

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

In the matter of the application of:

HICKS SARAH LEE ANN & KELLY DANIEL BARTON (PLN170640)

RESOLUTION NO. 18-025

Resolution by the Monterey County Zoning Administrator:

- A) Finding the project Categorical Exempt per CEQA Section 15303(a); and
- B) Approving the Combined Development Permit consisting of:
 - 1) A Coastal Administrative Permit to allow construction of a 2,272 square foot two-story single family dwelling, a 976 square foot attached garage, and a 1,500 gallon septic tank;
 - 2) Coastal Development Permit to allow removal of (5) five Oak trees; and
 - 3) Coastal Development Permit to allow development of approximately 240 cubic yards of grading on slopes greater than 25%

[PLN70640, HICKS SARAH LEE ANN & KELLY DANIEL BARTON, 180 Walker Valley Road, Castroville, North County Land Use Plan (APN: 131-101-033-000)]

The Hicks & Kelly application (PLN170640) came on for public hearing before the Monterey County Zoning Administrator on 10 May 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

- 1. **FINDING:** **CONSISTENCY** - The proposed project and use, as conditioned, is consistent with the *1982 Monterey County General Plan (General Plan)*, the *North County Land Use Plan (NCLUP)*, and the requirements of the Title 20 Zoning Ordinance to include Chapter 20.76 (Coastal Administrative Permits) and other County health, safety, and welfare ordinances related to land use development.
EVIDENCE:
 - a) The subject site is 2.56 acres in size and is zoned Low Density Residential (LDR) in the coastal zone with development density of ten acres per unit (LDR/2.5(CZ)). The LDR zoning designation allows construction of the first single family dwelling on the subject parcel with approval of a Coastal Administrative Permit. The project includes construction of a new single-family dwelling on a parcel greater than 2.5 acres. Therefore, the proposed project is a use allowed on the site with a Coastal Administrative Permit.
 - b) The project does not require an archaeological survey pursuant to Policy 2.9.2 of the North County Land Use Plan as the parcel is not within 100 yards of either a known archaeological site nor the

floodways of the Pajaro or Salinas Rivers, McCluskey, Bennett, Elkhorn, Moro Cojo, or Tembladero Sloughs, the Old Salinas River Channel or Moss Landing Harbor.

- c) The project was not referred to the North County Land Use Advisory Committee (LUAC) for review because the project is categorically exempt from CEQA, does not involve variances or design approval subject to a public hearing, or conflict with a lot line adjustment.
- d) Development of the proposed project includes disturbance of slopes over 25% which requires a Coastal Development Permit (CST). Pursuant to Section 20.04.030.F, the Zoning Administrator (ZA) may consider approval of a CST when designated by the Planning Director as the Appropriate Authority. There are no significant public policy issues, unmitigable significant adverse environmental impacts, significant changes in the nature of a community or area, nor establishment of precedents or standards by which other projects will be measured.
- e) The proposed project includes development of a principally permitted residential use of the property, an application that is normally considered by the Director of Planning. Due to grading (240 cubic yards) on slopes in excess of 25%, a public hearing of the project is required. Whereas, the project involves a principally permitted use for which the least amount of slopes are impacted under the slope constraints of the site and in a location that has been analyzed to be the most appropriate area for development on the parcel, the Chief of RMA-Planning designates that the Zoning Administrator is the appropriate hearing body to consider this application.
- f) The project has been designed to minimize impacts to slopes to the extent feasible under the circumstances. There is no feasible alternative which would allow development to occur on slopes of less than 25% because the entire parcel is constrained by slopes greater than 25% as well as by healthy and dense oak woodlands. Therefore, the proposed design best meets the intent of the *NCLUP* pursuant to Section 20.64.230.E.1.a-b of Title 20.
- g) The project does not require an archaeological survey pursuant to Policy 2.9.2 of the *NCLUP* as the parcel is not within 100 yards of either a known archaeological site nor the floodways of the Pajaro or Salinas Rivers, McCluskey, Bennett, Elkhorn, Moro Cojo, or Tembladero Sloughs, the Old Salinas River Channel or Moss Landing Harbor.
- h) A site inspection was conducted on 16 March 2018 by RMA Staff to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for residential use.
- i) The application, plans, and supporting materials, submitted by the project applicant to Monterey County RMA-Planning for the proposed development, are found in Project File PLN170640.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Environmental Services, North County Fire Protection District, RMA-Public Works,

Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) The following reports have been prepared:
- “Geotechnical Report for 180 Walker Valley Road, Castroville, CA” (LIB180078) prepared by Haro, Kasunich, and Assoc., Inc., Watsonville, CA, November 2017.
 - “Biotic Report for 180 Walker Valley Road” (LIB180077) prepared by Robert K. Burton, PhD and Kristy L. Uschyk, California Ecological Analytics, Prunedale, CA, October 2017.
 - “Tree Resource Assessment for 180 Walker Valley Road” (LIB180076) prepared by Frank Ono, Pacific Grove, CA, 3 August 2016.
 - “Percolation Testing Results, for 180 Walker Valley Road” (LIB180079) prepared by Haro, Kasunich, and Assoc., Inc., Watsonville, CA, 14 February 2018.

None of the reports indicate that the site is not suitable for the proposed development.

- c) The parcel contains slopes over 25% and RMA-Environmental Services (ES) requires submittal of an Erosion Control Plan and a Stormwater Control Plan for review and approval by RMA-ES as conditions of approval. A Geotechnical Certification is also required by RMA-ES in order to ensure development is constructed in accordance with the recommendations of the Geotechnical Report (File No. LIB180078). The applicant has demonstrated that they will provide adequate erosion control and stormwater management systems as part of the development.
- d) Development on the property is proposed within an oak woodland. A total of five protected trees are proposed for removal due to location within the development footprint. Ono determined that removal of these five trees will have minor effects on the overall forest canopy and comprise less than 2% of total tree population on the subject property. Condition No. 9 requires tree and root protection that adheres to the tree preservation specifications and resource protection recommendations of the tree report (File No. LIB180076). Therefore, upon meeting this condition, the proposed project on this site would not adversely affect the oak woodland.
- e) The new residence is entitled to connect to Bayview Road Water System #9 as the second connection. The permit from Monterey County Bureau of Environmental Health (EHB) is valid for two connections total.
- f) Testing results of source capacity and water quality were reviewed and approved by EHB. Therefore, the proposed development is in accordance with Coastal Implementation Plan (CIP) Section 20.144.070.E.11.a that requires operation of the project would not generate a water demand exceeding or adversely impacting the safe, long-term yield of the local aquifer.
- g) Percolation test results identify appropriate sites for the Septic Designer to design the proposed leach line trenches downslope and north of the new residence (File No. LIB180079).

3. FINDING: CONSISTENCY – REMOVAL OF NATIVE OAKS

Development on the property is proposed within an oak woodland. A total of five (5) protected trees are proposed for removal due to location either within or encroaching upon the development footprint.

- EVIDENCE:**
- a) A Forester's Assessment and Recommendation was prepared by professional forester, Frank Ono (File No. LIB180076), on 3 August 2016, in accordance with Section 20.144.050.B that requires a report for the request to remove three or more native oaks.
 - b) Pursuant to Section 20.144.050.C of the North County Land Use Plan (NCLUP) Coastal Implementation Plan (CIP), the project proposal meets the following development standards:
 - c) *Removal of native trees shall be limited to that which is necessary for the development of the structure and access road. Proposed development shall be modified for siting, location, design, size, and bulk where such modification will result in less removal of healthy trees in a healthy forest condition.* The applicant consulted with the forester 19 May 2016, presenting a plan that originally involved a one-story home and removal of fifteen (15) native oak trees. Staff worked with the applicant to modify the design to be a two-story structure that would reduce the number of trees for removal to a total of five (5). The removal of five (5) native oaks is the least amount necessary for development of the residence and driveway.
 - d) *Native oak trees to be removed which are 6 inches or more in diameter when measured 2 feet above the ground shall be replaced on the parcel. Replacement shall be at a rate of one tree of the same variety for each tree removed, except where demonstrated in the forester's assessment and recommendation that this would result in an overcrowded, unhealthy forest condition.* The forest condition and health of the Oak woodland are described in Ono's report as a fragmented forest canopy with 80-90% canopy closure with observations of the major pests Western Oak Bark Beetle and Phytophthora Root and Crown rot. The report gives no indication that one-to-one like-for-like tree replacement would cause an overcrowded, unhealthy forest condition.
 - e) *Development which includes the preparation of a forester's assessment and recommendation shall be required as a condition of approval to record a Notice of Report prior to issuance of building or grading permits.* Condition number 11 requires that prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forester's Assessment and Recommendation (File No. LIB180076) was prepared for this parcel by Frank Ono 3 August 2016, and is on record in Monterey County RMA - Planning. All tree removal approved as part of PLN170640 must be in accordance with the Forester's Assessment and Recommendation."
 - f) *A condition of all project approval where retained trees may be affected by construction shall be that retained trees located close to the construction are protected from inadvertent damage by construction equipment using measures appropriate to protect the well-being of the retained trees.* Condition number 9 requires that trees close to construction activity or those trees located close to trees

approved for removal, shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented.

4. FINDING: CONSISTENCY – CRITICAL EROSION AREA

The subject property is in North County where slopes greater than 25% are defined as Critical Erosion Areas. Approximately 240 cubic yards of grading is proposed on slopes 25% or greater which is the minimum required for development of the project.

- EVIDENCE:**
- a) Condition number 14 requires submittal of an Erosion Control Plan subject to review and approval by RMA-Environmental Services in accordance with Section 20.144.070.C of the NCLUP CIP that issues provisions for submitting the Erosion Control Plan that covers the proposed development. This condition also requires the Erosion Control Plan conform with the provisions of Monterey County Code Chapter 16.12 in accordance with Section 20.144.070.E of the NCLUP CIP that regulates development in Critical Erosion Areas.
 - c) *All land clearing shall be consistent with the provisions of the Monterey County Erosion Control Ordinance Chapter 16.12. As a condition of project approval, no land clearing or grading shall take place between October 15 and April 15 in Critical Erosion Areas.* Condition number 19 requires that authorization be obtained from the Chief of RMA-Building Services on an ongoing basis for permission to conduct land clearing or grading between October 15 and April 15.
 - d) *New development shall be required to minimize removal of existing vegetative cover and natural vegetation on the parcel. The project shall be modified for siting, location and grading where such modifications will result in less vegetation removal. As well, a condition of project approval shall be the revegetation and/or landscaping of disturbed areas, with a landscaping plan submitted to the Chief of RMA-Planning for review and approval.* As mentioned in Evidence 3.c above, the location of the structure was revised resulting in the removal of native oaks from an originally proposed fifteen (15) reduced to the currently proposed five (5). This is the minimum amount of vegetation required for development of the single-family dwelling and garage. Condition number 21 requires submittal to the Chief of RMA-Planning for review and approval, landscape plans that include recommendations from the Professional Forester for replacement of removed native oaks.
 - e) *Where development is proposed on parcels containing land in Critical and Non-critical Erosion Areas, all land in the Critical Erosion Areas shall be placed in Conservation Easement as a condition of project approval. An exception may be made in the easement for any development approved with the Critical Erosion Areas.* Condition number 7 requires that a conservation and scenic easement shall be conveyed to the County over those portions of the property for protected oak woodlands and slopes greater than 25%

outside the approved development footprint, in accordance with the procedures in Monterey County Code Section 20.64.280.A.

5. 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 the RMA-Planning, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau (EHB), and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) The subject parcel is in a State Responsibility Area (SRA) rated as Moderate risk for fire hazard. North County Fire Protection District reviewed the project and will require that the development meet the current Fire Code Standards including maintaining vegetation around the structure, providing adequate access for emergency purposes, and providing appropriate fire suppression systems within the structure. Therefore, no indication exists that implementation of the proposed project would compromise safety in a fire hazard.

6. FINDING: 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.

EVIDENCE:

- a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and no violation exists on subject property.
- b) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170640.

7. FINDING: PUBLIC ACCESS - The project is consistent with the policies of the Local Coastal Program (LCP) and ordinances related to public trust or public use.

EVIDENCE:

- a) The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights pursuant to Section 20.70.050.B.4 of Monterey County Code. Pursuant to Section 20.70.050.B.4.c of the Monterey County Code, no substantial adverse impact on access, either individually or cumulatively, can be demonstrated.

8. FINDING: CEQA (Exempt): - Based on substantial evidence in light of the whole project, the project would not have a substantial adverse effect on the environment and no unusual circumstances were identified to exist for the proposed project. Therefore, the project requires no further environmental review under CEQA.

- EVIDENCE:**
- a) Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303(a), new construction of the first single family residence in residential zones qualifies as a Class 3 categorical exemption. The project includes construction of the first single family dwelling on the subject parcel and the project is located in a rural density residential zoning district.
 - b) No adverse environmental effects were identified during RMA Staff review of the development application during a site visit on 16 March 2018.
 - c) The removal of five native oaks would not have an adverse impact on the environment (PRC Section 21083.4 of CEQA).
 - d) Although the project includes 240 cubic yards of grading on slopes 25% or greater, there are no potentially adverse impacts that would result from construction of the single-family residence beyond those normally associated with residential development. A Geotechnical Report (File No. LIB180079) was prepared by Haro, Kusinich, and Assoc., Inc. Condition number 15 requires review by RMA-Environmental Services of certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. Therefore, amounts or locations of grading would not cause a hazard or detriment to the environment provided construction takes place in accordance with the recommendations of the report.
 - e) A Biotic Report was prepared by California Ecological Analytics in October 2017 and gives no indication that Environmentally Sensitive Habitat (ESHA) is located on the subject parcel.
 - f) 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.
 - g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170640.

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

- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the decision by the Zoning Administrator is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses in the underlying zone (Coastal Development Permits), such as tree removal.

DECISION

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

1. Find the project Categorically Exempt per Section 15303(a) of CEQA Guidelines;
2. Approve the Combined Development Permit consisting of:
 - a) A Coastal Administrative Permit to allow construction of a 2,272 square foot two-story single family dwelling, a 976 square foot attached garage, and a 1,500 gallon septic tank;
 - b) Coastal Development Permit to allow removal of (5) five Oak trees;
 - c) Coastal Development Permit to allow development of approximately 240 cubic yards of grading on slopes greater than 25%

in general conformance with the attached Plan set and subject to conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of May 2018 by:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 11 2018**

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 SECRETARY OF THE ZONING ADMINISTRATOR ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAY 21 2018**

(Coastal Projects)

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

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-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. 5-14-2014

Monterey County RMA Planning

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

PLN170640

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170640) allows the following: 1) Coastal Administrative Permit to allow construction of a 2,272 square foot single family dwelling, a 976 square foot attached garage, a 1,500 gallon septic tank; 2) Coastal Development Permit to allow development on slopes greater than 25% in North County Coastal Zone; and 3) Coastal Development Permit to allow removal of (5) five Oak trees. The property is located at 180 Walker Valley Road, Castroville (Assessor's Parcel Number 131-101-033-000), North County Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 18-025) was approved by the Zoning Administrator for Assessor's Parcel Number 131-101-033-000 on 10 May 2018. The permit was granted subject to 22 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the RMA Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

3. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (RMA-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-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. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

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

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

6. WRSP1 - STORMWATER RETENTION PLAN - NORTH COUNTY COASTAL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate stormwater retention measures to emphasize retention of water on-site in order to maximize groundwater recharge. New development and the resulting impervious surfaces shall include measures to collect and conduct runoff to drainage areas/devices capable of minimizing runoff and allowing for stormwater infiltration (e.g., subsurface infiltration trenches, vegetated swales, bioretention filters, rainwater cisterns, etc). An overflow or high flow bypass system shall be provided. A registered civil engineer or other qualified professional shall design the stormwater retention plan in conformance with the water resources policies set forth in the North County Land Use Plan (2.5.3.A.4 & 2.5.3.C.6.c.). The stormwater retention plan shall be reviewed and approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit a stormwater retention plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

7. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property for protected oak woodlands and slopes 25% or greater outside of the approved development footprint (including landscape plan areas), in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by the Chief of RMA - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to issuance of grading and building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the Chief of RMA - Planning for review and approval.

Prior to issuance of grading and building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to the Chief of RMA - Planning for review and approval.

Prior to issuance of grading and building permits, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA - Planning.

8. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-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. (RMA - 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.

9. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented.
(RMA - Planning)

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

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

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

10. PW0045 – COUNTYWIDE TRAFFIC IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Impact Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County RMA-Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-Development.

11. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A Forester's Assessment and Recommendation (File No. LIB180076) was prepared for this parcel by Frank Ono 3 August 2016, and is on record in Monterey County RMA - Planning. All tree removal approved as part of PLN170640 must be in accordance with the Forester's Assessment and Recommendation."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

12. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

13. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

14. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Haro, Kasunich, & Associates, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

15. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

16. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

17. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

18. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The Stormwater Control Plan shall incorporate the measures identified on the completed the Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Plan to RMA-Environmental Services for review and approval.

19. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

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

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

20. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

21. PD012(H) - LANDSCAPING PLAN (NO. COUNTY NATIVE)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. The Landscape Plan shall include recommendations from a professional Forester for replacement location and implementation of removed Oak trees. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (Suggested Native Species Landscaping List - North County Coastal Zone) from RMA - Planning. (RMA - Planning)

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

22. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

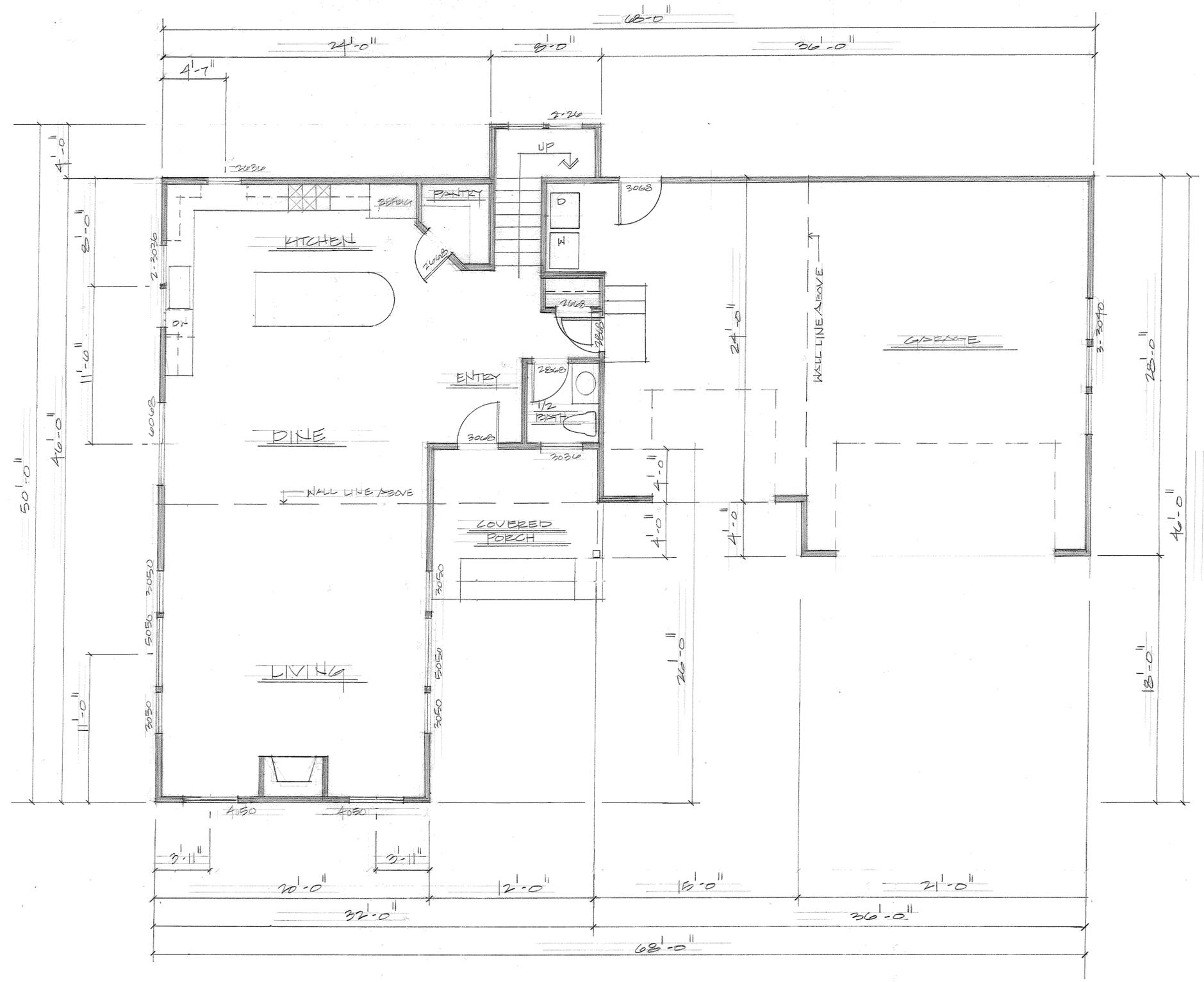
Responsible Department: RMA-Planning

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 RMA - Planning, prior to the issuance of building permits. (RMA - 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 RMA - 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.



1ST LEVEL FLOOR PLAN
 1/4" = 1'-0"

REVISIONS	BY

Susan Bushman - Designer
 637 Carpenteria Road
 Aromas, CA 95004
 (831) 726-2445
 bushmanwine@sbcglobal.net

KELLY RESIDENCE
 180 Walker Valley Road, Castroville, CA
 APN: 131-101-033
FIRST LEVEL FLOOR PLAN

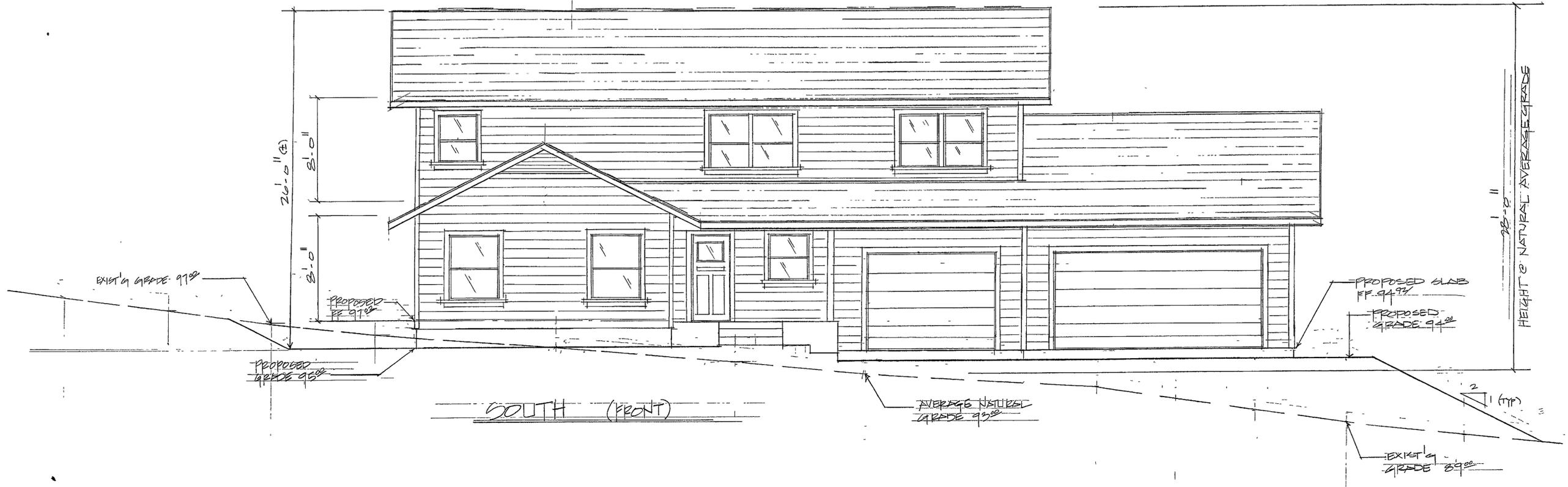
DRAWN S. BUSHMAN
CHECKED
DATE JULY 2017
SCALE AS NOTED
JOB NO. 2017-105
SHEET
OF 51 SHEETS

REVISIONS	BY



ELEVATIONS

1/4" = 1'-0"



SOUTH (FRONT)

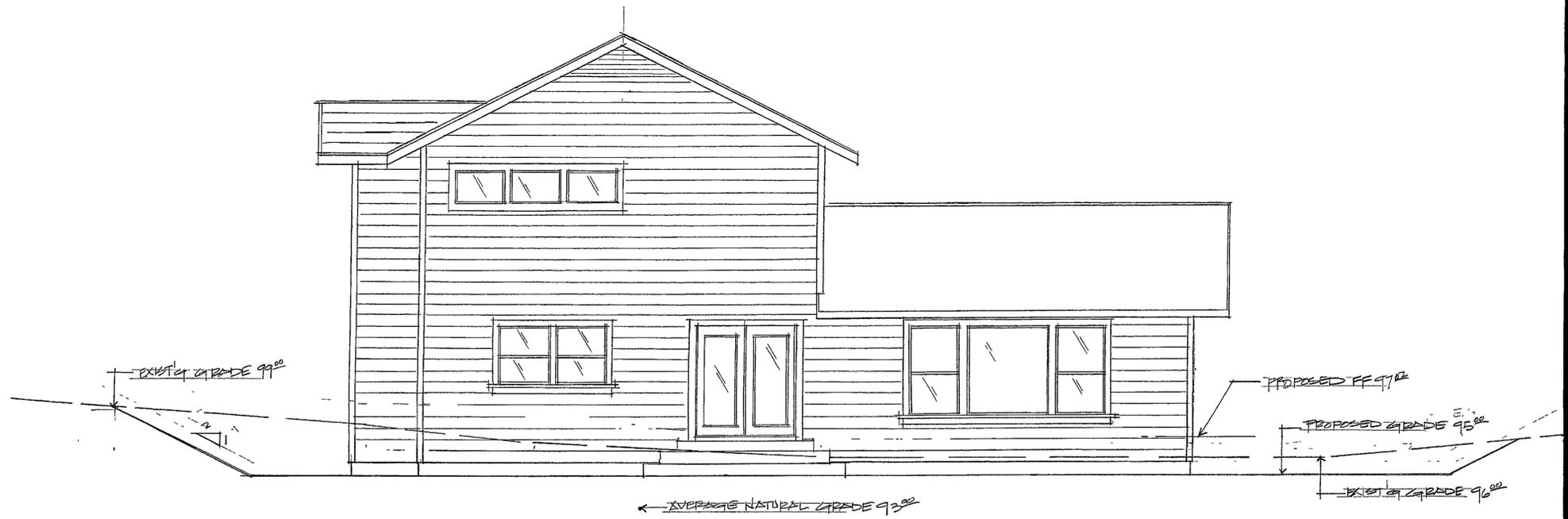
Susan Bushman - Designer
 637 Carpentaria Road
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 bushmanwine@sbcglobal.net

KELLY RESIDENCE
 180 Walker Valley Road, Castroville, CA
 APN: 131-101-033

ELEVATIONS

DRAWN BY **S. BUSHMAN**
 CHECKED
 DATE **JULY 2017**
 SCALE **AS NOTED**
 JOB NO **2017-105**
 SHEET

OF 5 SHEETS



WEST (LEFT REAR)

ELEVATIONS

1/4" = 1'-0"



NORTH (SIDE)

REVISIONS	BY

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 bushmanwine@sbcglobal.net

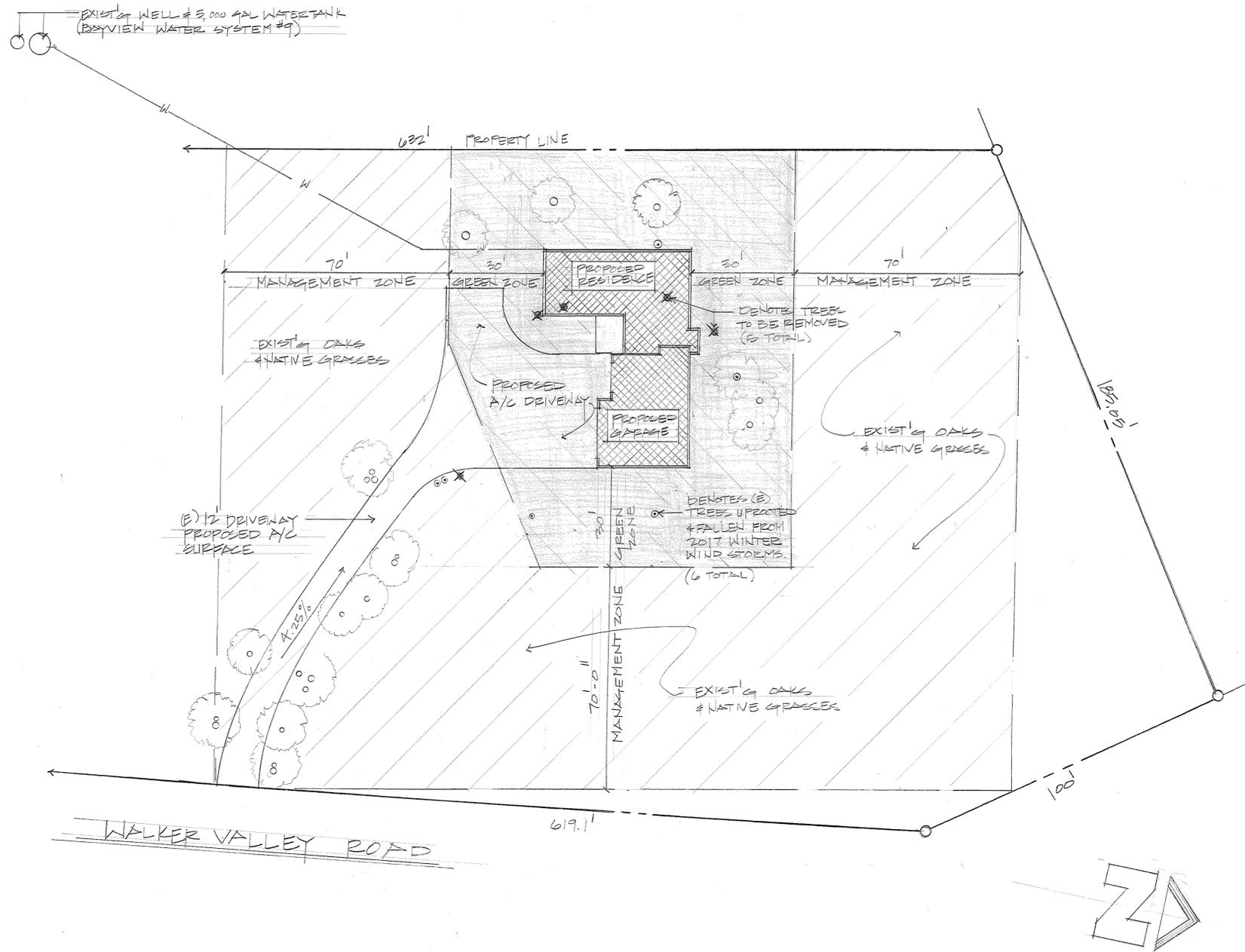
KELLY RESIDENCE
 180 Walker Valley Road, Castroville, CA
 APN: 131-101-033

ELEVATIONS

DRAWN S. BUSHMAN
CHECKED
DATE JULY 2017
SCALE AS NOTED
JOB NO. 2017-103
SHEET 5

PROJECT DATA:

1. **OWNER:** Daniel & Sarah Kelly
41K Bayview
Castroville, CA 95012 (831) 809-0579
2. **DESIGNER:** Susan Bushman
637 Carpenteria Road
Aromas, CA 95004 (831) 726-2445
bushmanwine@sbcglobal.net
3. **STRUCTURAL ENGINEER:** G.A. Graebe & Associates
Wisam Nader C.E.
154 W. San Luis Street
Salinas, CA 93901 (831) 422-6409
4. **SOILS ENGINEER:** Haro, Kasunich and Associates, Inc
John Kasunich GE
116 East Lake Ave.
Watsonville, CA 95076 (831) 722-4175
5. **A.P.N.** 131-101-033-000
6. **ZONING:** LDR/2.5 (CZ)
7. **OCCUPANCY GROUP:** R-3
8. **TYPE CONSTRUCTION:** V-B
9. **SCOPE OF WORK:** Proposed 2,212 sq. ft. two story single family residence with attached 948 sq. ft. garage.
10. **CODE EDITIONS:** 2016 ca - Building, Mechanical, Plumbing, Fire, Electrical, CRC, Cal Green, and California Energy Codes.
11. **FIRE DISTRICT:** North County Fire Protection District
12. **LOT AREA:** 108,900 SQ. FT. (2.5 AC)
13. **LOT COVERAGE:** 2%

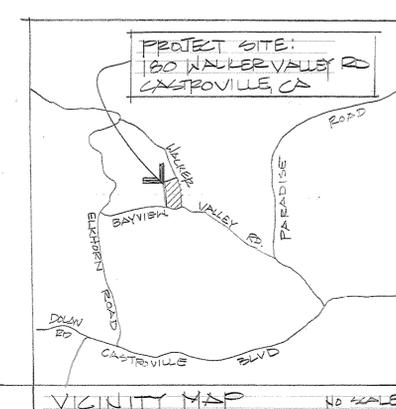


SITE PLAN - FUEL MANAGEMENT PLAN

1" = 20'-0"

FUEL MANAGEMENT PLAN NOTES:

1. Pruning of retained trees is expected for this site, especially along and near building construction areas within the 100' irrigated landscape Green Zone and Management Zones (See landscape plan). Pruning will include trees with deadwood, minor structural defects or disease that must be compensated, and to improve vehicle or potential pedestrian clearance.
2. Native grasses within the management zone 30'-100' shall be mowed and maintained throughout the growing seasons.



REVISIONS	BY

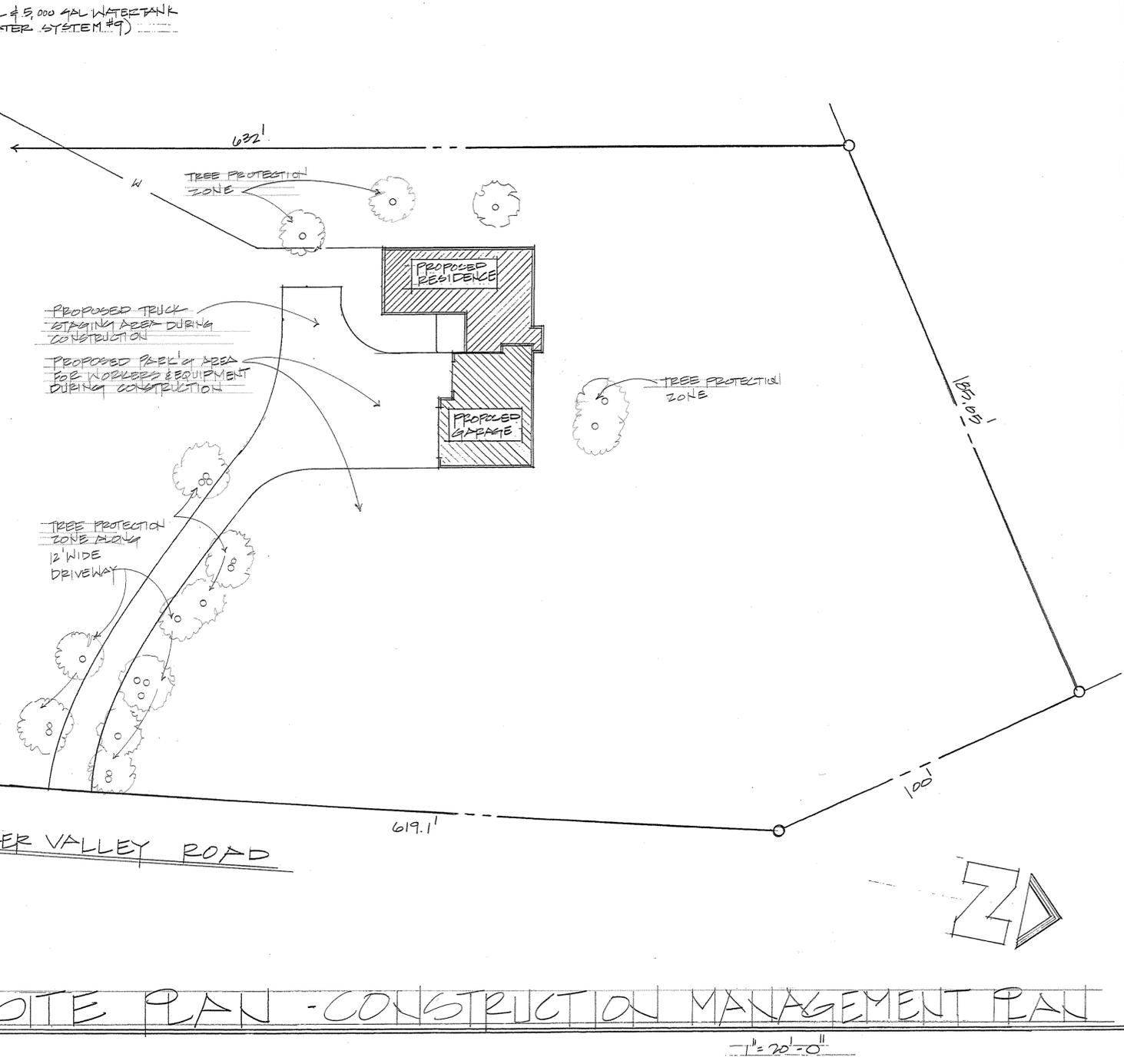
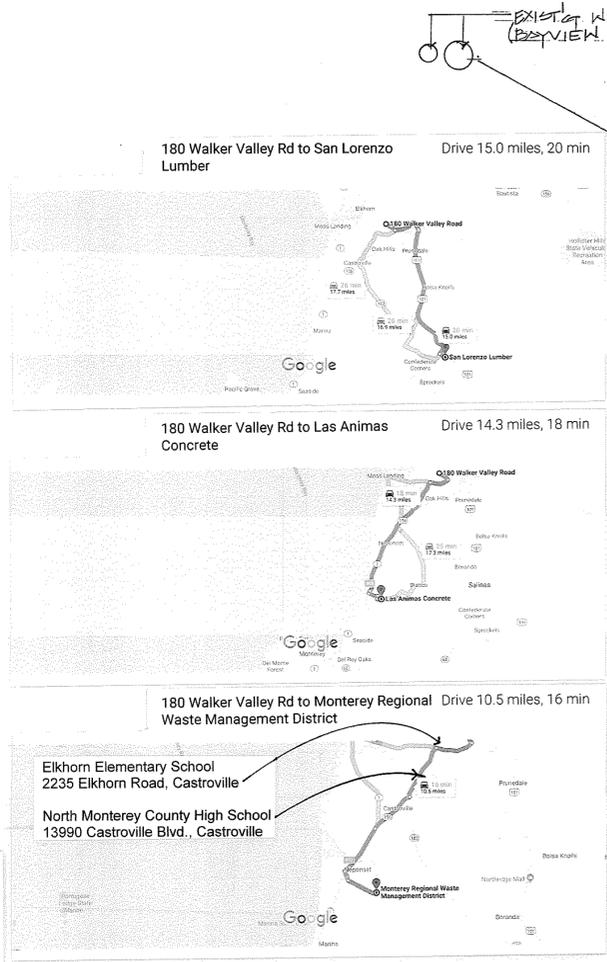
Susan Bushman - Designer
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Aromas, CA 95004
(831) 726-2445
bushmanwine@sbcglobal.net

KELLY RESIDENCE
180 Walker Valley Road, Castroville, CA
APN: 131-101-033
FUEL MANAGEMENT PLAN

DRAWN S. BUSHMAN	CHECKED
DATE JAN 2018	SCALE AS NOTED
JOB NO. 2017-05	SHEET
OF 1	SHEETS

PROJECT DATA:

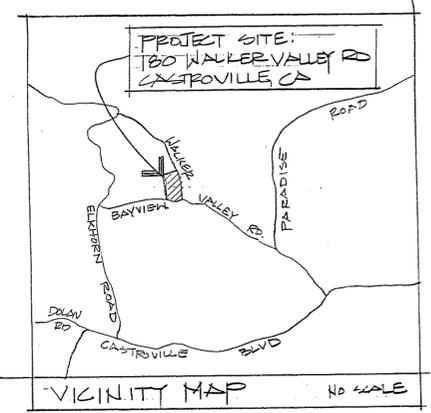
- OWNER:** Daniel & Sarah Kelly
41K Bayview
Castroville, CA 95012 (831) 809-0579
- DESIGNER:** Susan Bushman
637 Carpentaria Road
Aromas, CA 95004 (831) 726-2445
bushmanwine@sbcglobal.net
- STRUCTURAL ENGINEER:** G.A. Graebe & Associates
Wisam Nader C.E.
154 W. San Luis Street
Salinas, CA 93901 (831) 422-6409
- SOILS ENGINEER:** Haro, Kasunich and Associates, Inc
John Kasunich GE
116 East Lake Ave.
Watsonville, CA 95076 (831) 722-4175
- A.P.N.:** 131-101-033-000
- ZONING:** LDR/2.5 (CZ)
- OCCUPANCY GROUP:** R-3
- TYPE CONSTRUCTION:** V-B
- SCOPE OF WORK:** Proposed 2,212 sq. ft. two story single family residence with attached 948 sq. ft. garage.
- CODE EDITIONS:** 2016 ca - Building, Mechanical, Plumbing, Fire, Electrical, CRC, Cal Green, and California Energy Codes.
- FIRE DISTRICT:** North County Fire Protection District
- LOT AREA:** 108,900 SQ. FT. (2.5 AC)
- LOT COVERAGE:** 2%



SITE PLAN - CONSTRUCTION MANAGEMENT PLAN

CONSTRUCTION MANAGEMENT PLAN:

- Duration of construction: 12 months
- Hours of operation: 8:00 a.m. - 4:30 p.m. (Monday - Saturday)
- Number of construction workers:
 - Grading and Foundation: 4 workers (2 months) 5/15/18 - 7/15/18
 - Framing: 4 workers (4 months) 7/16/18 - 11/15/18
 - Electric, Plumbing, Drywall, Sheet Metal: 6 workers (2 months) 11/16/18 - 1/15/19
 - Finish Framing: 2 workers (3 months) 1/16/19 - 4/15/19
- Truck Trips Generated:
 - Foundation: 12 concrete trucks over a three day period (4-5 cement trucks per day 14.3 miles per trip) Las Animas Concrete 499 9Th Street, Marina, CA
 - Framing: 1 lumber delivery a week for 7 months (7 total deliveries 15 miles per trip) San Lorenzo Lumber Co. 1250 Abbott Street, Salinas, CA
 - Dump Trucks: 1 a week for 4.5 months (18 total) 1 a month for 5 months (5 total) (10.5 miles per trip) Monterey Regional Waste Management 14201 Del Monte Blvd., Marina
- Parking areas for construction workers & equipment will be at driveway in front of garage.
- Truck staging area will be at driveway and hammerhead turn around.
- Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phases of the project.
- Grading equipment: 1 dozer, 1 grader, 1 trencher. Total cut 156 cu yds./fill 324 cu yds. (168 cu. yds. imported fill) 4 days required for building pad and 5 days for driveway grading and paving. During the grading period all Air Quality Management District Standards for Monterey Co. are to be met.



REVISIONS	BY

KELLY RESIDENCE
180 Walker Valley Road, Castroville, CA
A.P.N. 131-101-033

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SITE PLAN - CONSTRUCTION MANAGEMENT

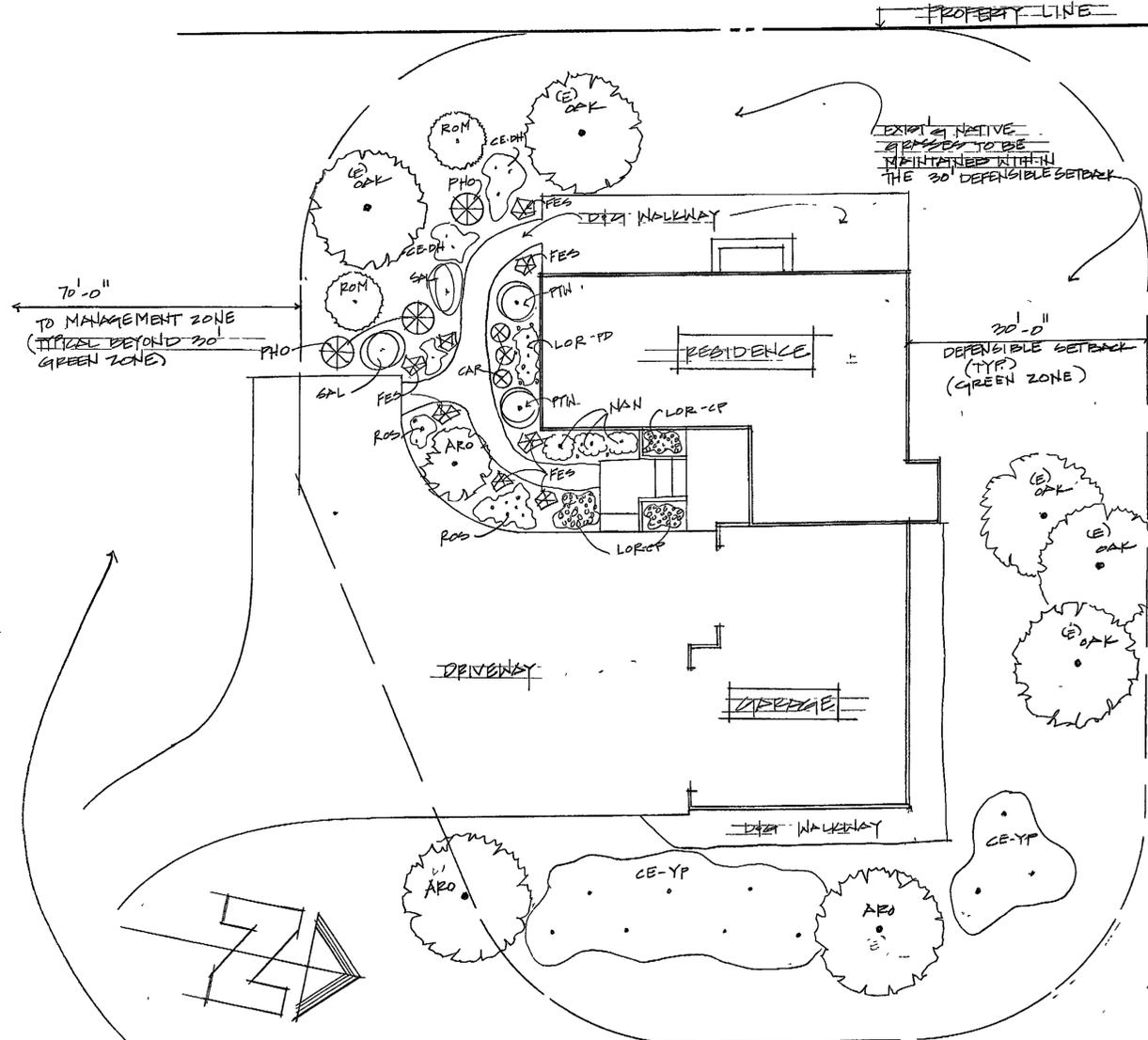
DRAWN S. BUSHMAN
CHECKED
DATE JAN 2018
SCALE AS NOTED
JOB NO. 2017-05
SHEET
OF 1 SHEETS

PROJECT DATA:

- OWNER:** Daniel & Sarah Kelly
41K Bayview
Castroville, CA 95012 (831) 809-0579
- DESIGNER:** Susan Bushman
637 Carpenteria Road
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bushmanwine@sbcglobal.net
- STRUCTURAL ENGINEER:** G A Graebe & Associates
Wisam Nader C E
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- SOILS ENGINEER:** Haro, Kasunich and Associates, Inc
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- A.P.N.:** 131-101-033-000
- ZONING:** LDR/2.5 (CZ)
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FUEL MANAGEMENT PLAN NOTES:

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- Native grasses within the management zone 30'-100' shall be mowed and maintained throughout the growing seasons



MANAGEMENT ZONES 30'-100' FROM ALL STRUCTURES:

- NATIVE GRASSES TO BE MOWED & MAINTAINED THROUGHOUT THE GROWING SEASONS.
- EXISTING NATIVE OAK TREES TO BE PRUNED & MAINTAINED BY PRUNING LOWER TREE LIMBS. ANY NEW PLANTINGS TO BE SPACED TO REDUCE FIRE SPREAD.

CONCEPT LANDSCAPE PLAN

1" = 10'-0"

PLANTING KEY					
CODE	BOTANICAL NAME	COMMON NAME	# NEEDED	SIZE	DROUGHT TOLERANT
ARO	ARBORETUM OCTOBERFEST (DWARF)	MARINA STRAIN-CHERRY TREE	3	54"	✓
CE-DH	CENANTHUS DIAMOND HEIGHTS	DWARF	7 (2'50")	14"	✓
CE-YP	CENANTHUS HORIZONTALIS 'YANKEE POINT'	CALIFAC 'YANKEE POINT'	10 (6'00")	14"	✓
FES	FESTUCA BEYOND BLUE	BLUE FESCUE	3	14"	✓
CAR	CAREX 'EVERILLO'	EVERILLO SEDGE	4 (18'00")	14"	✓ MED
LOR-CP	LOROPETALUM CHINESE 'PEAK'	PURPLE AXLE DWARF NEEPLET	3	54"	✓
LOR-PD	LOROPETALUM PURPLE DIAMOND	CHINESE FEINKE	2	54"	✓
NAN	NANDINA 'LEMON LIME'	LEMON LIME HEAVENLY BAMBOO	3 (4'00")	54"	✓ MED
PHO	PHORBITUM ADPER FLAX		3	54"	✓
PTH	PTITOSPEDIUM TRILICA 'WHEELER'	WHEELER'S DWARF	2	54"	✓
ROM	ROMNEYA COULTER	MATHILITA POPPY	2	14"	✓
ROS	ROSEMARY CHIEF'S CHOICE	CULINARY ROSEMARY	9 (12'00")	14"	✓
SAL	SALVIA LEUCANTHA OR SALVIA CLEVELANDII		2	14"	✓

NORTH COUNTY NATIVE SPECIES INCLUDE:
ARO, CE-DH, CE-YP, ROM, ROS, SAL

IRRIGATION:
SEE SITE PLAN RE WATER STORAGE FROM SHARED WELL (BAYVIEW WATER SYSTEM #3). ALL PLANTS THAT REQUIRE IRRIGATION ARE ON SEASONALLY ADJUSTED AUTOMATIC TIMERS ON DEEP EMITTERS. ALL NATIVE PLANTS REQUIRE SOME TEMPORARY (2-3 WEEK SEASONS) OF DEEP IRRIGATION OR HAND WATERING EVERY 2-4 WEEKS. AFTER THAT MOST REQUIRE LITTLE IRRIGATION IN SUMMER MONTHS BUT PREVENT FROM 1X MONTHLY WATERING.

- LANDSCAPE NOTES:**
- DESIGN IS CONCEPTUAL IN NATURE & HAS BEEN PREPARED PRIOR TO CONSTRUCTION OF HOME.
 - PLANT CHOICES ARE REFLECTIVE OF CONDITIONS IMPOSED BY THE STATE OF CA & MONTEREY COUNTY & THE CA COASTAL COMMISSION INCLUDING COASTAL NATIVES, CA NATIVES & OTHER DROUGHT RESISTANT PLANTS.
 - PLANTS SHOULD BE PROTECTED W/ ZOPPER WIRE BASKETS UNLESS PROPERLY HAZED & PROTECT/PEST MANAGEMENT PROGRAM IN PLACE.
 - IRRIGATION SLEEVES SHOULD BE INSTALLED UNDER CONCRETE WALKS, PLANTERS, DRIVES PRIOR TO INSTALL OF HARDSCAPES.
 - TREES & VULNERABLE TALL SHRUBS SHOULD BE STAKED W/ HEAVY DUTY STAKES TO PREVENT WIND DAMAGE WHILE GETTING ROOTED.
 - PLANT W/ AMENDS TOP SOIL & SLOW RELEASE FERTILIZER.
 - MULCH AFTER PLANTING. MULCH 2-4" W/ BARK CHIPS OR OTHER MULCHING PRODUCTS TO PROTECT ROOTS & SOIL WATER LOSS.
 - ALL PERMITS REQUIRED FOR THIS PROJECT ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
 - FUTURE IRRIGATION PLANS MAY BE REQUIRED (SEE NOTE ABOVE).
 - SEE FUEL MANAGEMENT PLAN SHEET.

REVISIONS	BY

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bushmanwine@sbcglobal.net

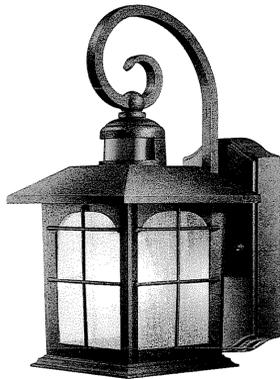
KELLY RESIDENCE
180 Walker Valley Road, Castroville, CA
APN: 131-101-033

CONCEPT LANDSCAPE PLAN

DRAWN S BUSHMAN	CHECKED
DATE JANUARY 2017	SCALE AS SHOWN
JOB NO 2017-05	SHEET 1
OF 1 SHEETS	

PROJECT DATA:

1. **OWNER:** Daniel & Sarah Kelly
41K Bayview
Castroville, CA 95012 (831) 809-0579
- PROJECT SITE:** 180 Walker Valley Road, Castroville, CA
2. **DESIGNER:** Susan Bushman
637 Carpenteria Road
Aromas, CA 95004 (831) 726-2445
bushmanwine@sbcglobal.net
3. **STRUCTURAL ENGINEER:** G.A. Graebe & Associates
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5. **A.P.N.** 131-101-033-000
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12. **LOT AREA:** 108,900 SQ. FT. (2.5 AC)
13. **LOT COVERAGE:** 2%



Brimfield 180-Degree 1-Light Aged Iron Motion-Sensing Outdoor Wall Lantern

Product Overview

- Weather-resistant cast aluminum construction, aged iron finish
- 30 ft., 180-degree motion sensor
- Dusk-to-dawn operation - illuminates automatically at night

Model #: HB7251MA-292
Sku #: 592082
Internet #: 204294429

The vintage appeal of aged iron lends classic charm to the Brimfield Motion-Sensing Wall Lantern from Home Decorators Collection. This weather-resistant outdoor wall lantern is presented in a square housing that evokes antique metalwork, while the clear, seedy glass is framed by wire strips that give the appearance of windows, helping to create a warm, inviting ambience. Featuring dusk-to-dawn operation and a 30 ft., 180-degree motion sensor, this charming design adds style and safety at an entranceway, garage or other walled area.

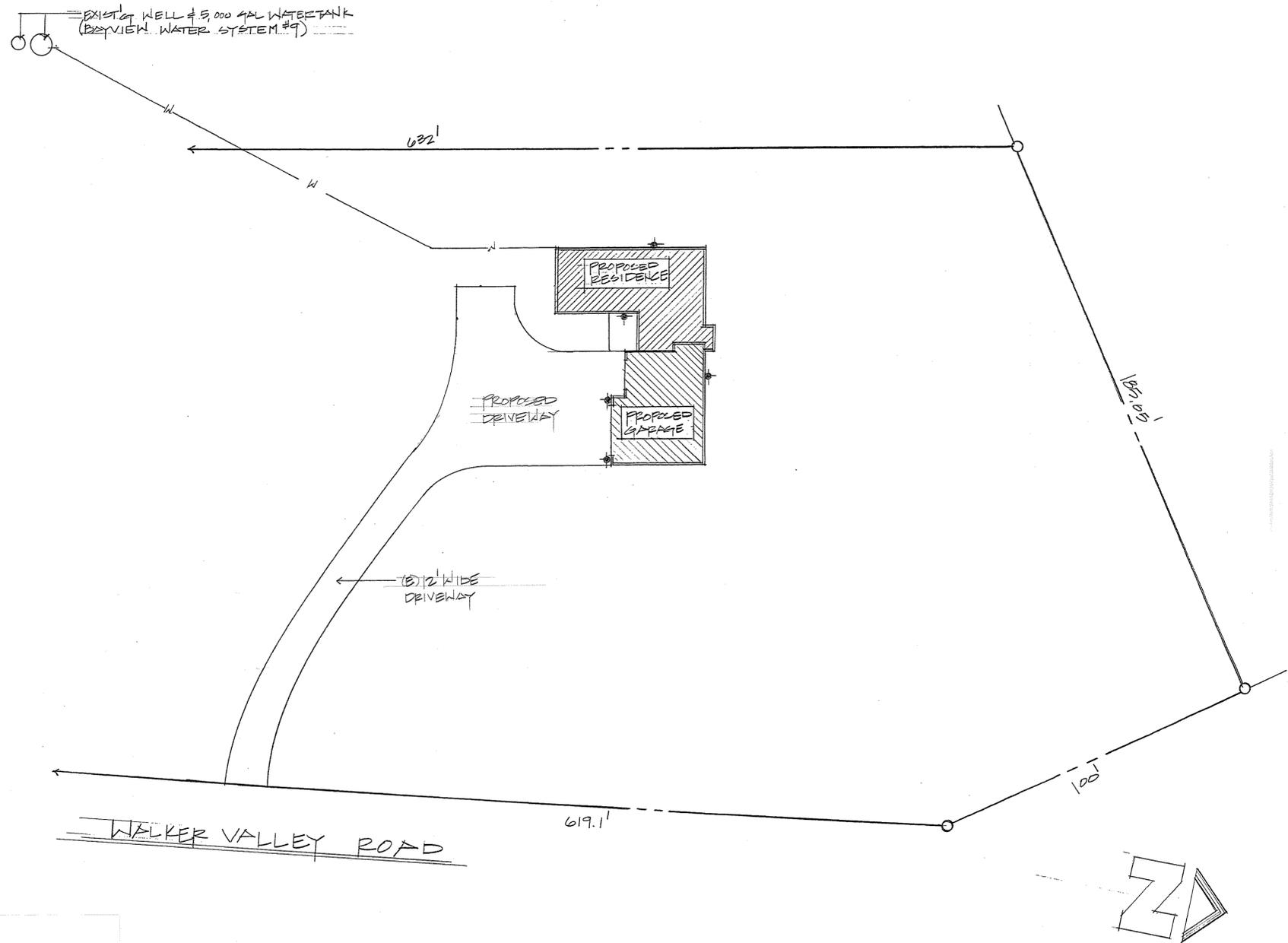
Specifications

Dimensions

Product Depth (in.)	9.5
Product Height (in.)	14.2
Product Length (in.)	9.5
Product Width (in.)	7

Details

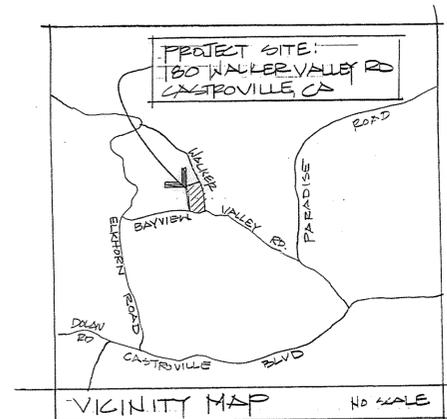
Detection Range (ft.)	30
Exterior Lighting Product Type	Outdoor Lanterns
Fixture Color/Finish	Aged Iron
Fixture Material	Aluminum
Glass/Lens Type	Seedy
Included	Hardware Included, Motion Sensor
Light Bulb Type Included	No Bulbs Included
Maximum Bulb Wattage	100 W
Maximum Wattage (watts)	100
Number of Bulbs Required	1
Outdoor Lighting Features	Adjustable Detection Sensitivity, Motion Sensing, Rust Resistant, Water Resistant, Waterproof, Weather Resistant



SITE PLAN - EXTERIOR LIGHTING CONCEPT PLAN

Lighting Table:

Type of Fixtures	Quantity
1. Brimfield Motion-Sensing Outdoor Wall Lantern	5



REVISIONS	BY

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bushmanwine@sbcglobal.net

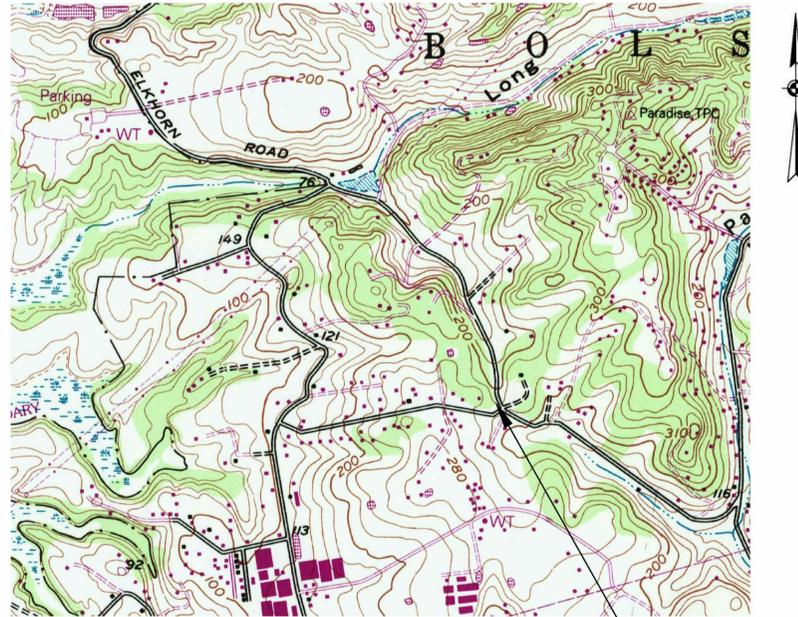
KELLY RESIDENCE
180 Walker Valley Road, Castroville, CA
A.P.N. 131-101-033

SITE PLAN - EXTERIOR LIGHTING CONCEPT PLAN

DRAWN S. BUSHMAN
CHECKED
DATE JAN 2018
SCALE AS NOTED
JOB NO. 2017-05
SHEET
OF SHEETS

PROPOSED NEW RESIDENCE

180 WALKER VALLEY ROAD
 MONTEREY COUNTY, CALIFORNIA 95012
 APN 131-101-033



VICINITY MAP
 N.T.S. (USGS)

SUBJECT
 PROPERTY



REGIONAL MAP
 N.T.S. (GOOGLE)

PROJECT
 LOCATION

SHEET INDEX

- C1 TITLE SHEET
- C2 SITE PLAN
- C3 GRADING PLAN
- C4 NOTES

GENERAL NOTES

1. TOPOGRAPHIC MAPPING WAS PERFORMED BY:
 DAN KELLEY
 FIELD CHECKED BY HARO KASUNICH AND ASSOCIATES
 PROJECT DATE; JULY 2017
2. ELEVATION DATUM: ASSUMED DATUM
3. BASIS OF BEARINGS: GOOGLE EARTH
4. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS AND DISTANCES SHOWN ARE IN DECIMAL FEET.
5. GEOTECHNICAL REPORT AND CIVIL PLANS/DESIGNS PREPARED BY:
 HARO, KASUNICH AND ASSOCIATES, INC.
 116 EAST LAKE AVE.
 WATSONVILLE, CA 95076
 PROJECT NO.; SC9296
6. OWNER:
 DANNY KELLY & SARAH HICKS
 41-K BAYVIEW ROAD
 CASTROVILLE, CALIFORNIA 95012
7. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE 2015 EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS PLANS, ISSUED BY THE DEPARTMENT OF TRANSPORTATION.

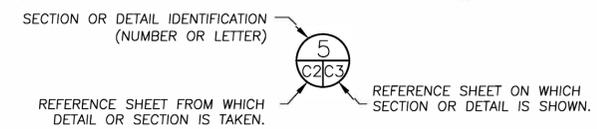
ABBREVIATIONS

AVG.	AVERAGE
CC	CONCRETE
CY	CUBIC YARDS
DIA.	DIAMETER
E	EXISTING
EG	EXISTING GROUND
ELEV.	ELEVATION
FG	FINISHED GRADE
FT	FEET
INV	INVERT
IN	INCH
MIN.	MINIMUM
N	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
SF	SQUARE FOOT
T	TREE
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL

PROJECT DESCRIPTION

THESE DRAWINGS PROVIDE DETAILS FOR THE CONSTRUCTION OF A TWO-STORY RESIDENCE AND ATTACHED GARAGE. THERE IS AN EXISTING 12' WIDE UNPAVED DRIVEWAY LEADING TO PROPOSED RESIDENCE. THE RESIDENCE WILL SIT ON A LEVEL PAD GRADED INTO THE SLOPE.

SECTION AND DETAIL CONVENTION



BY	REVISION	DATE

HARO, KASUNICH & ASSOCIATES
 GEOTECHNICAL AND COASTAL ENGINEERS
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TITLE SHEET
 DANNY KELLY
 180 WALKER VALLEY
 CASTROVILLE, CA 95012
 APN 131-101-033

PROJECT:	M1108
DATE:	2/14/18
DESIGN:	JK/AK
DRAWN:	AJB
SCALE:	AS SHOWN



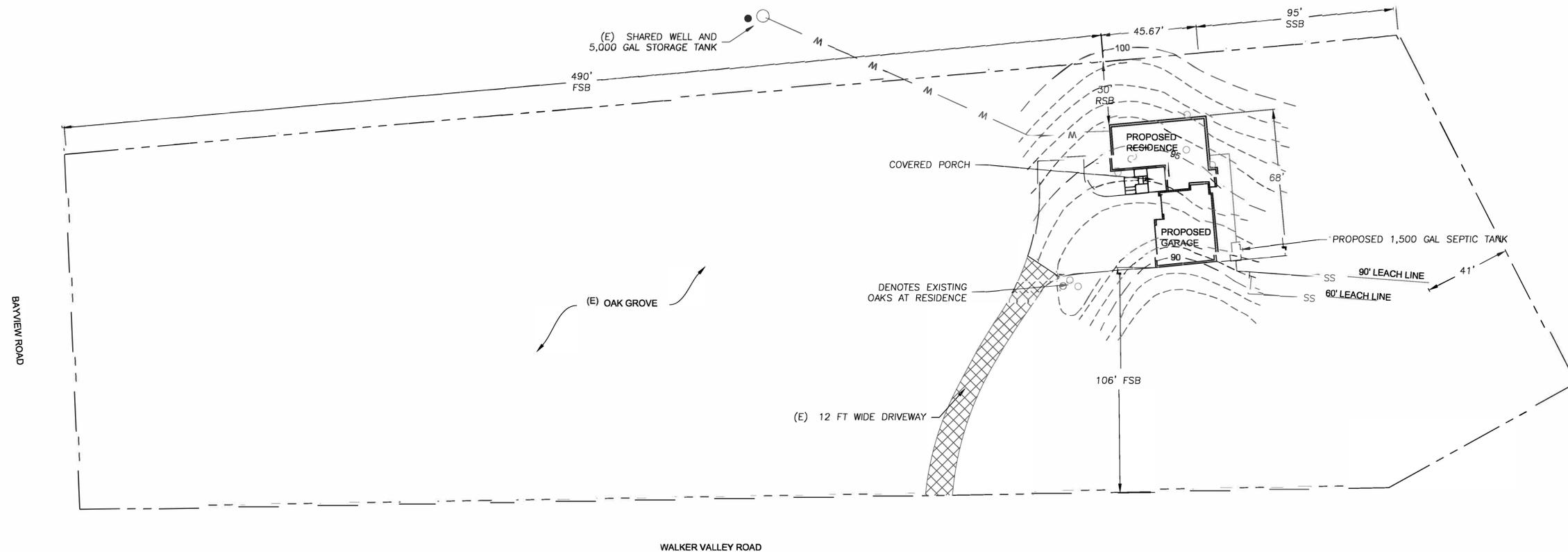
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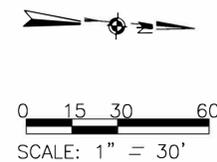
DATE	REVISION	BY

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING FENCE LINE
- PROJECT BENCHMARK
- EXISTING DIRT ROAD AND PAD
- LIMITS OF GRADING



SITE PLAN
SCALE: 1" = 30'



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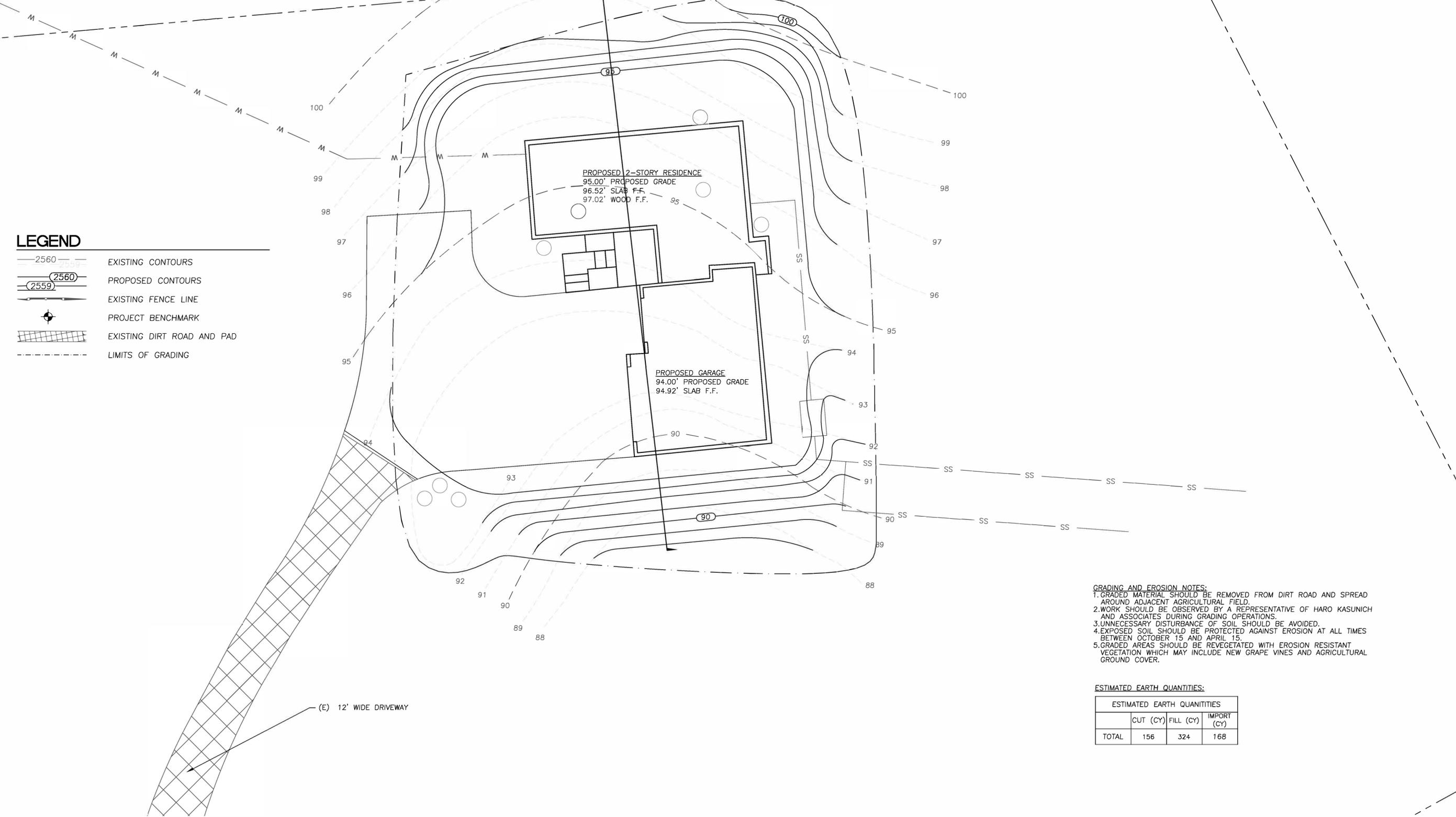
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C2



0 5 10 20
SCALE: 1" = 10'



LEGEND

- 2560 EXISTING CONTOURS
- 2560 PROPOSED CONTOURS
- 2559 EXISTING FENCE LINE
- PROJECT BENCHMARK
- EXISTING DIRT ROAD AND PAD
- LIMITS OF GRADING

GRADING AND EROSION NOTES:
 1. GRADED MATERIAL SHOULD BE REMOVED FROM DIRT ROAD AND SPREAD AROUND ADJACENT AGRICULTURAL FIELD.
 2. WORK SHOULD BE OBSERVED BY A REPRESENTATIVE OF HARO KASUNICH AND ASSOCIATES DURING GRADING OPERATIONS.
 3. UNNECESSARY DISTURBANCE OF SOIL SHOULD BE AVOIDED.
 4. EXPOSED SOIL SHOULD BE PROTECTED AGAINST EROSION AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15.
 5. GRADED AREAS SHOULD BE REVEGETATED WITH EROSION RESISTANT VEGETATION WHICH MAY INCLUDE NEW GRAPE VINES AND AGRICULTURAL GROUND COVER.

ESTIMATED EARTH QUANTITIES:

ESTIMATED EARTH QUANTITIES			
	CUT (CY)	FILL (CY)	IMPORT (CY)
TOTAL	156	324	168

GRADING PLAN
SCALE: 1" = 10'

DISTURBANCE AREA
AREA = 0.039 ACRES

DATE	REVISION	BY

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EARTHWORK NOTES:

1. A REPRESENTATIVE OF HARO, KASUNICH & ASSOCIATES SHOULD OBSERVE GRADING OF THE BUILDING PAD AND DRAINAGE EXCAVATIONS PROPOSED FOR DRIVEWAY AND FOUNDATIONS.
2. ALL GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION AND WITH THE APPLICABLE REQUIREMENTS OF THE MONTEREY COUNTY GRADING ORDINANCE.
3. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL BE FAMILIAR WITH THE GEOTECHNICAL INVESTIGATION. IN THE EVENT OF DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND MAKE HIS OWN INTERPRETATIONS WITH REGARD TO MATERIALS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT.
4. GRADING SUMMARY:

TOTAL CUT VOLUME =	156 CY
TOTAL FILL VOLUME =	324 CY
NET IMPORT =	168 CY

THE ABOVE QUANTITIES ARE APPROXIMATE IN-PLACE VOLUMES CALCULATED AS THE DIFFERENCE BETWEEN EXISTING GROUND AND THE PROPOSED FINISH GRADE, PREPARED FOR PERMITTING PURPOSES ONLY. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF WORK TO BE CONSTRUCTED. THE QUANTITIES HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION, AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS.

- THE CONTRACTOR SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING BID PRICES FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS OR UNSUITABLE EARTH MATERIALS.
5. FINE GRADING ELEVATIONS AND SLOPES NOT SHOWN SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO OBTAIN DRAINAGE IN THE DIRECTION INDICATED. ALL FINAL GRADING SHALL BE SUBJECT TO APPROVAL OF THE ENGINEER.
 6. BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED IN THIN LIFTS IN GOOD WORKMANSHIP MANNER ON HORIZONTAL BENCHES ON FIRM NATIVE GROUND. ORGANIC MATERIAL MUST FIRST BE REMOVED PRIOR TO PLACING FILL.
 7. THE OWNER/CLIENT AND THE CONTRACTOR SHOULD MAKE THEMSELVES AWARE OF, AND BECOME FAMILIAR WITH, APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS, EXCAVATION AND TRENCH SAFETY STANDARDS. CONSTRUCTION SITE SAFETY AND TEMPORARY SHORING GENERALLY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED BELOW BE INTERPRETED TO MEAN THAT HKA IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY FOR THE CONTRACTORS' ACTIVITIES; SUCH RESPONSIBILITY IS NOT IMPLIED AND SHOULD NOT BE INFERRED.
 8. EXCAVATIONS MAY BE SUSCEPTIBLE TO SPALLING AND SLOUGHING. PROTECTION AND SAFETY OF WORKERS WILL BE A KEY ELEMENT THROUGHOUT CONSTRUCTION. EXCAVATION SHOULD NOT BE PERFORMED IN INCLEMENT WEATHER. EXCAVATIONS SHOULD NOT REMAIN OPEN FOR LENGTHY PERIODS OF TIME OR EXPOSED TO RUNOFF.
 9. EXCAVATIONS MAY BE SLOPED OR STEPPED BACK AT A 1:1 (H:V) GRADIENT FOR HEIGHTS UP TO 24 FEET, IN THE DRY CONDITION. VERTICAL CUTS AND BENCHES SHOULD BE NO MORE THAN 8 FEET IN DIMENSION IN THE DRY CONDITION. THESE GRADIENTS AND DIMENSIONS MUST BE CONFIRMED IN THE FIELD DURING INITIAL GRADING PRIOR TO CUTTING.
 10. SLOPE FINAL GRADE TO PROPER DRAINAGE. DO NOT ALLOW RUNOFF OVER SLOPE.

DUST CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS DUST CONTROL THROUGHOUT THE CONSTRUCTION, IN ACCORDANCE WITH THE PERMIT CONDITIONS OF APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REGULAR CLEANING OF ALL MUD, DIRT, DEBRIS, ETC., FROM ANY AND ALL ADJACENT ROADS AND SIDEWALKS, AT LEAST ONCE EVERY 24 HOURS WHEN OPERATIONS ARE OCCURRING.
2. ALL DISTURBED AREAS, INCLUDING UNPAVED ACCESS ROADS OR STORAGE PILES, NOT BEING ACTIVELY UTILIZED FOR CONSTRUCTION PURPOSES, SHALL BE EFFECTIVELY STABILIZED OF DUST EMISSIONS USING WATER, CHEMICAL STABILIZER/SUPPRESSANT, OR VEGETATIVE GROUND COVER.
3. ALL GROUND-DISTURBING ACTIVITIES (E.G., CLEARING, GRUBBING, SCRAPING, AND EXCAVATION) SHALL BE EFFECTIVELY CONTROLLED OF FUGITIVE DUST EMISSIONS UTILIZING APPLICATION OF WATER OR BY PRE-SOAKING.
4. ALL MATERIALS TRANSPORTED OFFSITE SHALL BE COVERED OR EFFECTIVELY WETTED TO LIMIT DUST EMISSIONS.
5. FOLLOWING THE ADDITION OF MATERIALS TO, OR THE REMOVAL OF MATERIALS FROM, THE SURFACES OF OUTDOOR STORAGE PILES, SAID PILES SHALL BE EFFECTIVELY STABILIZED OF FUGITIVE DUST EMISSIONS UTILIZING SUFFICIENT WATER OR CHEMICAL STABILIZER/SUPPRESSANT.
6. ONSITE VEHICLE SPEED ON UNPAVED SURFACES SHALL BE LIMITED TO 10 MPH.
7. DISTURBED AREAS SHALL BE SEEDED PRIOR TO OCTOBER 15TH OR EARLIER AS REQUIRED BY THE APPLICABLE PERMIT CONDITIONS.

EROSION CONTROL NOTES

1. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION, SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES.
3. THE CONTRACTOR SHALL INCORPORATE ADEQUATE DRAINAGE PROCEDURES DURING THE CONSTRUCTION PROCESS TO ELIMINATE EXCESSIVE PONDING AND EROSION.
4. CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES TO PREVENT THE DISCHARGE OF EARTHEN MATERIALS TO WATERCOURSES FROM DISTURBED AREAS UNDER CONSTRUCTION AND FROM COMPLETED CONSTRUCTION AREAS.
5. INSTALL ALL PROTECTIVE DEVICES AT THE END OF EACH WORK DAY WHEN THE FIVE-DAY RAIN PROBABILITY EQUALS OR EXCEEDS 50 PERCENT AS DETERMINED FROM THE NATIONAL WEATHER SERVICE FORECAST OFFICE: WWW.SRH.NOAA.GOV.
6. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM INLETS, CATCH BASINS, SILT FENCES, FIBER ROLLS, ETC. AND INSPECTED FOR ANY DAMAGE. REPAIR ANY BMP THAT IS DAMAGED OR NOT FUNCTIONING.
7. THE CONTRACTOR IS RESPONSIBLE TO KEEP IN FORCE ALL EROSION CONTROL DEVICES AND TO MODIFY THOSE DEVICES AS SITE PROGRESS DICTATES.
8. THE CONTRACTOR SHALL MONITOR THE EROSION CONTROL DEVICES DURING STORMS AND MODIFY THEM IN ORDER TO PREVENT PROGRESS OF ANY ONGOING EROSION.
9. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY EROSION OR DEBRIS SPILLING ONTO A PUBLIC STREET.
10. CONTRACTOR SHALL BE FAMILIAR WITH THE CONDITIONS OF APPROVAL OF ALL REQUIRED PROJECT PERMITS AND SHALL IMPLEMENT ALL REQUIRED BMP'S PRIOR TO COMMENCING GRADING OPERATIONS.
11. EROSION AND SEDIMENT CONTROL BMPS SHALL BE IN PLACE AND IMPLEMENTED, AS APPROPRIATE, PRIOR TO COMMENCING GRADING OR VEGETATION REMOVAL. THESE MEASURES SHALL BE MAINTAINED ON ALL DISTURBED AREAS IN ORDER TO MINIMIZE THE RELEASE OF SEDIMENT IN A SITE'S STORM WATER DISCHARGE.
12. PROTECT AND PRESERVE TOPSOIL TO MINIMIZE EROSION AND RETAIN INFILTRATION CAPACITY.
13. MINIMIZE LAND DISTURBANCE SUCH AS CUTS AND FILLS. STABILIZE SLOPES AND ALL DISTURBED AREAS AS SOON AS GRADING IS FINISHED OR CUT-AND-FILLS ARE MADE.
14. COVER BARE SOILS AND SLOPES AS SOON AS POSSIBLE. USE ONE OR MORE OF THE FOLLOWING TO REDUCE THE EROSION POTENTIAL FROM BARE, EXPOSED, OR DISTURBED SOIL: ROLLED EROSION CONTROL PRODUCTS (E.G. FILTER FABRIC, EROSION CONTROL BLANKETS, GEOTEXTILES), HYDRAULIC MULCH OR HYDROSEEDING, STRAW OR WOOD MULCH, SEEDING, VEGETATION PLANTING, OR OTHER APPROPRIATE COVER MATERIAL.
15. ESTABLISH A UNIFORM VEGETATIVE COVER WITH A MINIMUM OF 70 PERCENT COVERAGE.
16. PROPERLY INSTALL AND MAINTAIN ALL ON-SITE EROSION CONTROL MEASURES AND STRUCTURAL DEVICES, BOTH TEMPORARY AND PERMANENT. PROMPTLY REPAIR OR REINSTALL ANY EROSION CONTROL MEASURES AND STRUCTURAL DEVICES THAT WERE DAMAGED DURING CONSTRUCTION AND MAINTAIN THEM SO THAT THEY DO NOT BECOME NUISANCES WITH STAGNANT WATER, ODORS, INSECT BREEDING, HEAVY ALGAE GROWTH, DEBRIS, AND/OR SAFETY HAZARDS.
17. A QUALIFIED PERSON SHOULD CONDUCT INSPECTIONS OF ALL ON-SITE BMPS DURING EACH RAINSTORM, IF POSSIBLE, AND AFTER A STORM IS OVER TO ENSURE THAT THE BMPS ARE FUNCTIONING PROPERLY.

SEDIMENT CONTROL NOTES:

1. USE FIBER ROLLS DOWNSLOPE AS PERIMETER CONTROL TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE WINTER SEASON. FIBER ROLLS ARE APPROPRIATE IN COMBINATION WITH EROSION CONTROL COVER ON SLOPES TO SHORTEN SLOPE LENGTH AND SPREAD RUNOFF AS SHEET FLOW.
2. SILT FENCES ARE NOT APPROPRIATE IN CONCENTRATED RUNOFF FLOW AREAS (STREAMS, SWALES, GULLIES, ETC.), IN AREAS WHERE FLOODING IS A CONCERN, OR ALONG SLOPES.
3. LONG-TERM SEDIMENT CONTROL MEASURES ARE REQUIRED TO ENSURE THAT EROSION AND SEDIMENTATION DO NOT BECOME AN ISSUE ONCE THE PROJECT IS COMPLETED. THE FOLLOWING MEASURES CAN BE EFFECTIVE FOR LONG TERM SEDIMENT CONTROL ONCE THE PLANTINGS AND ROOTS HAVE GROWN TO SUFFICIENT SIZE:
 - 3.1. SEEDING SLOPES BY HYDRO-SEEDING OR WITH SEEDED BLANKETS; PREFERABLY USING NATIVE SEEDS WITH WINTER BARLEY OR OATS.
 - 3.2. LANDSCAPING WITH PLANT SPECIES THAT GROW RAPIDLY AND HAVE ROOT SYSTEMS THAT ARE EFFECTIVE AT "HOLDING" SOIL.

SITE HOUSEKEEPING NOTES

EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING

1. INSPECT EQUIPMENT AND VEHICLES FREQUENTLY AND REPAIR ANY LEAKS AS SOON AS POSSIBLE. CONTAIN AND CLEAN UP LEAKS, SPILLS, AND DRIPS OF HAZARDOUS MATERIALS AND CHEMICALS AS QUICKLY AS POSSIBLE TO MINIMIZE RUN-OFF OR SOAK IN. THIS INCLUDES FUEL AND MOTOR OIL, HYDRAULIC FLUID, AND GLYCOL BASED ANTI-FREEZE FROM VEHICLES. USE DRY CLEANUP METHODS IF POSSIBLE. PERFORM MAJOR MAINTENANCE AND REPAIRS OFF-SITE.
2. IF REPAIR OR REFUELING OF VEHICLES AND EQUIPMENT MUST BE DONE ON-SITE, USE A DESIGNATED LOCATION AWAY FROM STORM DRAIN INLETS, WATER BODIES, AND OTHER SENSITIVE AREAS.
3. IF EQUIPMENT IS WASHED ON-SITE, WASH WATER MAY NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. IF POSSIBLE, WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY.
4. RECYCLE USED MOTOR OIL, OTHER VEHICLE FLUIDS, AND VEHICLE PARTS WHENEVER POSSIBLE.

MATERIAL STORAGE AND SOIL STOCKPILES

5. LOCATE MATERIAL AND SOIL STOCKPILES AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES. IN ADDITION, KEEP STOCKPILES AWAY FROM STEEP SLOPES AND UNSTABLE SOIL IN ORDER TO MINIMIZE THE CHANCE OF AN ACCIDENTAL RELEASE TO THE ENVIRONMENT.
6. ALL LOOSE STOCKPILED MATERIAL THAT ARE NOT BEING ACTIVELY USED, SHALL BE UNDER COVER AND/OR BERMED AND PROTECTED FROM WIND, RAIN, AND RUNOFF.
7. STORE OPEN BAGS OF PARTICULATE, GRANULAR, OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) Indoors IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE COVERED OR CLOSED, AND DURING THE RAINY SEASON THEY MUST BE KEPT WITHIN SECONDARY CONTAINMENT.
8. STORE PAINTS, CHEMICALS, SOLVENTS, AND OTHER HAZARDOUS MATERIALS INSIDE OR WITHIN A SHED WITH DOUBLE CONTAINMENT.
9. KEEP DUMPSTER LIDS CLOSED AND SECURED. FOR DUMPSTERS OR BINS THAT DON'T HAVE A LID, COVER THEM WITH PLASTIC SHEETING OR A TARP DURING RAINY OR WINDY WEATHER.

WASTE MANAGEMENT: BUILDING MATERIALS, DEMOLITION WASTE, AND VEGETATION

10. ONSITE STORAGE OF CONSTRUCTION MATERIALS. STORE WASTES IN CONTAINERS OR A DUMPSTER WHENEVER POSSIBLE. COVER PILES OF UNCONTAINED WASTES AND WASTES STORED IN OPEN CONTAINERS DURING WINDY CONDITIONS AND PRIOR TO SIGNIFICANT FORECASTED RAIN (0.25 INCHES IN A 24-HOUR PERIOD). DO NOT HOSE DUMPSTERS OUT ON THE CONSTRUCTION SITE.
11. USE CONSTRUCTION PRODUCTS MADE FROM OR PACKAGED IN POLYSTYRENE/PLASTIC FOAM IN A MANNER PREVENTING THE POLYSTYRENE/PLASTIC FOAM FROM BEING RELEASED INTO THE ENVIRONMENT.
12. NEVER LEAVE OR ABANDON MATERIALS OR EXCAVATION SPOILS AT A PROJECT SITE. AT THE END OF A CONSTRUCTION PROJECT, COLLECT ALL UNUSED OR WASTE MATERIALS AND DISPOSE OF PROPERLY. DO NOT LEAVE DISCARDED BUILDING MATERIALS, DEMOLITION WASTES, WASTE VEGETATION, SOIL, MULCH, VEGETATION, AND OTHER LANDSCAPE PRODUCTS IN A STREET, GULLY, OR WATERWAY.

PORTABLE TOILET FACILITIES

13. ALL SANITARY WASTES SHALL BE COLLECTED AND MANAGED THROUGH THE USE OF PORTABLE TOILET FACILITIES. ENSURE THAT THE LEASING COMPANY PROPERLY MAINTAINS THE TOILETS AND PROMPTLY MAKES REPAIRS AS NEEDED. CONDUCT VISUAL INSPECTIONS FOR LEAKS.
14. PLACE PORTABLE TOILETS ON A LEVEL SURFACE AND AT A SAFE DISTANCE AWAY FROM PAVED AREAS AND, TO THE EXTENT PRACTICAL, STORM DRAIN INLETS. SECURE THEM TO PREVENT BLOWING OVER.
15. PROVIDE SECONDARY CONTAINMENT FOR PORTABLE TOILETS LOCATED WITHIN 20 FEET OF A STREAM, STORM DRAIN, OR STREET.
16. DURING PUMP-OUT, TAKE APPROPRIATE MEASURES TO AVOID SPILLAGE. IF SPILLAGE OCCURS IT SHALL BE CLEANED UP IMMEDIATELY.

SITE CLEANUP

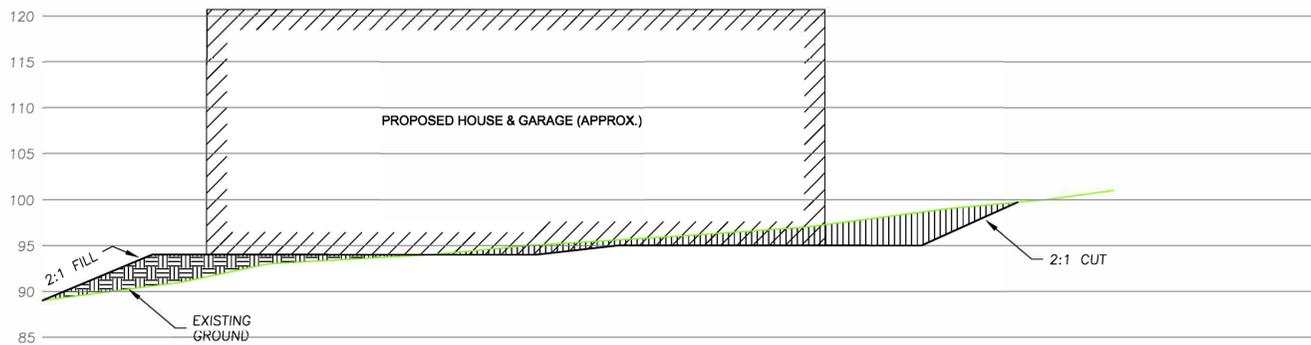
17. WHEN CLEANING UP, SWEEP WHENEVER POSSIBLE. LITTER AND DEBRIS MUST BE PICKED UP AND DISPOSED OF PROPERLY.
18. IN THE ROADWAY AND/OR ON THE SIDEWALK, MATERIAL STOCKPILES MUST BE REMOVED AND CLEANED UP BY THE END OF EACH DAY.
35. SWEEP AND REMOVE ANY SOLID WASTE THAT ACCUMULATES AT EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS POSSIBLE.
36. DO NOT CLEAN THE STREET, SIDEWALK, OR OTHER PAVED AREAS BY WASHING OR BY DIRECTING SEDIMENT, CONCRETE, ASPHALT, OR OTHER PARTICLES INTO THE STORM DRAIN SYSTEM. IF USING WATER, DIRECT IT TO A LANDSCAPED OR GRASSY AREA LARGE ENOUGH TO ABSORB ALL THE WATER.

MASONRY AND CONCRETE WORK

37. CONCRETE, CEMENT, AND MASONRY PRODUCTS MAY NEVER BE DISCHARGED INTO THE STORM DRAIN SYSTEM. CONCRETE, CEMENT, AND MASONRY MIXING CONTAINERS MAY NOT BE WASHED OR RINSED INTO THE STREET OR STORM DRAIN SYSTEM. IF A CONCRETE TRANSIT MIXER IS USED, A SUITABLE WASHOUT BOX, EXCAVATION OR SELF-WASHING MIXER ABLE TO CONTAIN THE WASTE MATERIAL SHALL BE PROVIDED ON-SITE.
38. DO NOT MIX FRESH CONCRETE OR CEMENT MORTAR IN A GUTTER, OVER A STORM DRAIN INLET, OR IMMEDIATELY ADJACENT TO A WATER BODY.
39. STORE MATERIALS UNDER COVER AND PROTECTED FROM WIND, RAIN, AND RUNOFF.
40. SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR MAY BE DISPOSED OF IN THE TRASH.
41. WASH OUT FROM CONCRETE MIXERS MAY NEVER BE DISPOSED OF IN THE STREET OR STORM DRAIN SYSTEM. IF POSSIBLE, PUMP THE WASHOUT BACK INTO THE MIXER FOR REUSE.

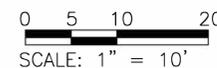
SIDEWALK AND ROADWORK

42. IF IT RAINS UNEXPECTEDLY, TAKE APPROPRIATE ACTION TO PREVENT POLLUTION OF STORM WATER RUNOFF (E.G., DIVERT RUNOFF AROUND WORK AREAS, COVER MATERIALS).
43. THE DISCHARGE OF SLURRY TO THE STORM DRAIN SYSTEM IS PROHIBITED. TAKE MEASURES TO CONTAIN THE SLURRY AND, IF NECESSARY, PROTECT NEARBY CATCH BASINS OR GUTTERS. IF SLURRY ENTERS THE STORM DRAIN SYSTEM, REMOVE MATERIAL IMMEDIATELY.
44. PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS IF THEY HAVE A DRIP OR LEAK.
45. NEVER WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR A STORM DRAIN INLET. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE OR DISPOSE OF IN THE TRASH.
46. REMOVE AND CLEAN UP MATERIAL STOCKPILES (E.G., STEEL I-BEAMS, LAGGING, SAND) BY THE END OF EACH WEEK OR, IF DURING THE RAINY SEASON, THE END OF THE DAY. STOCKPILES MUST BE REMOVED BY THE END OF EACH DAY IF THEY ARE LOCATED IN A PUBLIC RIGHT-OF-WAY.



CROSS SECTIONS

VERTICAL AND HORIZONTAL: SCALE: 1" = 10'



DATE	REVISION

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