

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

In the matter of the application of:

**FARMER MILES & MARIA (PLN210176)**

**RESOLUTION NO. 24-004**

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions listed in Section 15300.2 can be made; and
- 2) Approving a Coastal Administrative Permit to allow the construction of a 2,400 square foot metal barn and associated site improvements, including grading of approximately 115 cubic yards of cut and 69 cubic yards of fill.

[PLN210176 FARMER MILES & MARIA, 16815 Blackie Road, Salinas, North County Land Use Plan, Coastal Zone (APN: 133-041-019-000)]

**The FARMER MILES & MARIA application (PLN210176) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 7, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:**

**FINDINGS**

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

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- North County Coastal Land Use Plan;
- Monterey County Coastal Implementation Plan, Part 2; and
- Monterey County Zoning Ordinance (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 1/3 (approximately) northernmost portion of the subject property is located within the inland area of the County and is subject to the North County Area Plan. The location of the 2,400 square foot barn is located within the coastal zone and is subject to the Monterey County Local Coastal Program therefore, the 2010 Monterey County General Plan does not apply in this case.

- b) Allowed Use. The property is located at 16815 Blackie Road, Salinas (Assessor's Parcel Number 133-041-019-000), North County Coastal Land Use Plan (coastal zone) and North County Area Plan (inland area). The parcel has a split zone of Rural Density Residential, 5 acres per unit in the Coastal Zone or "RDR/5(CZ)" and Low Density Residential, 2.5 acres per unit or "LDR/2.5". The project involves the construction of an approximately 2,400 square foot detached prefabricated metal barn on the portion of the property that is zoned RDR/5(CZ). RDR zoning allows for the development of non-habitable accessory structures as a principal use allowed, subject to the granting of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site, subject to approval of a Coastal Administrative Permit.
- c) Lot Legality. The subject property (5 acres), APN 133-041-019-000, is identified as Parcel A, in its current size and configuration as shown in the Parcel Map, Volume 18 Page 74, memorializing a Lot Line Adjustment between Parcel 2 and 3 and a Minor Subdivision of Parcel 2, recorded October 23, 1990. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Development Standards. The project is consistent with the development standards of the RDR(CZ) zoning district, which are identified in Title 20 section 20.16.060. Minimum setbacks for non-habitable accessory structures used as barns include a front setback of 50 feet, a side and rear setback of 20 feet, and a minimum setback distance from the main structure of 20 feet. Right of way easements flank the property on the east and west, while another traverses through the middle of the property in a north-south direction. In accordance with Title 20.06.1030, front setbacks shall be applied from these easements, and a side setback is applied on the northern property line. As proposed, the metal barn is sited with front setbacks of over 100 feet from all three easements, a side setback of approximately 150 feet, and a distance of over 100 feet from the existing single family dwelling. The maximum allowed height for accessory structures used as barns is 30 feet. As proposed, the metal barn is 18 feet 3 inches. The total building site coverage for the proposed project is approximately 2.4%, which is below the limit of 25%. The project size, height, and setbacks are all within the allowed limits of the development standards of the RDR zoning district. There is no proposed landscaping as the applicant prefers to keep the site in its natural state, therefore the project was not conditioned requiring submittal of a landscape plan. However, the project has been condition requiring submittal and approval of an exterior lighting plan prior to issuance of construction permits to ensure lighting is downlit and unobtrusive. Therefore, as proposed, the project meets all required development standards of Title 20 section 20.16.060.
- e) Land Use Advisory Committee (LUAC) Review. The project was not referred to the North County LUAC for review. Based on the current LUAC Guidelines, this project did not warrant referral because the project does not involve CEQA review, a lot line adjustment, variances, or a Design Approval for projects subject to review by the Zoning Administrator or Planning Commission.
- f) The project planner conducted a site inspection on November 30, 2023,

to verify that the project on the subject parcel conforms to the plans listed above.

- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210176.

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

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development.

- b) Staff identified potential impacts to biological resources and soils. The following reports have been prepared:
  - Biotic Report (LIB230320) prepared by Patrick Regan, Carmel Valley, CA, May 1, 2023.
  - Soil Engineering Investigation Report (LIB230321) prepared by LandSet Engineers, Inc., SALINAS, CA, April 13, 2022.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on November 30, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210176.

**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 North County Fire Protection District. The respective agencies have not recommended conditions of approval.

- b) The proposed barn does not feature any interior or exterior plumbing and meets all septic system setbacks. The Environmental Health Bureau (EHB) reviewed the application and found it acceptable with no conditions.
- c) Staff conducted a site inspection on November 30, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted

by the project applicant to Monterey County HCD-Planning found in Project File PLN210176.

4. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on November 30, 2023, and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210176.
5. **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 15303 categorically exempts new construction of accessory structures within residential zoned areas.
  - b) The proposed project involves the construction of a detached barn within a residential zoned area.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact.
  - d) No adverse environmental effects were identified during staff review of the development application during a site visit on November 30, 2023.
  - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210176.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in the North County Land Use Plan).
  - d) The application, project plans, and related support materials submitted

by the project applicant to Monterey County HCD-Planning found in Project File PLN210176.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors but not 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) Coastal Commission. Pursuant to Section 20.86.080.A(3) of the Monterey County Zoning Ordinance (Title 20), the project is not subject to appeal by/to the California Coastal Commission because the detached barn is considered a principal use and is not in a location that would warrant appealability.

### **DECISION**

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

1. Find that the project qualifies for a Class 3 categorical exemption per section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Administrative Permit to allow the construction of a 2,400 square foot metal barn and associated site improvements including grading of approximately 115 cubic yards of cut and 69 cubic yards of fill.

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

**PASSED AND ADOPTED** this 7<sup>th</sup> day of February 2024.

DocuSigned by:  
*Melanie Beretti*  
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Melanie Beretti, AICP  
Acting HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEBRUARY 8, 2024.**

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 **FEBRUARY 20, 2024.**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN210176

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit (PLN210176) allows the construction of a 2,400 square foot metal barn and associated site improvements. The property is located at 16815 Blackie Road, Salinas (Assessor's Parcel Number 133-041-019-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Coastal Administrative Permit (Resolution Number 24-004) was approved by HCD Chief of Planning for Assessor's Parcel Number 133-041-019-000 on February 7, 2024. The permit was granted subject to 5 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. (HCD - Planning)

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

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

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

### 4. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

## 5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning

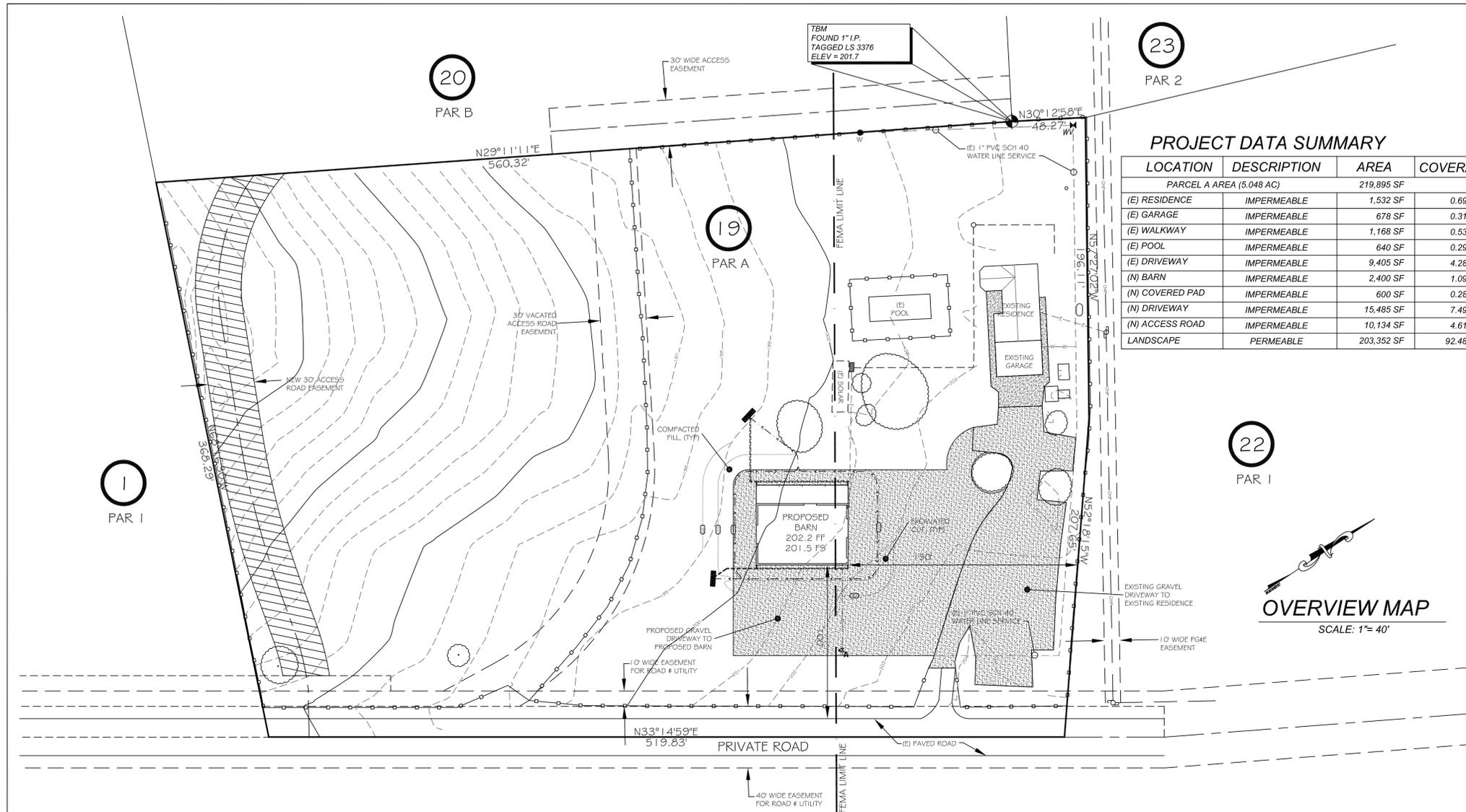
**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the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

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

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

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

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### PROJECT DATA SUMMARY

LOCATION	DESCRIPTION	AREA	COVERAGE
PARCEL A AREA (5.048 AC)			
(E) RESIDENCE	IMPERMEABLE	1,532 SF	0.69%
(E) GARAGE	IMPERMEABLE	678 SF	0.31%
(E) WALKWAY	IMPERMEABLE	1,168 SF	0.53%
(E) POOL	IMPERMEABLE	640 SF	0.29%
(E) DRIVEWAY	IMPERMEABLE	9,405 SF	4.28%
(N) BARN	IMPERMEABLE	2,400 SF	1.09%
(N) COVERED PAD	IMPERMEABLE	600 SF	0.28%
(N) DRIVEWAY	IMPERMEABLE	15,485 SF	7.49%
(N) ACCESS ROAD	IMPERMEABLE	10,134 SF	4.61%
LANDSCAPE	PERMEABLE	203,352 SF	92.48%

## SITE PLAN

### 16815 BLACKIE ROAD SALINAS, CA

### VICINITY MAP - SALINAS

### BLACKIE ROAD - SALINAS

**WATKINS DESIGN**  
 FRED D. WATKINS  
 CIVIL DESIGNER  
 8940 JUNIPERO AVENUE  
 ATASCADERO, CA 93422  
 (805) 462-9093  
 fredwat@charter.net

Fred Watkins, draftsman/ designer, assumes no liability for information provided by the owner/contractor in the preparation of these construction drawings. The owner/contractor has approved this set of plans and has agreed this structure is buildable on said lot.

These drawings are the exclusive property of Fred Watkins, draftsman/ designer, and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of Fred Watkins is prohibited.

The draftsman/designer does not represent these plans or specifications in connection therewith are suitable, weather or not modified for any other site than the one for which they were specifically prepared. The contractor shall verify and be responsible for all dimensions and conditions on the job, and the draftsman must be notified in writing of any variations from the drawings and conditions shown on these drawings. This drawing is not final or to be used for construction until signed by the draftsman/designer.

**OVERVIEW MAP**  
SCALE: 1" = 40'

### GRADING PLAN NOTE

ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE NO. 2353, EROSION CONTROL ORDINANCE NO. 2806 AND THE CALIFORNIA BUILDING CODE (CBC).

PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A REVISED GRADING PLAN THAT INCLUDES GEOTECHNICAL INSPECTION SCHEDULE. THE INSPECTION SCHEDULE SHALL IDENTIFY WHEN INSPECTIONS WILL BE COMPLETED, WHO WILL CONDUCT THE INSPECTION, A DESCRIPTION OF EACH REQUIRED INSPECTION, INSPECTOR NAME, AND THE COMPLETION DATE. THE APPLICANT SHALL SUBMIT A LETTER, PREPARED BY A LICENSED PRACTITIONER, CERTIFYING THE GRADING PLAN INCORPORATES THE RECOMMENDATION IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY LANDSET ENGINEERS.

### EROSION CONTROL MEASURES

FOR PERMITTED CONSTRUCTION DURING THE NON-RAIN SEASON OF APRIL 15 THROUGH OCTOBER 15:

SEDIMENTATION AND EROSION CONTROL MUST BE INCORPORATED AND IN PLACE FROM OCTOBER 15 THROUGH APRIL 15. IN CONSIDERATION OF THIS REPLACEMENT PLAN BEING IMPLEMENTED AND COMPLETED WITHIN THE NON-RAIN SEASON, BEST MANAGEMENT PRACTICES ARE EXEMPT FROM PLACEMENT PRIOR TO FIRST INSPECTION. IN CASE OF ANY OUT OF SEASON RAIN EVENT OCCURRING DURING THE CONSTRUCTION PHASE, IT WILL BE REQUIRED TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES IN PLACE TO MAINTAIN EROSION CONTROL CAUSED BY CONSTRUCTION METHODS.

IN CASE OF A POSSIBLE RAIN EVENT, DURING THE DATES EXEMPT FROM EROSION AND SEDIMENT CONTROL BMP MEASURES, APRIL 15 THROUGH OCTOBER 15, PRE-STORM INSPECTIONS SHALL BE CONDUCTED TO ENSURE THAT BEST MANAGEMENT PRACTICES (BMPs) ARE APPROPRIATELY INSTALLED AND MAINTAINED. POST-STORM INSPECTIONS SHALL BE CONDUCTED TO ENSURE THAT BMPs HAVE FUNCTIONED ADEQUATELY. BMPs SHALL BE EVALUATED FOR ADEQUACY AND PROPER IMPLEMENTATION AND WHETHER ADDITIONAL BMPs ARE REQUIRED IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT. QUALIFIED PERSONNEL SHALL CONDUCT INSPECTIONS OF THE SITE:

- PRIOR TO ANTICIPATED STORM EVENTS.
- DURING EXTENDED STORM EVENTS IN 24-HOURS INTERVALS.
- AFTER ACTUAL STORM EVENTS.

### PROJECT BENCHMARK

TOP OF ONE INCH IRON PIPE, TAGGED L.S. 3376 STANDING AT THE NORTHEAST CORNER OF "PARCEL B"; ACCORDING TO THE MAP FILED IN VOLUME 18 OF PARCEL MAPS AT PAGE 74, RECORDS OF MONTEREY COUNTY, CALIFORNIA. ELEVATION: 201.70'

### COUNTY ADOPTED CODE ORDINANCE

THESE PLANS HAVE BEEN DESIGNED AND ENGINEERED TO MEET THE CONDITIONS OF THE COUNTY ADOPTED ORDINANCES LISTED:

- 2019 MONTEREY COUNTY CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA BUILDINGS CODE (VOLS 1 & 2)
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA REFERENCE STANDARDS CODE
- 2019 CALIFORNIA RESIDENTIAL CODE

### GEOTECHNICAL CERTIFICATION NOTE

PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL PROVIDE A LETTER FROM A LICENSED PRACTITIONER CERTIFYING THAT THE DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT.

### EROSION CONTROL MONITOR

THE IMPLEMENTATION AND MONITORING OF THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE THE CONTRACTOR OF RECORD, OR HIS APPOINTED REPRESENTATIVE:

MILES FARMER  
(831) 594-2620

### PROJECT SURVEYOR

SALINAS VALLEY SURVEYORS, INC.  
 210 CAPITOL STREET, SUITE 15  
 SALINAS, CA. 93901  
 (831) 757-3244  
 E-MAIL: SVSURVEYOR@ATT.NET

### SHEET INDEX

SITE PLAN	
C.1	TITLE SHEET
C.2	GENERAL NOTES AND INFORMATION
C.3	GRADING PLAN AND DETAILS
C.4	EROSION CONTROL PLAN
C.5	EROSION CONTROL DETAILS

### SCOPE OF WORK STATEMENT

THE PURPOSE OF THESE PLANS ARE FOR THE CONSTRUCTION OF AN AGRICULTURAL BARN. THE BARN WILL BE ACCESSED WITH AN EXISTING GRAVEL BASED DRIVEWAY, THAT CONNECTS TO A PRIVATE ROAD. ELECTRICAL SERVICE IS EXISTING AND SHALL BE INSTALLED UNDERGROUND TO THE NEW BARN. WATER AND PROPANE ARE EXISTING SERVICES.

THIS PROJECT SHALL COMMENCE CONSTRUCTION UPON RECEIPT OF A BUILDING PERMIT AND WILL COMPLETE CONSTRUCTION IN APPROXIMATELY 90 DAYS. THE ESTIMATED START OF CONSTRUCTION IS THE SUMMER OF 2022 AND COMPLETION OF CONSTRUCTION IN THE WINTER OF 2022.

### PROJECT INFORMATION

**OWNER:** MILES & MARIA FARMER  
 16815 BLACKIE ROAD  
 SALINAS, CA 93907

**PROJECT:** 16815 BLACKIE ROAD  
 PARCEL A, 18 PM 74  
 IN THE CITY OF SALINAS  
 IN THE COUNTY OF MONTEREY  
 IN THE STATE OF CALIFORNIA

**APN NO:** 133-041-019-000

### PROJECT STATISTICS

OCCUPANCY GROUP: U-3  
 DESCRIPTION OF USE: BARN  
 TYPE OF CONSTRUCTION: V-B  
 SPRINKLER: YES or NO: YES  
 NO. OF STORIES: 1  
 BUILDING HEIGHT: 18'-3"  
 FLOOR AREA: 2400 SF  
 APN NUMBER: 133-041-019-000  
 FIRE HAZARD ZONE: MODERATE - HIGH

**TITLE SHEET**  
 MILES FARMER  
 16815 BLACKIE ROAD  
 SALINAS, CA 93907



### REVISION LOG

REV.	DESCRIPTION	DATE

SCALE: 1" = 40'  
 PROJECT: FARMER  
 DRAWN BY: FDW  
 CHECKED BY: SBD  
 DATE: 8/16/23

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:

## SWPPP BEST MANAGEMENT PRACTICES

A. INSPECTIONS: PRE-STORM INSPECTIONS SHALL BE CONDUCTED TO ENSURE THAT BEST MANAGEMENT PRACTICES (BMPs) ARE APPROPRIATELY INSTALLED AND MAINTAINED. POST-STORM INSPECTIONS SHALL BE CONDUCTED TO ENSURE THAT BMPs HAVE FUNCTIONED ADEQUATELY. BMPs SHALL BE EVALUATED FOR ADEQUACY AND PROPER IMPLEMENTATION AND WHETHER ADDITIONAL BMPs ARE REQUIRED IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT. QUALIFIED PERSONNEL SHALL CONDUCT INSPECTIONS OF THE SITE:

- PRIOR TO ANTICIPATED STORM EVENTS.
- DURING EXTENDED STORM EVENTS IN 24-HOURS INTERVALS.
- AFTER ACTUAL STORM EVENTS.

B. CERTIFICATION: BY JULY 1, AND ANNUALLY THEREAFTER WHILE THE SWPPP IS IN FORCE, THE ASSIGNED RESPONSIBLE PARTY SHALL CERTIFY THAT CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP.

C. RECORDS: RECORDS OF ALL INSPECTIONS, COMPLIANCE CERTIFICATIONS, ETC. SHALL BE PROVIDED TO THE REGIONAL WATER QUALITY CONTROL BOARD, DEPARTMENT OF PLANNING AND BUILDING AND DEPARTMENT OF FISH AND GAME.

## EROSION CONTROL MEASURES

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THESE DEVICES ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

## GRADING AIR QUALITY CONTROL NOTES

- REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE.
- USE OF WATER TRUCK OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. RECLAIMED (NONPOTABLE) WATER WOULD BE USED WHERE POSSIBLE.
- ALL DIRT STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED.
- ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE.

## GRADING AND VEGETATION REMOVAL

TO CONTROL EROSION, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSE OR UNCONTROLLABLE EROSION (16.08.300 C.2)

## GROUND PREPARATION

PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS AS DETERMINED BY THE SOILS ENGINEER.

PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH. (16.08.310 E)

## GRADING AND EROSION CONTROL ORDINANCES

ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE NO. 2535 AND EROSION CONTROL ORDINANCE NO. 2806.

## OBSERVATION AND TESTING PROGRAM

THE SOILS ENGINEER OF RECORD SHALL OBSERVE THE FOLLOWING TASKS:

- PLACEMENT, BACKFILL, AND COMPACTION OVER NEW STORMDRAIN.
- COMPACTION TESTING OF FILL, SUBBASE AND BASE COURSES OF PROPOSED PRIVATE ROAD.

BI-WEEKLY REPORTS ARE REQUIRED BY THE SOILS ENGINEER OF RECORD TO THE GRADING INSPECTOR, MONITORING THE JOB PROGRESS INCLUDING THE STATUS OF EROSION & SEDIMENTATION MONITORING.

A FINAL REPORT IS REQUIRED FOR ENGINEERING GRADING INCLUDING ALL COMPACTION REPORTS.

## PROJECT REPORT REQUIREMENTS

### FINAL REPORTS

FINAL REPORTS SHALL BE REQUIRED IN ACCORDANCE WITH C.B.C. SECTION 3318.1

### PAD CERTIFICATION REQUIREMENT

A SOIL OR CIVIL ENGINEER SHALL DETERMINE GRADING PERFORMED FOR THIS PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S). THE ENGINEER SHALL SUBMIT A FINAL REPORT TO THE COUNTY.

### SOIL REPORT REQUIREMENTS

THE SOIL REPORT (BY LANDSET ENGINEERS, INC.) OBSERVATIONS AND RECOMMENDATIONS SHALL BE FOLLOWED. A REPRESENTATIVE OF THE GEOTECHNICAL SERVICES SHALL OBSERVE ALL APPLICATIONS REGARDING GENERAL GRADING, PAD GRADING, SLOPE CONSTRUCTION, UTILITY TRENCHES AND FOUNDATION CONSTRUCTION.

## PAD ELEVATION CERTIFICATION

THE GRADED PAD ELEVATION SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

## GRADING AND EROSION CONTROL NOTES

1. ALL GRADING CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT NO. 2315-01, DATED 4/13/22, AND APPLICABLE CODES AS NOTED.

SOILS ENGINEER INFORMATION: LANDSET ENGINEERS, INC.  
520-B CRAZY HORSE CANYON ROAD  
SALINAS, CA 93907  
(831) 443-6970

2. ALL GRADING SHALL CONFORM WITH THE COUNTY OF MONTEREY GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.

3. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

4. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

5. AREAS OF FILL SHALL BE SCARIFIED, KEYED, BENCHED AND RECOMPACTED PER THE BENCH AND KEYWAY DETAIL ON SHEET 6, PRIOR TO REPLACING FILL WHILE UNDER OBSERVATION BY A SOIL OR CIVIL ENGINEER.

6. FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY.

7. REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.

8. NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL.

9. ALL DISTRIBUTED AREA SHALL BE HYDRO SEEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.

10. MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FROM ALL GRADING.

11. MINIMUM SLOPE AWAY FROM BUILDINGS SHALL BE 2% FOR THE FIRST FIVE FEET AROUND PERIMETER.

12. AN APPROVED EROSION CONTROL PLAN WILL BE REQUIRED TO BE SUBMITTED, APPROVED AND IMPLEMENTED SHOULD GRADING OCCUR BETWEEN OCTOBER 15 AND APRIL 15.

13. THE SOILS ENGINEER SHALL DETERMINE THE SUITABILITY OF THE SOIL TO SUPPORT THE INTENDED STRUCTURE. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTION.

14. THE SOILS ENGINEER SHALL SUBMIT A LETTER STATING THE GRADING PLANS FOR THIS PROJECT ARE IN CONFORMANCE WITH THE SOILS REPORT OF RECORD.

## PROJECT COMPLIANCE INSPECTION

PRIOR TO FINAL APPROVAL OF ROAD CONSTRUCTION, THE APPLICANT SHALL CONTACT THE DEPARTMENT OF PLANNING AND BUILDING TO HAVE THE SITE INSPECTED FOR COMPLIANCE WITH THE CONDITIONS OF APPROVAL OR SHALL CERTIFY WORK PERFORMED.

## ENGINEER OF RECORD CERTIFICATION

THE ENGINEER OF RECORD SHALL CERTIFY AND PROVIDE A FINAL REPORT WHICH WILL INCLUDE THE NEW WORK PERFORMED MEETS THE 2019 CALIFORNIA BUILDING CODE, INCLUDING PAD CERTIFICATION FOR PAD AND COMPACTION REPORTS FOR FILL.

## SOIL ENGINEER CERTIFICATION

THE FINAL REPORT, BY THE SOIL ENGINEER OF RECORD (EOR), SHALL SUBMIT REPORTS OF COMPACTION TEST, VERIFICATION OF EXCAVATED AND COMPACTED FILL SLOPES NOT ANY STEEPER THAN 2:1, AND VERIFICATION OF BOTTOM PREP OF KEYS AND BENCHING OF FILL AND DRAINAGE SYSTEM.

## REGISTERED PORTABLE EQUIPMENT USAGE

PRIOR TO ISSUANCE OF GRADING OR CONSTRUCTION PERMITS, THE APPLICANT SHALL PROVIDE EVIDENCE THEY HAVE CONTACTED APCD ON ANY PROPOSED PORTABLE EQUIPMENT REQUIRING APCD OR CARB REGISTRATION, SUCH AS: PORTABLE GENERATORS AND EQUIPMENT WITH ENGINES THAT ARE 50 HORSEPOWER OR GREATER; CHEMICAL PRODUCT PROCESSING AND/OR MANUFACTURING; THE USE OF A STANDBY GENERATOR BOILERS; IC ENGINES, ETC. SHOULD ANY OF THESE TYPES OF EQUIPMENT BE USED DURING CONSTRUCTION ACTIVITIES CALIFORNIA STATEWIDE PORTABLE EQUIPMENT REGISTRATION (ISSUED BY THE CALIFORNIA AIR RESOURCES BOARD) OR AN APED PERMIT MAY BE REQUIRED.

STRUCTURAL TESTS AND SPECIAL INSTRUCTIONS		
REQUIRED VERIFICATION AND INSPECTION OF SOILS (CBC 1705; TABLE 1705.6)		
VERIFICATION AND INSPECTION TASK	VERIFICATION AND INSPECTION TASK	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW FOOTING ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	—	X
3. PERFORM CLASSIFICATION AND TESTING CONTROLLED FILL MATERIALS	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	X	—
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	—	X
SPECIAL INSPECTIONS AND TESTING ARE REQUIRED FOR THIS PROJECT. LANDSET ENGINEERS, INC., WILL PERFORM THE REQUIRED INSPECTIONS IN ACCORDANCE TO CBC 1705; TABLE 1705.6 AND WILL PROVIDE INSPECTION REPORTS PRIOR TO THE POURING OF THE FOUNDATION.		

## GENERAL CONSTRUCTION NOTES

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND/OR PERMITS APPROVED BY THE COUNTY PLANNING DEPARTMENT. THE COUNTY BUILDING DEPARTMENT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE COUNTY'S PLANNING DEPARTMENT WILL BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK AND EXPENSE.

2. ALL CONSTRUCTION WORK SHALL CONFORM TO THE COUNTY OF MONTEREY STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY BUILDING DEPARTMENT. WHEN INSUFFICIENT DETAILS OR SPECIFICATIONS ARE SHOWN, THE CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK) ARE HEREBY REFERENCED.

3. SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90% IN THE ROADWAY PRISM BETWEEN FINISHED SUBGRADE ELEVATION AND ONE FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.

4. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONSTRUCTION CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING THEM DURING CONSTRUCTION.

5. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONSTRUCTION CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-842-2444 2 TO 10 DAYS PRIOR TO THE START OF EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES AND WHETHER OR NOT A REPRESENTATIVE OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.

6. A COUNTY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, FOR BOTH WATER AND ROAD CONSTRUCTION AND THE INSPECTION CARD SHALL BE POSTED ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

7. THE COUNTY INSPECTOR, ACTING ON BEHALF OF THE COUNTY BUILDING DEPARTMENT, MAY REQUEST REVISIONS IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD. REVISIONS SHALL BE REVIEWED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION. THE INSPECTOR MAY ALERT THE CONTRACTOR TO DEVIATIONS IN THE WORK FROM THE PLANS. THE CONTRACTOR SHALL REMEDY THE WORK TO COMPLY WITH THE PLANS TO THE SATISFACTION OF THE INSPECTOR.

8. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL CHANGES WHICH DEVIATE FROM THE CONSTRUCTION AS PROPOSED IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE DESIGN ENGINEER WITH A BASIS FOR RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE COUNTY BUILDING DEPARTMENT AND THE DESIGN ENGINEER.

9. ALL FRESH CUT AND FILL SLOPES SHALL BE PROVIDED WITH A METHOD OF EROSION CONTROL APPROVED BY THE COUNTY ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL AT ALL TIMES.

10. ALL UTILITY RELOCATIONS AND/OR ALTERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER AT HIS EXPENSE.

11. IN THE EVENT THAT THE CONTRACTOR NOTICES IRREGULARITIES IN THE LINE OR GRADE HE SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER AND THE COUNTY BUILDING DEPARTMENT. IF HE FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN THE GRADE AND NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS DURING CONSTRUCTION, AND IF DISTURBED OR LOST, THEY SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR IN ACCORDANCE WITH COUNTY STANDARD DRAWING M-1 AND AS REQUIRED BY STATE LAW, THE LAND SURVEYORS ACT, AND THE SUBDIVISION MAP ACT.

13. ALL GRADING OR OTHER CONSTRUCTION WORK OUTSIDE OF THE RIGHT OF WAY SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE OFF-SITE PROPERTY OWNER.

14. NO TREES SHALL BE REMOVED WITHOUT PERMISSION FROM THE COUNTY PLANNING DEPARTMENT. GRADING ACTIVITY MUST NOT FILL, EXCAVATE OR IN ANY WAY DISTURB THE GROUND WITHIN 5 FEET OF A TREE.

15. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR SHALL BE REQUIRED:

A) TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONDITION OF THE JOB SITE DURING THE COURSE OF CONSTRUCTION FOR THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE COUNTY OF MONTEREY AND THE DESIGN PROFESSIONAL FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM NEGLIGENCE OF THE DESIGN PROFESSIONAL.

B) TO PROTECT PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE JOB SITE AND, AT THE CONTRACTOR'S EXPENSE, REPAIR AND REPLACE AT THEIR ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATION.

C) TO BE SOLELY RESPONSIBLE FOR THE CALCULATION OF ALL QUANTITIES FOR THE CONSTRUCTION OF THIS PROJECT.

16. THE CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT CALTRANS MANUAL FOR TRAFFIC CONTROL AND WORK AREA TRAFFIC CONTROL HANDBOOK. NO STREET OR LANE CLOSURE SHALL BE PERMITTED UNLESS PREVIOUSLY ARRANGED FOR AND GRANTED BY THE COUNTY ENGINEERING DEPARTMENT.

17. CONSTRUCTION GRADE STAKES SHALL BE SET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.

18. CONTRACTOR SHALL HAVE EROSION CONTROL MATERIALS (I.E. HAY BALES) AVAILABLE ON SITE BETWEEN OCTOBER 15 AND APRIL 15. EROSION CONTROL PLAN TO BE CREATED BY THE DESIGN ENGINEER AND APPROVED BY THE COUNTY ENGINEER.

## FIRE SAFETY PLAN

PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE PROPERTY OWNER, OR APPROVED OWNER'S AGENT, SHALL RECEIVE AN APPROVED SIGN OFF FROM THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT AND SHALL SHOW THE DEPARTMENT OF PLANNING AND BUILDING PROOF OF THIS SIGN OFF.

## UTILITY SERVICES

- ELECTRICAL SERVICE IS EXISTING, A 3" PVC CONDUIT SHALL BE INSTALLED UNDERGROUND TO THE NEW BARN FROM THE EXISTING POWER PANEL, SEE SHEET C.1 AND C.3 FOR LOCATION.
- 1" PVC SCH 40, WATER SERVICE IS EXISTING, INSTALL 1" PVC SCH 40, WATER SERVICE TO THE NEW BARN.

## LEGEND

- W ——— EXISTING WATER SERVICE LINE  
E ——— EXISTING ELECTRICAL, TELEPHONE JOINT TRENCH

PRIOR TO CONSTRUCTION, THE CONTRACTOR OF RECORD SHALL INSPECT THE LOCATION OF ALL EXISTING UTILITIES, TO VERIFY PROPOSED CONDUIT RUNS TO THE PROPOSED UTILITY LOCATION TO THE RESIDENCE.

## PROJECT AIR QUALITY NOTES

DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO SITE DISTURBANCE.

THE MEASURES FOR DUST CONTROL ARE AS FOLLOWS, BUT NOT LIMITED TO:

- REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE
- USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHALL BE USED WHENEVER POSSIBLE.
- ALL DIRT STOCK PILE AREAS SHALL BE SPRAYED DAILY AS NEEDED.
- PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT REVEGETATION AND LANDSCAPE PLANS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
- EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THEN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
- ALL DISTURBED SOIL AREAS NOT SUBJECT TO REVEGETATION MUST BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING, OR OTHER METHODS APPROVED IN ADVANCE BY APCD.
- ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
- VEHICLES SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHALL MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE SECTION 23114.
- INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS, OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
- SWEET STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHALL BE USED WHERE FEASIBLE.

DURING INITIAL GRADING/SCRAPING, BURNING SHALL NOT BE ALLOWED, OR IF NO ALTERNATIVE IS AVAILABLE, THE APPLICANT SHALL OBTAIN A BURN PERMIT FROM THE APCD AND COUNTY FIRE/CALIFORNIA DEPARTMENT OF FORESTRY, AND COMPLY WITH ALL CONDITIONS REQUIRED BY THESE AGENCIES.

DURING CONSTRUCTION, PRIOR TO OPERATION OF THE FOLLOWING LIST OF EQUIPMENT (OR SIMILAR EQUIPMENT), THE APPLICANT SHALL CONTACT THE APCD TO DETERMINE IF AN OPERATING PERMIT IS NECESSARY:

- POWER SCREENS, CONVEYORS, DIESEL ENGINES, AND/OR CRUSHERS
- PORTABLE GENERATORS AND EQUIPMENT WITH ENGINES THAT ARE 50 HORSEPOWER (HP) OR GREATER
- IC ENGINES
- TUB GRINDERS

## STRUCTURAL TESTS AND SPECIAL INSPECTIONS

STRUCTURAL OBSERVATION REQUIREMENTS INSPECTIONS IN ACCORDANCE TO CBC 1705:

- PRIOR TO COMMENCEMENT OF OBSERVATIONS, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT IDENTIFYING THE FREQUENCY AND EXTENT OF STRUCTURAL OBSERVATION.
- AT THE CONCLUSION OF WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFIED ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN CORRECTED.

A COMPLETED COUNTY OF MONTEREY SPECIAL INSPECTION AND TESTING SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

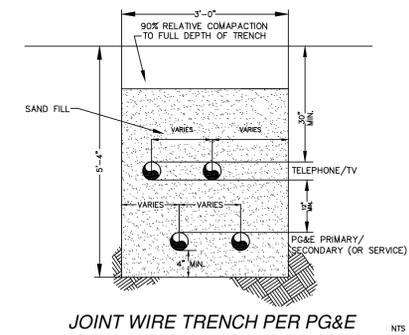
SPECIAL INSTRUCTIONS PER CBC SEC 1705:

- THE MATERIALS, SYSTEMS, COMPONENTS AND WORK REQUIRED TO HAVE SPECIAL INSPECTION OF TESTING BY THE BUILDING OFFICIAL OR THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR EACH PORTION OF THE WORK.
- THE TYPE OF AND EXTENT OF EACH SPECIAL INSPECTION.
- ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION OF RESTING FOR SEISMIC OR WIND RESISTANCE AS SPECIFIED IN SECTION 1705.3, 1707 OR 1708.
- FOR EACH TYPE OF SPECIAL INSPECTION IDENTIFICATION AS TO WHETHER IT WILL BE CONTINUOUS SPECIAL INSPECTION OR PERIODIC SPECIAL INSPECTION.

SPECIAL INSPECTION WILL BE REQUIRED FOR THE EPOXY COATED HOLDOWN BOLTS INTO THE EXISTING FOOTINGS AND FOR SHEAR WALL NAILING OF 4 INCHES O.C. OR LESS.

## WASTE MANAGEMENT REQUIREMENT

IN ACCORDANCE WITH CGBSD SECTION 4.408.2, A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, CONSTRUCTION AND WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL.



JOINT WIRE TRENCH PER PG&E NTS

## WATKINS DESIGN

FRED D. WATKINS  
CIVIL DESIGNER

8940 JUNIPERO AVENUE  
ATASCADERO, CA 93422  
(805) 462-9093  
fredwat@charter.net

*Fred Watkins*

Fred Watkins, draftsman/ designer, assumes no liability for information provided by the owner/contractor in the preparation of these construction drawings. The owner/contractor has approved this set of plans and has agreed this structure is buildable on said lot.

These drawings are the exclusive property of Fred Watkins, draftsman /designer, and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of Fred Watkins is prohibited.

The draftsman/designer does not represent these plans or specifications in connection therewith or suitable, whether or not modified for any other site than the one for which they were specifically prepared. The contractor shall verify and be responsible for all dimensions and conditions on the job, and the draftsman must be notified in writing of any variations from the dimensions and conditions shown on these drawings. This drawing is not final or to be used for construction until signed by the draftsman/designer.

## GENERAL NOTES

MILES FARMER  
16875 BLACKIE ROAD  
SALINAS, CA 93907



## REVISION LOG

REV.	DESCRIPTION	DATE

SCALE: NTS  
PROJECT: FARMER  
DRAWN BY: FDW  
CHECKED BY: SBD  
DATE: 8/16/23

SHEET TITLE:

## GENERAL NOTES

SHEET NUMBER:

C.2

Fred Watkins, draftsman/ designer, assumes no liability for information provided by the owner/contractor in the preparation of these construction drawings. The owner/contractor has approved this set of plans and has agreed this structure is buildable on soil.

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The draftsman/designer does not represent these plans or specifications in connection therewith are suitable, weather or not modified for any other site than the one for which they were specifically prepared. The contractor shall verify and be responsible for all dimensions and conditions on the job, and the draftsman must be notified in writing of any variations from the dimensions and conditions shown on these drawings. This drawing is not final or to be used for construction until signed by the draftsman/designer.

GRADING PLAN

MILES FARMER  
16815 BLACKIE ROAD  
SALINAS, CA 93907



REVISION LOG

REV.	DESCRIPTION	DATE

SCALE: 1" = 20'  
PROJECT: FARMER  
DRAWN BY: FDW  
CHECKED BY: SBD  
DATE: 8/16/23

SHEET TITLE:

GRADING  
PLAN

SHEET NUMBER:

C.3

CONSTRUCTION NOTES:

- CONSTRUCT BUILDING PAD ELEVATION OF 201.5 FINISH GRADE. THE FOUNDATION OF THE BUILDING SHALL BE IN ACCORDANCE OF THE RECOMMENDATIONS OF THE SOIL ENGINEER OF RECORD AND THE GEOTECHNICAL SOILS REPORT. (TYP).
- AN EXISTING GRAVEL DRIVEWAY PER DETAIL 1, SHEET C.3, SHALL GIVE ACCESS TO THE PROPOSED BARN. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK PERFORMED IN THE COUNTY RIGHT OF WAY. (TYP).
- SLOPE GRADE AWAY FROM FOUNDATION AT 5% FOR 10', PER DETAIL 2, SHEET C.3, TYP
- INSTALL GUTTER WITH DRAIN DOWN SPOUTS. CONNECT DOWN SPOUTS WITH 4" PVC PIPE TO RETENTION BASIN, PER DETAIL 3, SHEET C.3 (TYP).
- CONSTRUCT 3' WIDE DRAINAGE SWALE PER DETAIL 2, SHEET C.3, ALL SWALES SHALL BE VEGETATED TO COMPLY WITH LID MEASURES (TYP).
- INSTALL UTILITIES TO RESIDENCE PER UTILITY SERVICES DETAIL, SHEET C.2: INSTALL 2" PVC PIPE, SCH 40, FOR DOMESTIC WATER (W), INSTALL 200 AMP SERVICE (E) WITH #4 UFER GROUND. ELECTRICAL SERVICE SHALL BE INSTALLED UNDERGROUND, WITH 3" PVC, SCH 40.

PRIOR TO CONSTRUCTION, THE CONTRACTOR OF RECORD SHALL INSPECT THE LOCATION OF ALL EXISTING UTILITIES, TO VERIFY PROPOSED CONDUIT RUNS TO THE PROPOSED UTILITY LOCATION, (TYP)

ESTIMATED EARTHWORKS

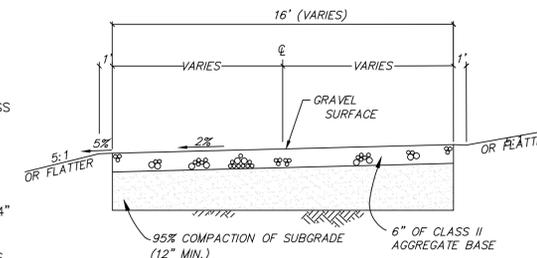
ESTIMATED AREA OF DISTURBANCE: 0.25 ACRES

ESTIMATED CUT/FILL QUANTITIES

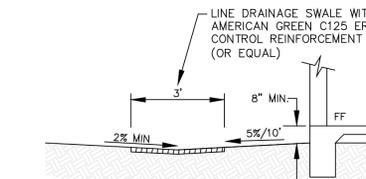
PROPOSED BUILDING PAD  
ESTIMATED CUT: ± 115 CUBIC YARDS  
ESTIMATED FILL: ± 69 CUBIC YARDS  
EXCAVATED CUT: ± 2 FEET  
COMPACTED FILL: ± 2 FEET

THE PROPOSED BARN WILL BE CONSTRUCTED BY OTHERS. SLOPING GRADE AWAY FROM FOUNDATION AREA AT 5% FOR 10' WILL CREATE A LIMITED AMOUNT OF EXCAVATED MATERIAL.

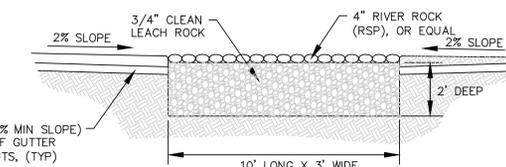
THE CONTRACTOR SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S), SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL PERFORM AN INDEPENDENT EARTHWORK QUANTITY ESTIMATE, AND SHALL BID ACCORDINGLY.



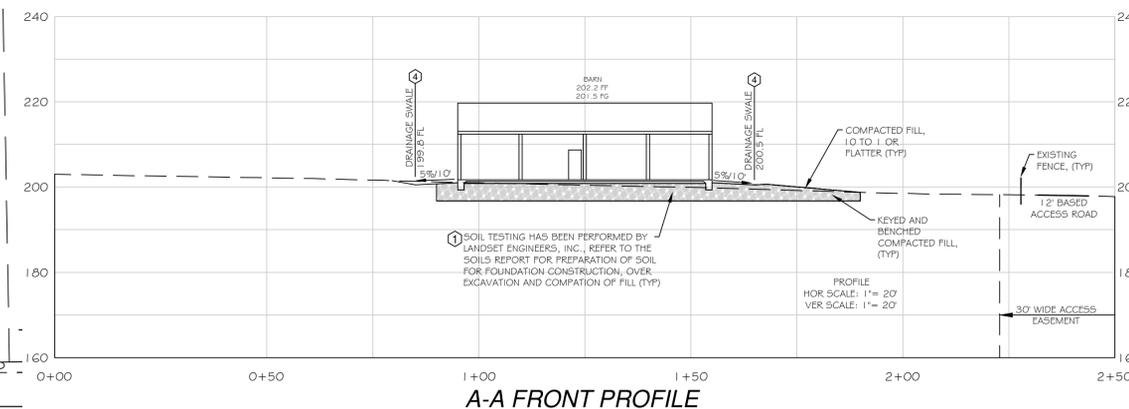
1 (E) GRAVEL DRIVEWAY N.T.S.



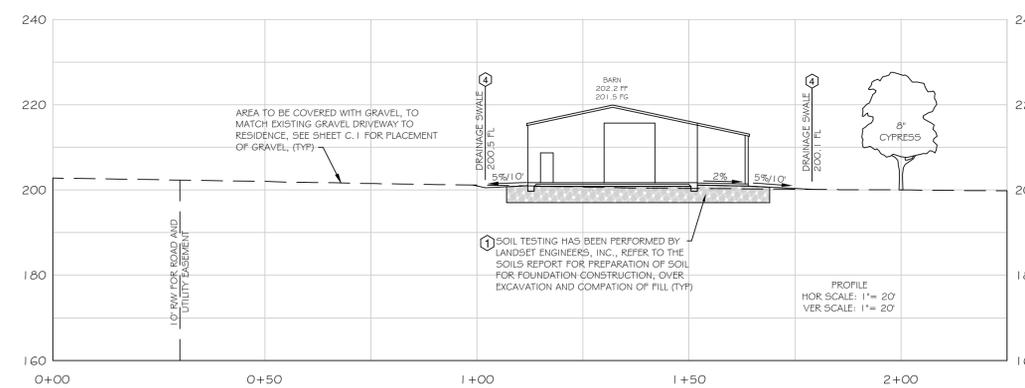
2 DRAINAGE SWALE N.T.S.  
REFER TO NORTH AMERICAN GREEN CHANNEL SPECIFICATIONS FOR INSTALLATION INFORMATION



3 DETENTION BASIN N.T.S.

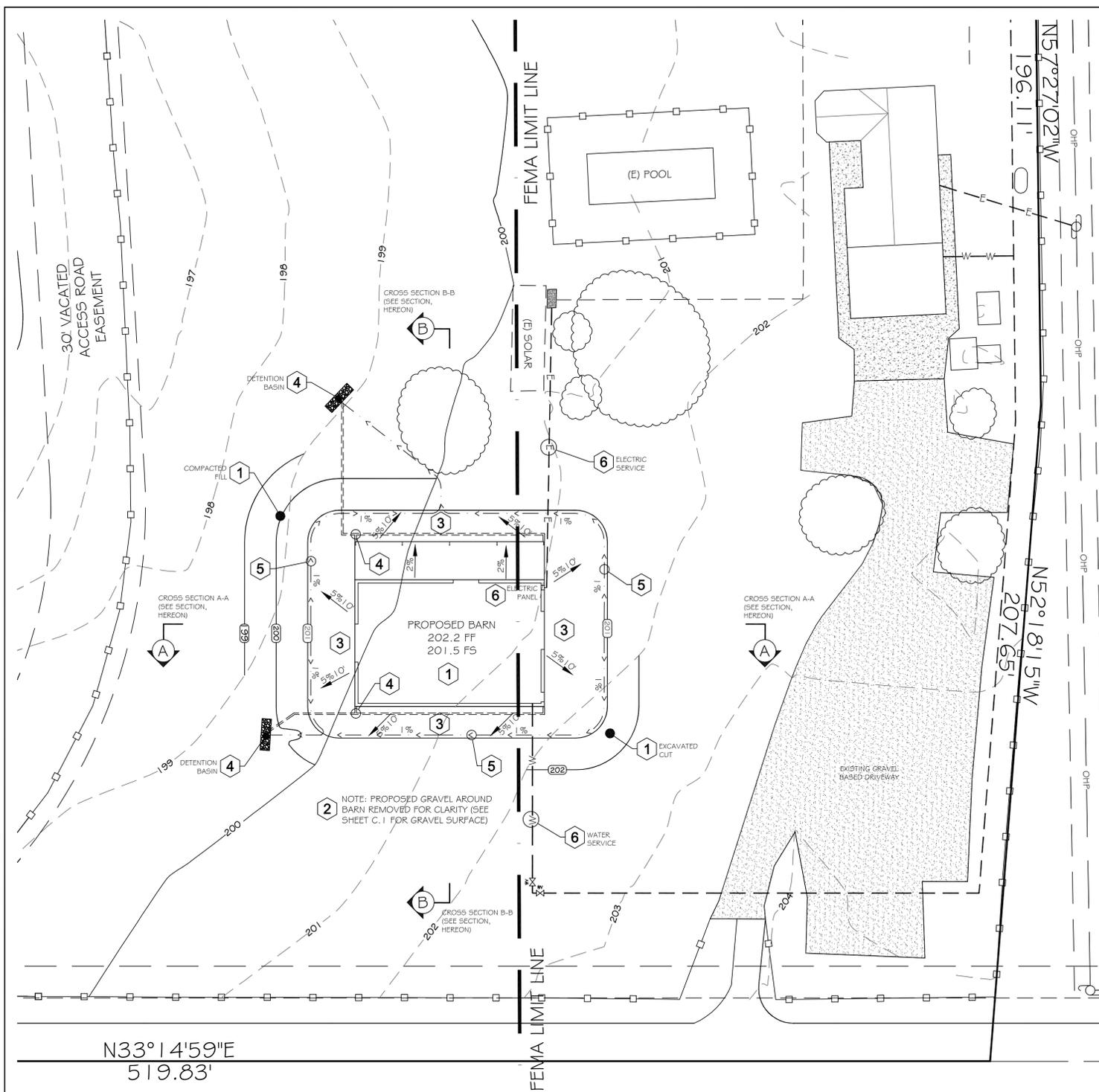


A-A FRONT PROFILE



B-B DRIVEWAY PROFILE

California Coordinates: N 815 E 1115 County Road No. BLACKIE ROAD



N33°14'59"E  
519.83'

SURFACE DRAINAGE NOTE

SURFACE DRAINAGE SHALL BE GRADED TO A DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. THE GRADE SHALL FALL A MINIMUM OF 6" WITH THE FIRST 10'. EXCEPTION: WHERE LOT LINES, WALL, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING (CRC R401.3 DRAINAGE, EXCEPTIONS)

LOW IMPACT DEVELOPMENT (LID) MEASURES

THIS PROJECT IS A TIER ONE PROJECT AND IS REQUIRED TO UTILIZE ONE AGENCY APPROVED STORM-WATER RUNOFF REDUCTION MEASURES. THE LOW IMPACT DEVELOPMENT (LID) MEASURE IS ALL DRAINAGE SWALES SHALL BE VEGETATED.

SCALE: 1" = 20'  
GRADING AND  
DRAINAGE PLAN

**BEST MANAGEMENT PRACTICES:**

**1. TEMPORARY SOIL STABILIZATION (EROSION CONTROL)**

- SCHEDULING
- PRESERVATION OF EXISTING VEGETATION
- HYDRAULIC MULCH
- HYDROSEEDING
- SOIL BINDERS
- STRAW MULCH
- GEOTEXTILES, PLASTIC COVERS, AND EROSION CONTROL BLANKETS/MATS
- WOOD MULCHING
- EARTH DIKES/DRAINAGE SWALES AND LINED DITCHES
- OUTLET PROTECTION/VELOCITY DISSIPATION DEVICES
- SLOPE DRAINS
- STREAMBANK STABILIZATION
- POLYACRYLAMIDE

- EC-1
- EC-2
- EC-3
- EC-4
- EC-5
- EC-6
- EC-7
- EC-8
- EC-9
- EC-10
- EC-11
- EC-12
- EC-13

**2. TEMPORARY SEDIMENT CONTROL**

- SILT FENCE
- SEDIMENT/DESILTING BASIN
- SEDIMENT TRAP
- CHECK DAM
- FIBER ROLLS
- GRAVEL BAG BERM
- STREET SWEEPING AND VACUUMING
- SANDBAG BARRIER
- STRAW BALE BARRIER
- STORM DRAIN INLET PROTECTION
- CHEMICAL TREATMENT

- SE-1
- SE-2
- SE-3
- SE-4
- SE-5
- SE-6
- SE-7
- SE-8
- SE-9
- SE-10
- SE-11

**3. WIND EROSION CONTROL**

- WIND EROSION CONTROL

- WE-1

**4. TRACKING CONTROL**

- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- STABILIZED CONSTRUCTION ROADWAY
- ENTRANCE/OUTLET TIRE WASH

- TC-1
- TC-2
- TC-3

**EROSION CONTROL NOTES:**

1. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ON ALL PROJECTS AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, AND PROTECTION OF ACCESSES. IN ADDITION, PERIMETER CONTAINMENT MEASURES SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL SEDIMENT FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, OR ONTO ADJACENT PROPERTIES.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE CONDUCTED AND DOCUMENTED PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT. EROSION CONTROL DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL ITEMS MAY BE REQUIRED DEPENDING ON THE ACTUAL SOIL CONDITIONS DISCRETION OF THE ENGINEER OF WORK, COUNTY INSPECTOR, SHIPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES ARE INCLUDED IN THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. ALL EROSION CONTROL DEVICES SHALL BE THE FIRST ORDER OF WORK AND SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION AND/OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%. THIS WORK SHALL BE INSTALLED OR APPLIED AFTER EACH AREA IS GRADED AND NO LATER THAN FIVE (5) WORKING DAYS AFTER COMPLETION OF EACH AREA.
5. THE ENGINEER OF WORK AND THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED FOR INSPECTION OF INSTALLED EROSION CONTROL DEVICES.
6. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE PHASE OF CONSTRUCTION. NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
8. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGES. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT OF WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL CLEANUP COSTS ARE FULLY PAID.
9. IF ANY WORK IS NOT IN COMPLIANCE WITH THE PLANS OR PERMITS APPROVED FOR THE PROJECT, THE DEPARTMENT SHALL REVOKE ALL ACTIVE PERMITS AND RECOMMEND THE COUNTY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH SECTION 22.52.140 [23.10] OF THE LAND USE ORDINANCE.
10. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE COUNTY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WQID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.  
WQID NUMBER: PROJECT IS EXEMPT FROM WQID REQUIREMENTS
11. PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER):  
NAME: MILES FARMER  
LOCAL PHONE NUMBER: (831) 594-2620

**STABILIZED CONSTRUCTION ENTRANCE REQUIREMENTS**

THE INGRESS/EGRESS BY CONSTRUCTION VEHICLES SHALL HAVE THE FOLLOWING MEASURE AND REQUIREMENTS IN EFFECT TO MINIMIZE THE TRACKING OF MUD AND DIRT ONTO EXISTING STREETS.

THE FOLLOWING INSTALLATION GUIDELINES SHALL BE IMPLEMENTED:

- PROPER GRADE ENTRANCE TO PREVENT RUNOFF FROM THE CONSTRUCTION SITE. THE ENTRANCE ELEVATION OF THE DRIVEWAY SHALL BE LOWER THAN THE CONNECTING STREET.
- ROUTE RUNOFF FROM STABILIZED ENTRANCE THROUGH A SEDIMENT TRAPPING DEVICE BEFORE WATER IS DISCHARGED.
- DESIGN STABILIZED ENTRANCE TO SUPPORT THE HEAVIEST VEHICLES WHICH WILL USE IT.
- SELECT ENTRANCE STABILIZATION (AGGREGATE, ASPHALTIC CONCRETE, CONCRETE) BASED ON LONGEVITY, REQUIRED PERFORMANCE, AND SITE CONDITIONS.
- IF AGGREGATE IS SELECTED, PLACE AN 8" THICK COURSE OF AGGREGATE OVER THE GEOTEXTILE FABRIC OR A THICKNESS OF AGGREGATE RECOMMENDED BY A SOILS ENGINEER.

THE FOLLOWING INSPECTION AND MAINTENANCE PROCEDURES SHALL BE FOLLOWED:

- INSPECTION OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE ROUTINELY PERFORMED FOR DAMAGE AND REPAIR AS NEEDED.
- REQUIREMENT THAT ALL EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.
- SEDIMENT TRAPPING DEVICES SHALL BE SERVICED ON A REGULAR BASIS.

**CONSTRUCTION BMP MAINTENANCE, INSPECTION AND REPAIR**

INSPECTIONS WILL BE CONDUCTED AS FOLLOWS:

- PRIOR TO A FORECAST STORM
- AFTER A RAIN EVENT THAT CAUSES RUNOFF FOR THE CONSTRUCTION SITE
- AT 24-HOUR INTERVALS DURING EXTENDED RAIN EVENTS
- A FOLLOW-UP PROCEDURE SHALL FOLLOW ANY INSPECTION THAT IDENTIFIES DEFICIENCIES IN THE EROSION CONTROL DEVICES.

**POST-CONSTRUCTION BMP CONTROL PRACTICES**

THE FOLLOWING POST-CONSTRUCTION BEST MANAGEMENT PRACTICES THAT ARE TO BE USED AT THE CONSTRUCTION SITE AFTER ALL CONSTRUCTION IS COMPLETE:

- OUTLET PROTECTION / VELOCITY DISSIPATION DEVICES SHALL BE INSTALLED AT ALL DRAINAGE SWALES AND DRAINAGE OUTLETS
- ALL SLOPES WILL BE SEEDED WITH, PLANTED AND PROTECTED WITH STRAW MULCH

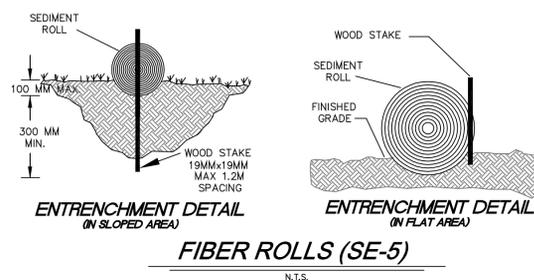
**EROSION CONTROL PLANTING NOTES:**

A. ALL EROSION CONTROL PLANTING SHALL COMPLY WITH THE COUNTY REQUIREMENTS FOR REVEGETATION AND LANDSCAPE PLANS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES. HYDROSEEDING SHALL BE INSTALLED ACCORDING TO THE FOLLOWING SPECIFICATIONS:

1. THE WORK SHALL CONSIST OF HYDRO-SEEDING EROSION CONTROL MATERIAL CONSISTING OF A MIXTURE OF STABILIZING EMULSION (BINDER), FIBER, SEED, COMMERCIAL FERTILIZER AND WATER TO CUT AND FILL SLOPES ON CONSTRUCTION SITES.
2. THE SEED MIXTURE FOR THE EROSION CONTROL MATERIAL SHALL CONSIST OF THE FOLLOWING APPROXIMATE PROPORTIONS:

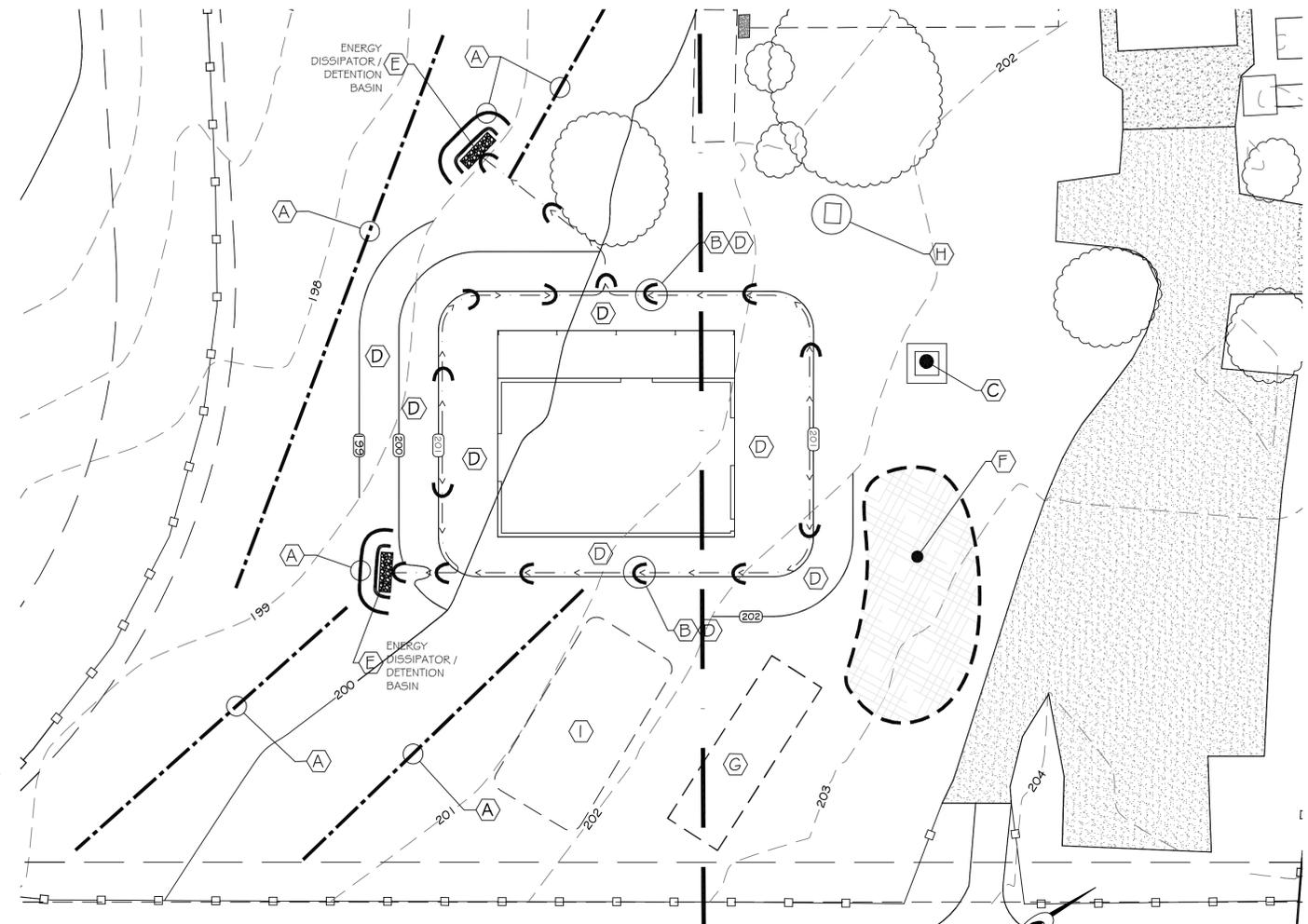
MATERIAL	POUNDS PER ACRE (MEASURED ON SLOPE)
FIBER	1,500 lbs
BARLEY SEED	180 lbs
COMMERCIAL FERTILIZER (16-20-0)	400 lbs
WATER	AS NEEDED FOR APPLICATION
STABILIZING EMULSION	AS RECOMMENDED BY MANUFACTURER

3. MIXING OF MATERIAL FOR APPLICATION WITH HYDRO-SEEDING EQUIPMENT SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM OF SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH SHALL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE ENGINEER MAY AUTHORIZE USE OF EQUIPMENT OF SMALLER CAPACITY IF IT DEMONSTRATED SUCH EQUIPMENT IS CAPABLE OF PERFORMING ALL OPERATIONS SATISFACTORILY.



**MONTEREY COUNTY EROSION CONTROL NOTES**

1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON, BETWEEN OCTOBER 15TH THROUGH APRIL 15TH.
2. ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND TO ESTABLISH NATIVE AND NATURALIZED VEGETATIVE GROWTH COMPATIBLE WITH THE AREA. THIS CONTROL SHALL CONSIST OF: A) EFFECT TEMPORARY PLANTING SUCH AS RYE GRASS, SOME OTHER FAST-GERMINATION SEED, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL; B) PERMANENT PLANTING OF NATIVE OR NATURALIZED DROUGHT RESISTANT SPECIES OF SHRUBS, TREES, OR OTHER VEGETATION, PURSUANT TO THE COUNTY'S LANDSCAPE CRITERIA, WHEN THE PROJECT IS COMPLETED; C) MULCHING, FERTILIZING, WATERING, OR OTHER METHODS MAY BE REQUIRED TO ESTABLISH NEW VEGETATION, ON SLOPES LESS THAN 20%. TOPSOIL SHOULD BE STOCKPILED AND REAPPLIED.
3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
4. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITY BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.



**RMA-ENVIRONMENTAL SERVICE NOTES:**

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

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

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

5. THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY. (MCC 16.12.090 b 5)

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

7. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THIS AREA.

8. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED, HAVE BEEN REMOVED.

**EROSION CONTROL NOTES:**

- (A) INSTALL FIBER ROLLS (SE-5) TO SLOW DRAINAGE AND TRAP SEDIMENT, REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP)
- (B) INSTALL FIBER ROLLS (SE-5) IN A CHEVRON SHAPE TO SLOW DRAINAGE AND TRAP SEDIMENT, REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP)
- (C) INSTALL CONCRETE WASTE MANAGEMENT (WM-8) PRIOR TO THE PLACEMENT OF CONCRETE AND STUCCO, REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP)
- (D) INSTALL EROSION CONTROL PLANTING (EC-6, EC-7) OR LANDSCAPING, AS SOON AS POSSIBLE, FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES, AS NOTED HEREON, REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP)
- (E) INSTALL VELOCITY DISSIPATION DEVICES (EC-10), REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP).
- (F) STOCKPILE AREA
- (G) MATERIAL STORAGE AREA
- (H) PORTABLE SANITATION FACILITY
- (I) WASTE COLLECTION AREA

INSTALL EROSION CONTROL PLANTING, AS SOON AS POSSIBLE, FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES, AS NOTED HEREON (TYP)

**WATKINS DESIGN**

FRED D. WATKINS  
CIVIL DESIGNER

8940 JUNIPERO AVENUE  
ATASCADERO, CA 93422  
(805) 462-9093  
fredwat@charter.net

*Handwritten signature of Fred Watkins*

Fred Watkins, draftsman/ designer, assumes no liability for information provided by the owner/contractor in the preparation of these construction drawings. The owner/contractor has approved this set of plans and has agreed this structure is buildable on said lot.

These drawings are the exclusive property of Fred Watkins, draftsman /designer, and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of Fred Watkins is prohibited.

The draftsman/designer does not represent these plans or specifications in connection therewith are suitable, weather or not modified for any other site than the one for which they were specifically prepared. The contractor shall verify and be responsible for all dimensions and conditions on the job, and the draftsman must be notified in writing of any variations from the dimensions and conditions shown on these drawings. This drawing is not final or to be used for construction until signed by the draftsman/designer.

**EROSION CONTROL PLAN**  
 MILES FARMER  
 16815 BLACKIE ROAD  
 SALINAS, CA 93907



**REVISION LOG**

REV.	DESCRIPTION	DATE

SCALE: 1" = 20'  
 PROJECT: FARMER  
 DRAWN BY: FDW  
 CHECKED BY: SBD  
 DATE: 8/16/23

SHEET TITLE:  
**EROSION CONTROL PLAN**

SHEET NUMBER:  
C.4

*[Signature]*  
Fred Watkins, draftsman/  
designer, assumes no liability  
for information provided by the  
owner/contractor in the  
preparation of these  
construction drawings. The  
owner/contractor has approved  
this set of plans and has  
agreed this structure is  
buildable on said lot.

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Watkins, draftsman  
/designer, and shall be used  
solely for the purpose of this  
project on this site. Any use  
other than the project upon  
which it is intended for without  
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used for construction until  
signed by the  
draftsman/designer.

EROSION CONTROL  
DEVICES  
MILES FARMER  
16815 BLACKIE ROAD  
SALINAS, CA 93907

REVISION LOG

REV.	DESCRIPTION	DATE

SCALE: N.T.S.  
PROJECT: FARMER  
DRAWN BY: FDW  
CHECKED BY: SBD  
DATE: 8/16/23

SHEET TITLE:  
EROSION  
CONTROL  
DEVICES  
SHEET NUMBER:

C.5

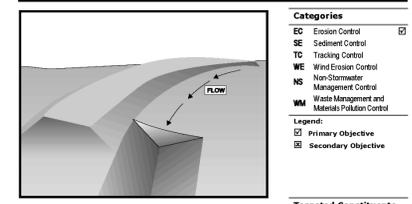


EROSION AND SEDIMENTATION  
CONTROL DEVICES

CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA)

EC-9

Earth Dikes and Drainage Swales EC-9



**Description and Purpose**  
An earth dike is a temporary berm or ridge of compacted soil used to divert runoff or channel water to a desired location. A drainage swale is a shaped and sloped depression in the soil surface used to convey runoff to a desired location. Earth dikes and drainage swales are used to divert off-site runoff around the construction site, divert runoff from stabilized areas and disturbed areas, and direct runoff into sediment basins or traps.

**Suitable Applications**  
Earth dikes and drainage swales are suitable for use, individually or together, where runoff needs to be diverted from one area and conveyed to another.

- Earth dikes and drainage swales may be used:
  - To convey surface runoff down sloping land.
  - To intercept and divert runoff to avoid sheet flow over sloped surfaces.
  - To divert and direct runoff towards a stabilized watercourse, drainage pipe or channel.
  - To intercept runoff from paved surfaces.
  - Below steep grades where runoff begins to concentrate.
  - Along roadways and facility improvements subject to flood drainage.

**Categories**  
EC Erosion Control   
SE Sediment Control   
TC Tracking Control   
WE Wind Erosion Control   
NS Non-Stormwater Management Control   
WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Objective  
 Secondary Objective

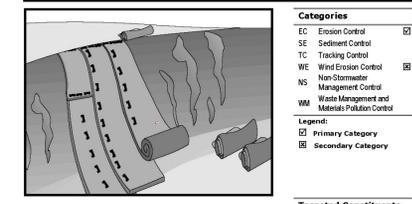
**Targeted Constituents**  
Sediment   
Nutrients   
Trash   
Metals   
Bacteria   
Oil and Grease   
Organics

**Potential Alternatives**  
None

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EC-7

Geotextiles and Mats EC-7



**Description and Purpose**  
Mattings, or Rolled Erosion Control Products (RECPs), can be made of natural or synthetic materials or a combination of the two. RECPs are used to cover the soil surface to reduce erosion from rainfall impact, hold soil in place, and absorb and hold moisture near the soil surface. Additionally, RECPs may be used to stabilize soils until vegetation is established or to reinforce non-woody surface vegetation.

**Suitable Applications**  
RECPs are typically applied on slopes where erosion hazard is high and vegetation will be slow to establish. Mattings are also used on stream banks, swales and other drainage channels where moving water at velocities between 3 ft/s and 6 ft/s are likely to cause scour and wash out new vegetation, and in areas where the soil surface is disturbed and where existing vegetation has been removed. RECPs may also be used when seeding cannot occur (e.g., late season construction and/or the arrival of an early rain season). RECPs should be considered when the soils are fine grained and potentially erosive. RECPs should be considered in the following situations:

- Steep slopes, generally steeper than 3:1 (H:V)
- Slopes where the erosion potential is high
- Slopes and disturbed soils where mulch must be anchored
- Disturbed areas where plants are slow to develop

**Categories**  
EC Erosion Control   
SE Sediment Control   
TC Tracking Control   
WE Wind Erosion Control   
NS Non-Stormwater Management Control   
WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Category  
 Secondary Category

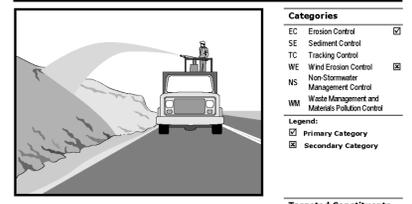
**Targeted Constituents**  
Sediment   
Nutrients   
Trash   
Metals   
Bacteria   
Oil and Grease   
Organics

**Potential Alternatives**  
EC-3 Hydraulic Mulch  
EC-4 Hydroseeding  
EC-5 Soil Binders  
EC-7 Geotextiles and Mats  
EC-8 Wood Mulching  
EC-14 Compost Blanket

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EC-6

Straw Mulch EC-6



**Description and Purpose**  
Straw mulch consists of placing a uniform layer of straw and incorporating it into the soil with a tilled roller or crimper, or anchoring it with a tackifier or stabilizing emulsion. Straw mulch protects the soil surface from the impact of rain drops, preventing soil particles from becoming dislodged.

**Suitable Applications**  
Straw mulch is suitable for disturbed areas requiring temporary protection until permanent stabilization is established. Straw mulch can be specified for the following applications:

- As a stand-alone BMP on disturbed areas until soils can be prepared for permanent vegetation. The longevity of straw mulch is typically less than six months.
- Applied in combination with temporary seeding strategies
- Applied in combination with permanent seeding strategies to enhance plant establishment and final soil stabilization
- Applied around containerized plantings to control erosion until the plants become established to provide permanent stabilization

**Limitations**

- Availability of straw and straw blowing equipment may be limited just prior to the rainy season and prior to storms due to high demand.

**Categories**  
EC Erosion Control   
SE Sediment Control   
TC Tracking Control   
WE Wind Erosion Control   
NS Non-Stormwater Management Control   
WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Category  
 Secondary Category

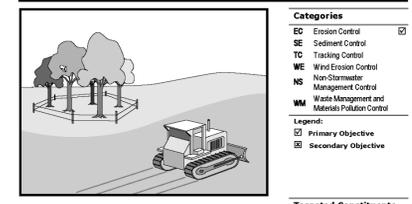
**Targeted Constituents**  
Sediment   
Nutrients   
Trash   
Metals   
Bacteria   
Oil and Grease   
Organics

**Potential Alternatives**  
EC-3 Hydraulic Mulch  
EC-4 Hydroseeding  
EC-5 Soil Binders  
EC-7 Geotextiles and Mats  
EC-8 Wood Mulching  
EC-14 Compost Blanket

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EC-2

Preservation Of Existing Vegetation EC-2



**Description and Purpose**  
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

**Suitable Applications**  
Preservation of existing vegetation is suitable for use on most projects. Large project sites often provide the greatest opportunity for use of this BMP. Suitable applications include the following:

- Areas within the site where no construction activity occurs, or occurs at a later date. This BMP is especially suitable to multi-year projects where grading can be phased.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, watercourse, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. These areas are usually designated on the plans, or in the specifications, permits, or environmental documents.
- Where vegetation designated for ultimate removal can be temporarily preserved and be utilized for erosion control and sediment control.

**Limitations**

- Requires forward planning by the owner/developer,

**Categories**  
EC Erosion Control   
SE Sediment Control   
TC Tracking Control   
WE Wind Erosion Control   
NS Non-Stormwater Management Control   
WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Objective  
 Secondary Objective

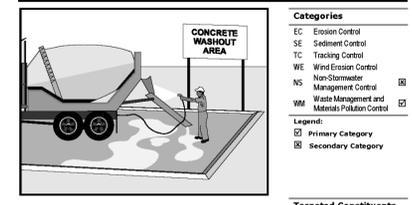
**Targeted Constituents**  
Sediment   
Nutrients   
Trash   
Metals   
Bacteria   
Oil and Grease   
Organics

**Potential Alternatives**  
None

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WM-8

Concrete Waste Management WM-8



**Description and Purpose**  
Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

**Suitable Applications**  
Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Shurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

**Categories**  
EC Erosion Control   
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TC Tracking Control   
WE Wind Erosion Control   
NS Non-Stormwater Management Control   
WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Category  
 Secondary Category

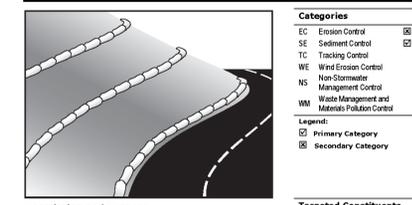
**Targeted Constituents**  
Sediment   
Nutrients   
Trash   
Metals   
Bacteria   
Oil and Grease   
Organics

**Potential Alternatives**  
None

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SE-6

Gravel Bag Berm SE-6



**Description and Purpose**  
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

**Suitable Applications**  
Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

**Categories**  
EC Erosion Control   
SE Sediment Control   
TC Tracking Control   
WE Wind Erosion Control   
NS Non-Stormwater Management Control   
WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Category  
 Secondary Category

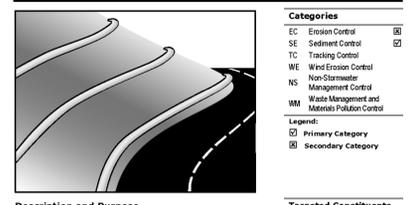
**Targeted Constituents**  
Sediment   
Nutrients   
Trash   
Metals   
Bacteria   
Oil and Grease   
Organics

**Potential Alternatives**  
SE-1 Silt Fence  
SE-5 Silt Fence  
SE-6 Fiber Roll  
SE-8 Sandbag Barrier  
SE-14 Buffering Bags

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SE-5

Fiber Rolls SE-5



**Description and Purpose**  
A fiber roll consists of straw, coir, or other biodegradable materials bound into a tight tubular roll wrapped by netting which can be photodegradable or natural. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight when staking the rolls are not feasible (such as use as inlet protection). When fiber rolls are placed at the toe and on the face of slopes along the contours, they intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and fill erosion until vegetation is established.

**Suitable Applications**  
Fiber rolls may be suitable:

- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed soil areas.
- At operational storm drains as a form of inlet protection.

**Categories**  
EC Erosion Control   
SE Sediment Control   
TC Tracking Control   
WE Wind Erosion Control   
NS Non-Stormwater Management Control   
WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Category  
 Secondary Category

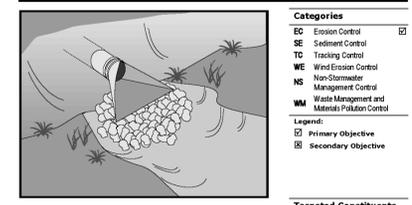
**Targeted Constituents**  
Sediment   
Nutrients   
Trash   
Metals   
Bacteria   
Oil and Grease   
Organics

**Potential Alternatives**  
SE-1 Silt Fence  
SE-6 Gravel Bag Berm  
SE-8 Sandbag Barrier  
SE-14 Buffering Bags

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EC-10

Velocity Dissipation Devices EC-10



**Description and Purpose**  
Outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble, which is placed at the outlet of a pipe or channel to prevent scour of the soil caused by concentrated, high velocity flows.

**Suitable Applications**  
Whenever discharge velocities and energies at the outlets of culverts, conduits, or channels are sufficient to erode the next downstream reach. This includes temporary diversion structures to divert runoff during construction.

- These devices may be used at the following locations:
  - Outlets of pipes, drains, culverts, slope drains, diversion ditches, swales, conduits, or channels.
  - Outlets located at the bottom of mild to steep slopes.
  - Discharge outlets that carry continuous flows of water.
  - Outlets subject to short, intense flows of water, such as flash floods.
  - Points where lined conveyances discharge to unlined conveyances

**Limitations**

- Large storms or high flows can wash away the rock outlet protection and leave the area susceptible to erosion.

**Categories**  
EC Erosion Control   
SE Sediment Control   
TC Tracking Control   
WE Wind Erosion Control   
NS Non-Stormwater Management Control   
WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Objective  
 Secondary Objective

**Targeted Constituents**  
Sediment   
Nutrients   
Trash   
Metals   
Bacteria   
Oil and Grease   
Organics

**Potential Alternatives**  
None

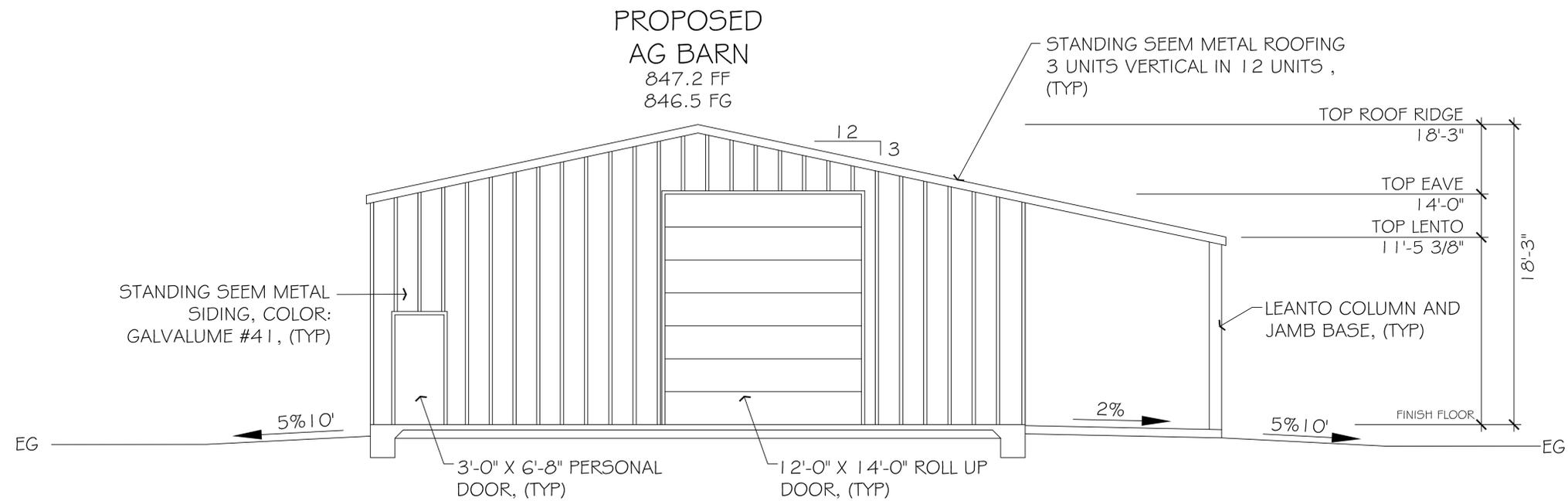
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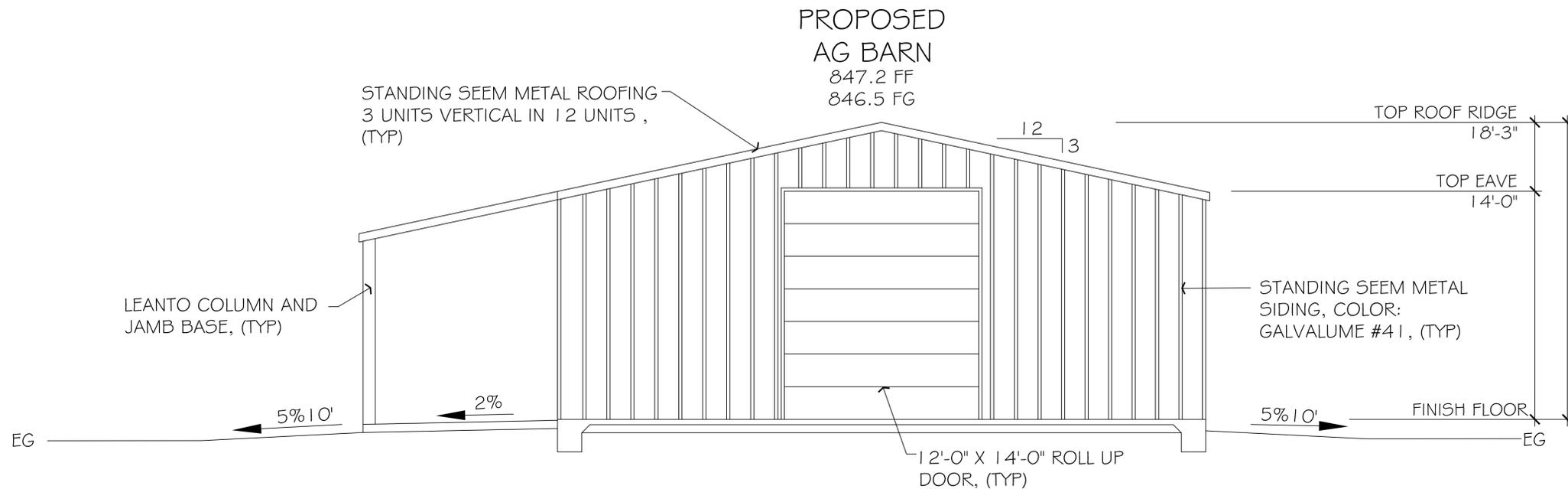
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The draftsman/designer does not represent these plans or specifications in connection therewith are suitable, weather or not modified for any other site than the one for which they were specifically prepared. The contractor shall verify and be responsible for all dimensions and conditions on the job, and the draftsman must be notified in writing of any variations from the dimensions and conditions shown on these drawings. This drawing is not final or to be used for construction until signed by the draftsman/designer.



## NORTH FACING

REFERENCE OUTBACK STEEL BUILDING PLANS,  
(SHEETS 1-3) FOR ENGINEERED CONSTRUCTION  
PLANS FOR THIS PROJECT, (TYP)



## SOUTH FACING

REFERENCE OUTBACK STEEL BUILDING PLANS,  
(SHEETS 1-3) FOR ENGINEERED CONSTRUCTION  
PLANS FOR THIS PROJECT, (TYP)

**AG BARN ELEVATION PLAN**

MILES FARMER  
16815 BLACKIE ROAD  
SALINAS, CA 93907

REVISION LOG

REV.	DESCRIPTION	DATE

SCALE: 1/4" = 1'  
PROJECT: FARMER  
DRAWN BY: FDW  
CHECKED BY: FDW  
DATE: 10/04/23

SHEET TITLE:  
**SHOP  
ELEVATION  
PLAN**

SHEET NUMBER:

**A.1**

**ELEVATION PLAN**

SHOP

1/4" = 1'-0"

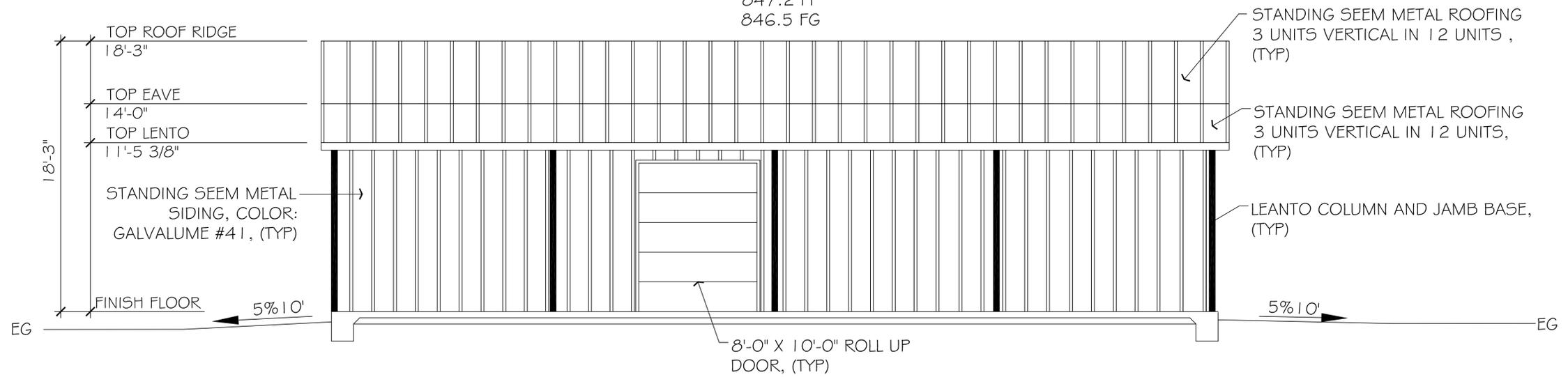


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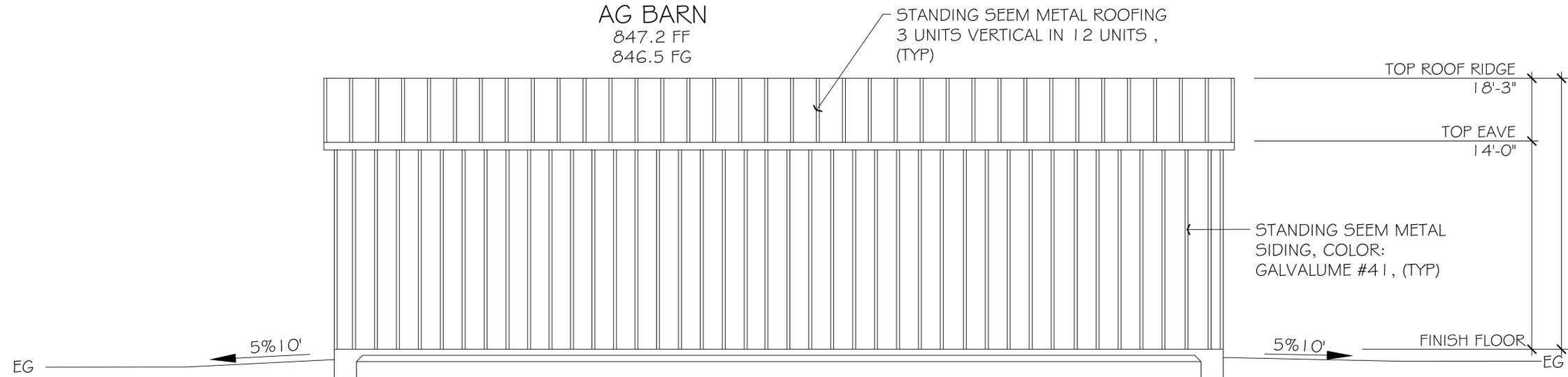
**PROPOSED  
AG BARN**  
847.2 FF  
846.5 FG



**EAST FACING**

REFERENCE OUTBACK STEEL BUILDING PLANS,  
(SHEETS 1-3) FOR ENGINEERED CONSTRUCTION  
PLANS FOR THIS PROJECT, (TYP)

**PROPOSED  
AG BARN**  
847.2 FF  
846.5 FG



**WEST FACING**

REFERENCE OUTBACK STEEL BUILDING PLANS,  
(SHEETS 1-3) FOR ENGINEERED CONSTRUCTION  
PLANS FOR THIS PROJECT, (TYP)

**AG BARN ELEVATION PLAN**  
MILES FARMER  
16815 BLACKIE ROAD  
SALINAS, CA 93907

REVISION LOG

REV.	DESCRIPTION	DATE

SCALE: 1/4" = 1'  
PROJECT: FARMER  
DRAWN BY: FDW  
CHECKED BY: FDW  
DATE: 10/04/23

SHEET TITLE:  
**SHOP  
ELEVATION  
PLAN**

SHEET NUMBER:

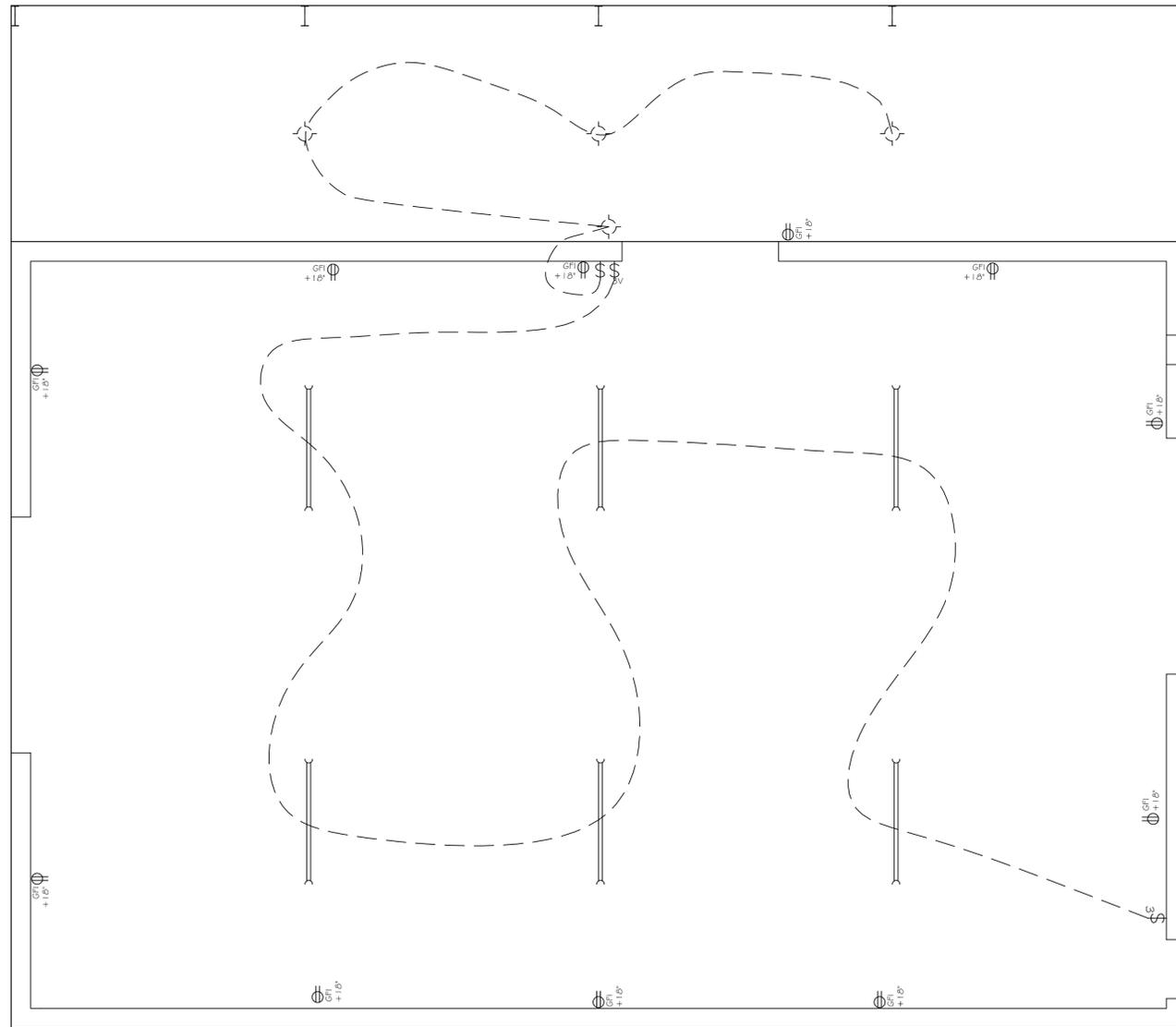
**A.2**

**ELEVATION PLAN**

SHOP

1/4" = 1'-0"

ELECTRICAL SERVICE IS EXISTING.  
 A 120 AMP PANEL SHALL BE INSTALLED TO SERVICE THE WORK SHOP.  
 CONDUIT: 3", SCH 40 PVC  
 (3) 3/0 THWN COPPER CONDUCTORS  
 (1) #4 THWN COPPER GROUNDING CONDUCTOR



3" CONDUIT, SCH 40 FROM  
 (E) ELECTRICAL SERVICE AT  
 (E) ELECTRICAL PANEL

120 AMP SERVICE  
 W/ 20' UFER GROUND

**LIGHTING NOTES:**

The requirements apply only to permanently installed luminaires, i.e., luminaires that are part of the house, as opposed to portable luminaires such as torchieres or table lamps that are provided by the occupant. Permanently installed luminaires include ceiling luminaires, chandeliers, vanity lamps, wall sconces and any other type of luminaire that is a permanent part of the house.

The new requirements may be summarized as follows :

- KITCHENS:** At least half the installed wattage of luminaires in Kitchens shall be high efficacy and the ones that are not must be switched separately.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS :** All luminaires shall either be high efficacy or shall be controlled by an occupant sensor.
- OTHER ROOMS:** All luminaires shall either be high efficacy or shall be controlled by an occupant sensor or dimmer. Closets that are less than 70 square foot are exempt from this requirement
- OUTDOOR LIGHTING:** All luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires or shall be controlled by a photocell/motion sensor combination.
- COMMON AREAS OR MULTIFAMILY BUILDINGS:** All luminaires in the common areas of multifamily buildings shall either be high efficacy or shall be controlled by an occupant sensor.

Luminaires that are recessed into insulated ceilings are required to be rated for insulation contact ("IC-rated") so that insulation can be placed over them. The housing of the luminaire shall be airtight to prevent conditioned air escaping into the ceiling cavity or attic, unconditioned air infiltrating from the ceiling or attic into the conditioned space.

An additional set of requirements apply to parking lots or garages with space for eight or more cars, which are typically for multifamily buildings. The nonresidential Standards for parking lots and/or garages apply in these cases (§132, §147).

**6.2 High Efficacy Luminaires**

A luminaire is the lighting industry's term for light fixture. A luminaire consists of the housing, power supply (ballast), lamp, reflector, and in some cases a lens. A lamp is the lighting industry's term for a light bulb. Luminaires can be designed to be recessed into the ceiling, suspended by a rod or chain, or surface mounted on the wall or ceiling. A high efficacy luminaire is one that contains only high efficacy lamps and must not contain a conventional (medium) screw-based socket. Typically, high efficacy luminaires contain, pin-based sockets, like compact or linear fluorescent lamp sockets, though other types such as screw sockets specifically rated for high intensity discharge lamps (like metal halide lamps) may also be eligible for exterior use. Luminaires with modular components that allow conversion between screw-based and pin-based sockets, without changing the luminaire housing or wiring, shall not be considered high efficacy luminaires. These requirements prevent low efficacy lamps being retrofitted in high efficacy luminaires. Also, compact fluorescent luminaires, with permanently installed ballasts, that are capable of operating a range of lamp wattages, the highest operating input wattage of the rated lamp/ballast combination must be used for determining the luminaire wattage.

There are two qualifying requirements for a high efficacy luminaire: that the lumens per watt for the lamp be above a specified threshold and that electronic ballasts be used in certain applications.

**6.2.1 Lumens per Watt**

The lumen is the unit of visible light. To be rated as high efficacy, a lamp must produce a certain number of lumens for each watt of electrical power it consumes. Efficacy is therefore measured in lumens per watt. Almost all fluorescent lamps equipped with electronic ballasts qualify as high efficacy light sources: incandescent lamps (including any screw-in incandescent lamps, like regular 'A' or reflector lamps, or quartz halogen lamps, or low voltage lamps, like halogen MR lamps) do not. To be classified as high efficacy, a lamp must meet the requirements listed in Table 6-1 (documented in Table 150-C of the Standards): For simplicity, the power used by the ballast is ignored when determining the lumens per watt for purposes of compliance with the residential lighting requirements.

**Table 6-1 - High Efficacy Lamps**

Lamp power	Required lamp efficacy
< 15 W	40 lm/W
15-40 W	50 lm/W
> 40 W	60 lm/W

Note: the wattage of the ballast is not included when determining lamp efficacy. Mercury vapor lamps do not usually meet the requirements; metal halide or compact fluorescent lamps (CFLs) are good replacements. For other lamp types such as LEDs you should check with the lamp manufacturer and provide documents showing that the lamp meets the requirements. To calculate the efficacy of a lamp, find out from the manufacturer how many lumens it produces, then divide this number by the rated wattage of the lamp. Do not include any watts consumed by the ballast.

**RENEWABLE ENERGY:**

In new construction, the contractor shall provide a conduit system from the main electrical panel to an accessible location. The location may be either attic space, roof structure, or an area onsite designed for future renewable energy generation to accommodate a point of connection on the load side of the electrical service disconnecting means.

**GENERAL ELECTRICAL NOTES:**

1. Bathroom receptacles: at least one 20 amp branch circuit shall be provided to supply bathroom receptacle outlets. such circuits shall have no other outlets. (cec 210.11(c)(3))
2. All branch circuits that supply 125-volt, single phase, 15 and 20 ampere outlets installed in dwelling unit bedrooms, family rooms, dining rooms, living rooms, rec rooms, closets, hallways, or similar room types, including receptacles, switches, lights, and smoke alarms shall be protected by a combination type arc-fault circuit interrupter(s). cec sec. 210.12.(b).
3. Pendant lights, ceiling fans & track lighting are prohibited in the area above bathtubs
4. Specific Electrical Notes:
  - all bedroom receptacles to be afci.
  - all hosebibs to have non removable backflow prevention devices per cpc 603.3.7
  - individual valves of the pressure balance or the thermostatic mixing valve type are required at the showers and tub-shower combination per cpc 420
  - R-6 duct insulation minimum.
  - all hot water pipes 3/4" or greater to the kitchen shall be insulated.
  - both hot and cold water pipes shall be insulated five feet minimum from the hot water heater.
5. Ceiling fans weighing over 35 lbs. cannot be supported by an electrical box. They must be supported as required by SEC 370-23 & 422-18.
6. Light fixtures in tub or shower enclosures are to be labeled "suitable for wet locations" or "suitable for damp locations."
7. All outlets to be tamper resistant.

**ELECTRICAL LEGEND**

- |  |                                  |  |                                   |
|--|----------------------------------|--|-----------------------------------|
|  | CEILING MOUNTED LIGHT            |  | DOOR CHIMES                       |
|  | WALL MOUNTED LIGHT               |  | HOSE BIBB                         |
|  | PENDANT LIGHT (LED)              |  | AIR REGISTER                      |
|  | TELEVISION JACK                  |  | RECESSED WATER STUB FOR REFRIG    |
|  | PHONE JACK                       |  | PUSH BUTTON SWITCH                |
|  | ELECTRICAL SWITCH                |  | WALL SCONCE                       |
|  | ELECTRICAL VACANCY SENSOR        |  | GAS BIBB                          |
|  | ELECTRICAL 3-WAY SWITCH          |  | SMOKE DETECTOR                    |
|  | ELECTRICAL DIMMER SWITCH         |  | CARBON MONOXIDE ALARM             |
|  | ELECTRICAL OUTLET                |  | EXHAUST FAN                       |
|  | GROUND FAULT INTERRUPTED CIRCUIT |  | RECESSED LIGHT                    |
|  | 220v ELECTRICAL OUTLET           |  | CEILING FAN                       |
|  | DECORATIVE CHANDELIER            |  | SUN TUNNEL SKYLIGHT ICBO NO. 5057 |
|  | MOTION SENSOR LIGHT              |  | SHOP FLOURESCENT                  |
|  | RETURN AIR                       |  |                                   |

**ELECTRICAL PLAN**  
 SHOP 1/4" = 1'-0"

**WATKINS DESIGN**

FRED D. WATKINS  
 CIVIL DESIGNER

8940 JUNIPERO AVENUE  
 ATASCADERO, CA 93422  
 (805) 462-9093  
 fredwat@charter.net

*[Signature]*

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**AG BARN ELECTRICAL PLAN**

MILES FARMER  
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 SALINAS, CA 93907

**REVISION LOG**

REV.	DESCRIPTION	DATE

SCALE: 1/4" = 1'  
 PROJECT: FARMER  
 DRAWN BY: FDW  
 CHECKED BY: FDW  
 DATE: 2/02/23

SHEET TITLE:  
**SHOP ELECTRICAL PLAN**

SHEET NUMBER:

**A.E**