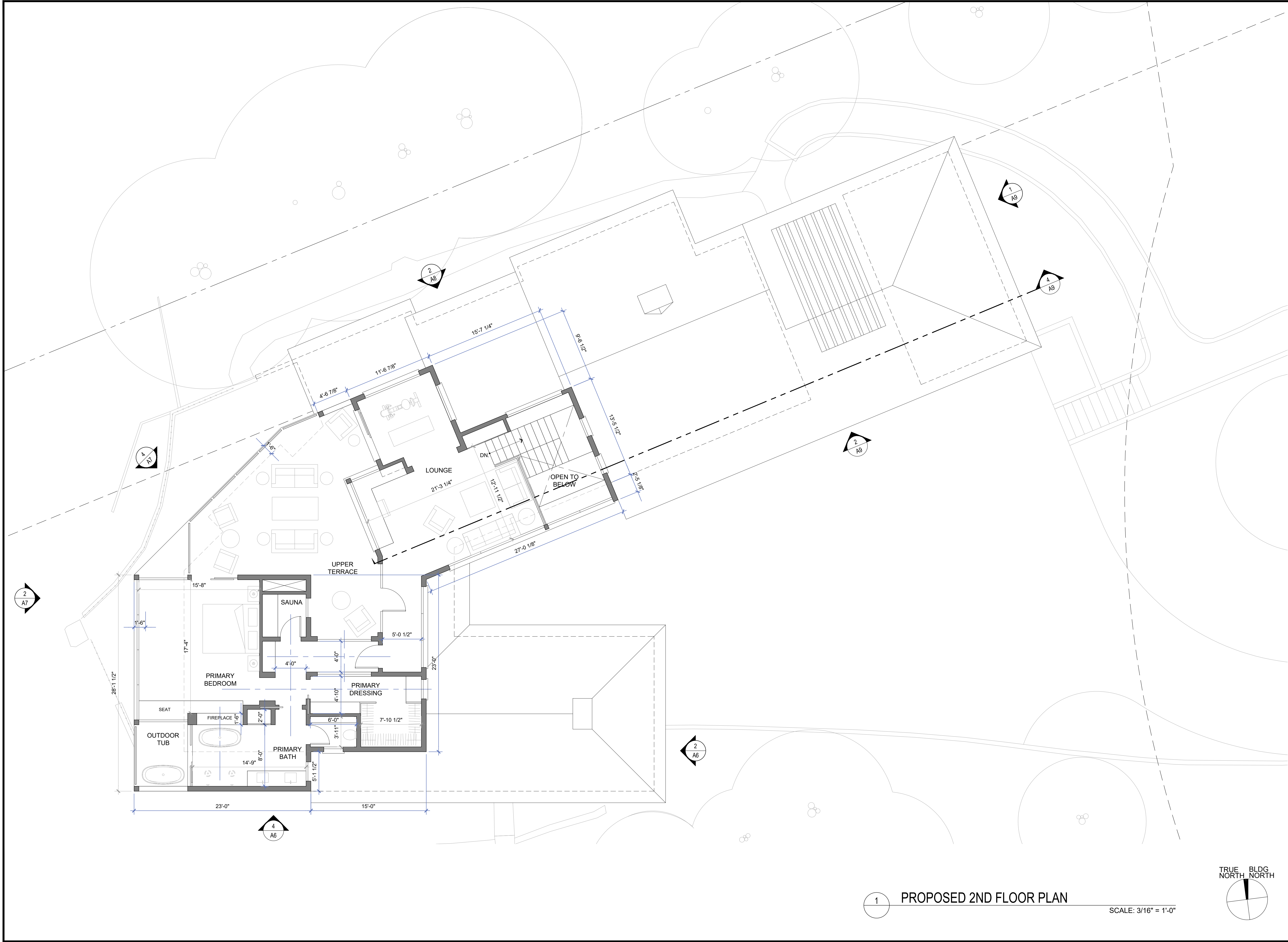
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Date	
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05-16-22	COASTAL DEVELOPMENT PERMIT SUBMITTAL
06-30-23	COASTAL DEVELOPMENT PERMIT SUBMITTAL
12-07-23	COASTAL DEVELOPMENT PERMIT SUBMITTAL

PROPOSED
GROUND FLOOR
PLAN

1" = 4' = 8'
0 2 4 8
SCALE: 3/16" = 1'-0"

A3





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AURORA DEL MAR RESIDENCE

30950 AURORA DEL MAR
CARMEL, CALIFORNIA 93923
APN: 243-351-005

Date	
Drawn By	
Checked By	
Project No.	20-25
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12-07-23	COASTAL DEVELOPMENT PERMIT SUBMITTAL

1

PROPOSED 2ND FLOOR PLAN

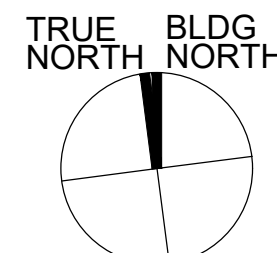
SCALE: 3/16" = 1'-0"

TRUE NORTH

BLDG NORTH



A4



SCALE: 3/16" = 1'-0"

30950 AURORA DEL MAR
CARMEL, CALIFORNIA 93923
APN: 243-351-005



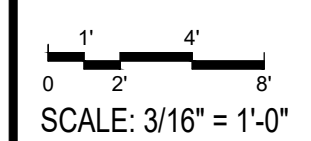
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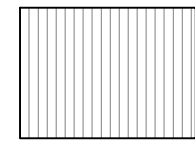
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Date	Issue
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05-16-22	COASTAL DEVELOPMENT
	PERMIT SUBMITTAL
06-30-23	COASTAL DEVELOPMENT
	PERMIT SUBMITTAL

PROPOSED ROOF PLAN

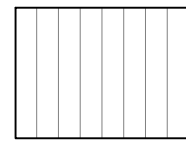


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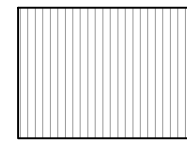
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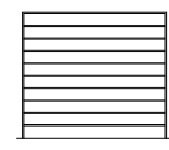
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METAL ROOF
DARK PAINTED



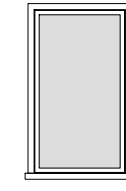
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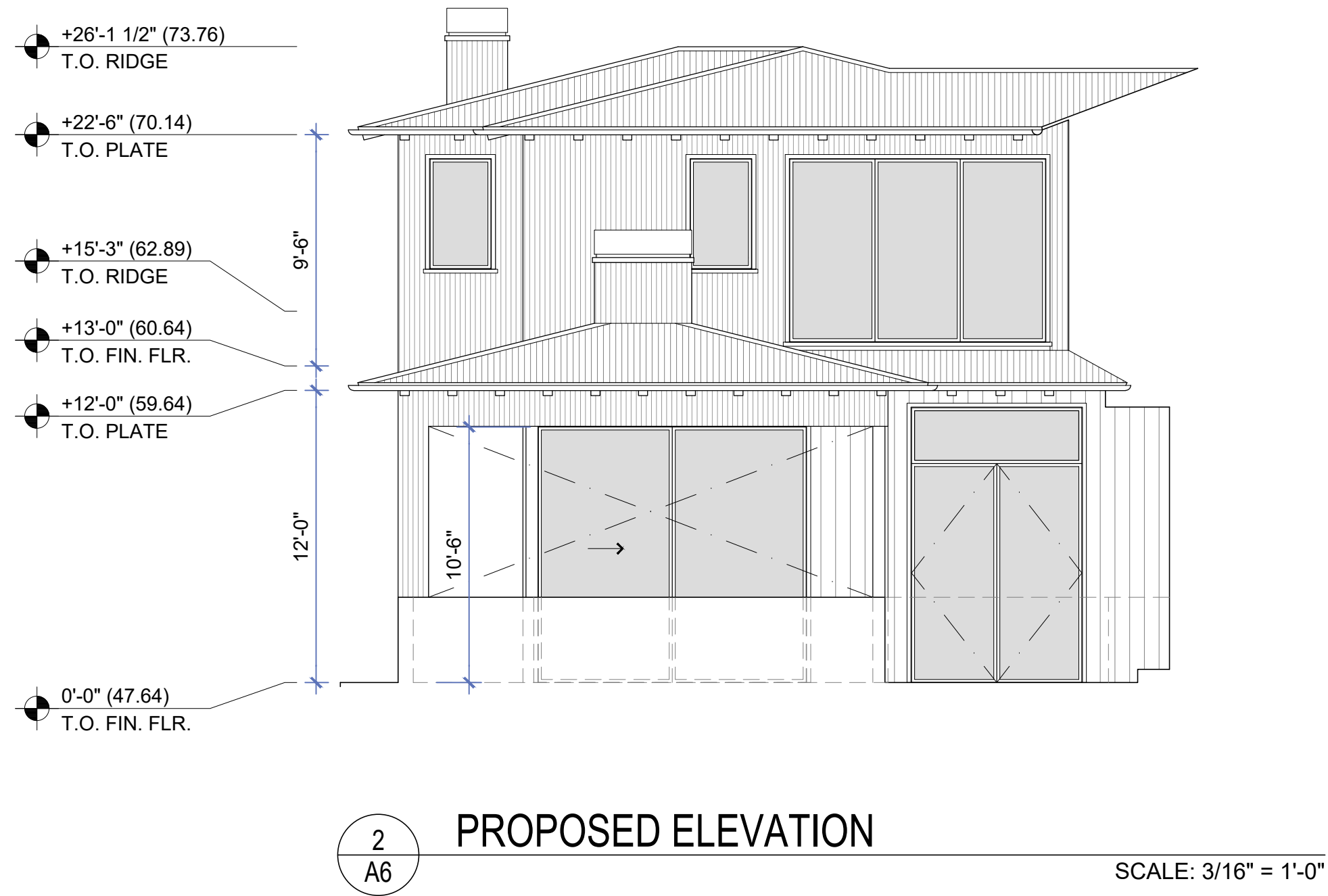
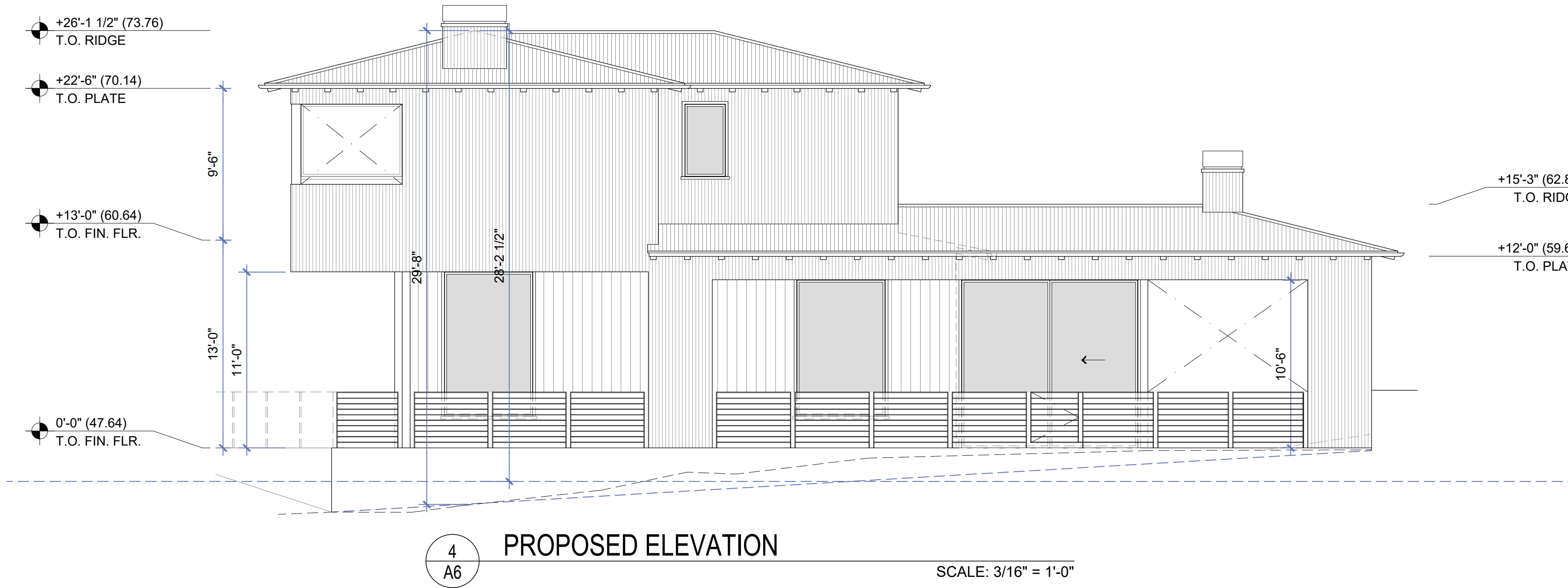
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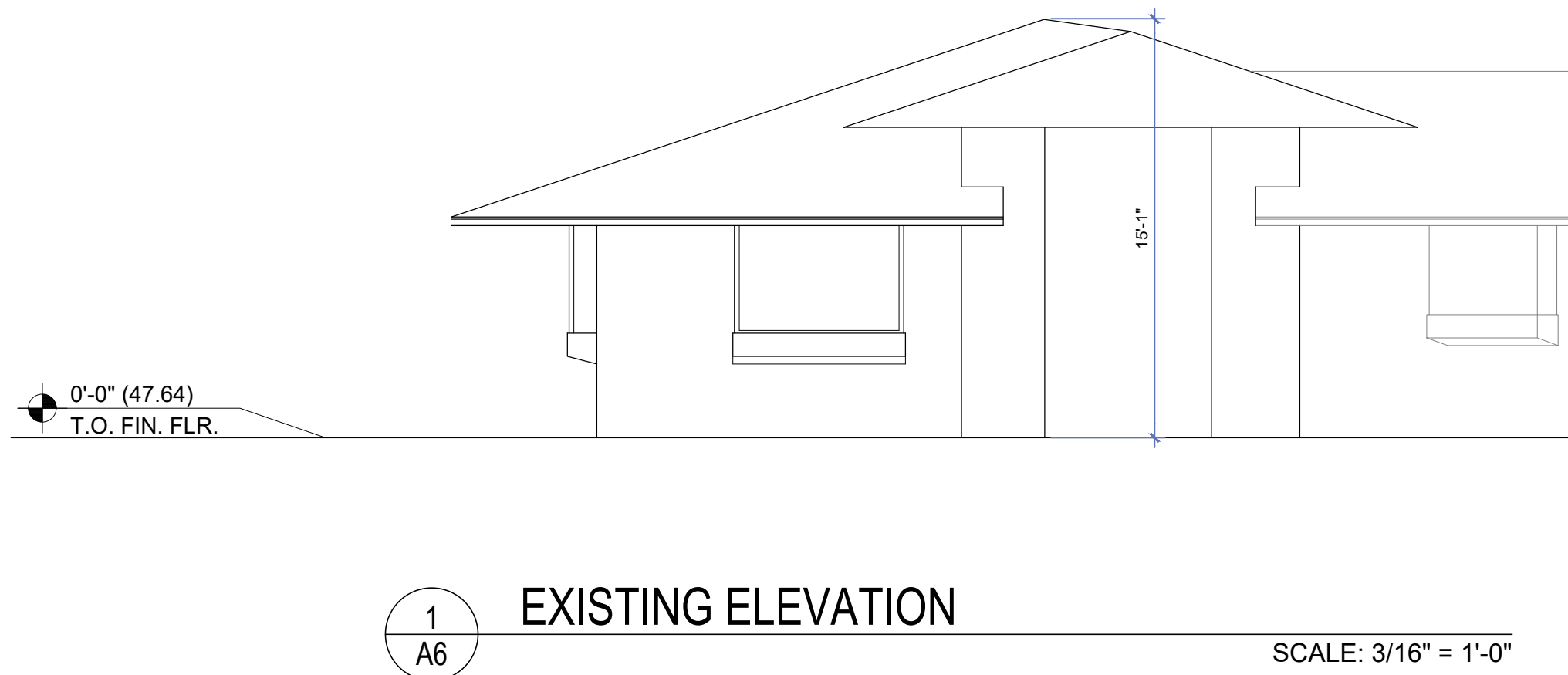
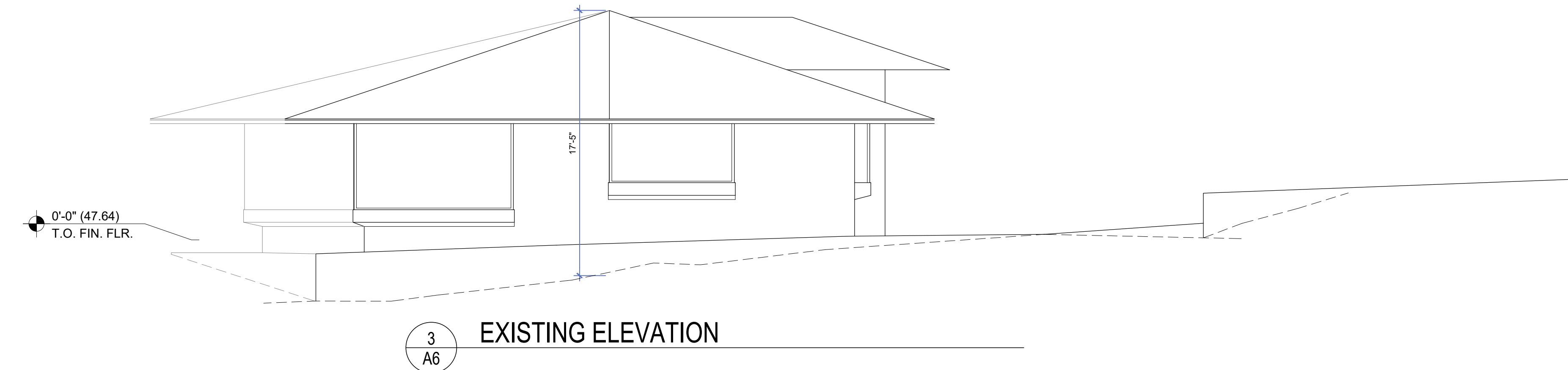
STEEL GUARD AND
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KEEP/ MATCH
EXISTING DARK
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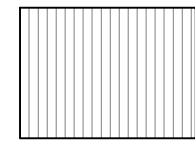
WINDOWS AND
DOORS
DARK PAINTED



SEE SHEET A10 FOR PHOTOGRAPHS SHOWING EXISTING MATERIALS

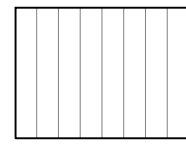


PROPOSED MATERIALS LEGEND



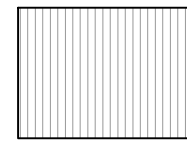
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DARK PAINTED



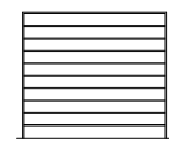
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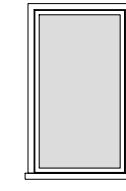
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BOARD SIDING

TRANSPARENT
STAIN



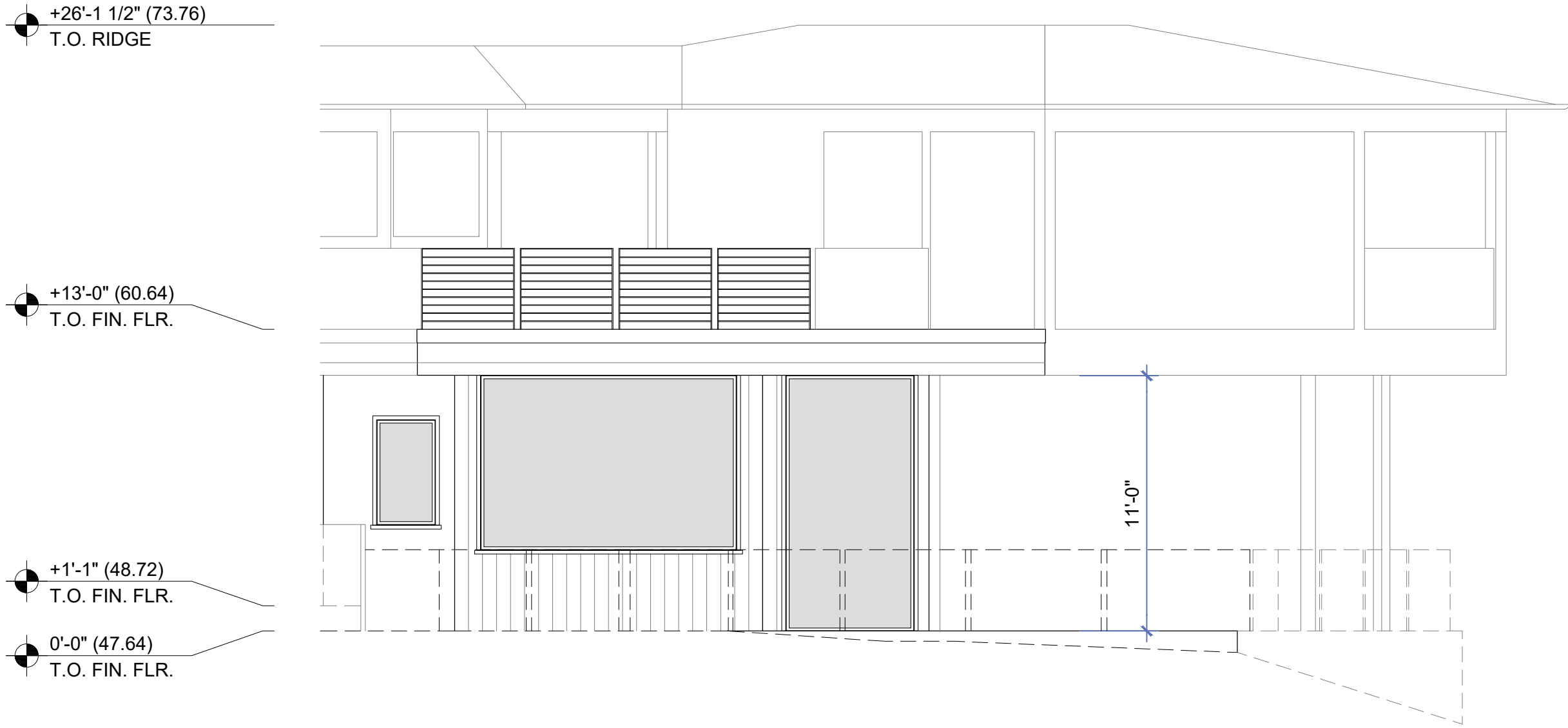
STEEL GUARD AND
AND CABLE RAILS

KEEP/ MATCH
EXISTING DARK
PAINTED

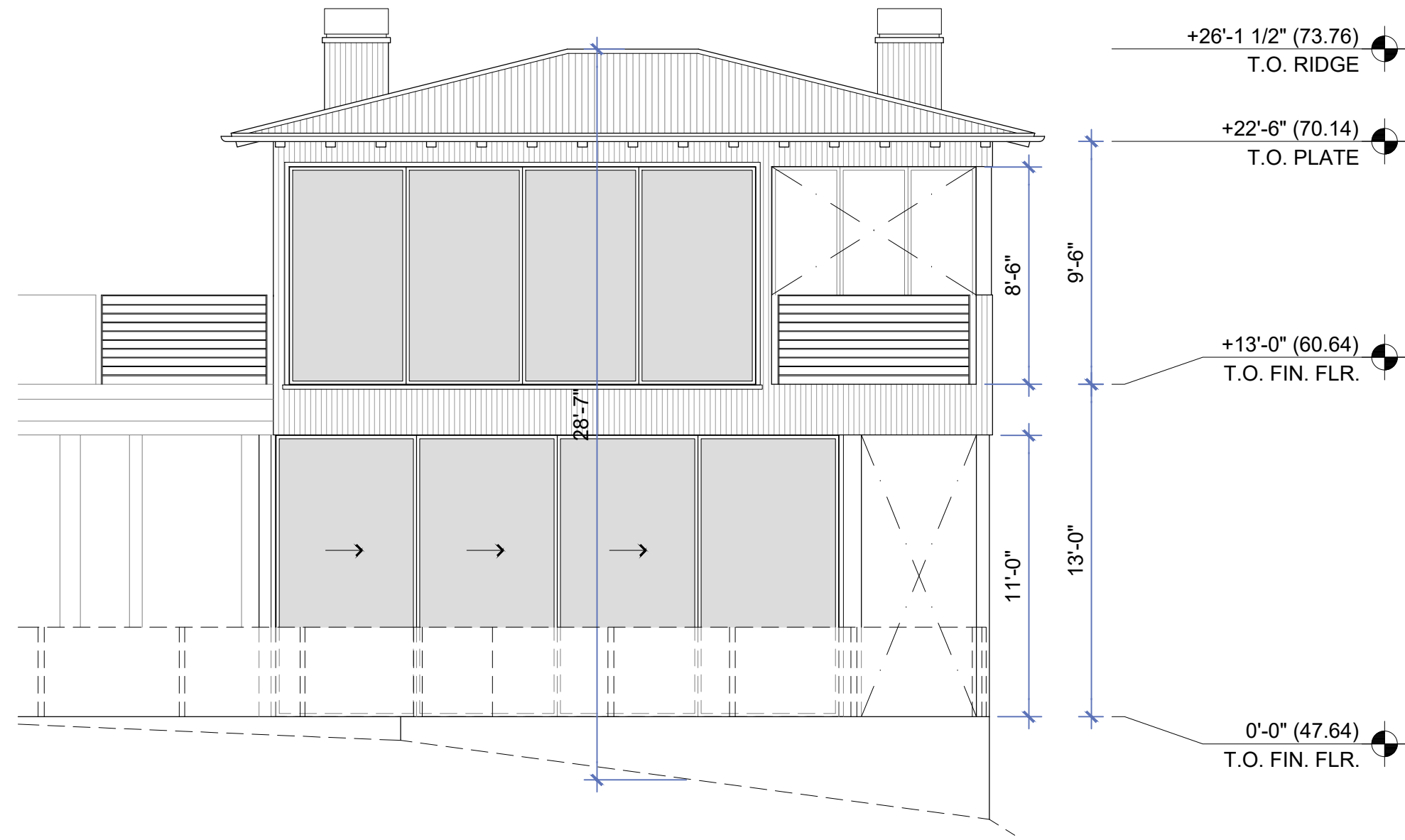


WINDOWS AND
DOORS

DARK PAINTED

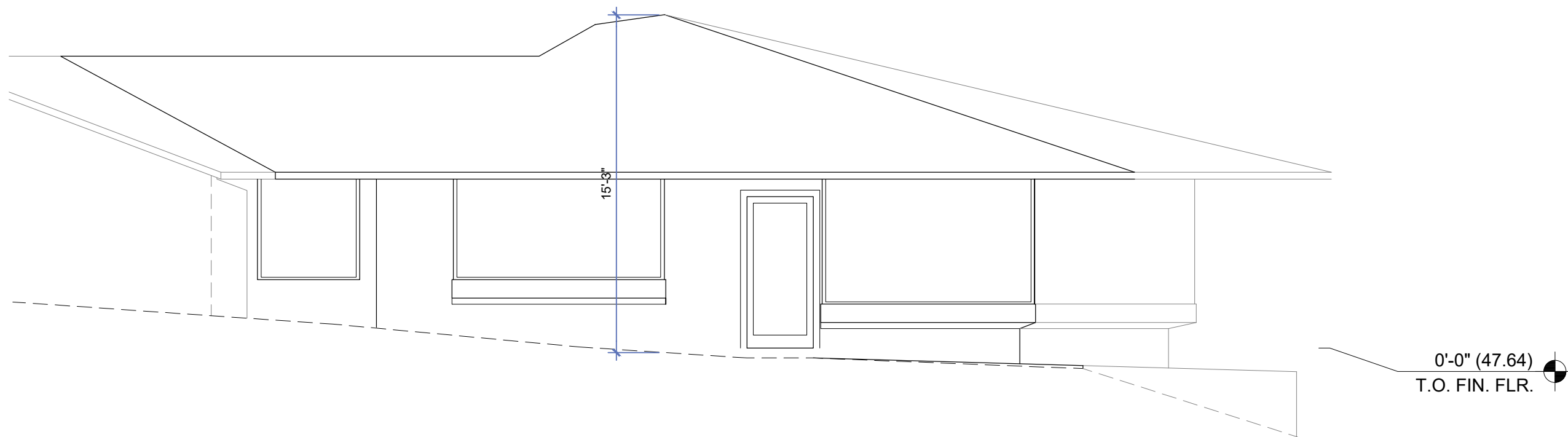


4
A7
PROPOSED ELEVATION
SCALE: 3/16" = 1'-0"

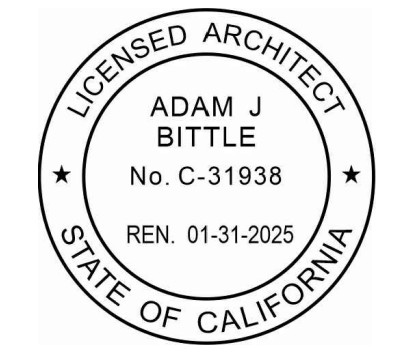


2
A7
PROPOSED ELEVATION
SCALE: 3/16" = 1'-0"

SEE SHEET A10 FOR PHOTOGRAPHS SHOWING EXISTING MATERIALS



3
A7
EXISTING ELEVATION
SCALE: 3/16" = 1'-0"



AURORA DEL MAR RESIDENCE
30950 AURORA DEL MAR
CARMEL, CALIFORNIA 93923
APN: 243-351-005

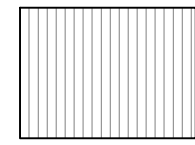
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Drawn By	
Checked By	
Project No.	20-25
Date	
03-30-21	Issue
04-29-21	APPLICATION REQUEST
05-16-22	HOA
06-30-23	COASTAL DEVELOPMENT
	PERMIT SUBMITTAL
	COASTAL DEVELOPMENT
	PERMIT SUBMITTAL

PROPOSED
ELEVATIONS

1' 4' 8'
0 2 4 8
SCALE: 3/16" = 1'-0"

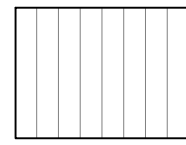
A7

PROPOSED MATERIALS LEGEND



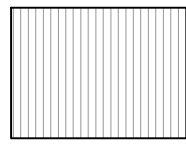
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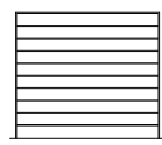
1 X 8 VERTICAL
BOARD SIDING

TRANSPARENT
STAIN



1 X 3 VERTICAL
BOARD SIDING

TRANSPARENT
STAIN



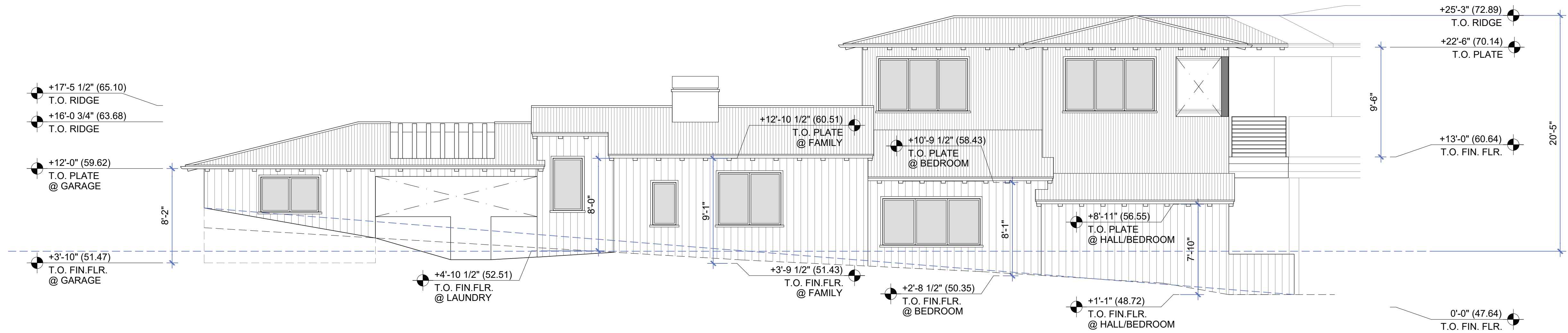
STEEL GUARD AND
AND CABLE RAILS

KEEP/ MATCH
EXISTING DARK
PAINTED



WINDOWS AND
DOORS

DARK PAINTED

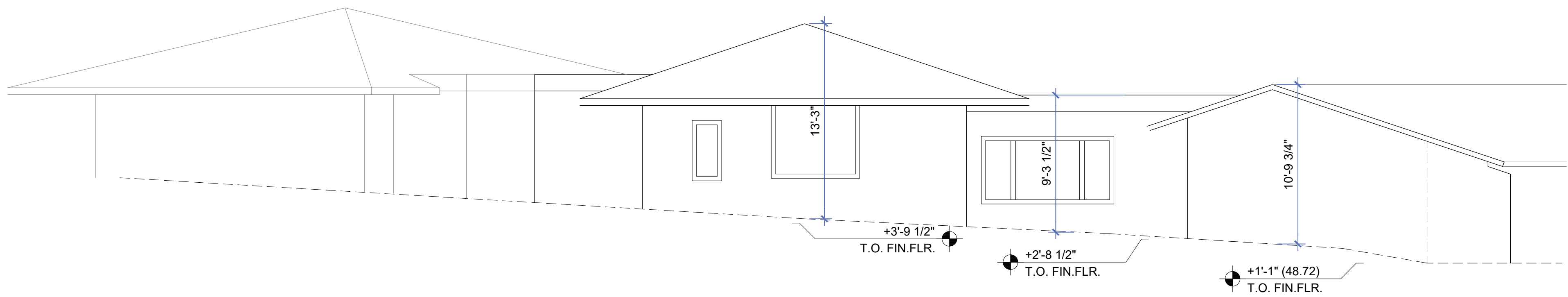


2
A8

PROPOSED ELEVATION

SCALE: 3/16" = 1'-0"

SEE SHEET A10 FOR PHOTOGRAPHS SHOWING EXISTING MATERIALS



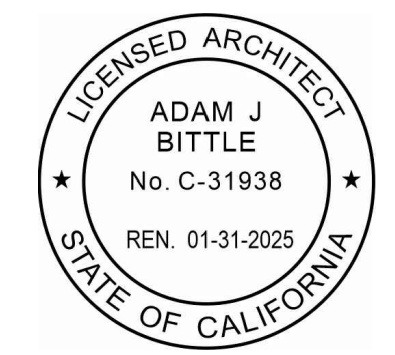
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EXISTING ELEVATION

SCALE: 3/16" = 1'-0"

ARCHALLURE.COM 480.208.1204

ARCHITECTURE
ALLURE
Architecture + Interiors



AURORA DEL MAR RESIDENCE
30950 AURORA DEL MAR
CARMEL, CALIFORNIA 93923
APN: 243-351-005

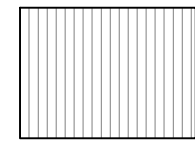
Date	
Drawn By	
Checked By	
Project No.	20-25
Date	
03-30-21	Issue APPLICATION REQUEST
04-29-21	HOA
05-16-22	COASTAL DEVELOPMENT PERMIT SUBMITTAL
06-30-23	COASTAL DEVELOPMENT PERMIT SUBMITTAL

EXISTING AND
PROPOSED
ELEVATIONS

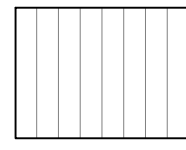
1' 4' 8'
0 2 4 8
SCALE: 3/16" = 1'-0"

A8

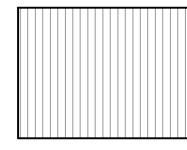
PROPOSED MATERIALS LEGEND



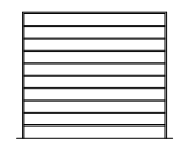
CORRUGATED
METAL ROOF
DARK PAINTED



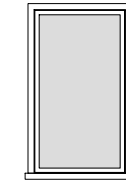
1 X 8 VERTICAL
BOARD SIDING
TRANSPARENT
STAIN



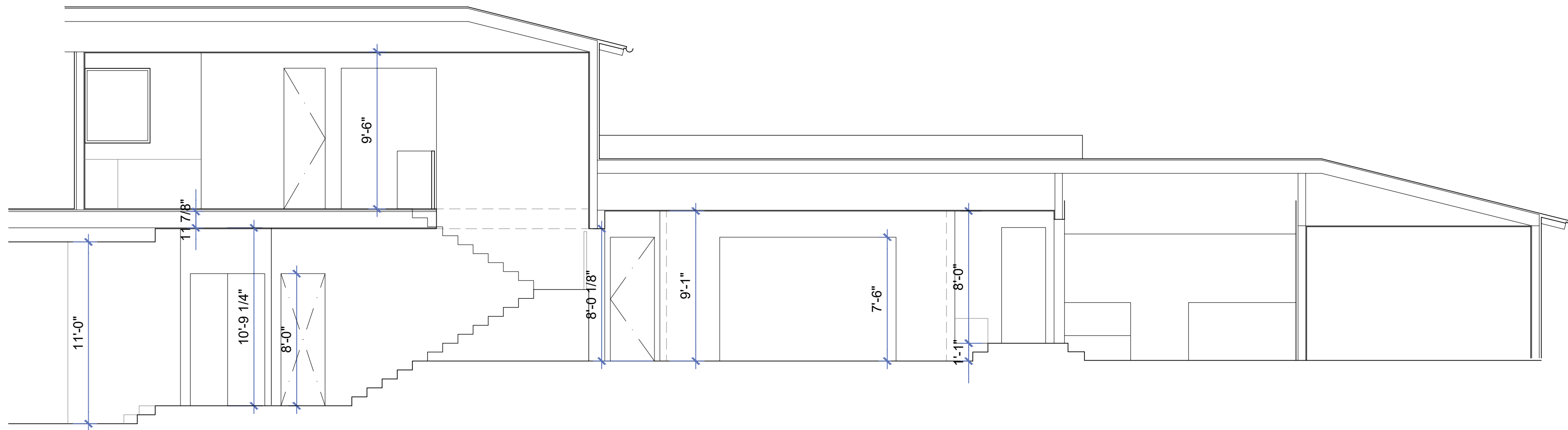
1 X 3 VERTICAL
BOARD SIDING
TRANSPARENT
STAIN



STEEL GUARD AND
CABLE RAILS
KEEP/ MATCH
EXISTING DARK
PAINTED



WINDOWS AND
DOORS
DARK PAINTED



4
A9
PROPOSED SECTION

SCALE: 3/16" = 1'-0"



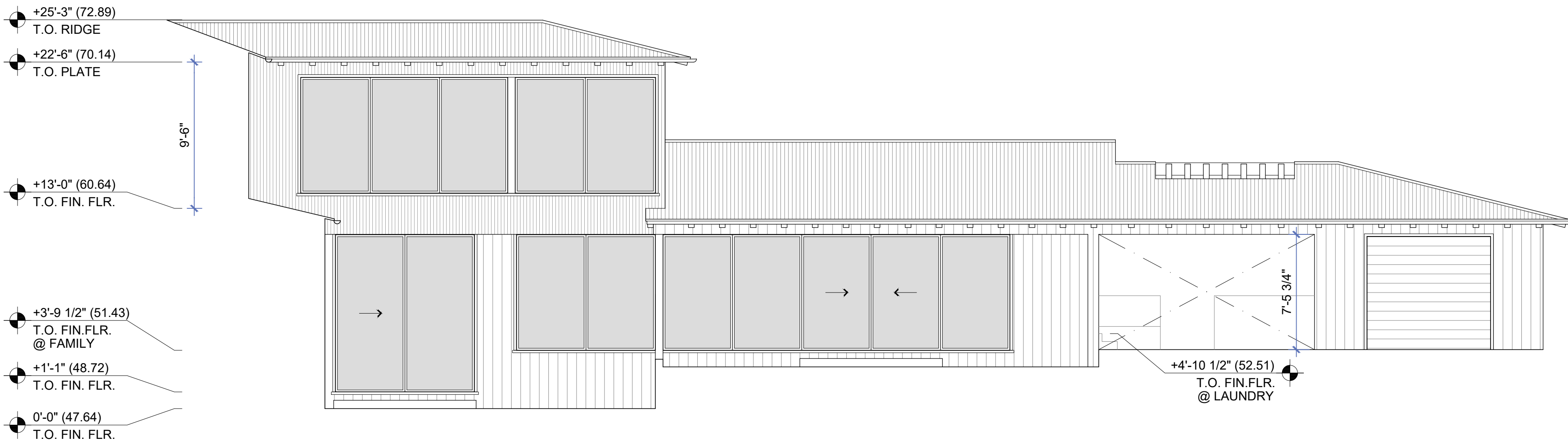
+16'-0 3/4" (63.68)
T.O. RIDGE

+12'-0" (59.62)
T.O. PLATE
@ GARAGE

+3'-10" (51.47)
T.O. FIN.FLR.
@ GARAGE

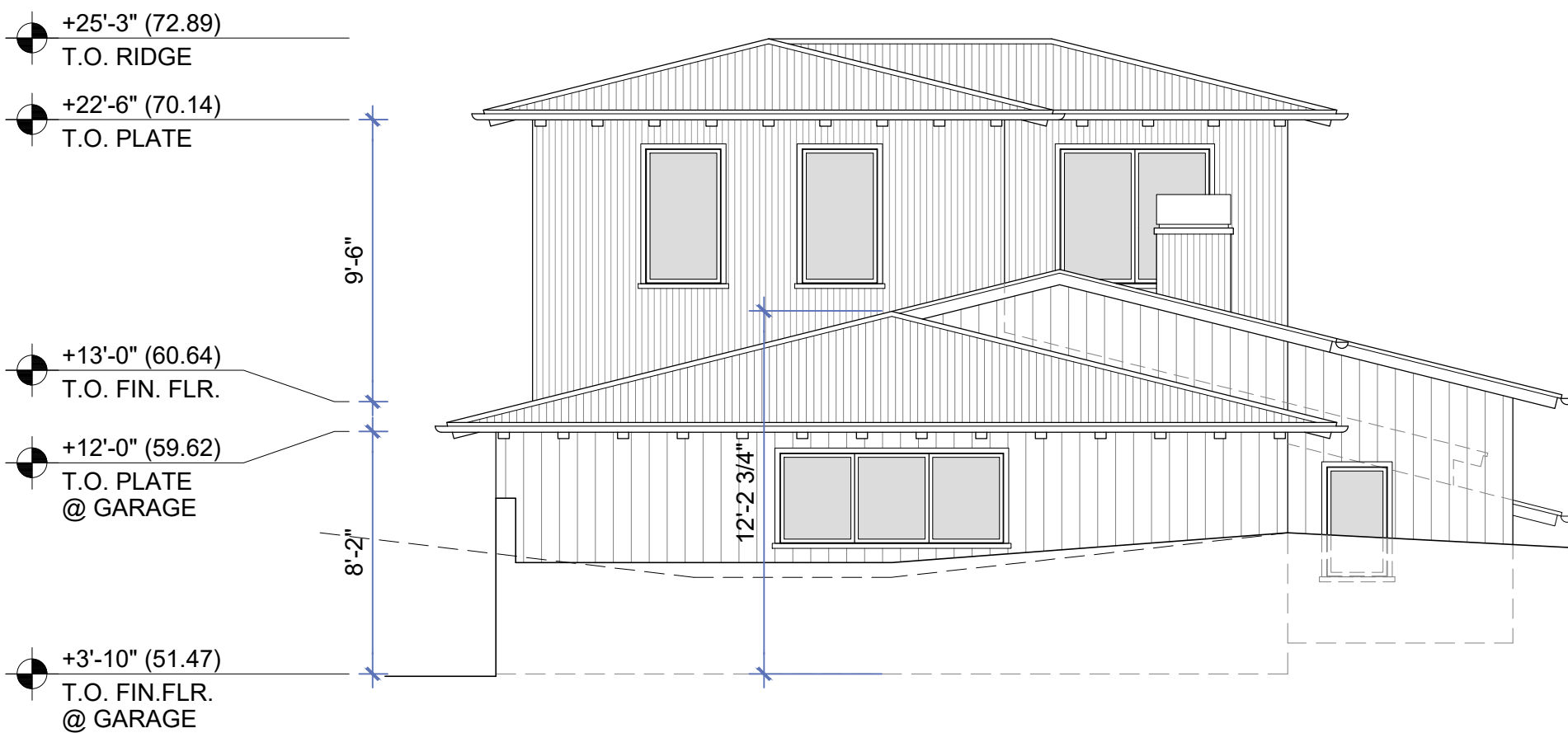
3
A9
PROPOSED SECTION

SCALE: 3/16" = 1'-0"



2
A9
PROPOSED ELEVATION

SCALE: 3/16" = 1'-0"



1
A9
PROPOSED ELEVATION

SCALE: 3/16" = 1'-0"

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ARCHITECTURE
ALLURE
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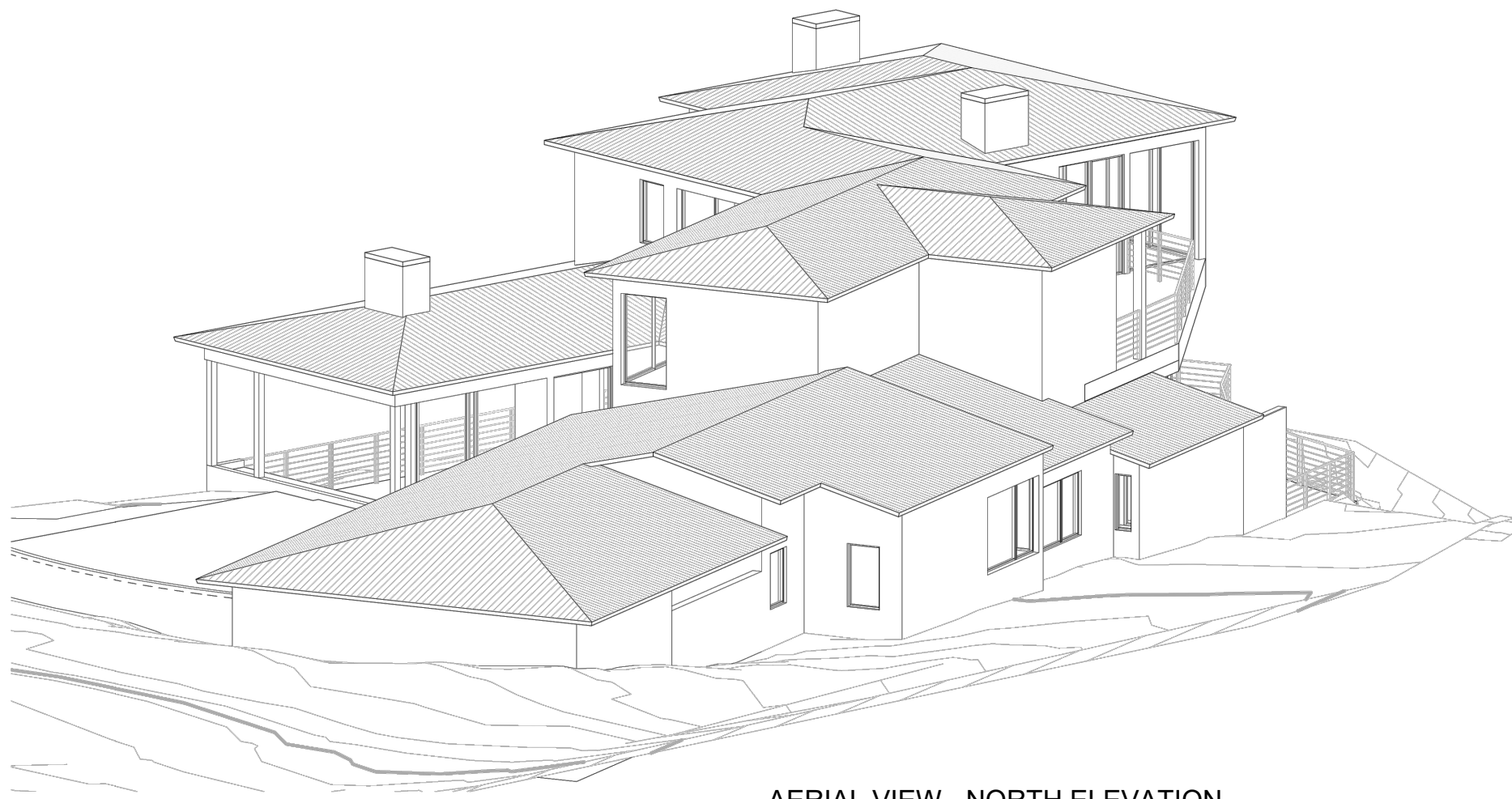
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	PERMIT SUBMITTAL

PROPOSED
ELEVATION AND
SECTION

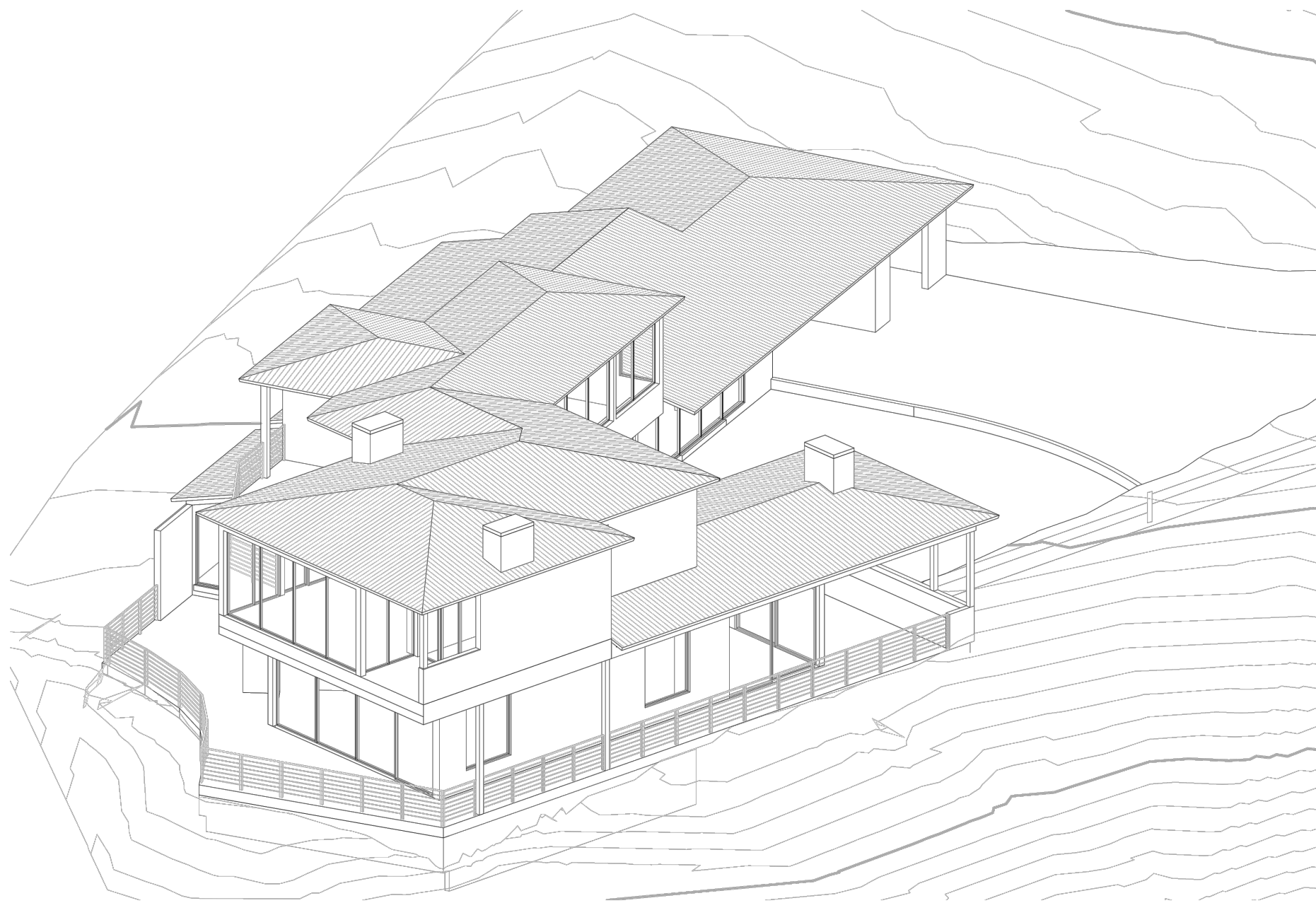
1" = 4' = 8'
0 2 4
SCALE: 3/16" = 1'-0"

A9





AERIAL VIEW - NORTH ELEVATION



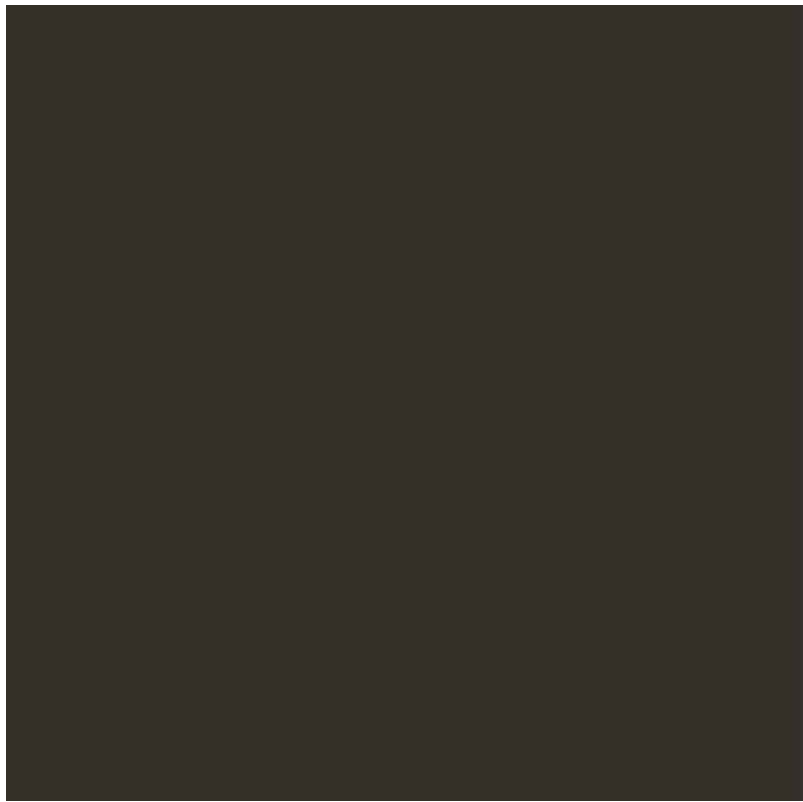
AERIAL VIEW - WEST AND SOUTH ELEVATION



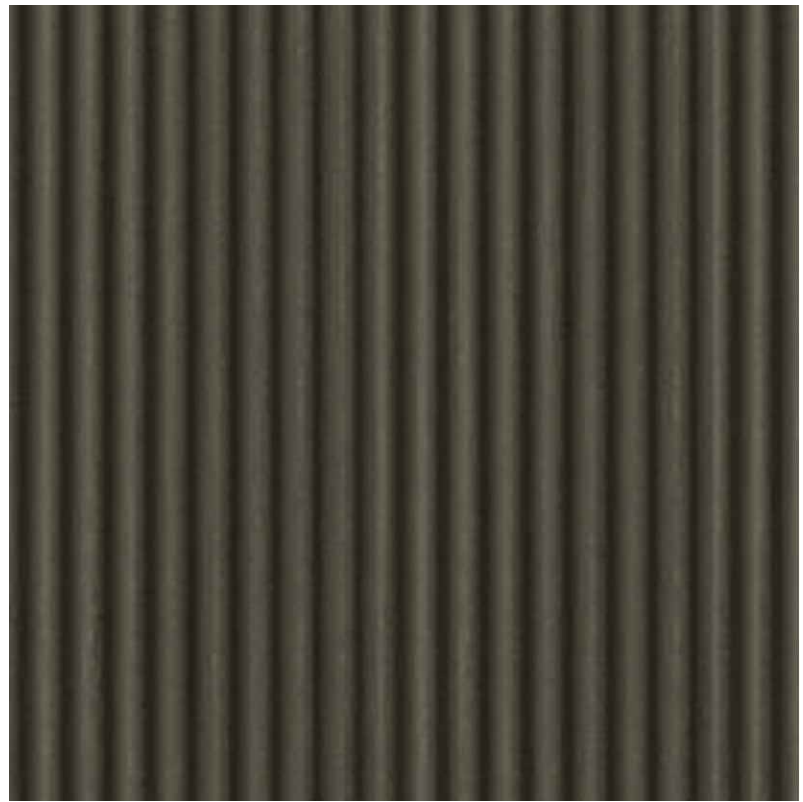
WOOD RAINSCREEN SIDING
TRANSPARENT STAINED CEDAR
DARK GRAY FINISH



WOOD SIDING, RAFTER TAILS, AND EAVE DECKING
TRANSPARENT STAINED CEDAR
WASHED GRAY FINISH



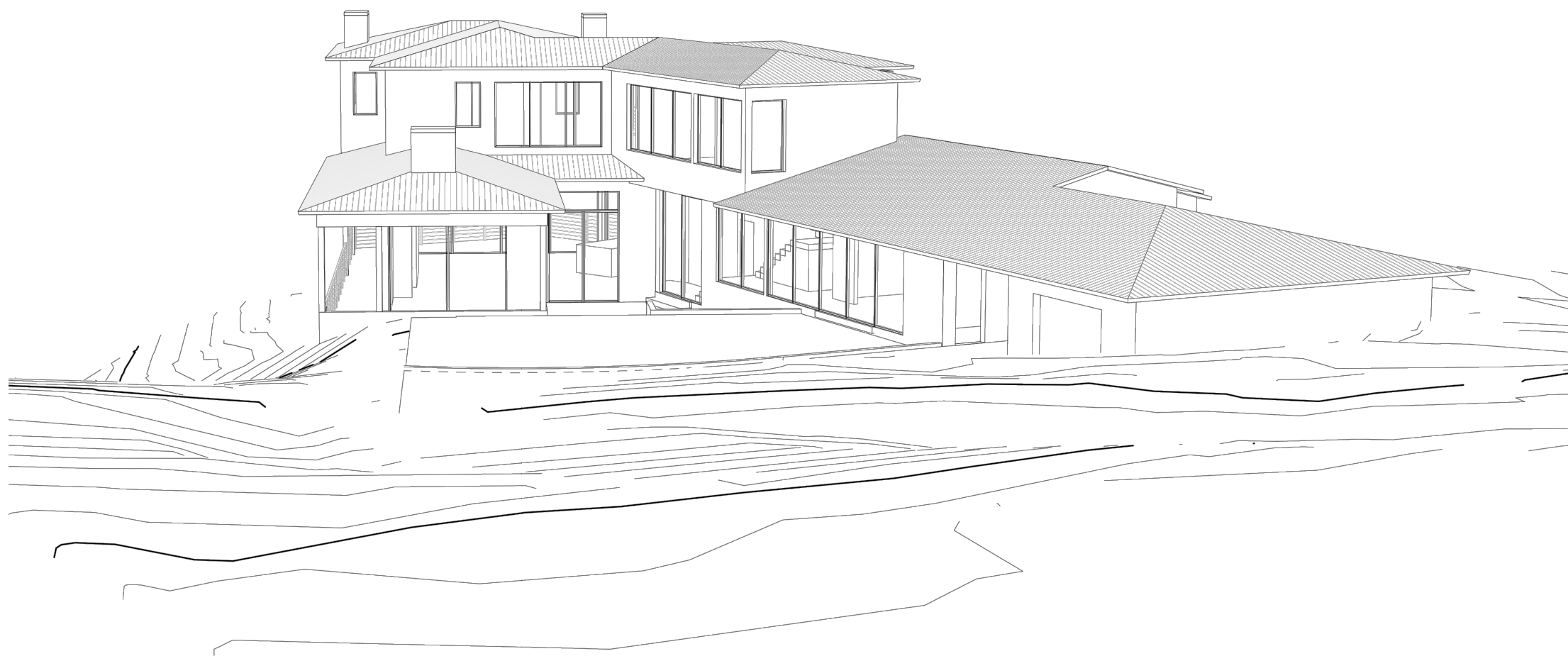
WINDOWS, DOORS, TRELLIS, PORCH BEAMS AND
COLUMNS, METAL CLAD ACCENTS
DARK PAINTED



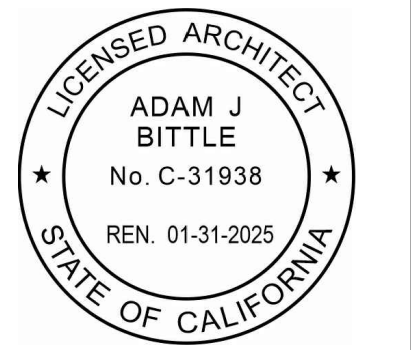
NU-WAVE CORRUGATE METAL ROOF
DARK PAINTED



ENTRY DOOR EYE APPROACH



TOP OF DRIVEWAY



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MASSING VIEWS &
MATERIAL IMAGE
INSPIRATION

SCALE: NA

A11