

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

In the matter of the application of:

TERRANOVA MICHAEL R & LINNEA E (PLN230174)

RESOLUTION NO. 24-052

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that construction of a single-family dwelling qualifies for a Class 3 Categorical Exemption pursuant Section 15303 of the CEQA Guidelines and none of the exceptions in Section 15300.2 apply to the project; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Administrative Permit and Design Approval to allow construction of a 3,340 square foot two-story single-family dwelling with 815 square feet of balconies and decks and a 1,008 square foot attached three-car garage. Colors and materials consist of beige plaster siding, brown vinyl windows and doors, grey composition shingle roof and dark brown metal gutters, downspouts, chimney shroud and guardrails. The project includes removal of three Coast live oak trees; and
 - b. Use Permit to allow development on slopes greater than 25%.

[PLN230174 TERRANOVA MICHAEL R & LINNEA E, 12167 Saddle Road, Carmel Valley, Greater Monterey Peninsula Area Plan (APN: 416-122-036-000)]

The TERRANOVA MICHAEL R & LINNEA E application (PLN230174) came on for a public hearing before the County of Monterey Zoning Administrator on November 14, 2024, and December 12, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Zoning Administrator finds and decides as follows:

FINDINGS

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

TERRANOVA MICHAEL R & LINNEA E (PLN230174)

- 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 2010 County of Monterey General Plan;
 - the Greater Monterey Peninsula Area Plan; and the
 - County of Monterey Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Project Scope. The project consists of construction of a 3,340 square foot two-story single-family dwelling, an attached 1,008 square foot three-car garage, 815 square feet of porch, patios and deck, and a paved asphalt driveway. Three Coast live oak trees in the footprint of the residence will be removed. A new septic system with a leach field is proposed to support the development and the property will receive potable water from California American Water Company.
 - c) Allowed Use. The property is located at 12167 Saddle Road, Carmel Valley (APN: 416-122-036-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Low Density Residential, with a maximum gross density of 5 acres per unit, with a Visual Sensitivity overlay district and a 20-foot maximum height limit, or “LDR/5-VS(20).” Single-family residences and non-habitable accessory structures (including attached garages) are all principally allowable uses in the base zoning district pursuant to Title 21 sections 21.14.030.A and 21.14.030.F, respectively. The Visual Sensitivity district also requires an Administrative Permit and Design Approval for proposed development. These are incorporated into the project description and the necessary findings can be made to approve them. The proposed project involves the removal of three protected Coast live oak trees and development on slopes exceeding 25%. Therefore, the development is also subject to the granting of a tree removal permit and Use Permit.
 - d) Lot Legality. The subject parcel (5.11 acres), APN 416-122-036-000, is identified as Parcel B as shown on the Parcel Map dated April 1, 2010, recorded on May 26, 2010, in Volume 23, Page 9, as part of the minor subdivision. This originated from a Parcel Map recorded November 10, 1988, on Reel 2297, Page 847. Therefore, the County recognizes the subject property as a legal lot of record.
 - e) Visual Sensitivity Overlay. The property is within a Visual Sensitivity zoning overlay district and is subject to the requirements of Chapters 21.46 and 21.44 of the Inland Zoning Ordinance (Title 21). Chapter 21.46 requires review of development in those areas of the County of Monterey in which development can potentially have adverse visual impacts when viewed from a common public viewing area. The site is approximately 0.15 miles west from Laureles Grade and one and a half miles south of Highway 68. Staking and flagging demonstrated the proposed structures are not visible from scenic Highway 68, Laureles Grade, or from any common public viewing area due to vegetation and terrain. Therefore, the proposed structures would have no adverse visual impacts and applying an Administrative Permit is appropriate for the proposed development. Furthermore, Chapter 21.44 requires review of siting, size, configuration, colors, and materials to ensure that the

development will be compatible with the site and the surrounding neighborhood. Staff has reviewed the proposal and determined that the development has been appropriately sited and designed and the development meets all required site development standards in the LDR/5-VS (20') zoning district. The two-story stucco-exterior house incorporates colors and materials comprised of country gray composite asphalt shingle roof, beige white plaster, and brown vinyl window and door frames. The proposed single-family dwelling and garage are consistent with the surrounding residential development.

- f) Development Standards. The development standards for the Low Density Residential (LDR) zoning district are identified in Monterey County Code (MCC) Section 21.14.060. Required setbacks in the LDR district for main dwelling units are 30 feet (front), 20 feet (rear), and ten percent of the average lot width, to a maximum required of 20 feet (sides). The proposed dwelling is over 100 feet from the front property line adjacent to Saddle Road, 55 feet from the 20 foot wide access and utility easement adjacent to the western property line (side), over 80 feet from the eastern property line (side), and approximately 600 feet from the northern property line (rear). Pursuant to Section 21.62.040 any accessory structure structurally attached to the main structure shares the same setback requirements as the main structure. In this case, the attached garage has a front setback of over 100 feet and over 80 feet from the eastern property line (side). Therefore, both structures conform to setback requirements. Maximum allowed structure height is 20 feet. The proposed height for the single-family dwelling is 19 feet, 2 and one quarter inches. The allowed site coverage maximum in the LDR district is 25%. The property is approximately 5.11 acres (222,591 sq. ft.), which would allow a maximum site coverage of approximately 55,647 square feet. The proposed single-family dwelling (3,340 sq. ft.) and attached garage (1,008 sq. ft.) would result in total site coverage of 4,348 square feet or approximately 1.9%. Therefore, as proposed, the project meets all required development standards.
- g) Tree Removal. The project would include removal of three protected oak trees. As demonstrated in Finding No. 2 and supporting evidence, the findings required for tree removal are made in this case.
- h) Archaeological Sensitivity. The project site is in an area identified in County records as having a moderate archaeological sensitivity. A previous archaeological report prepared for the subdivision (LIB050575) concluded that there is no surface evidence of potentially significant archaeological resources. There are no recorded archaeological sites located within the subject area, or within a one-half mile radius of the subject area. Therefore, the project would not impact any known archaeological resources. A standard project condition (Condition No. 3) has been applied to control and limit any inadvertent impacts to cultural resources, which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Development on Slopes. The proposed project includes approximately 613 square feet of development on slopes in excess of 25%. As demonstrated in Finding No. 3 and supporting evidence, the necessary

finding to approve a Use Permit for development on slopes of 25% are made in this case.

- j) Land Use Advisory Committee (LUAC) Review. The project site is within the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) purview and requires LUAC referral in accordance with the current guidelines adopted by Board of Supervisors in Resolution No. 15-103. The LUAC was scheduled to review the project application twice and cancelled twice due to lack of quorum.
- k) The project planner conducted a site inspection on November 14, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230174.

2. FINDING: **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

- EVIDENCE:**
- a) Greater Monterey Peninsula Area Plan Policy GMP-3.5 indicates removal of healthy, native oak, Monterey pine, and redwood trees in the planning area shall be discouraged. The Monterey County Code Chapter 16.60 and Title 21 section 21.64.260 – Preservation of Oak and Other Protected Trees provides implementing regulations for this policy.
 - b) The applicant submitted an Arborist Report (LIB240020, Finding No. 4, Evidence “b”) which provided tree assessments detailing the overall general health, vigor, and condition of protected trees and habitat. Protected trees were assessed within the proposed area of development and the property as a whole. The condition of the assessed trees was generally fair health, though one tree was assessed to have poor structural health. Based on the project design, the arborist recommended the removal of three Coast live oak trees because they are located within the proposed building footprint. No landmark trees will be removed. Short-term effects are confined to the construction area and immediate surroundings where two trees will be removed. No significant long-term effects on the forest ecosystem are anticipated, and the project is unlikely to significantly reduce the availability of wildlife habitat over the long term.
 - c) The project includes the removal of three protected trees: a 15-inch diameter at breast height (DBH) Coast live oak, an 8-inch DBH Coast live oak, and a 13-inch DBH Coast live oak. Per Title 21 section 21.64.260.D.2, removal of three or fewer protected trees in a one-year period may be approved by the Director of Planning. To approve the removal, the appropriate authority must find that the removal is the minimum required under the circumstances and that the removal will not involve the risk of adverse environmental impact.
 - d) The proposed tree removal is the minimum required under the circumstances. As demonstrated in Evidence “b” above, three trees are within the footprint of the main residence, garage, and parking areas thereby requiring their removal. The existing condition of the subject parcel is sloped with a northeastern aspect and the flattest portion is closest

to Saddle Road. The parcel is partially forested with oak trees with over 30 oak trees located in the front portion of the property covering approximately 2/3rds from east to west. Development is also constrained by scenic easements and a dedicated septic envelope. The current siting of the home is the most feasible location for development that minimizes impacts to existing trees and slopes. Moving the home south would result in additional tree removal. Moving north would put the home into the septic envelope. Given the circumstances of this case, the project has been appropriately sited and designed to minimize tree removal and the removal will not involve adverse environmental impacts.

- e) Existing trees within the vicinity of the project site that are to remain will be protected throughout construction activities. Protective fencing will be installed around the drip lines of the protected trees to ensure no development occurs within the critical root zone through implementation of Condition No. 4 as incorporated. Condition No. 5 has been incorporated stating that tree removal shall not occur until a construction permit has been issued. Additionally, the County's tree replacement condition has been applied to the project as Condition No. 6, indicating a replacement ratio of one-to-one as recommended by the arborist report.
- f) The project planner conducted a site inspection on November 14, 2023, to verify that the project on the subject parcel conforms to the tree removal regulations detailed above.
- g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230174.

3. FINDING: DEVELOPMENT ON SLOPES EXCEEDING 25% – Policy OS-3.5 prohibits development on slopes in excess of 25% unless one or both of the following findings can be made, based on substantial evidence:

- 1) There is no feasible alternative which would allow development to occur on slopes of less than 25%; or
- 2) the project better achieves the resource protection objectives and policies contained in the County of Monterey General Plan, accompanying Area Plans, and all applicable master plans.

- EVIDENCE:**
- a) The proposed project includes approximately 613 square feet of development on slopes in excess of 25% to that is within the footprint of the main dwelling, garage, and parking areas. This sloped area consists of two “benches” or “terraces” that traverse the property from east to west.
 - b) There is no feasible alternative location for the siting of the single-family dwelling and garage without removing additional trees or encroaching into the septic envelope. The property is located on a hill with descending slopes to the northeast of the proposed building site of the single-family dwelling and the development is located within the flattest portion of the property, closest to Saddle Road. As proposed, the project site will have the least impact to slopes and protected trees and will allow installation of the septic system. Further avoidance of slope disturbance would potentially require a Variance to front setbacks. However, in order to connect the dwelling with the wastewater system, trenching would still occur over slopes in excess of 25%.

- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230174.

4. 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 Monterey County Regional Fire 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. Conditions recommended have been incorporated.

- b) Staff identified the need to evaluate geotechnical suitability of the site and potential impacts to trees. The following reports have been prepared:

- “Geotechnical Investigation – Design Phase” (LIB240285) prepared by Butano Geotechnical Engineering, INC., Watsonville, CA, May 20, 2024.
- “Pre-construction tree removal report for 12167 Saddle Road in Carmel Valley” (LIB240285) prepared by Thompson Wildland Management, Monterey, CA, December 19, 2023.

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 14, 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 County of Monterey HCD-Planning found in Project File PLN230174.

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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire District. 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) Necessary public facilities will be provided. The property will receive potable water from California American Water (Cal Am), who provided a can and will serve letter dated February 19, 2021. Wastewater service

will be provided by a newly designed septic system. The Environmental Health Bureau reviewed the project and approved it with no conditions.

- c) A Fuel Management Plan was submitted as part of the application demonstrating the required 30 foot “green zone” and 100 foot “fuel management zone” to provide defensible space on all sides of the structures, or up to the property lines, whichever is closer. The arborist report also made recommendations for pruning the oaks in proximity to the proposed residence. Pruning would preserve tree health, provide clearance around structures, improve defensible space for wildland fire protection, and reduce fuel loads on site. These arborist recommendations are included as part of the landscaping plan pursuant to Condition No. 7.
- d) Staff conducted a site inspection on November 14, 2023 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230174.

6. 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 County of Monterey 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 14, 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 County of Monterey HCD-Planning found in Project File PLN230174.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a), categorically exempts the construction of small structures including a single-family residence in a residential zone.
 - b) As the construction of a new single-family residence with associated site improvement in a residential zoning district, the project fits the criteria of this exemption. The proposed development has been evaluated to avoid impacts to protected trees, archaeological resources, to minimize development on slopes in excess of 25% and other important resources to the maximum effect.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project, as detailed in Evidence “d” through “i” below.
 - d) The project is not located in an area that is mapped as an environmental resource of hazardous or critical concern by a local, state, or federal agency.
 - e) This is one of two remaining undeveloped lots in the subdivision. As such, successive projects of the same type and in the same place

(construction of a single-family dwelling on this lot which is zoned to allow such uses) would not occur resulting in contributing to a significant cumulative impact. The project – construction of a single-family residence and associated site improvements on a property zoned to allow such uses and without potentially significant impacts – would not contribute to a potential cumulative impact.

- f) There are no unusual circumstances associated with the project that would cause a potential environmental impact (see Findings 4, 5, and supporting evidence).
- g) The nearest scenic route is Laureles Grade, which is approximately 0.15 miles east of the site. However, the project is not within view of the roadway due to vegetation and terrain.
- h) The project is not located on a hazardous waste site compiled pursuant to Section 65962.5 of the Government Code.
- i) There are no historical resources on the site and therefore the project will not cause a substantial adverse change in the significance of a historical resource.
- j) Staff conducted a site inspection on November 14, 2023 and no adverse environmental effects were identified.
- k) See Finding Nos. 1, 2 and supporting evidence.
- l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230174.

- 8. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Pursuant to Title 21 Section 21.80.040.B, an aggrieved party may appeal a decision of the Zoning Administrator to the Planning Commission.

DECISION

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

1. Find that construction of a single-family dwelling qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and none of the exceptions in Section 15300.2 apply to the project; and
2. Approve a Combined Development Permit consisting of:
 - a. Administrative Permit and Design Approval to allow construction of a 3,340 square foot two-story single-family dwelling with 815 square feet of balconies and decks and a 1,008 square foot attached three-car garage. Colors and materials consist of beige plaster siding, brown vinyl windows and doors, grey composition shingle roof and dark brown metal gutters, downspouts, chimney shroud and guardrails. and the project includes removal of three Coast live oak trees; and
 - b. Use Permit to allow development on slopes greater than 25%.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

PASSED AND ADOPTED this 12th day of December, 2024.

DocuSigned by:

Mike Novo

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Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **DECEMBER 19, 2024**.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **DECEMBER 30, 2024**.

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 County of Monterey 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 County of Monterey 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

PLN230174

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230174) consisting of: 1) Administrative Permit and Design Approval allows construction of a 3,340 square foot two-story single-family dwelling with 815 square feet of balconies and decks and a 1,008 square foot attached three-car garage. Colors and materials consist of beige plaster siding, brown vinyl windows and doors, grey composition shingle roof and dark brown metal gutters, downspouts, chimney shroud and guardrails. The project includes removal of three Coast live oak trees; and 2) Use Permit to allow development on slopes greater than 25%. The property is located at 12167 Saddle Road, Carmel Valley (Assessor's Parcel Number 416-122-036-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 24-052) was approved by the County of Monterey Zoning Administrator for Assessor's Parcel Number 416-122-036-000 on December 12, 2024. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD - Planning."

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

Compliance or 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 HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or 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 HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. PD011(A) - TREE REMOVAL

Responsible Department: 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. (HCD-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.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Due upon final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1

Replacement tree(s) shall be located within the same general location as the tree being removed.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

7. PD012(D) - LANDSCAPE PLAN AND MAINTENANCE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of the final landscaping plan shall be submitted to HCD - Planning. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD- Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD- Planning)

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

Prior to issuance of Building Permits, the Owner/Applicant/Agent/Contractor shall submit to HCD- Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

8. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

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

9. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

10. PD016 - NOTICE OF REPORT

Responsible Department: 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:
"An Arborist Report (LIB240020) was prepared by Rob Thompson on December 19, 2023, and is on file in County of Monterey HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

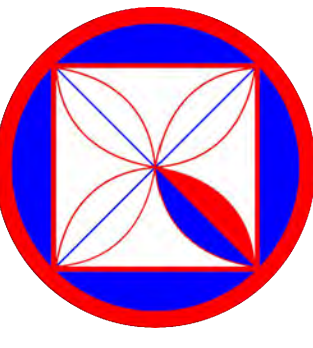
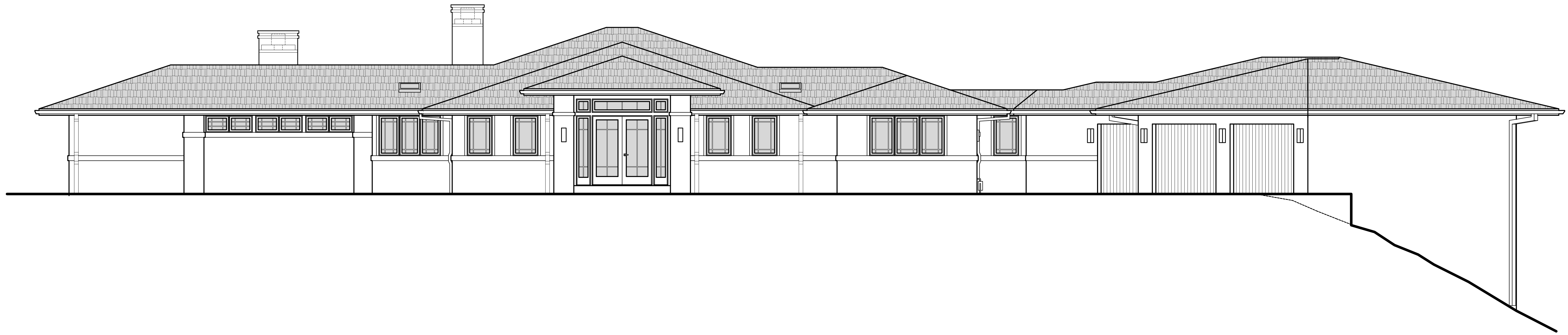
Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

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

TERRANOVA RESIDENCE

New Single Family Residence
Carmel Valley , California

A.P.N. 416-122-036-000



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC.
12167 SADDLE ROAD CARMEL VALLEY, CA 95021
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CLAUDIO@CODGINC.COM
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CLAUDIO ORTIZ
ARCHITECT

REVIEWS:

PROJECT DATA

LOT SIZE	(5.110 Acres)	222,591.0 S.F
ZONING	LDR/5-VS(20')	
A.P.N.	259-111-028-000	
HEIGHT (MAX. ALLOWED)	20FT	
SETBACKS (MIN. ALLOWED)	FRONT: 30.0FT, SIDE 10% of average lot width to a max of 20.0FT, REAR: 20.0FT	
STORIES:	TWO	

FLOOR AREA	PROPOSED	
FAR ALLOWED: N/A		
PROPOSED ADDITION		
MAIN DWELLING	2,749.0 S.F.	
LOWER LEVER	591.0 S.F.	
ATTACHED GARAGE	1,008.0 S.F.	
TOTAL (P) GROSS FLOOR AREA:	4,348.0 S.F.	1.9%
SITE COVERAGE		
BLNDG. FOOTPRINT ALLOWED: 55,647.75 SQ.FT.	PROPOSED	25%
MAIN DWELLING	2,749.0 S.F.	
ATTACHED GARAGE	1,008.0 S.F.	
BALCONIES AND DECKS	815.0 S.F.	
TOTAL (P) GROSS FOOTPRINT:	4,572.0 S.F.	2.0%
HARDSCAPE COVERAGE		
	PROPOSED	
IMPERVIOUS COVERAGE		
PARKING/TURNAROUND	4,219.0 S.F.	
PORCH	48.0 S.F.	
DECK ONE	227.0 S.F.	
DECK TWO	105.0 S.F.	
DECK THREE	289.0 S.F.	
TOTAL (P) IMPERVIOUS COVERAGE	4,888.0 S.F.	2.1%
PERVIOUS COVERAGE		
ENTRY WALKWAY	123.0 S.F.	
DRIVEWAY ENTRY	271.0 S.F.	
STAIRS	160.0 S.F.	
TOTAL (P) PERVIOUS COVERAGE	554.0 S.F.	
TOTAL PROPOSED COVERAGE	5,442.0 S.F.	2.4%

SHEET INDEX

ARCHITECTURAL

- CN COVER SHEET & GENERAL NOTES
- A1.0 SURVEY
- A1.1 SITE PLAN EXISTING
- A1.2 SITE PLAN PROPOSED
- A1.3 PARTIAL SITE PLAN
- A1.4 TRAFFIC CONTROL PLAN, TRUCK ROUTE & PARKING PLAN
- A2.0 PROPOSED MAIN LEVEL FLOOR PLAN
- A2.1 PROPOSED LOWER LEVEL FLOOR PLAN
- A3.0 PROPOSED ELEVATIONS
- A3.1 PROPOSED ELEVATIONS
- A4.0 PROPOSED ROOF PLAN
- A5.0 MATERIALS
- A6.0 LANDSCAPE & FUEL MANAGEMENT PLAN
- A6.1 LANDSCAPE & FUEL MANAGEMENT PLAN NOTES
- L1 LANDSCAPE PLAN

CIVIL PLANS

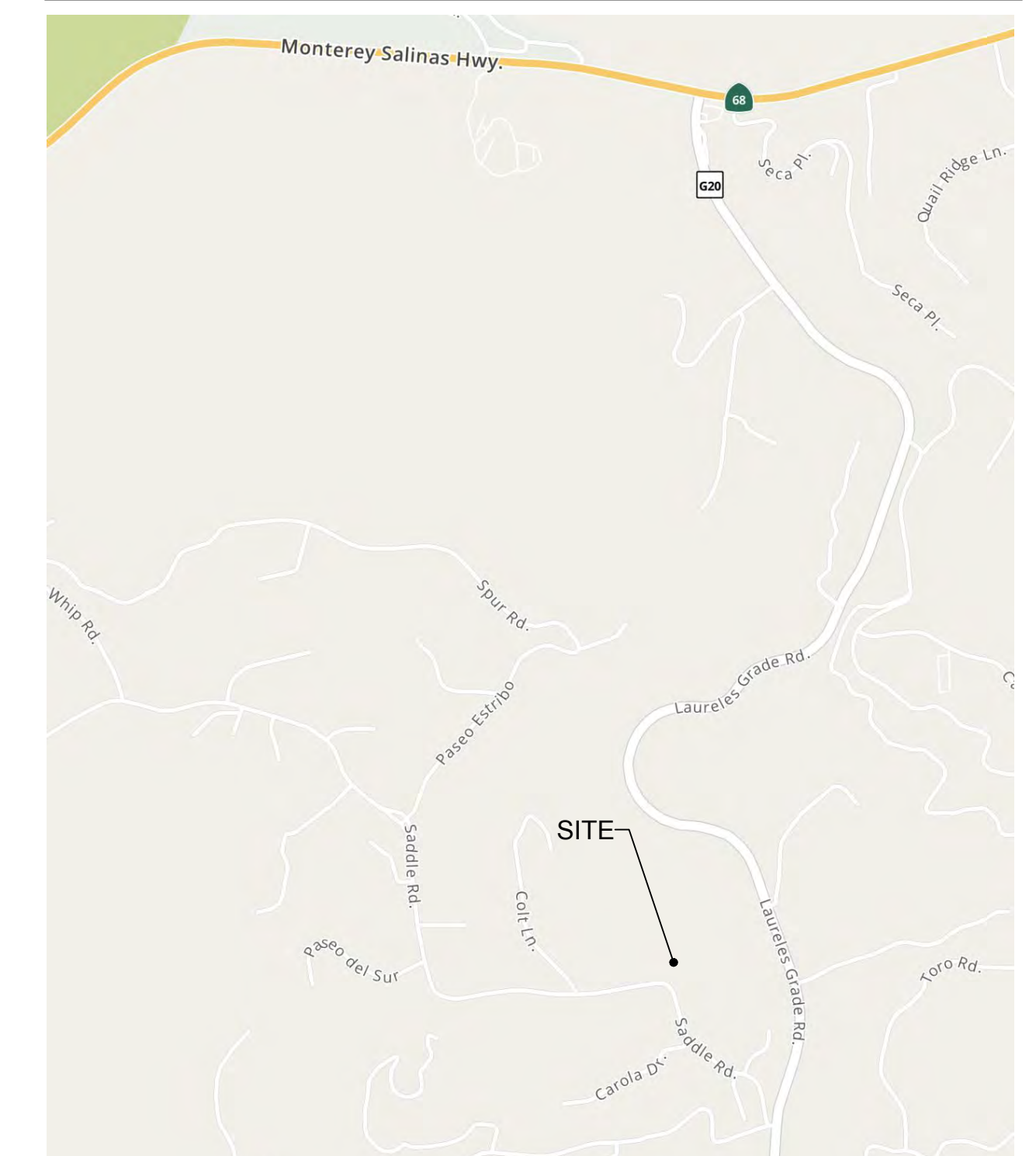
- C1 COVER SHEET & GENERAL NOTES
- C2 OVERALL SITE PLAN
- C3 GRADING & DRAINAGE PLAN
- C4 UTILITY PLAN
- C5 SECTIONS & DETAILS
- C5.1 OWTS DETAILS
- C6 EROSION CONTROL PLAN
- C7 EROSION CONTROL DETAILS

SCOPE OF WORK

1. DEVELOPMENT OF A NEW TWO STORY SINGLE FAMILY DWELLING (3,340.0 S.F.) WITH ATTACHED THREE-CAR GARAGE (1,008.00 S.F).
2. TWO NEW TILED COVERED PATIOS, 1 WOOD DECK, ASPHALT DRIVEWAY, PAVER WALKWAYS SET ON SAND.
3. TREE REMOVAL: REMOVING THREE SMALL OAK TREES AND ONE PINE TREE.
4. EARTH WORK: CUT:125 CY FILL:420 CY NET:295 CY

PARCEL MAP

NOT TO SCALE



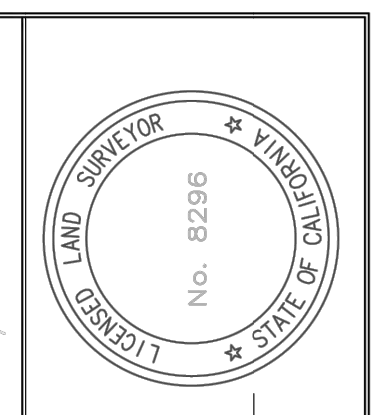
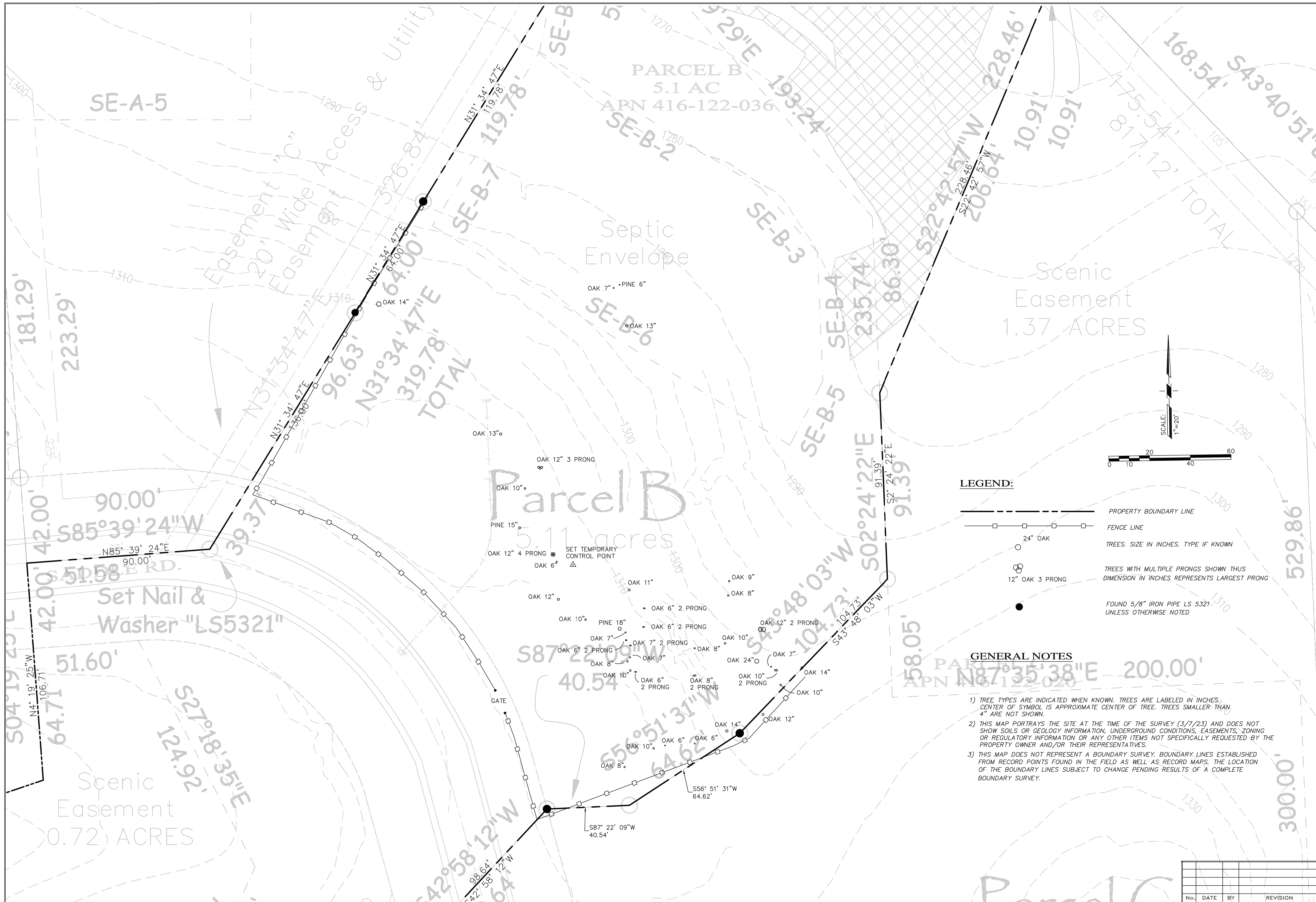
PROJECT: TERRANOVA RESIDENCE
12167 SADDLE ROAD CARMEL VALLEY
BLOCK: LOTS:
APN: 416-122-036-000
PROJECT NO. 23-03

ISSUE: 04-04-2017
DRAWN BY:

COVER SHEET &
GENERAL NOTES

SCALE: 1" = 1/4"

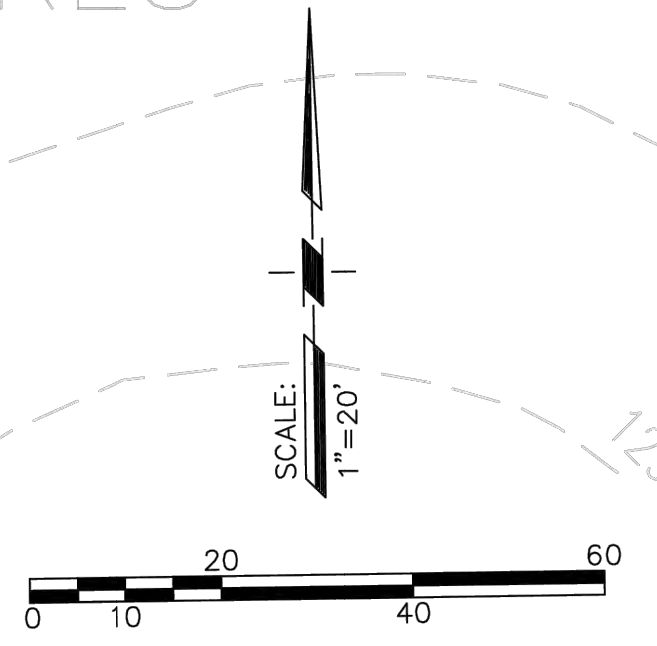
CN



APPROVED BY:
Neal Dickey
 NEAL DICKEY P.L.S. No. 8296

NEAL DICKEY
 LAND SURVEYING
 LAND SURVEYING - ELEVATION CERTIFICATES
 AERIAL PHOTOGRAPHY - ALTA - SUBDIVISIONS
 9670 POLLOCK LANE, SALINAS, CA 93907
 nealdsurvey@gmail.com 831-320-1864

TOPOGRAPHIC MAP
 OF
 12167 SADDLE ROAD, CARMEL VALLEY, CALIFORNIA
 APN: 416-122-036-000
 FOR
 TERRANOVA RESIDENCE



LEGEND:

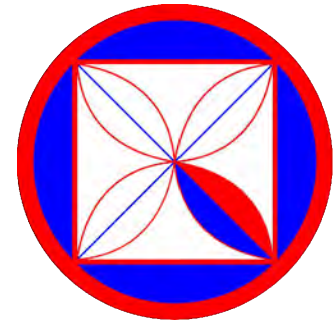
- PROPERTY BOUNDARY LINE
- FENCE LINE
- 24" OAK
- TREES. SIZE IN INCHES. TYPE IF KNOWN
- TREES WITH MULTIPLE PRONGS SHOWN THUS DIMENSION IN INCHES REPRESENTS LARGEST PRONG
- 12" OAK 3 PRONG
- FOUND 5/8" IRON PIPE LS 5321 UNLESS OTHERWISE NOTED

GENERAL NOTES

- 1) TREE TYPES ARE INDICATED WHEN KNOWN. TREES ARE LABELED IN INCHES. CENTER OF SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 4" ARE NOT SHOWN.
- 2) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (3/7/23) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- 3) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. BOUNDARY LINES ESTABLISHED FROM RECORD POINTS FOUND IN THE FIELD AS WELL AS RECORD MAPS. THE LOCATION OF THE BOUNDARY LINES SUBJECT TO CHANGE PENDING RESULTS OF A COMPLETE BOUNDARY SURVEY.


No.	DATE	BY	REVISION

SCALE: 1"=20'
 DATE: MAR 7, 2023
 PREPARED: NCD
 SHEET **1**
 OF 1 SHEETS



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REVIEWS:

PROJECT: TERRANOVA RESIDENCE
 12167 SADDLE ROAD CARMEL VALLEY
 BLOCK: LOTS:
 APN: 416-122-036-000
 PROJECT NO. 23-03

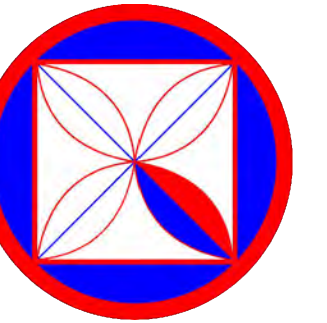
ISSUE: 05-16-2023
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SITE PLAN
 EXISTING

SCALE: 1" = 1/64"

A1.1





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REVISIONS:

PROJECT: TERRANOVA RESIDENCE
 12167 SADDLE ROAD CARMEL VALLEY
BLOCK: LOTS:
APN: 416-122-036-000
PROJECT NO. 23-03

ISSUE: 05-16-2023

DRAWN BY: CO

**SITE PLAN
 PROPOSED**

SCALE: 1" = 1/32"

A1.2

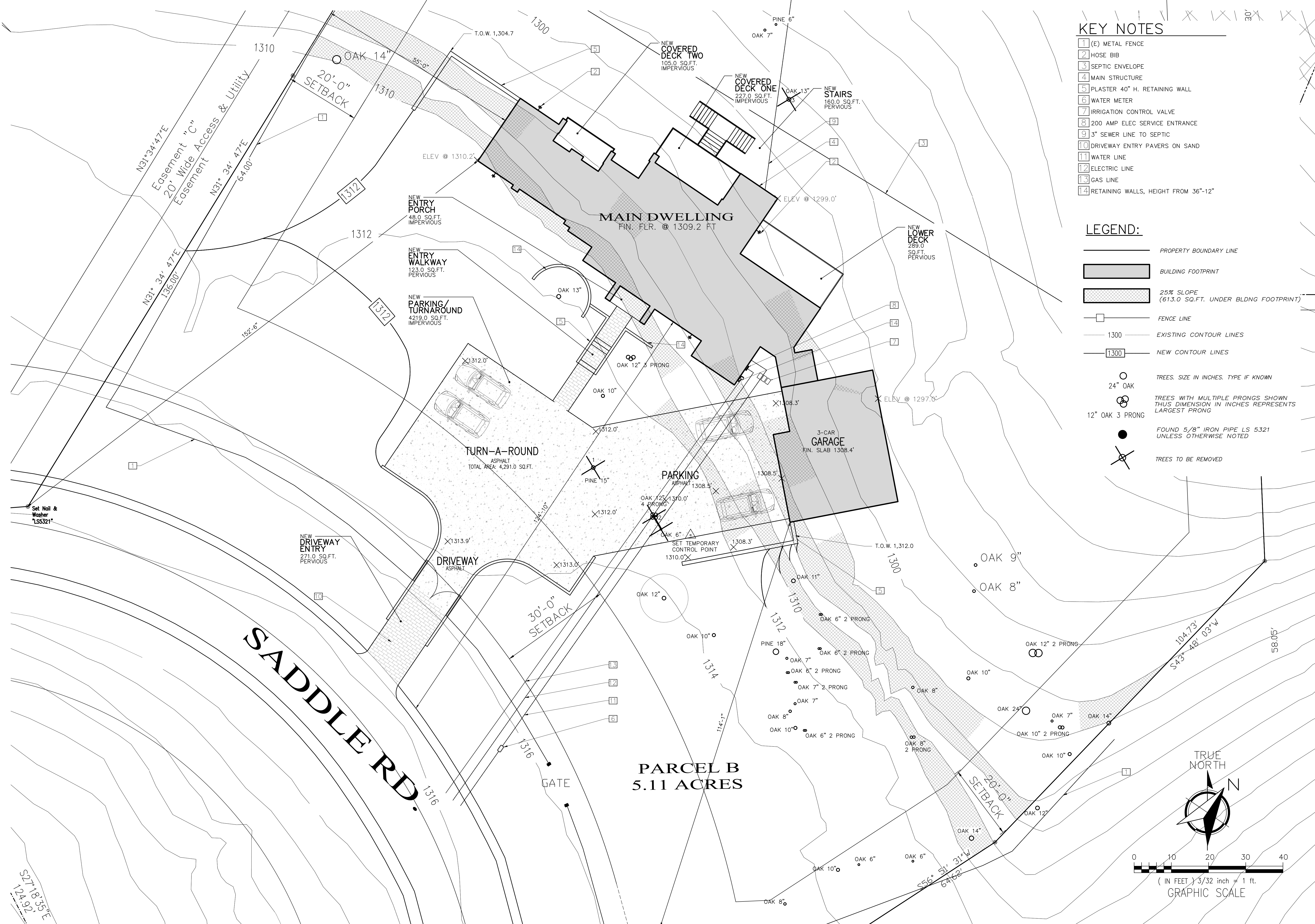


LEGEND:

- PROPERTY BOUNDARY LINE
- BUILDING FOOTPRINT
- FENCE LINE
- EXISTING CONTOUR LINES
- NEW CONTOUR LINES
- TREES. SIZE IN INCHES. TYPE IF KNOWN
- 24" OAK
- 12" OAK 3 PRONG
- FOUND 5/8" IRON PIPE LS 5321 UNLESS OTHERWISE NOTED
- TREES TO BE REMOVED



- 1) TREE TYPES ARE INDICATED WHEN KNOWN. TREES ARE LABELED IN INCHES. CENTER OF SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 4" ARE NOT SHOWN.
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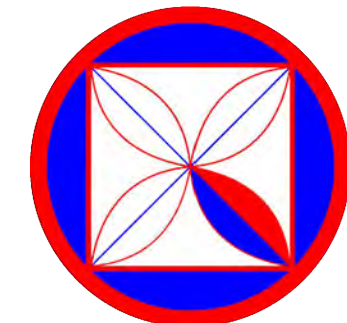


KEY NOTES

- 1 (E) METAL FENCE
- 2 HOSE BIB
- 3 SEPTIC ENVELOPE
- 4 MAIN STRUCTURE
- 5 PLASTER 40" H. RETAINING WALL
- 6 WATER METER
- 7 IRRIGATION CONTROL VALVE
- 8 200 AMP ELEC SERVICE ENTRANCE
- 9 3" SEWER LINE TO SEPTIC
- 10 DRIVEWAY ENTRY PAVERS ON SAND
- 11 WATER LINE
- 12 ELECTRIC LINE
- 13 GAS LINE
- 14 RETAINING WALLS, HEIGHT FROM 36"-12"

LEGEND:

- PROPERTY BOUNDARY LINE
- BUILDING FOOTPRINT
- 25% SLOPE (613.0 SQ.FT. UNDER BLDNG FOOTPRINT)
- FENCE LINE
- 1300 EXISTING CONTOUR LINES
- 1300 NEW CONTOUR LINES
- TREES, SIZE IN INCHES. TYPE IF KNOWN
- TREES WITH MULTIPLE PRONGS SHOWN THUS DIMENSION IN INCHES REPRESENTS LARGEST PRONG
- FOUND 5/8" IRON PIPE LS 5321 UNLESS OTHERWISE NOTED
- TREES TO BE REMOVED



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REVIEWS:

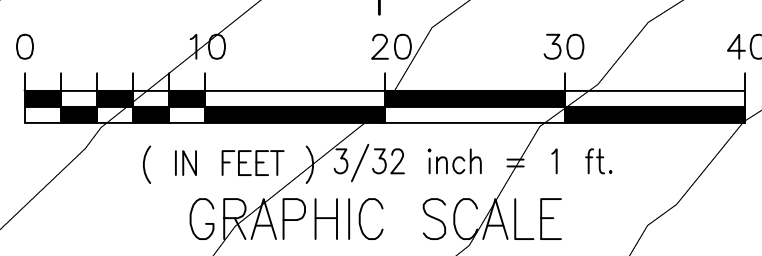
PROJECT: TERRANOVA RESIDENCE
 12167 SADDLE ROAD CARMEL VALLEY
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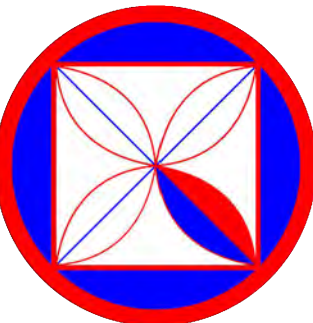
ISSUE: 05-16-2023
 08-13-2024
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PARTIAL SITE PLAN

SCALE: 1" = 3/32"

A1.3





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REVIEWS:

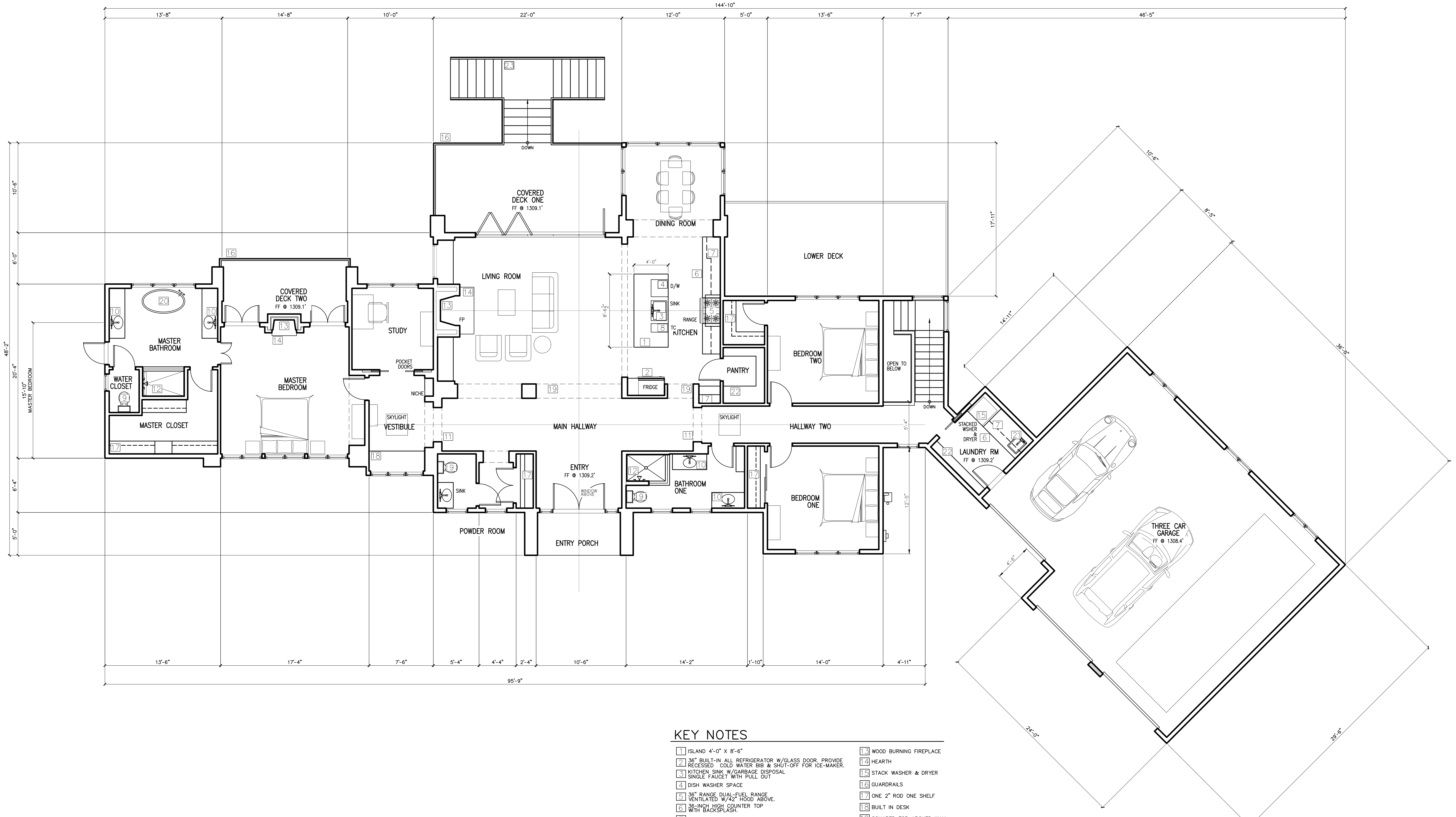
PROJECT: TERRANOVA RESIDENCE
 12167 SADDLE ROAD CARMEL VALLEY
 BLOCK: LOTS:
 APN: 416-122-036-000
 PROJECT NO. 23-03

ISSUE: 04-7-2023
 DRAWN BY: CO

PROPOSED MAIN LEVEL FLOOR PLAN

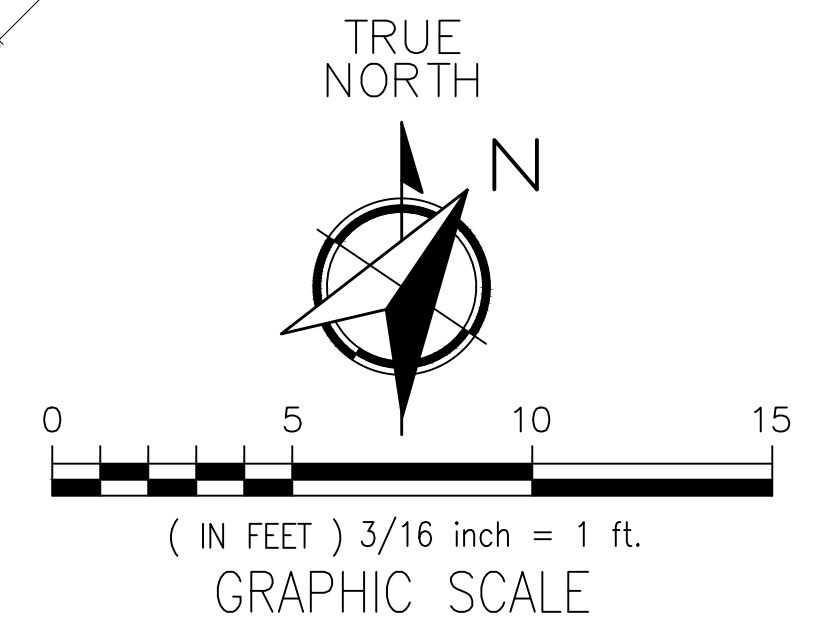
SCALE: 1" = 3/16"

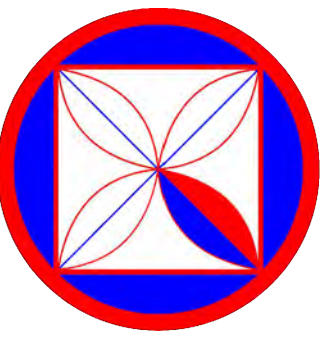
A2.0



KEY NOTES

- | | |
|---|------------------------------|
| 1 ISLAND 4'-0" X 8'-6" | 13 WOOD BURNING FIREPLACE |
| 2 36" BUILT-IN ALL REFRIGERATOR W/GLASS DOOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER. | 14 HEARTH |
| 3 KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT | 15 STACK WASHER & DRYER |
| 4 DISH WASHER SPACE | 16 GUARDRAILS |
| 5 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE. | 17 ONE 2" ROD ONE SHELF |
| 6 36-INCH HIGH COUNTER TOP WITH BACKSPASH. | 18 BUILT IN DESK |
| 7 UPPER CABINETS | 19 SQUARED TOP ARCHED VANITY |
| 8 TRASH COMPACTOR | 20 FREE STANDING TUB |
| 9 WATER CLOSET. TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1 | 21 LAUNDRY SINK |
| 10 BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPASH. | 22 SHELVES |
| 11 ARCHWAY | 23 WD STEPS |
| 12 SHOWER PER PLAN | |
- SHOWER HEAD TO BE 7'-0" FROM FISHED FLOOR
 - ANTI-SCALDING VALVE AT SHOWER
 - CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOSE NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9). SHOWER-CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTIC MIXING VALVE TYPE. PER CPC 408.3. DO NOT USE MORE THAN 2.0 GALLONS PER MINUTE PER CPC 408.2





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REVIEWS:

PROJECT: TERRANOVA RESIDENCE
 12167 SADDLE ROAD CARMEL VALLEY
 BLOCK: LOTS:
 APN: 416-122-036-000
 PROJECT NO. 23-03

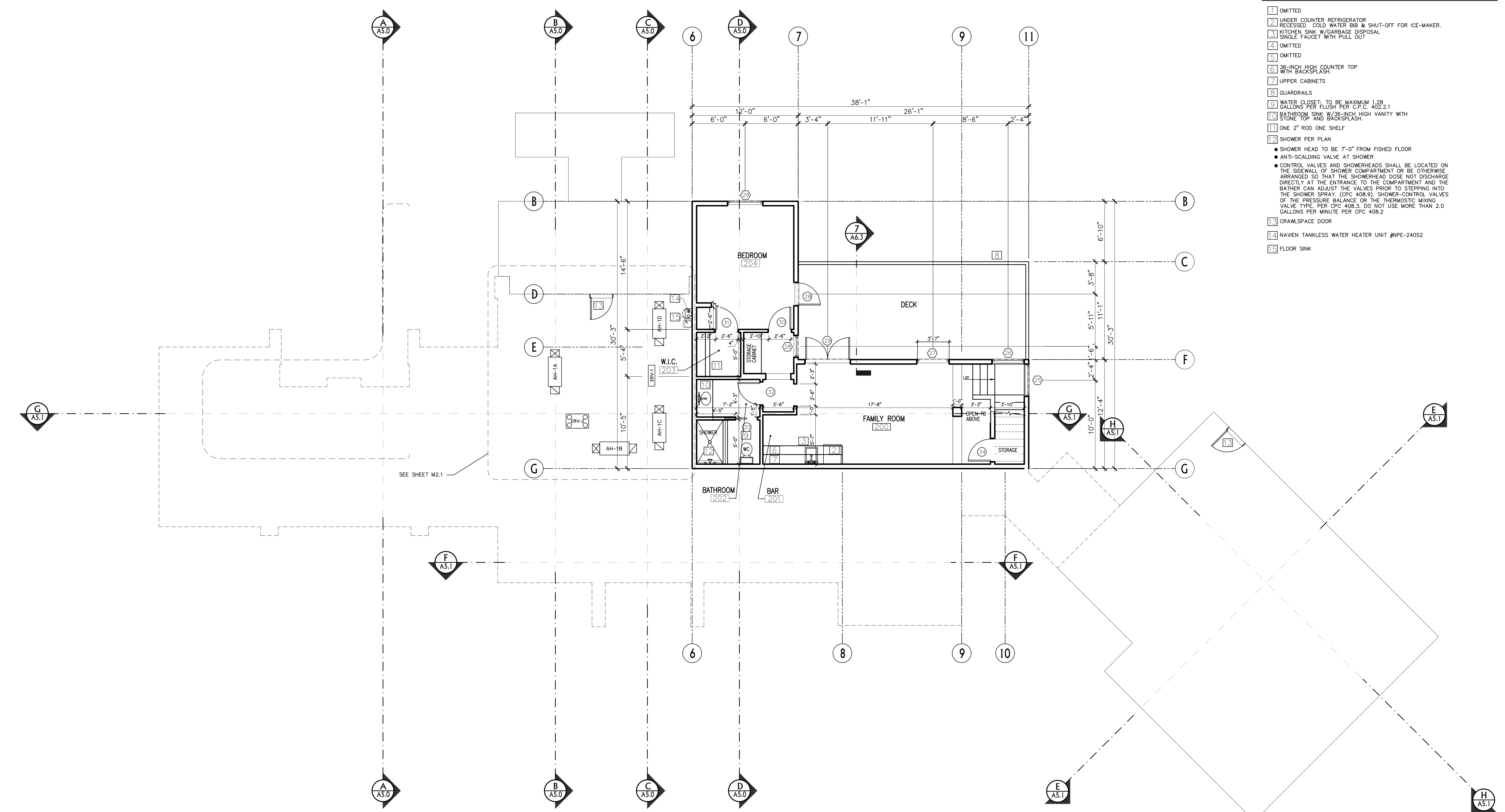
ISSUE: 09-06-2024

PROPOSED LOWER LEVEL FLOOR PLAN

SCALE: 1" = 3/16"
 A2.1

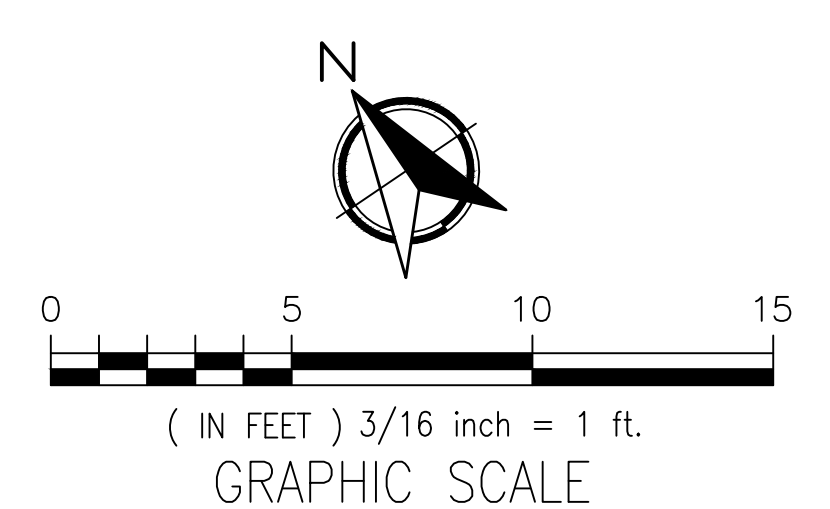
KEY NOTES

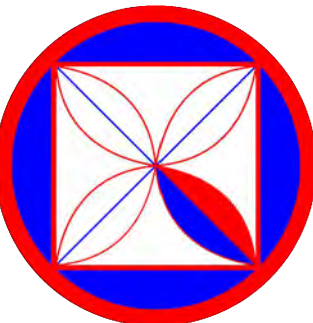
- 1 OMITTED
- 2 UNDER COUNTER REFRIGERATOR RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
- 3 KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
- 4 OMITTED
- 5 OMITTED
- 6 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
- 7 UPPER CABINETS
- 8 GUARDRAILS
- 9 WATER CLOSET, TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
- 10 BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
- 11 ONE 2" ROD ONE SHELF
- 12 SHOWER PER PLAN
 - SHOWER HEAD TO BE 7'-0" FROM FISHED FLOOR
 - ANTI-SCALDING VALVE AT SHOWER
 - CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9). SHOWER-CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. PER CPC 408.3. DO NOT USE MORE THAN 2.0 GALLONS PER MINUTE PER CPC 408.2
- 13 CRAWLSPACE DOOR
- 14 NAVEN TANKLESS WATER HEATER UNIT #NPE-240S2
- 15 FLOOR SINK



GENERAL NOTES:

- THIS PROJECT SHALL COMPLY WITH THE:
- 2022 CALIFORNIA BUILDING CODES
 - 2022 CALIFORNIA PLUMBING CODES
 - 2022 CALIFORNIA FIRE CODES
 - 2022 CALIFORNIA ELECTRICAL CODES
 - 2022 CALIFORNIA ENERGY CODES
 - 2022 CALIFORNIA MECHANICAL CODES
 - 2022 CALIFORNIA RESIDENTIAL CODES
 - 2022 CALIFORNIA GREEN BUILDING CODES
1. All construction shall meet the requirements of the C.B.C. 2022 edition.
 2. Insulation shall be installed in ceilings, all exterior walls, around water heaters, walls around air conditioning plenums and between floor joists. Insulation contractor shall post a copy of the "Certificate of Compliance". Insulation shall conform to flame spread rating and smoke density requirements of C.B.C. 2022 Edition.
 3. Insulate areas as follows:
 Ceiling: R-30 average Floors: R-30
 Walls: R-23 at conditioned conditions
 4. All windows shall comply with the State of California energy conservation codes, Title 24. See Title 24 calculations included or attached to these plans.
 5. All interior wall finishes shall be rated flame spread, Class III.
 6. Water closet compartment shall be a minimum of 30" width with 24" clear in front.
 7. All gas burning equipment shall have combustion air within 12" of the floor and ceiling.
 8. All prefabricated fireplaces shall have tight-fitting doors. Outside combustion air intake (6" square, minimum) and a tight fitting damper, for further specifications, see Title 24 energy requirements.
 9. All attic access openings shall be not less than 22"x30"
 10. Provide water-resistant gypsum board behind all ceramic tile or other wall finishes as per requirements
 11. Garage to Dwelling Separation: The private garage shall be separated from the dwelling unit and its attic area by means gypsum board not less than 5/8" thick per Mo. Co. Ordinance, applied to the garage side.
 Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" thick (Type X gypsum board or equivalent. (CBC 302.6 Table))
 Doors from garage to dwelling units shall be either solid wood door or solid or honeycomb core steel door not less than 1-3/8" thick; or 20 minute rated door.
 The door shall be self-closing and self-latching.
 12. OMITTED
 13. For storage and laundry rooms have been established at 7'-0" the same as for kitchens and bathrooms. Ceiling heights for occupiable and spaces remains at 7'-6".
 14. All tub/shower combinations shall be fitted with brass ferrule overflow and drains. Provide an approved water-proof material (tile or fiberglass). A minimum of 6'-0" in height for water protection. All tub/shower shall be fitted with approved safety glass enclosure or a curtain rod.
 15. Per The California ed. of the CBCSC, in Sec. 4.303.1 For all building alterations or improvements to a single family residential property, existing plumbing fixtures in the entire house that do not meet current flow rates will need to be upgraded.
 Water closet ≤ 1.28 gal/flush
 Single Water Heads: ≤ 1.8 gpm @ 80 psi
 Multiple Shower heads: Shall have a combined flow rate of not more than 1.8 gpm in accordance with the current CBCSC 4.303.0. Min. flow rate ≥ 0.8 gpm @ 80 psi
 Lavatory Faucets: Max. Flow Rate ≤ 1.2 gpm @ 80 psi ; Min. flow rate ≥ 0.8 gpm @ 20 psi
 Kitchen Faucets: < 1.8 gpm @ 80 psi (temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm
 16. Provide approved smoke detectors, receiving their primary power from house wiring with a battery back-up, in each sleeping room, centrally located in the corridor/bathroom accessway, in a room with a 24" ceiling height difference leading to such corridor/accessway, and at each floor level.
 17. Final inspection and approval from Water District required prior to County final approval.
 18. Install no threads greater than 3/4" in height Per CBC 1010.1.6.
 19. Anti-siphon devices at all exterior hose bibbs
 20. Gas system plans to be reviewed and approved by the building official prior to beginning work on the system, not prior to inspection.
 21. Shower compartments and wall above bathtubs with installed shower heads shall be finished with a smooth nonabsorbent surface to a height not less than 72-inches above drain tile. (CBC 1210.2.3)
 22. Plumbing vents to terminate 6" above roof and 36" from any property line.
 23. N/A
 24. The Maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 F degrees by a device that is in accordance with ASSE 1070 or CSA 1725.3, the water heater thermostat shall not be considered a control for meeting this provision. (CPC 409.4)
 25. Through-the-wall vent termination will comply with the following:
 The vent terminal of direct-vent appliance with an input of 10,000 Btu/h or less shall be located at six (6) inches from any air opening into a building, and such an appliance with an input over 10,000Btu/h but not over 50,000 Btu/h shall be installed with nine (9) inches of vent termination clearance, and an appliance with an over 50,000 Btu/h shall have at least a twelve (12) inch of vent termination clearance. The bottom of the vent terminal and the air intakes shall be located at least twelve (12) inches above grade (CPC 302.2.2).
 26. Provide makeup air for the clothes dryer. When a clothes dryer is installed, the installation of clothes dryer, a minimum opening of 100-inches shall be provided in the door. (CAC 504.4.1)
 27. Provide source of combustion air to furnace and water heater in compliance with 2022 CAC Chapter 7.
 28. OMITTED
 29. The first 5 feet of hot and cold water pipes from the storage tank for non-recirculating system shall be thermally insulated with a minimum of 1/2" thick insulation for hot (cold) water pipes with a diameter less than or equal to 2-inches or 1.51" for hot (cold) water pipes with a diameter greater than 2-inches. (150)(2)(C)C
 30. Prepare Per California Energy Code 150(c)
 A. Closeable doors covering the entire opening on one or two sides of the fireplace.
 B. A Combustion air intake with damper directly into the firebox from the outside.
 C. A flue damper with a readily accessible control.
 31. Provide (2) copies of the waste and vent, water pipes and gas pipe line Schematics/isometrics showing the size of the different branches, the various load demands, and the location of the point of delivery.
 THE REFERENCE SCHEMATICS/ISOMETRICS SHALL BE INCLUDED IN THE DEFERRED PLUMBING PERMIT APPLICATION SUBMITTALS.]
 32. An approved CO alarm shall be provided on each floor and in all sleeping areas having fuel burning appliances or fireplaces in accordance with (CBC 315.)
 9
 33. Showers and tub/shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance and thermostatic types that provide scald and thermal shock protection.
 34. Control valves and shower heads shall be located so that the bather can adjust the valves prior to stepping into the shower spray
 35. The entry, bathroom (w/reinf.) And at least one bedroom shall provide a doorway with a net clear opening of 32-inches; outlets, switches and controls shall be located 15-inches min. And 48-inches max. Above fin. Fir
 36. Aging in place design and fall protection [2022 cnc. section §327] at least one bathroom (containing a tub/shower) on the entry level shall be provided with reinforcement installed in accordance with this section.
 37. R327.1.4 Doorbell Buttons-Doorbells shall be located 48-inches max. Above floor/landing.
 38. R327.1.1 Reinforcement for Grab Bars- At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level at least one bathroom on the second or third floor of the dwelling shall comply with this section.
 39. R327.1.3 Interior Doors- Effective July 1 2024 at least one bathroom and one bedroom on the entry level shall provide a doorway with a net clear opening of not less than 32 inches (812.8 mm) measured with the door positioned at an angle of 90 degrees from the closed position or in the case of a two- or three-story single family dwelling on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level.





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REVIEWS:

PROJECT: TERRANOVA RESIDENCE
 12167 SADDLE ROAD CARMEL VALLEY
 BLOCK: LOTS:
 APN: 416-122-036-000
 PROJECT NO. 23-03

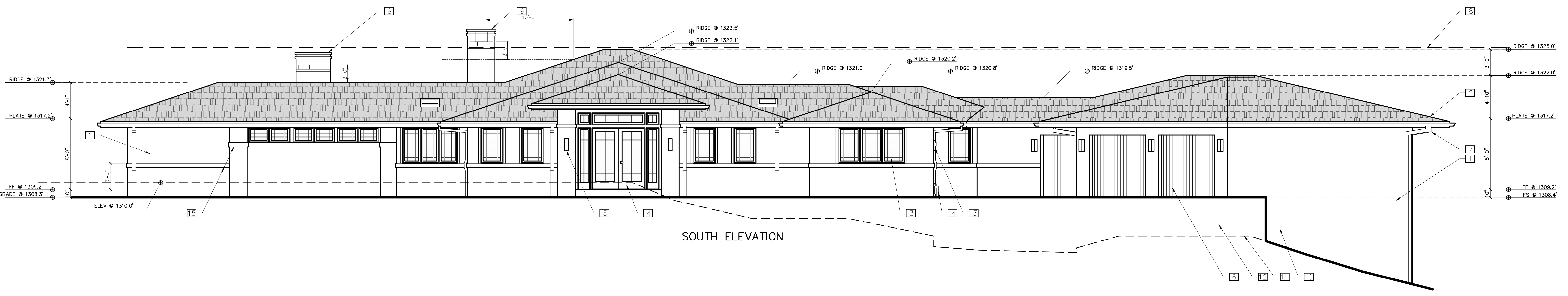
ISSUE: 04-7-2023

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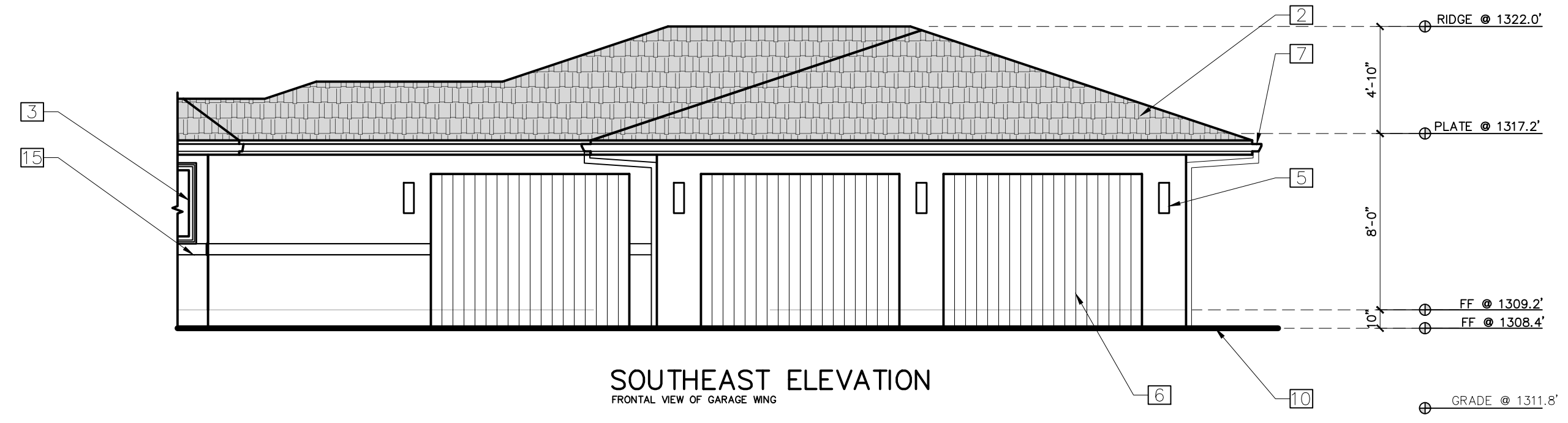
PROPOSED ELEVATIONS

SCALE: 1" = 3/16"

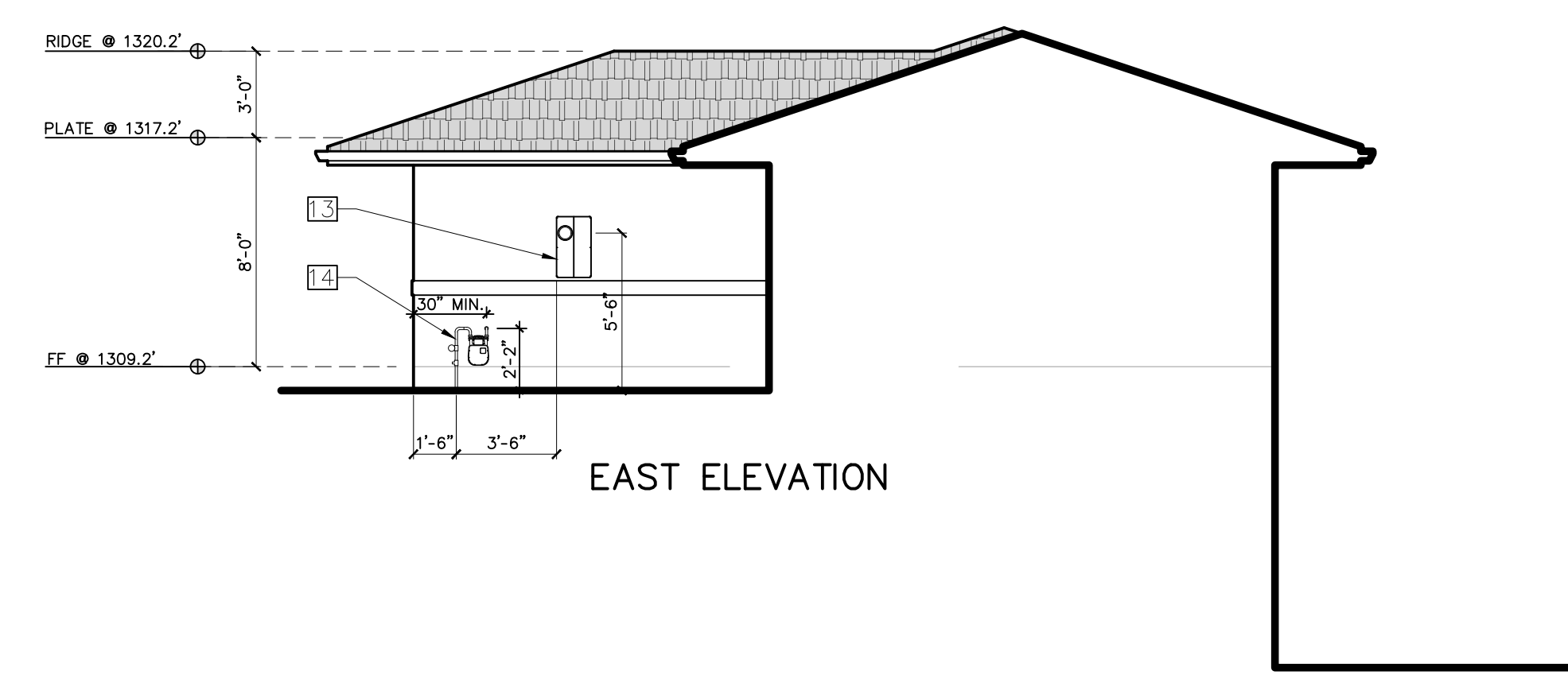
A3.0



SOUTH ELEVATION



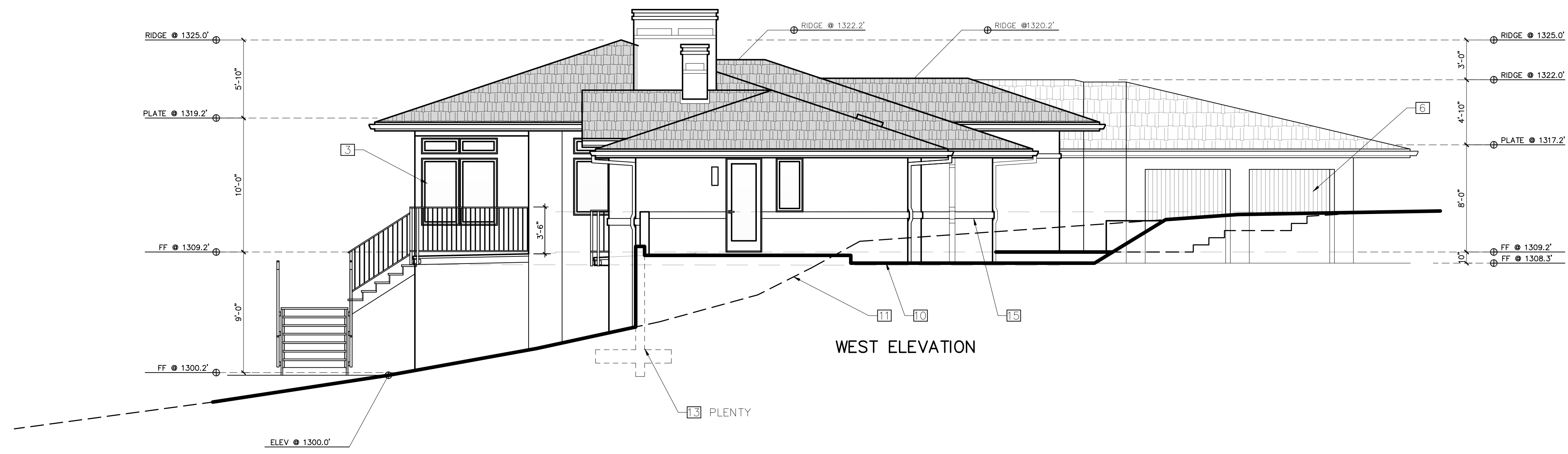
SOUTHEAST ELEVATION
 FRONTAL VIEW OF GARAGE WING



EAST ELEVATION

KEY NOTES

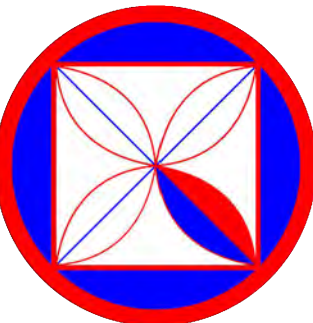
- 1 SIDING: STUCCO SIDING
- 2 ROOF: PITCH 4:12, CERTAINTED, PRESIDENTIAL TL, COUNTRY GRAY WD SHAKE
- 3 WINDOWS-DOORS: VINYL WINDOWS AND DOORS
- 4 WOOD ENTRY DOOR
- 5 LIGHT FIXTURE, SEE MATERIALS SPECIFICATIONS SHEET
- 6 GARAGE DOOR: WOOD, ROLL-UP
- 7 GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED.
- 8 20-FT HEIGHT LIMIT SHOWN DASHED LINE
- 9 CHIMNEY SHROUD: GALVANIZED METAL, PAINTED.
- 10 GRADE WHERE OCCURS
- 11 GRADE, EXISTING SHOWN DASHED LINE
- 12 AVERAGE NATURAL GRADE (1312.3+1298.0/2) 1305.2 FT
- 13 ELECTRICAL MAIN METER PANEL, 66" HIGH (75" MAX, 48" MIN.), PROVIDE A CLEAR WORKING AREA MIN. 30"X36"X75".
- 14 GAS METER FUTURE LOCATION WHEN GAS BECOMES AVAILABLE. MAINTAIN PROPER DISTANCES TO BUILDING CORNERS, OPENINGS, AND THE ELECTRICAL MAIN METER PANEL.
- 15 STUCCO BAND 6-IN WIDE



WEST ELEVATION

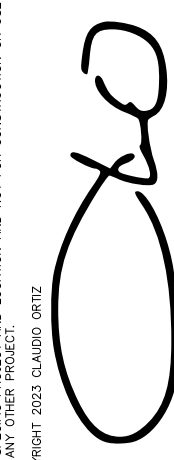
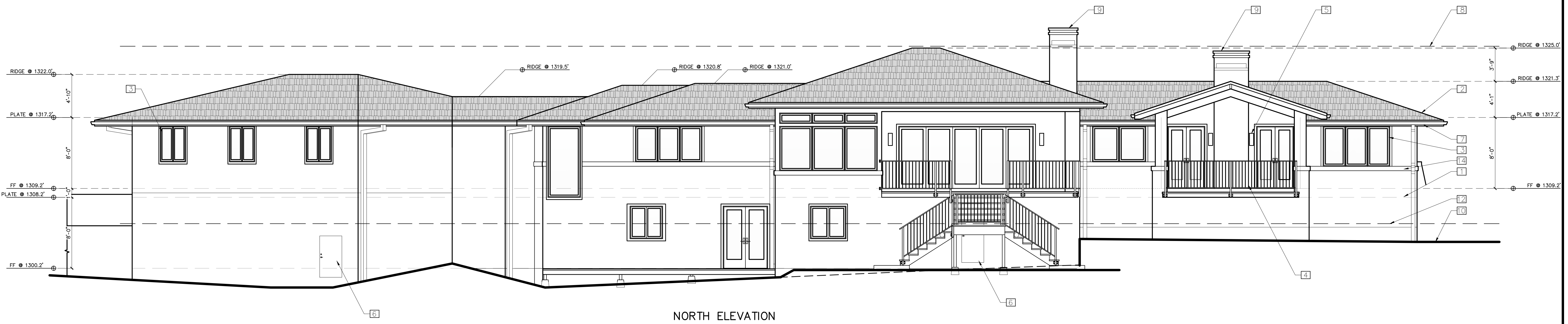


(IN FEET) 3/16 inch = 1 ft.
 GRAPHIC SCALE

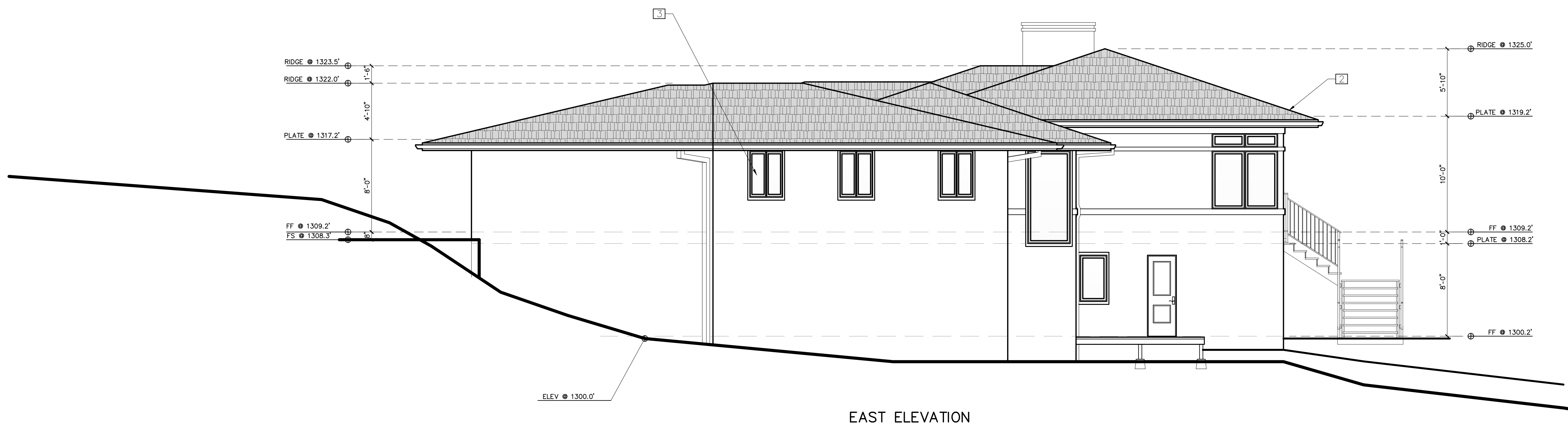


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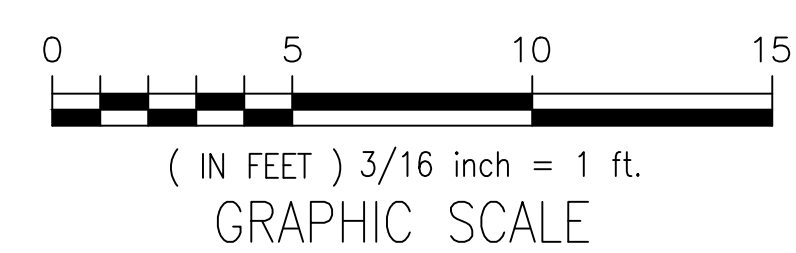



NORTH ELEVATION



EAST ELEVATION

- KEY NOTES**
- 1 SIDING: STUCCO SIDING
 - 2 ROOF: PITCH 4:12, CERTAINTED, PRESIDENTIAL TL. COUNTRY GRAY
 - 3 WINDOWS: VINYL WINDOWS AND DOORS
 - 4 GUARDRAIL: METAL RAILING, 42" HIGH, FINISH DARK BRONZE
 - 5 LIGHT FIXTURE, SEE MATERIALS SPECIFICATIONS SHEET
 - 6 CRAWLSPACE ACCESS DOORS
 - 7 GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED.
 - 8 30-FT HEIGHT LIMIT SHOWN DASHED LINE
 - 9 CHIMNEY SHROUD: GALVANIZED METAL, PAINTED.
 - 10 GRADE WHERE OCCURS
 - 11 GRADE, EXISTING SHOWN DASHED LINE
 - 12 AVERAGE NATURAL GRADE (1312.3+1298.0/2) 1305.2 FT
 - 13 STUCCO BAND 6-IN WIDE



REVIEWS:

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 12167 SADDLE ROAD CARMEL VALLEY
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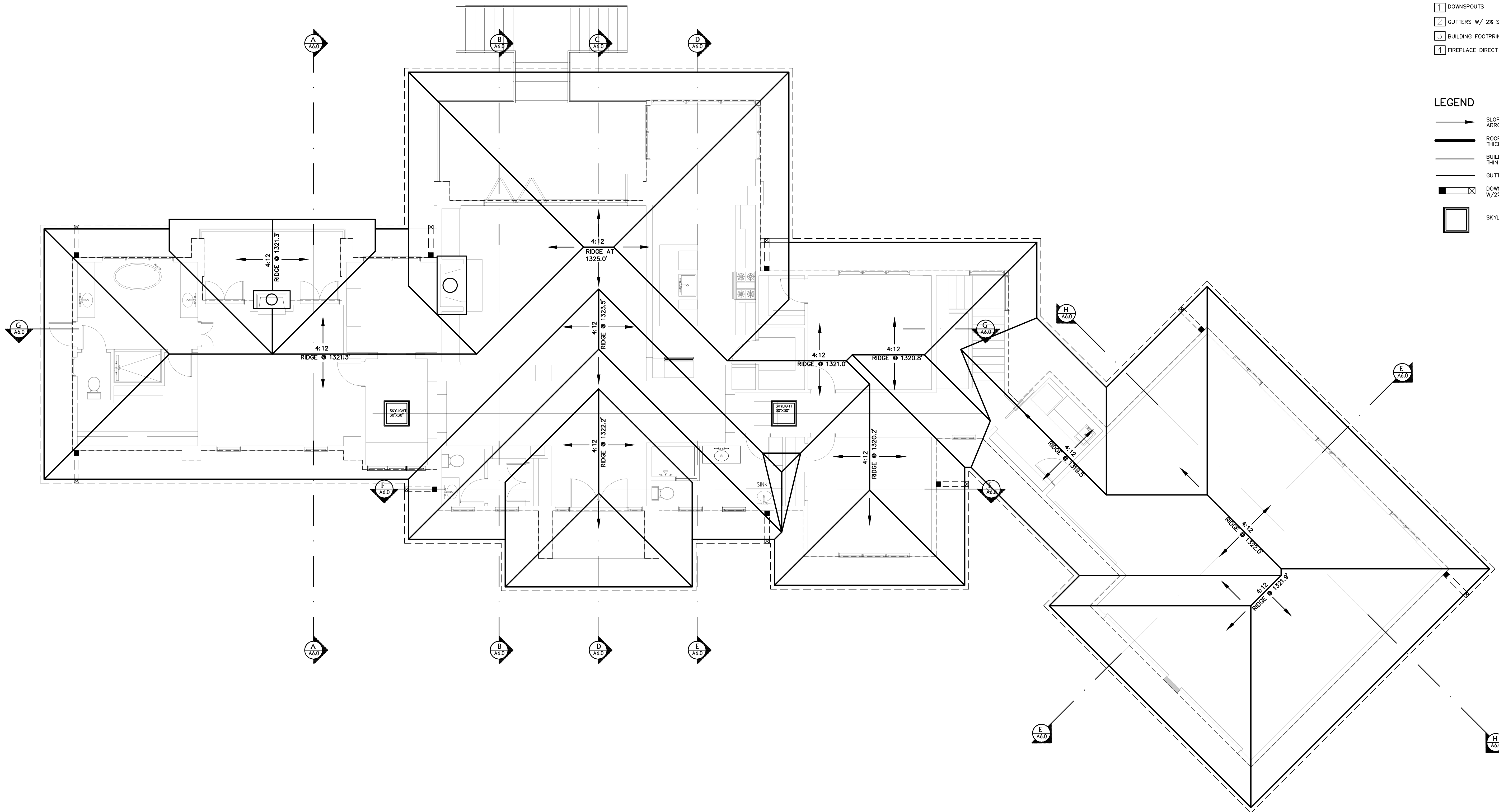
ISSUE: 04-7-2023

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PROPOSED
 ELEVATIONS

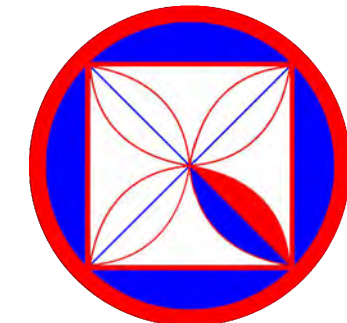
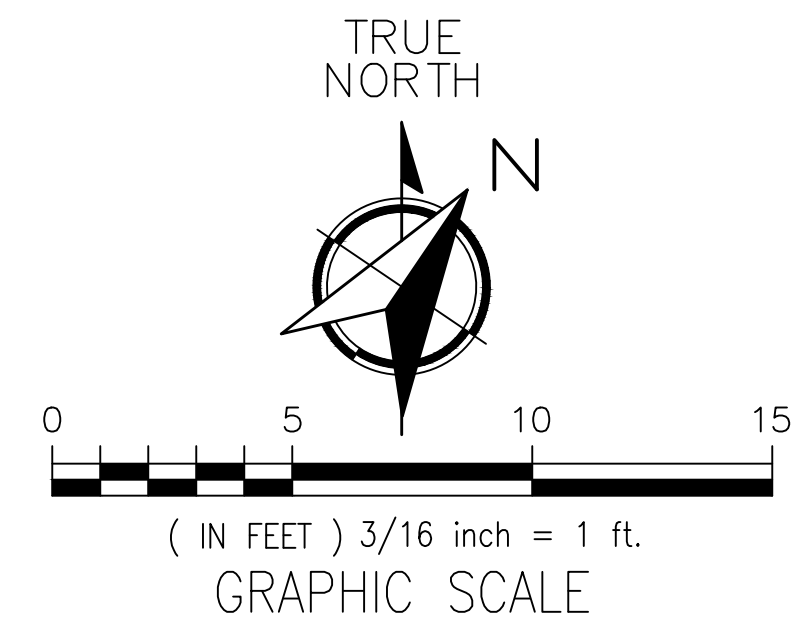
SCALE: 1" = 3/16"

A3.1



- KEY NOTES**
- 1 DOWNSPOUTS
 - 2 GUTTERS W/ 2% SLOPE
 - 3 BUILDING FOOTPRINT
 - 4 FIREPLACE DIRECT VENT EXHAUST

- LEGEND**
- SLOPE DIRECTION ARROW
 - THICK SOLID LINE ROOF LINE, EXISTING
 - THIN SOLID LINE BUILDING FOOTPRINT
 - GUTTERS
 - ☒ DOWNSPOUTS W/ 2% SLOPE
 - SKYLIGHT



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PROPOSED
 ROOF PLAN

SCALE: 1" = 3/16"

A4.0



BULB

MANUFACTURE: FEIT ELECTRIC
 WATTS: 40 WATTS EQUIVALENT TO 60
 LUMENS: 150
 BULB TYPE: B11 LED SOCKET



FIXTURE A

MANUFACTURE: TBD

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAN 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.



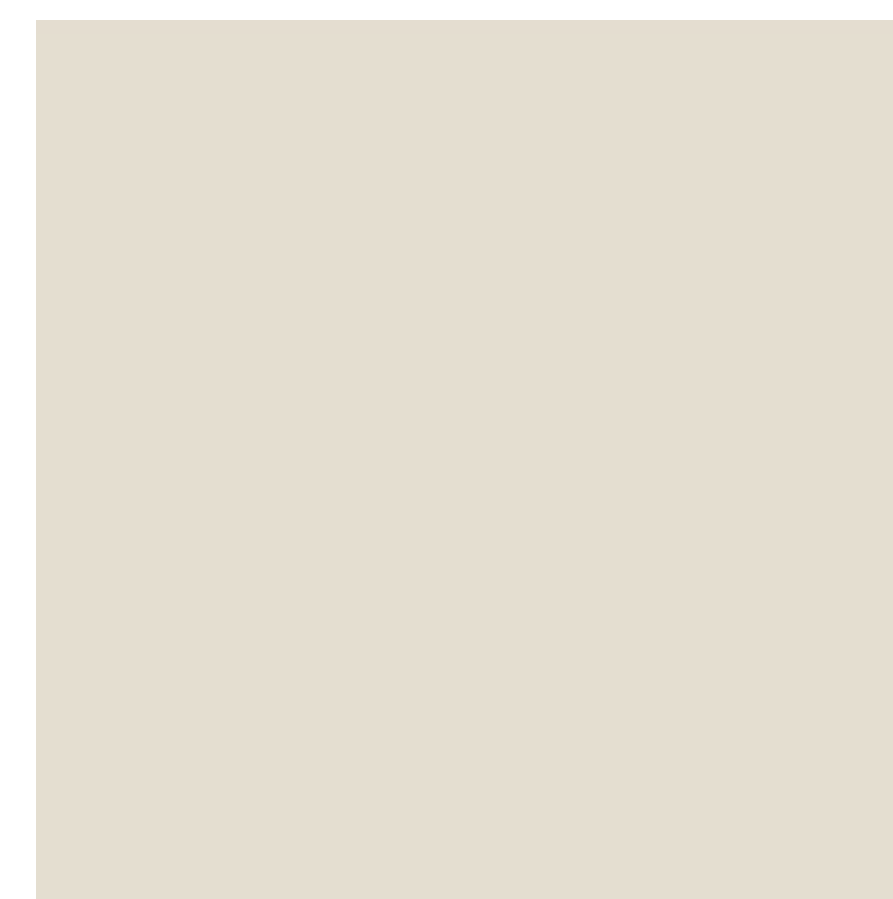
PLASTER SIDING

COLOR: BAGE (AGED WHITE)



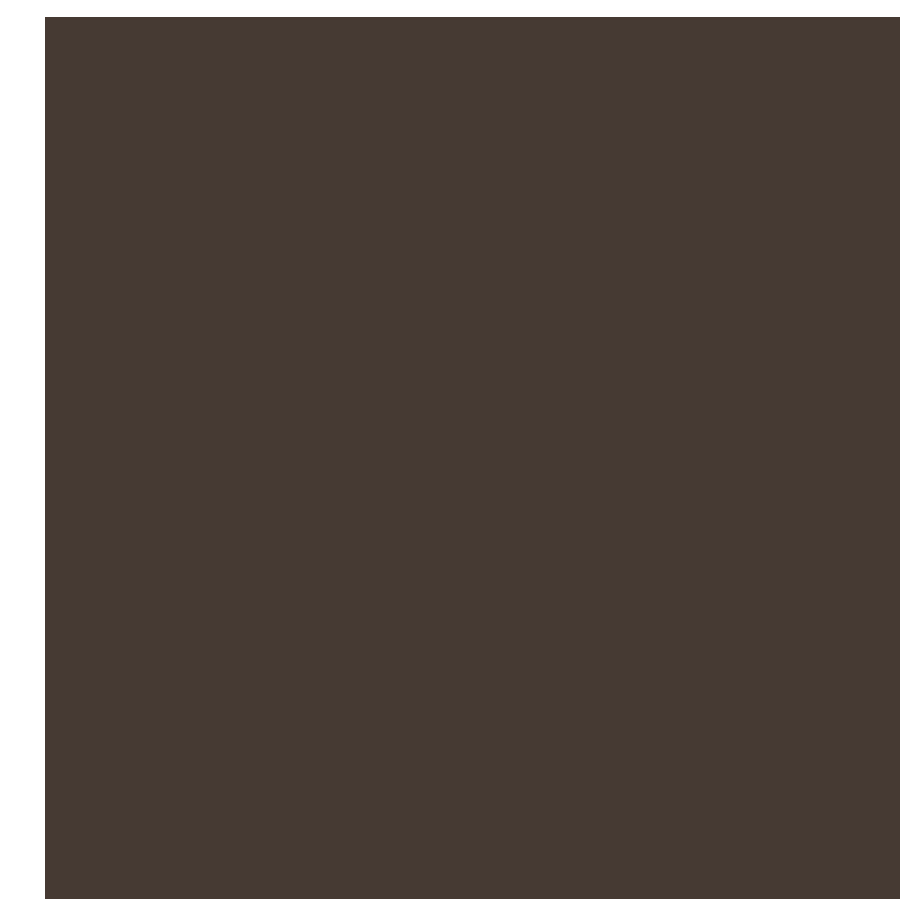
ROOF

MANUFACTURE: CERTAINTEED
 MATERIAL: COMPOSITE ASPHALT SHINGLE
 MODEL: PRESIDENTIAL TL
 COLOR: COUNTRY GRAY



COLOR EXTERIOR

MANUFACTURE: SHERWIN-WILLIAMS
 COLOR: AGED WHITE / SW 7575
 LOCATION: EXTERIOR
 LOCATOR NUMBER: 261-C4



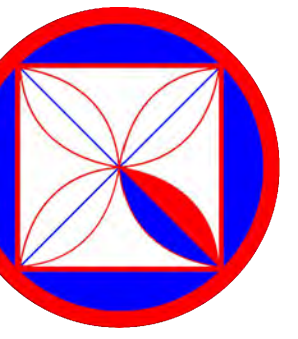
WINDOW FRAME COLOR EXTERIOR

COLOR: PER WINDOW MANUFACTURE
 (TO MATCH MAIN STRUCTURE)



DRIVEWAY & WALKWAYS

MANUFACTURE: FLAGSTONE PAVERS.COM
 MATERIAL: NATURAL STONE
 COLOR: NATURAL



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(Signature)

REVISIONS:

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MATERIALS

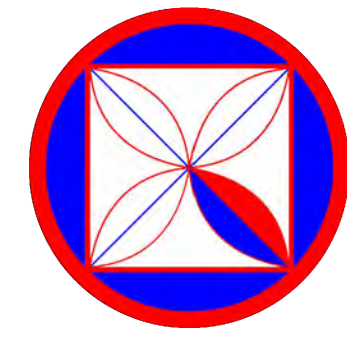
SCALE: 1/4" = 1'

A5.0



NOTE:
SEE SHEET L1 FOR ALL LANDSCAPING DETAILS

- LEGEND:**
- PROPERTY BOUNDARY LINE
 - BUILDING FOOTPRINT
 - FENCE LINE
 - EXISTING CONTOUR LINES
 - NEW CONTOUR LINES
 - TREES: SIZE IN INCHES. TYPE IF KNOWN
 - 24" OAK
 - 12" OAK 3 PRONG
 - TREES TO BE REMOVED
 - FOUND 5/8" IRON PIPE LS 5321 UNLESS OTHERWISE NOTED
 - (N) SHRUBS/GROUNDCOVER
 - Green Zone 1 (0'-30')
 - Management Zone 2 (30'+) with up to 100% of vegetation maintenance



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REVIEWS:

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LANDSCAPE & FUEL MANAGEMENT PLAN

SCALE: 1" = 3/32"

A6.0

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1,950.49
Total Area	(A)	3970.00
Average ETAF	B ÷ A	0.49

All Landscape Areas

Total ETAF x Area	(B+C)	1,960.49
Total Area	(A+C)	3970.00
Site-wide ETAF	(E+D) ÷ (A+C)	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name: 12167 Saddle Road Carmel Valley, CA 93924
 Project Number: 23-03
 Date: 13-Jul-23
 Landscape: Calc By: RC

Reference Evapotranspiration (ET0) 33.00

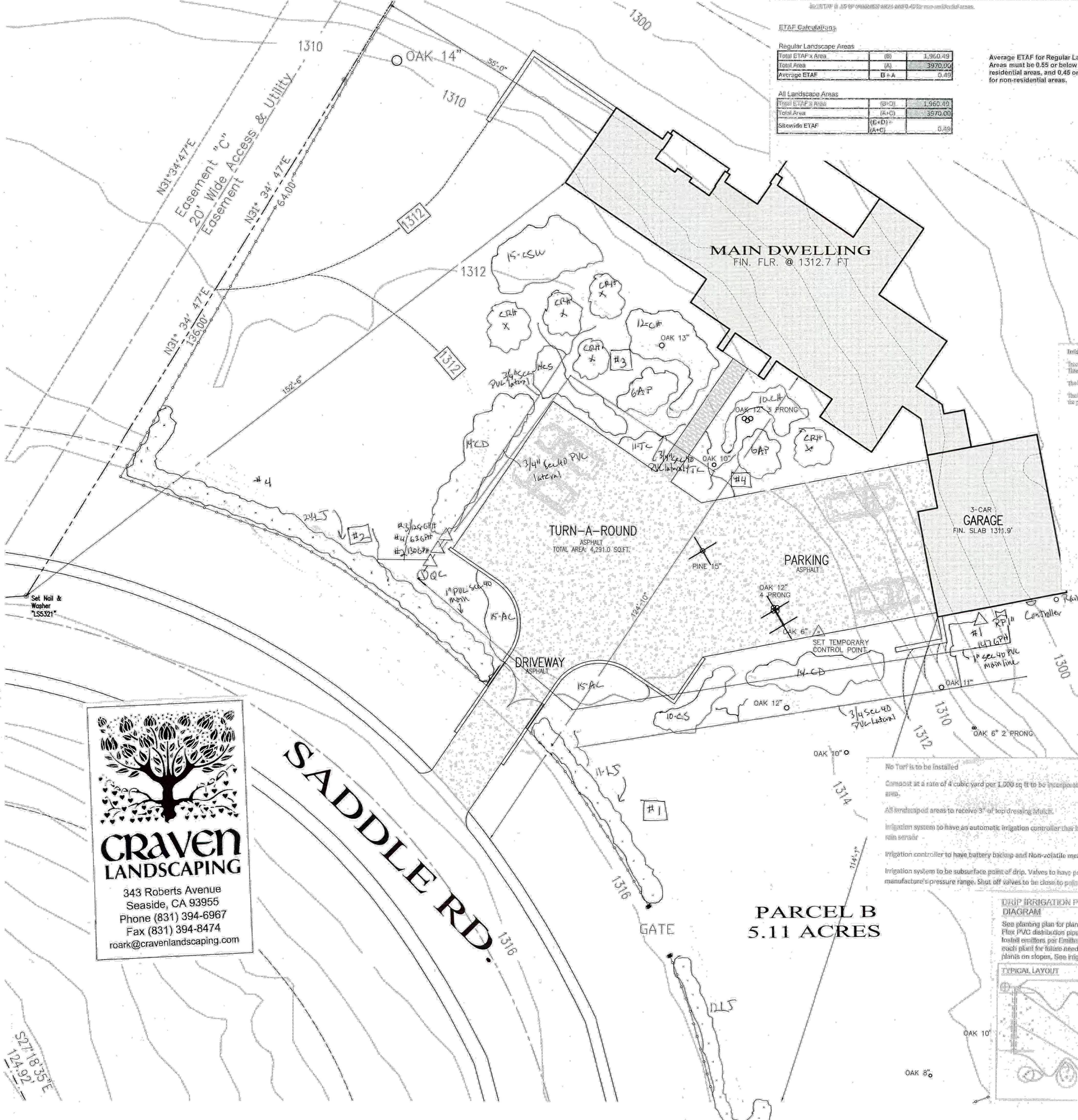
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method ^b s, b or d	Irrigation Efficiency (IE) ^c	ETAF (PFIE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Valve #1	0.4	d	0.81	0.49	560	274.60	5697.94
Valve #2	0.4	d	0.81	0.49	700	345.68	7072.53
Valve #3	0.4	d	0.81	0.49	1895	935.00	19146.52
Valve #4	0.4	d	0.81	0.49	825	407.41	8235.66
Totals					3970.00	1960.49	40111.70
Special Landscapes Areas							
				1.00	0	0.00	0.00
				1.00	0	0.00	0.00
Totals					0	0.00	0.00
							ETWU Total 40111.70
Maximum Allowed Water Allowance (MAWA)							36351.70

*Hydrozone #/Planting Description:
 1) Foundation
 2) Escarpment use plantings
 3) Medium water use plantings

^bIrrigation Method:
 a) micro-irrigation
 b) drip
 c) for spray head
 d) for drip

^cIrrigation Efficiency:
 a) 0.81
 b) 0.75
 c) 0.90
 d) 0.95

^dETWU (Annual Gallons Required) = (226 x 6.23 x ETAF x Area) ÷ 1000
 where: 6.23 is a conversion factor that converts inches per acre per year to gallons per acre per year; 226 is a conversion factor that converts inches per acre per year to gallons per acre per year for irrigation; 1000 is a conversion factor that converts gallons per acre per year to gallons per square foot per year.



Irrigation

Lawns, shrubs and ground covers can be maintained until they are established (2-3 years) with automated valve controlled drip irrigation except where noted.

The lawn should be irrigated with MP rotary style spray heads or low flow nozzles. The best time for irrigation is between 2 am and 6 am. This timing allows the water to penetrate the soil and minimizes evaporation.

Program setting for the new lawn irrigation system:
 - Flush six weeks, (improve to daily for 13 min duration)

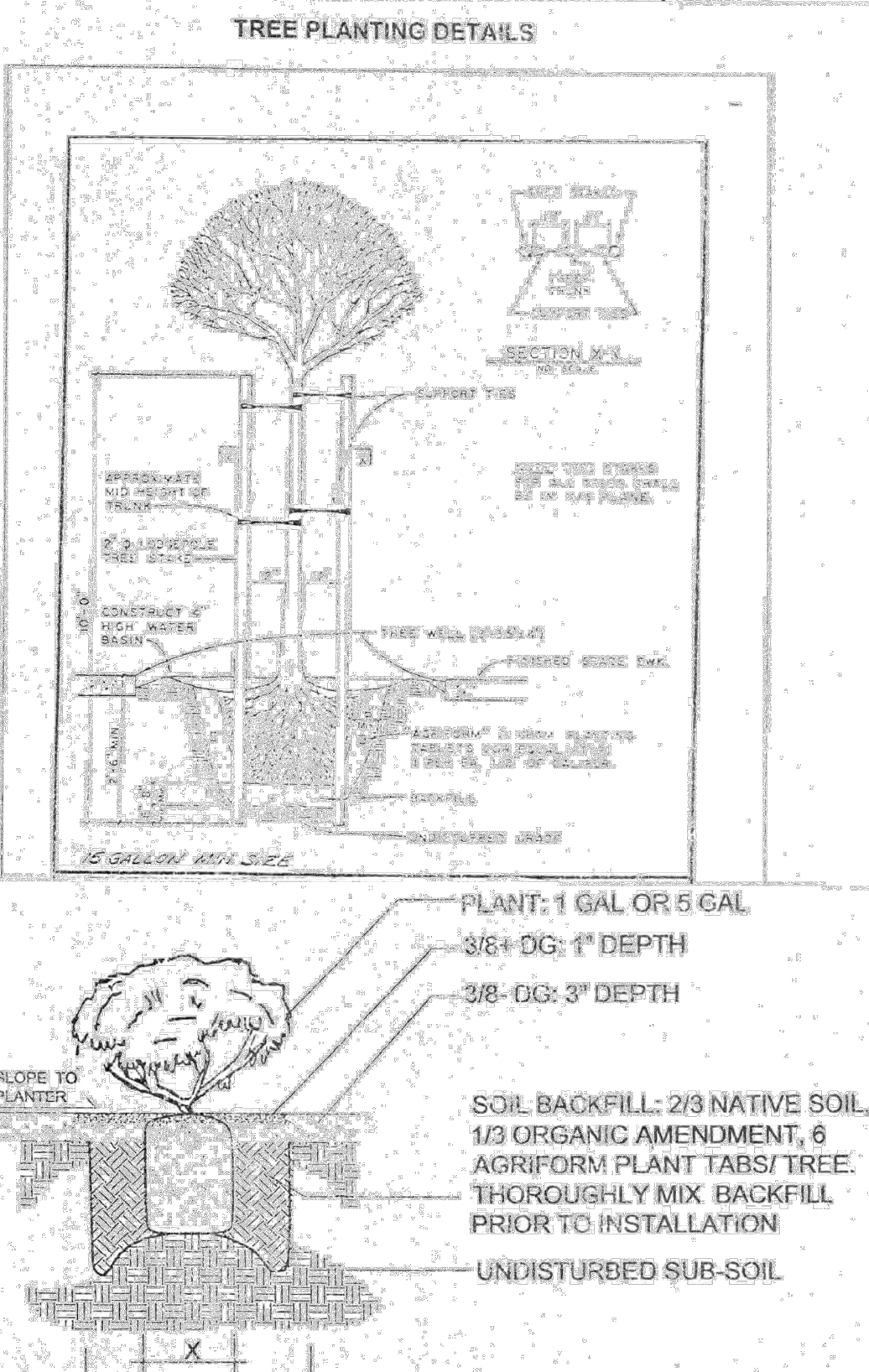
Program setting for established lawn irrigation system:
 - Oct-Dec, Irrigate 2 times per week for 15 min. duration
 - Dec-May, Irrigate 1 time per week for 15 min. duration
 - May-Oct, Irrigate 3 times per week for 20 min. duration

Program setting for shrubs and ground cover during first year:
 - May-Oct, Irrigate 2 times weekly for 20 min. duration
 - Oct-Dec, Irrigate 1 time per week for 20 min. duration
 - Dec-April, Irrigate 1 time weekly for 15 min. duration

Program setting for shrubs and ground cover for the second year:
 - May-Oct, Irrigate 2 times per week for 20 min. duration
 - Oct-Dec, Irrigate 1 time per week for 20 min. duration
 - Dec-April, Irrigate 1 time per week

Program setting for shrubs and ground cover for the third year:
 - May-Oct, Irrigate 1 time per week for 20 min. duration
 - Oct-Dec, Irrigate 1 time per week for 20 min. duration
 - Dec-April, Irrigate 1 time per week

Program setting for shrubs and ground cover for subsequent years:
 - May-Oct, Irrigate 1 time per week for 20 min. only as needed
 - Oct-Dec, No irrigation
 - Dec-April, No irrigation



No turf to be installed

Compost at a rate of 4 cubic yard per 1,000 sq ft to be incorporated to a depth of 6" into the landscape area.

All landscaped areas to receive 3" of top dressing mulch.

Irrigation system to have an automatic irrigation controller that has a self-diagnostic sensing device and rain sensor.

Irrigation controller to have battery backup and non-volatile memory.

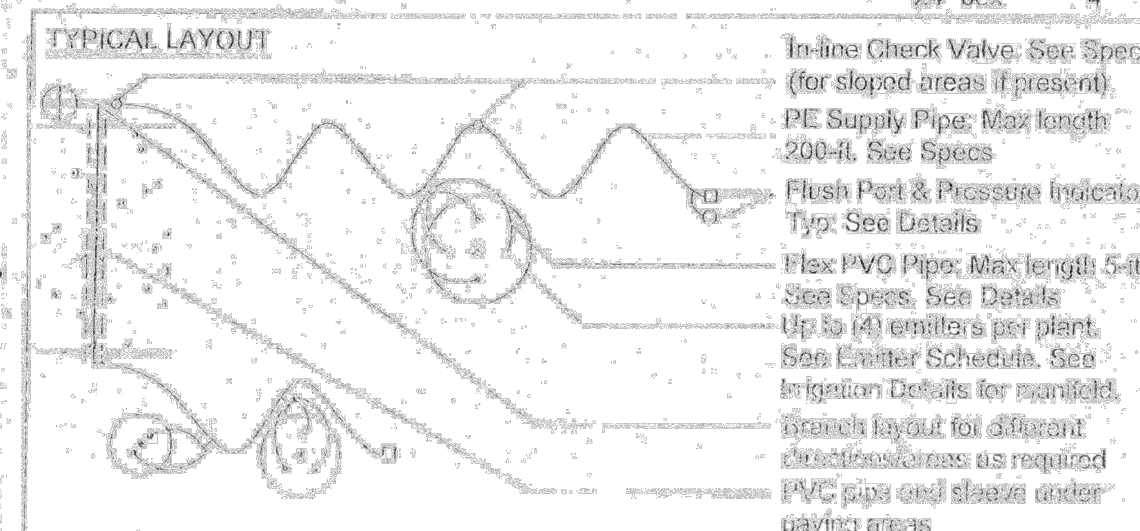
Irrigation system to be subsurface point of drip. Valves to have pressure regulators to system within manufacturer's pressure range. Shut off valves to be close to point of connection.

DRIP IRRIGATION POINT SOURCE TYP. SCHEMATIC DIAGRAM

See planting plan for plant sizes and locations. PE supply pipe and Flex PVC distribution pipe measurements per requirements of planting.

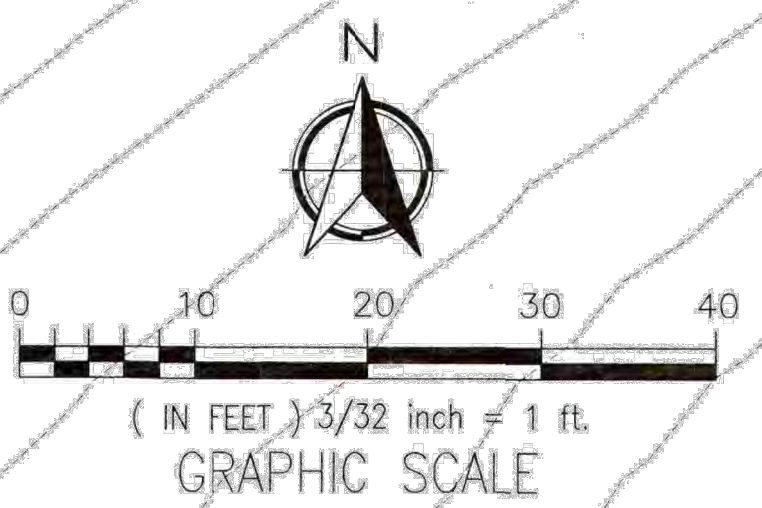
EMITTER SCHEDULE	Qty
1 gal.	1
5 gal.	2
15-gal.	3
24" box	4

See irrigation details.



Shrubs / Groundcover

Plant	Description	Qty
Plant: 3-gc Ligustrum japonicum texanum	LJ Texas Pearler	47
Plant: 1-gc Cercocarpus 'Dark Star'	CD Western Lily	25
Plant: 1-gc Arctostaphylos 'Pacific Mist'	AP Manzanita Pacific Mist	12
Plant: 1-gc Cistus salvifolius	CS Sage Leaf Rockrose	24
Plant: 1-gc Cistus 'Sunsat'	CSU Sunset Rockrose	15
Plant: 1-gc Ceanothus 'Ray Hartman'	CRN Western Lilac	8
Plant: 1-gc Arctostaphylos 'Emerald Carpet'	AC Luscious Emerald Carpet	30
Plant: 1-gc Trifolium chamaedrya	TC Viol-Gamander	25
Plant: 1-gc Ceanothus glaberrimus	CR Western Lilac	22



Craven LANDSCAPING

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 roark@cravenlandscaping.com

LANDSCAPE PLAN

GENERAL NOTES

- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS...
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS...
3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION...
4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION...

STORM DRAIN

- 1. ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS...
2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS...
3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

SANITARY SEWER

- 1. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS...
2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS...
3. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI-RIGID PVC SEWER PIPE...

GRADING & DRAINAGE

- 1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE PROJECT SOILS REPORT.
3. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST THREE (3) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS...
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING...
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL INVESTIGATION...
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL AS DIRECTED IN THE FIELD BY THE SOIL ENGINEER...

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

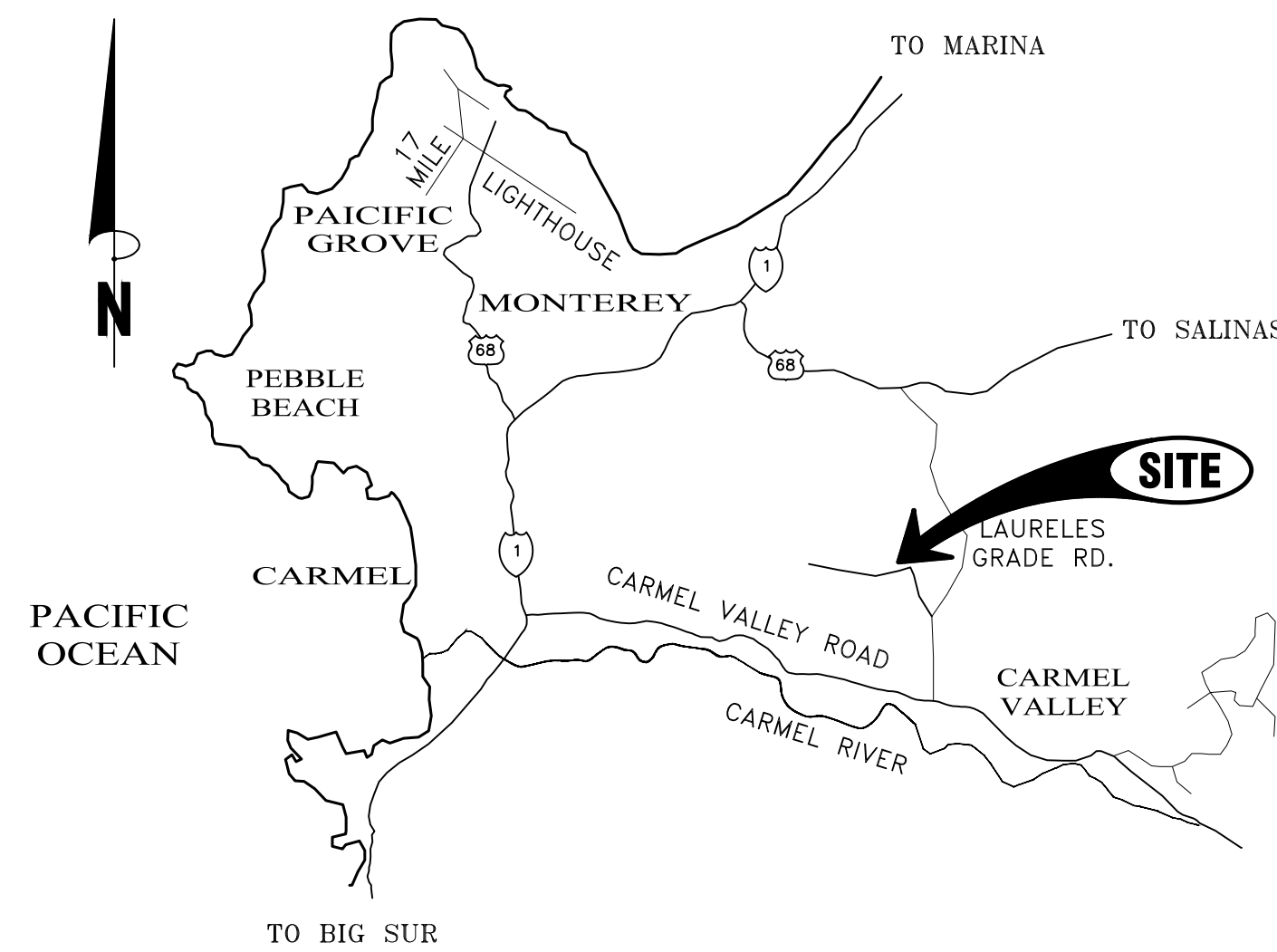
- 12. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
13. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL...
14. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
15. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA...
16. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
17. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH) THE FOLLOWING MEASURES MUST BE TAKEN:
A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES...
C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE...
D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS...
18. VEGETATION REMOVAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.
19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
20. PREPARATION OF THE GROUND FOR FILL 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, AS DETERMINED BY THE SOIL ENGINEER.
21. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
22. THE ULTIMATE PURPOSE OF GRADING IS FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND DRIVEWAY.

UNDERGROUND UTILITIES

- 1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

TREE PROTECTION NOTES

- THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASQA CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C6.
3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT...
5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE COUNTY FORESTER.
6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS):
1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE COUNTY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE COUNTY FORESTER ON BARK PROTECTION REQUIREMENTS.



VICINITY MAP

LEGEND

Table with columns for EXISTING and PROPOSED symbols. Includes symbols for Boundary Line, Easement (ESMT), Centerline (CL), Storm Drain Main, Roof Drain Lateral, Sanitary Sewer Main, Water Main, Drainage Flow Line, Sawcut, Grade Break, Accessible Path of Travel, Major Contour, Minor Contour, Fence, Spot Elevation, Drop Inlet (DI), Curb Inlet (CI), Area Drain (AD), Storm Drain Manhole (SDMH), Sanitary Sewer Manhole (SSMH), Fire Department Connection (FDC), Fire Hydrant (FH), Post Indicator Valve (PIV), Water Meter (WM), Water Valve (WV), Check Valve, Double Check Valve, Cleanout (CO).

SHEET INDEX

- C1 COVER & GENERAL NOTES
C2 OVERALL SITE PLAN
C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN
C5 SECTIONS & DETAILS
C5.1 OWS DETAILS
C5.1 EROSION CONTROL PLAN
C7 EROSION CONTROL DETAILS

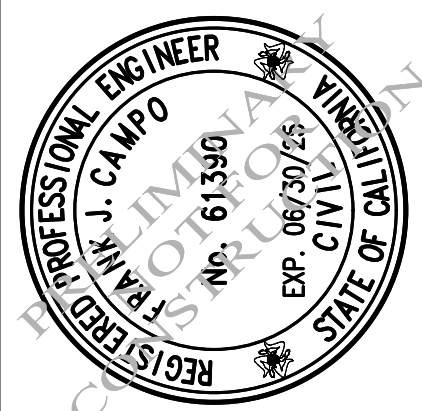
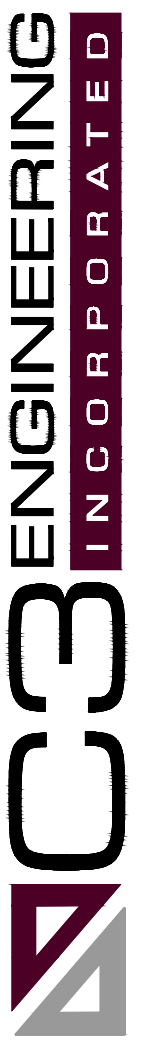


GEOTECHNICAL INSPECTION SCHEDULE

Table with 5 columns: WHEN THE INSPECTION IS TO BE COMPLETED, WHO WILL CONDUCT THE INSPECTION, INSPECTION ITEM, INSPECTION COMPLETED BY, DATE COMPLETED. Contains detailed inspection schedule for keyway/subexcavation, slab-on-grade, retaining wall, driveway, and septic installation.

TABLE PROVIDED FOR REFERENCE ONLY. C3 ENGINEERING, INC. IS NOT RESPONSIBLE FOR INSPECTIONS, THE SCHEDULING OF INSPECTIONS OR VERIFYING INSPECTIONS HAVE BEEN COMPLETED.

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COVER SHEET & GENERAL NOTES
TERRANOVA RESIDENCE
APN# 416-122-036-000
Project Location: 12167 SADDLE ROAD; CARMEL VALLEY, CA
PREPARED FOR: LINNEA TERRANOVA

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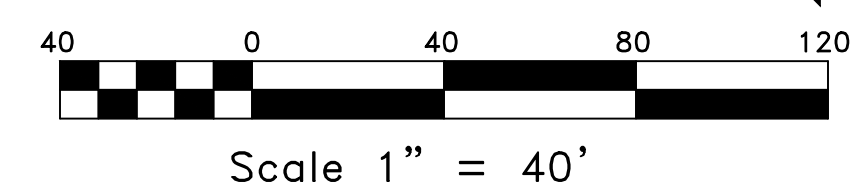
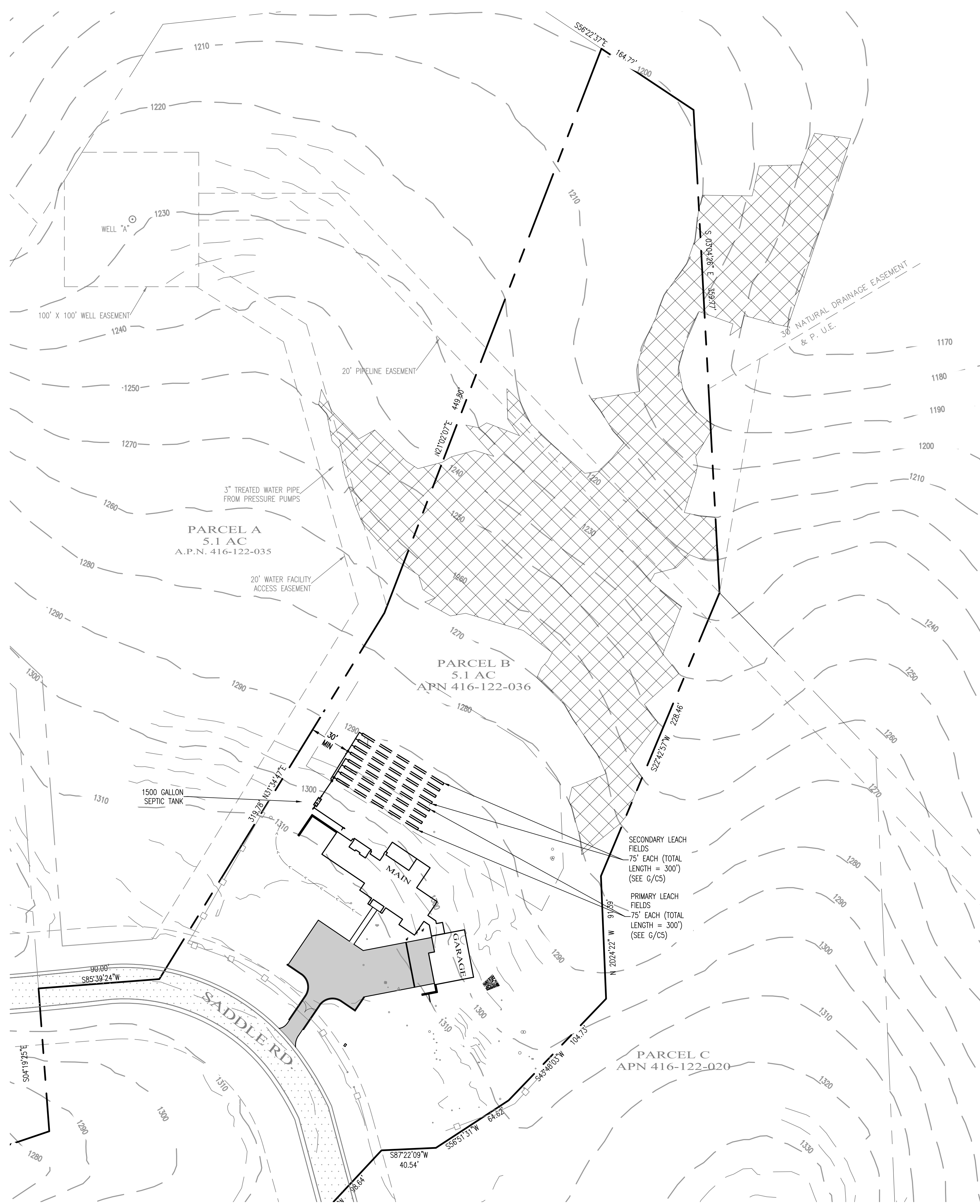
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Plotted: Nov 15, 2023 - 3:17pm

HATCH LEGEND

 **AC PAVEMENT, (SEE A/C5)**
 **SLOPE EXCEEDS 30%**

OVERALL SITE PLAN

1" = 40'



REV.	DATE	DESCRIPTION	BY
1			
2			
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 Civil Engineering, Land Development,
 Stormwater Management
 126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (931) 647-1192 Fax (931) 647-1194
 mail@C3Engineering.net



OVERALL SITE PLAN
TERRANOVA RESIDENCE
APN# 416-122-036-000
 Project Location: 12167 SADDLE ROAD; CARMEL VALLEY, CA
 PREPARED FOR: LINNEA TERRANOVA

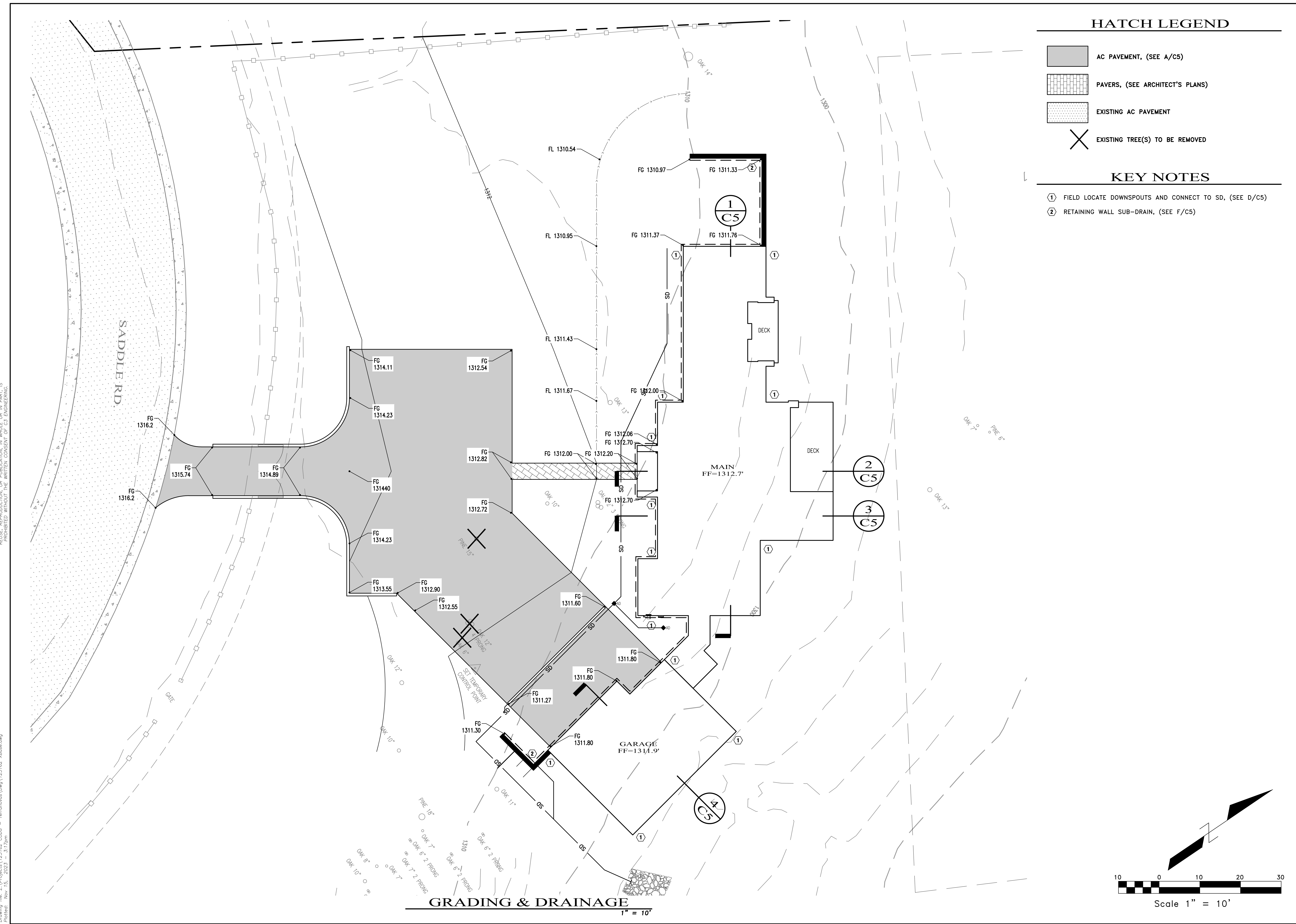
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DATE:	11/06/2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C2
 OF 7 SHEETS
 PROJECT# 123-162

MADE IN THE USA

Drawing file: Z:\Projects\123162_CDD0 - Terranovas\Draw - Terranovas\Draw - Terranovas\Draw - Terranovas.dwg
 Plotted: Nov 15, 2023 - 3:17pm

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HATCH LEGEND

- AC PAVEMENT, (SEE A/C5)
- PAVERS, (SEE ARCHITECT'S PLANS)
- EXISTING AC PAVEMENT
- X EXISTING TREE(S) TO BE REMOVED

KEY NOTES

- ① FIELD LOCATE DOWNSPOUTS AND CONNECT TO SD, (SEE D/C5)
- ② RETAINING WALL SUB-DRAIN, (SEE F/C5)

GRADING & DRAINAGE

1" = 10'

Scale 1" = 10'

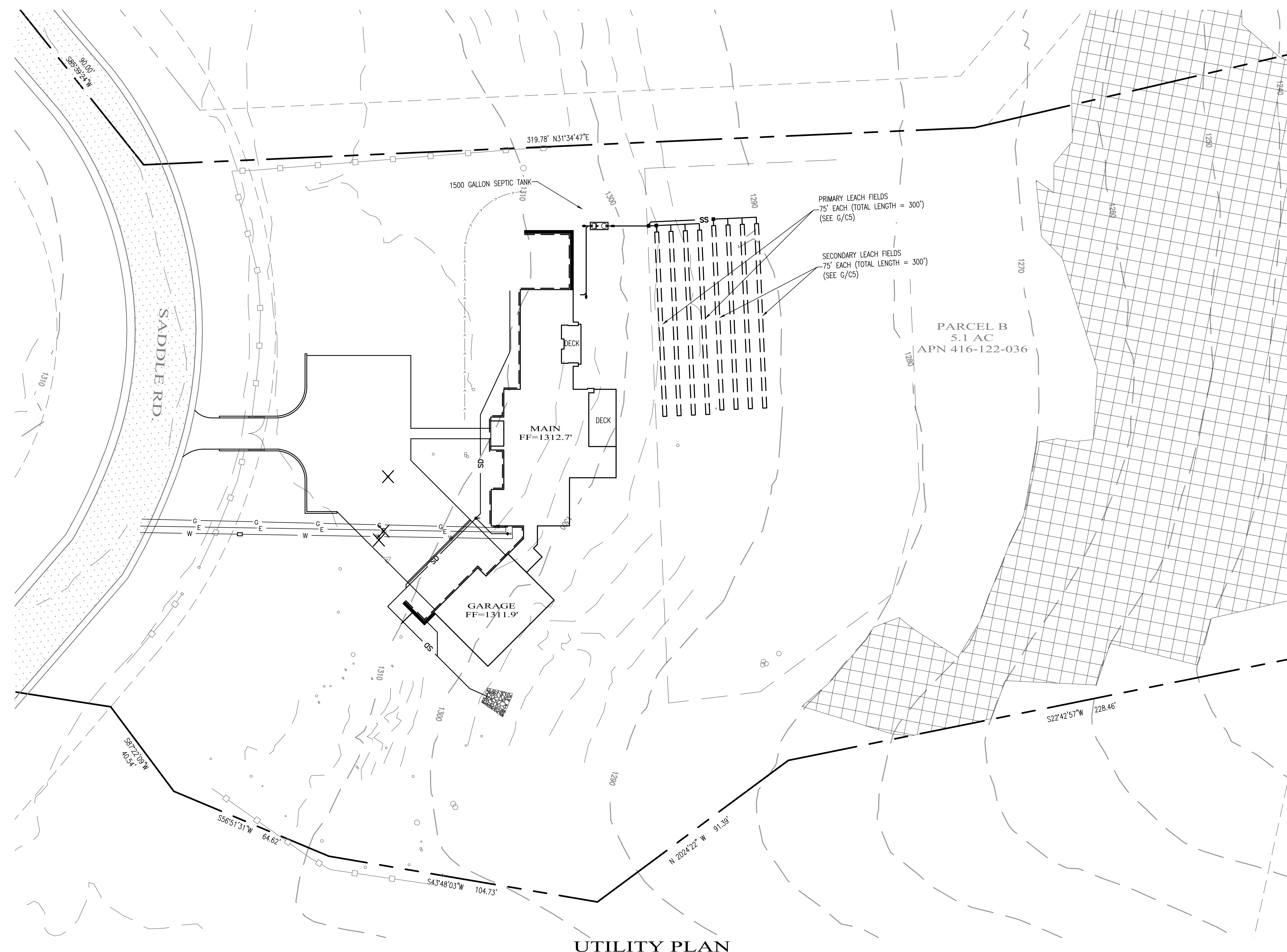
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GRADING & DRAINAGE	
TERRANOVA RESIDENCE	
APN# 416-122-036-000	
Project Location: 12167 SADDLE ROAD; CARMEL VALLEY, CA	
PREPARED FOR: LINNEA TERRANOVA	
SCALE:	AS NOTED
DATE:	11/06/2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	
C3	
OF 7 SHEETS	
PROJECT# 123-162	

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 Plotted: Nov 15, 2023 - 3:17pm

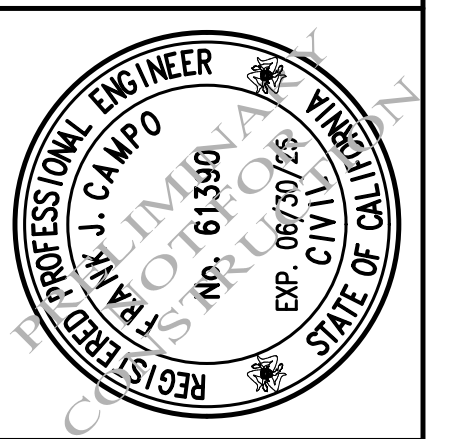


HATCH LEGEND

	EXISTING AC PAVEMENT
	SLOPE EXCEEDS 30%
	EXISTING TREE(S) TO BE REMOVED

REV.	DATE	DESCRIPTION	BY
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2			
3			
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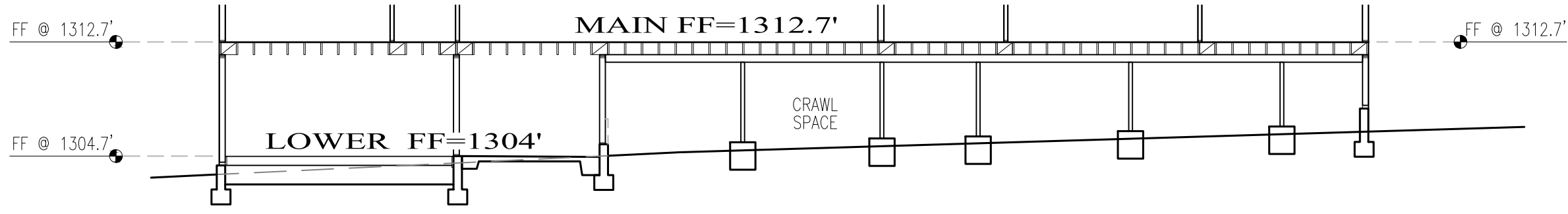
UTILITY PLAN
TERRANOVA RESIDENCE
APN# 416-122-036-000
 Project Location: 12167 SADDLE ROAD; CARMEL VALLEY, CA
 PREPARED FOR: LINNEA TERRANOVA

SCALE:	AS NOTED
DATE:	11/06/2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	
C4	
OF 7 SHEETS	
PROJECT# 123-162	

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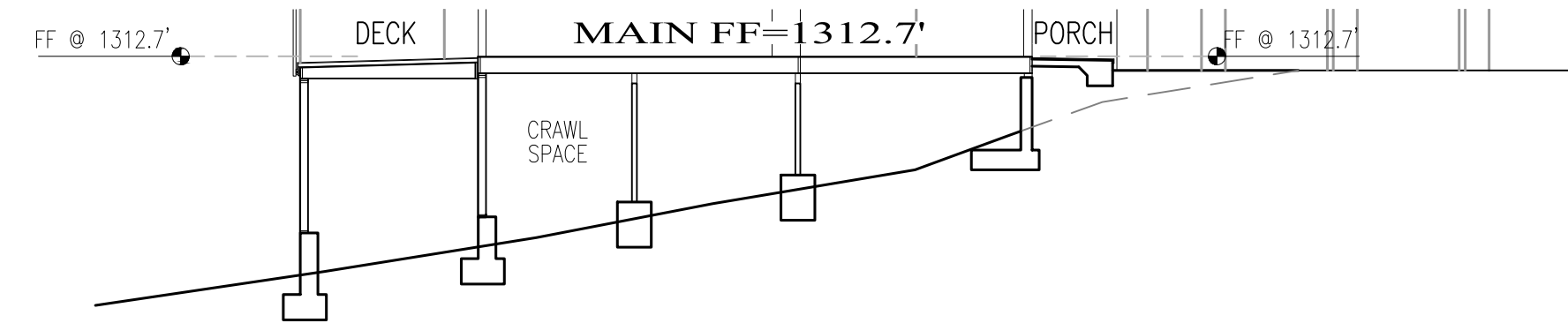
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 Plotted: Nov 15, 2023 - 3:17pm

DRIVEWAY PROFILE
 1" = XX'



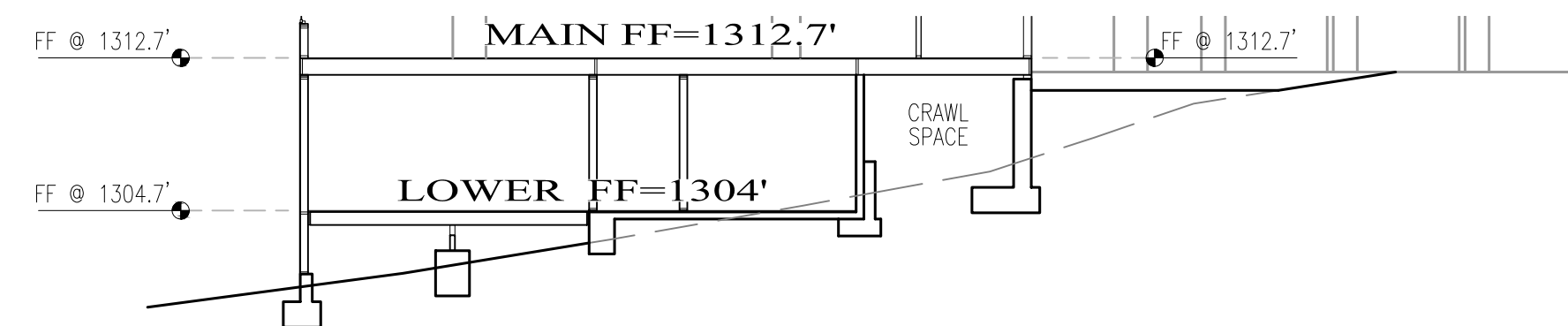
1 SECTION 1
C5 HOR: 1" = XX' - VER: 1" = XX'

NOTE:
 ALL STRUCTURAL MEMBERS (WALLS, FOUNDATIONS, FOOTINGS, ETC.) ARE SCHEMATIC AND SHOWN FOR REFERENCE ONLY. SEE DRAWINGS BY OTHERS FOR CONSTRUCTION DETAILS.



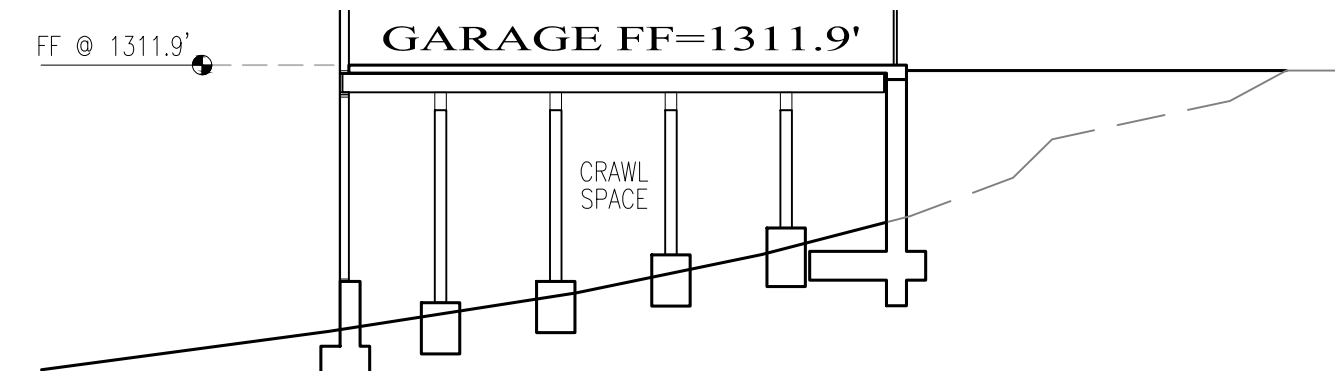
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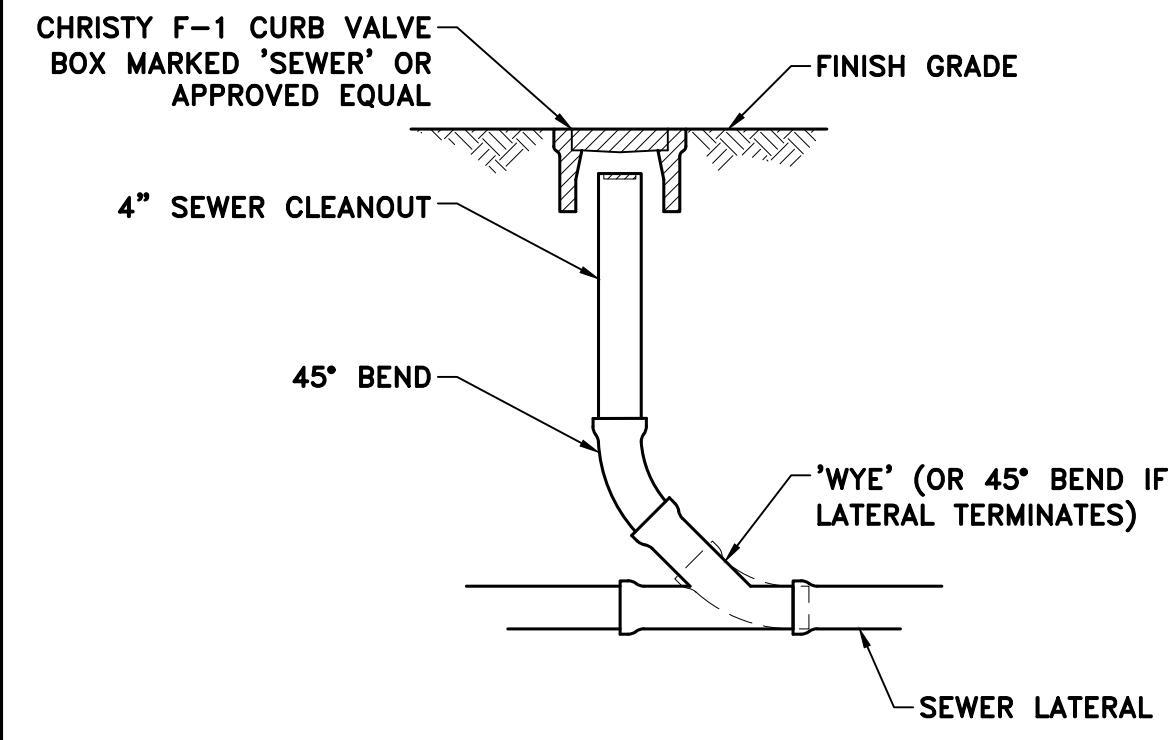
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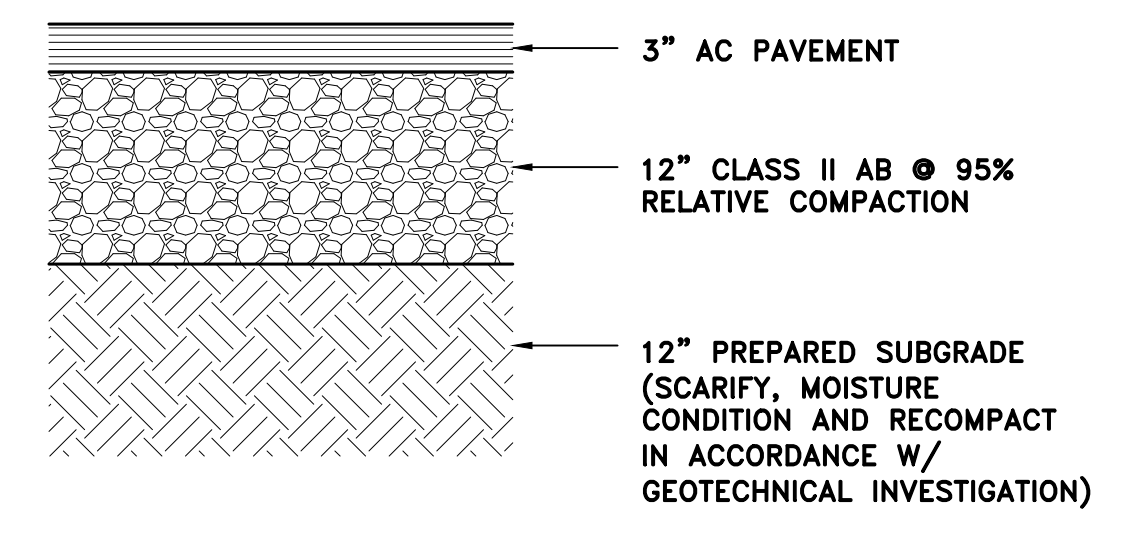


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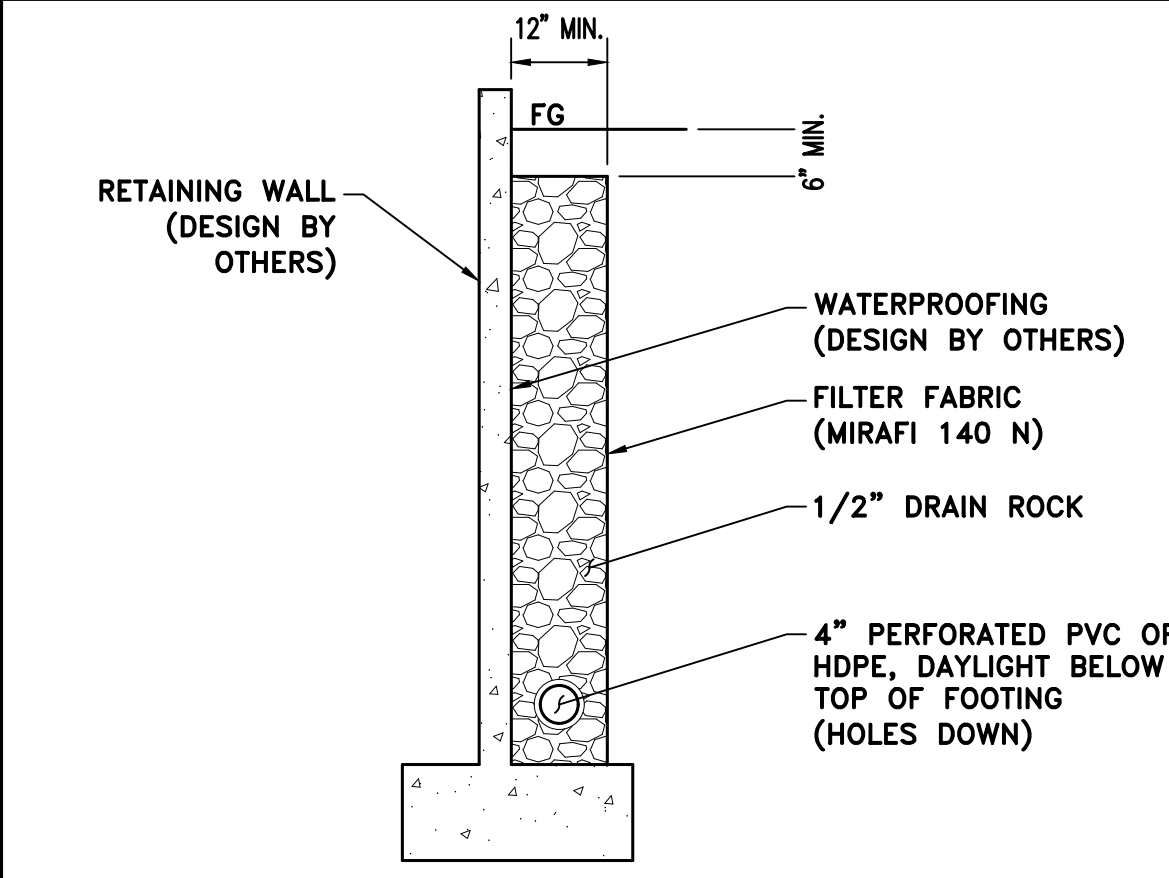
NOTE:
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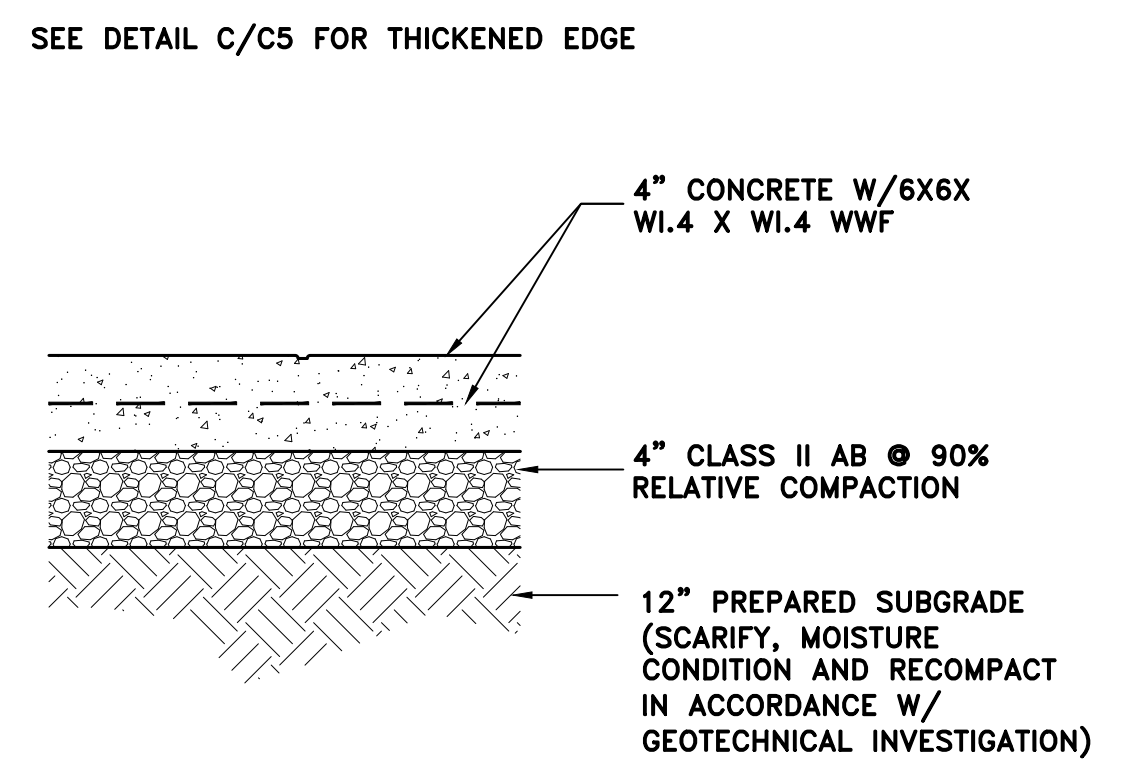
E CLEAN-OUT @ GRADE
C5 NTS



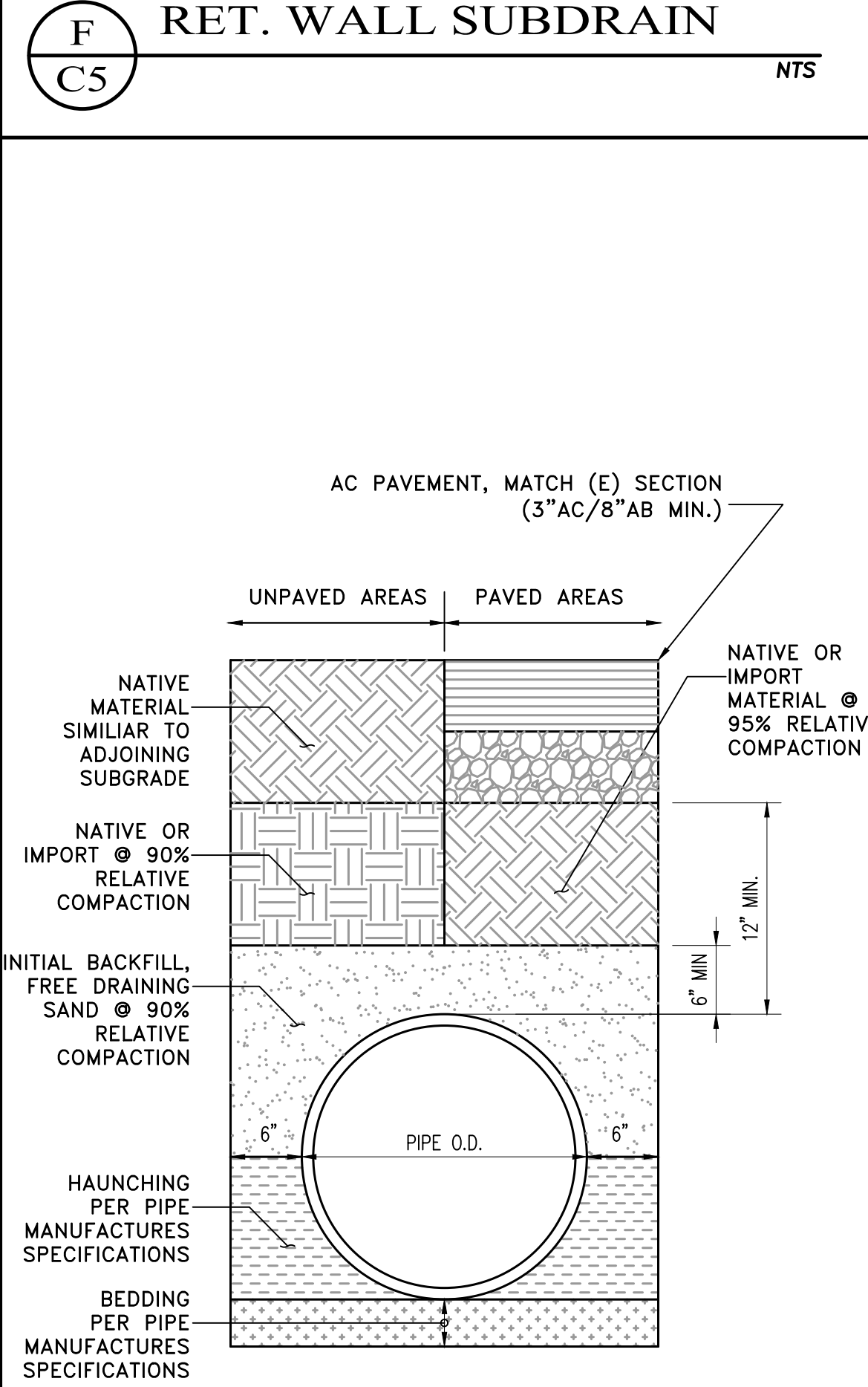
A A.C. PAVEMENT SECT.
C5 NTS



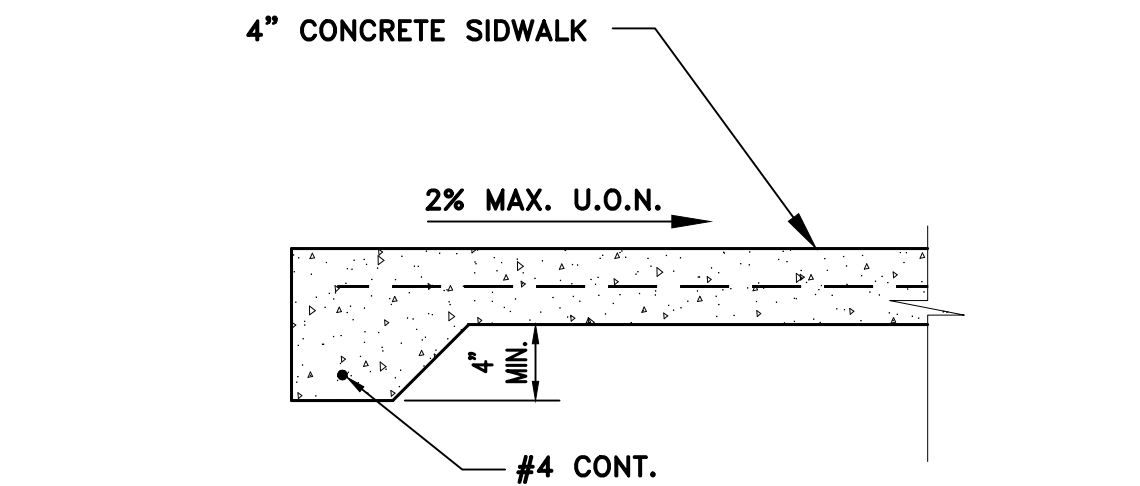
F RET. WALL SUBDRAIN
C5 NTS



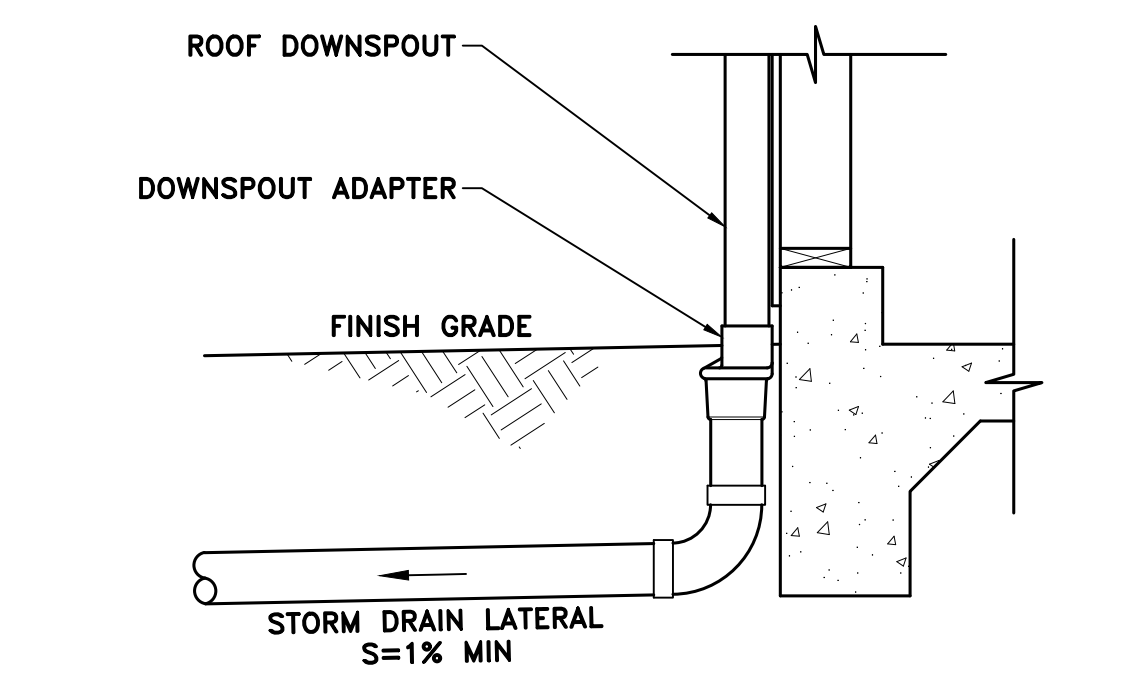
B CONCRETE PAVEMENT
C5 NTS



G TRENCH BACKFILL
C5 NTS

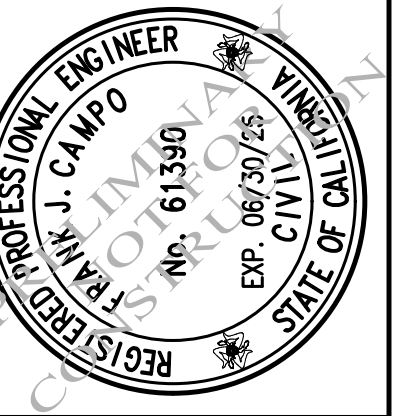


C THICKENED EDGE
C5 NTS



D ROOF DRAIN CONNECTION
C5 NTS

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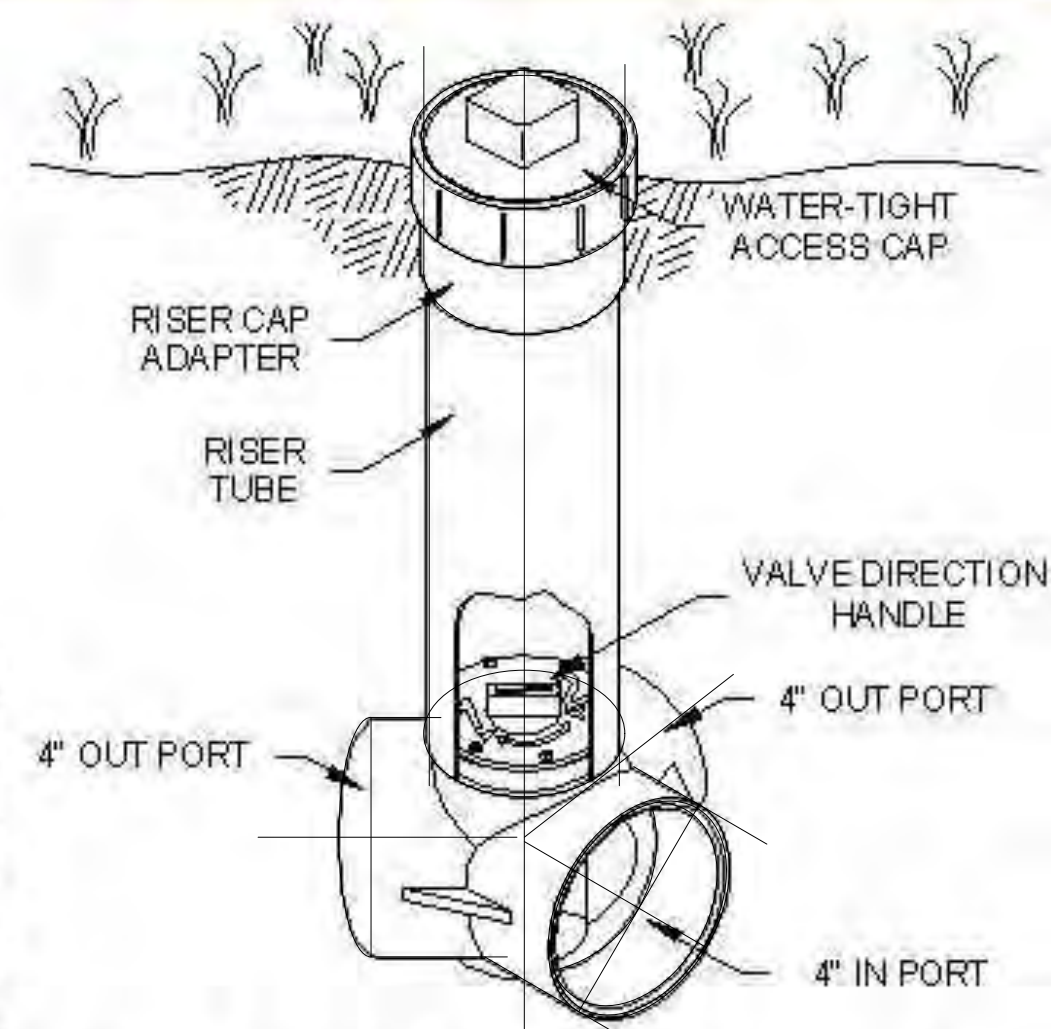
SECTIONS & DETAILS
TERRANOVA RESIDENCE
APN# 416-122-036-000
 Project Location: 12167 SADDLE ROAD; CARMEL VALLEY, CA
 PREPARED FOR: LINNEA TERRANOVA

SCALE:	AS NOTED
DATE:	11/06/2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C5

THE BULL RUN™ VALVE



The Bull Run Valve™ is designed to split flows to septic fields or systems. In addition to the advantages of longer life and easier installation it is the most public health safe alternating device available for wastewater disposal applications. The use has absolutely no contact with wastewater due to the valve's leak-proof and external operating characteristics. The change over from one drainage field to another can be accomplished in less than a minute by simply turning the valve without digging or contact with wastewater.



The Bull Run Valve is available in 4" sch 40 pvc and is suitable wherever septic disposal systems are used - in commercial, industrial, and residential applications.

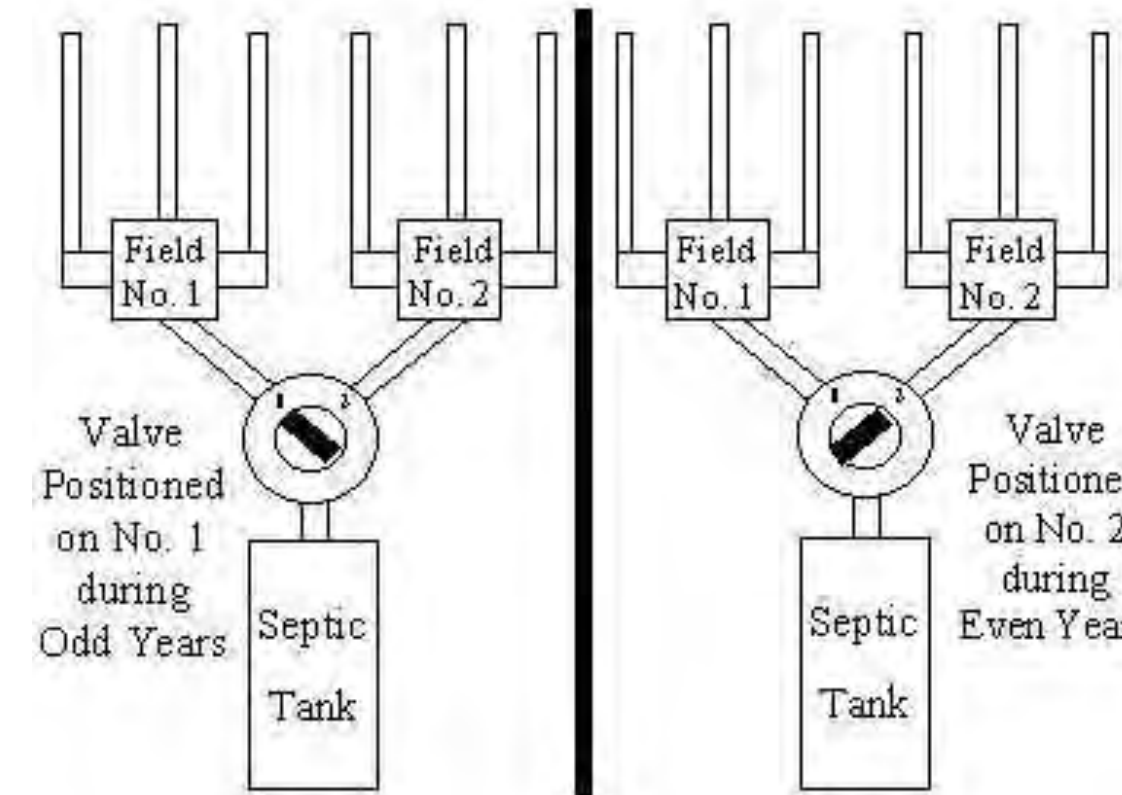
OPERATING THE VALVE

The direction control handle should be rotated periodically to direct effluent to one or the other of two septic fields. After removing the screw cap at the top of the riser tube, the valve handle can be turned with the valve key furnished.

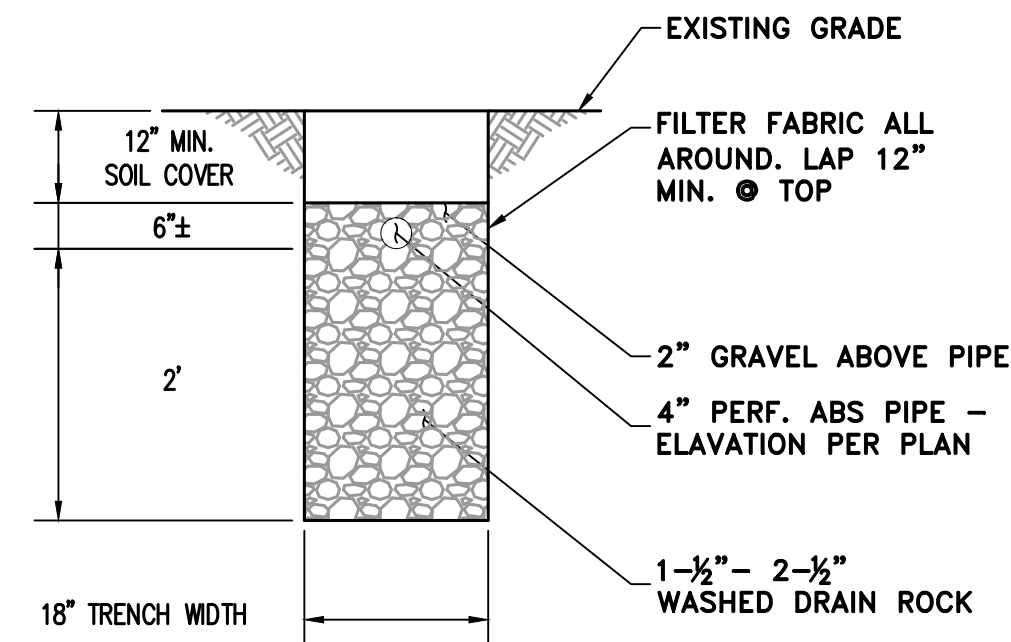
BULL RUN VALVE Complete Valve Kit Contains

1. Bull Run Valve body
2. 28" Valve Key
3. Riser Cap Adapter
4. Watertight Access Cap

BRVCIRISER - 4" ADJUSTABLE TO 28" HIGH POLY RISER W/CAST IRON ACCESS CAP



ITEM	DESCRIPTION
BRV4	BULL RUN VALVE 4"
BRV/BULK	BULL RUN VALVE & KEY ONLY
BRVCIRISER	BULL RUN VALVE RISER W/ CAST COVER
BRVKEY28	BULL RUN VALVE KEY 28"
BRVKEY36	BULL RUN VALVE KEY 36"
BRVKEY48	BULL RUN VALVE KEY 48"
BRVKEY60	BULL RUN VALVE KEY 60"



NOTES:

THE LEACH TRENCH SHALL BE EXCAVATED TO THE APPROPRIATE DEPTH PERPENDICULAR TO ANY SLOPE, FOLLOWING THE CONTOUR OF THE LAND SO AS TO MAINTAIN THE SAME TRENCH DEPTH FOR THE LENGTH OF THE TRENCH. ANY SMEARED TRENCH SIDEWALLS SHALL BE RAKED TO ROUGHEN THE SURFACE TO ENHANCE PERCOLATION. IF THE TRENCHES DO NOT FOLLOW THE NATURAL CONTOURS AND ARE CUT ACROSS SLOPES, THE BOTTOM OF THE TRENCH SHALL BE LEVEL.

SEPARATION BETWEEN TRENCH SIDEWALLS SHALL BE MEASURED SIDEWALL TO SIDEWALL AND BE AT LEAST EQUAL TO THE TRENCH WIDTH OR 2 TIMES THE EFFECTIVE DEPTH OF THE TRENCH OR, WHICHEVER IS GREATER. AN ADDITIONAL 1 FOOT OF SEPARATION IS REQUIRED FOR EACH 5% INCREASE IN SLOPE GREATER THAN 30%.

THE TOP OF THE BED OF ROCK AND THE LEACH PIPE SHALL BE LEVEL.

THE LEACH PIPE SHALL BE PLACED ON THE LEVEL ROCK BED WITH THE HOLES POINTED DOWN AND A CAP PLACED OVER THE END OF THE PIPE.

EARTH BACKFILL SHALL BE PLACED OVER THE LEACHFIELD 8" - 12" DEEP, AND SHALL BE MOUNDED TO ENSURE DRAINAGE AWAY FROM THE TRENCH. IF SETTLEMENT OCCURS AFTER INSTALLATION, ADDITIONAL BACKFILL MUST BE ADDED.

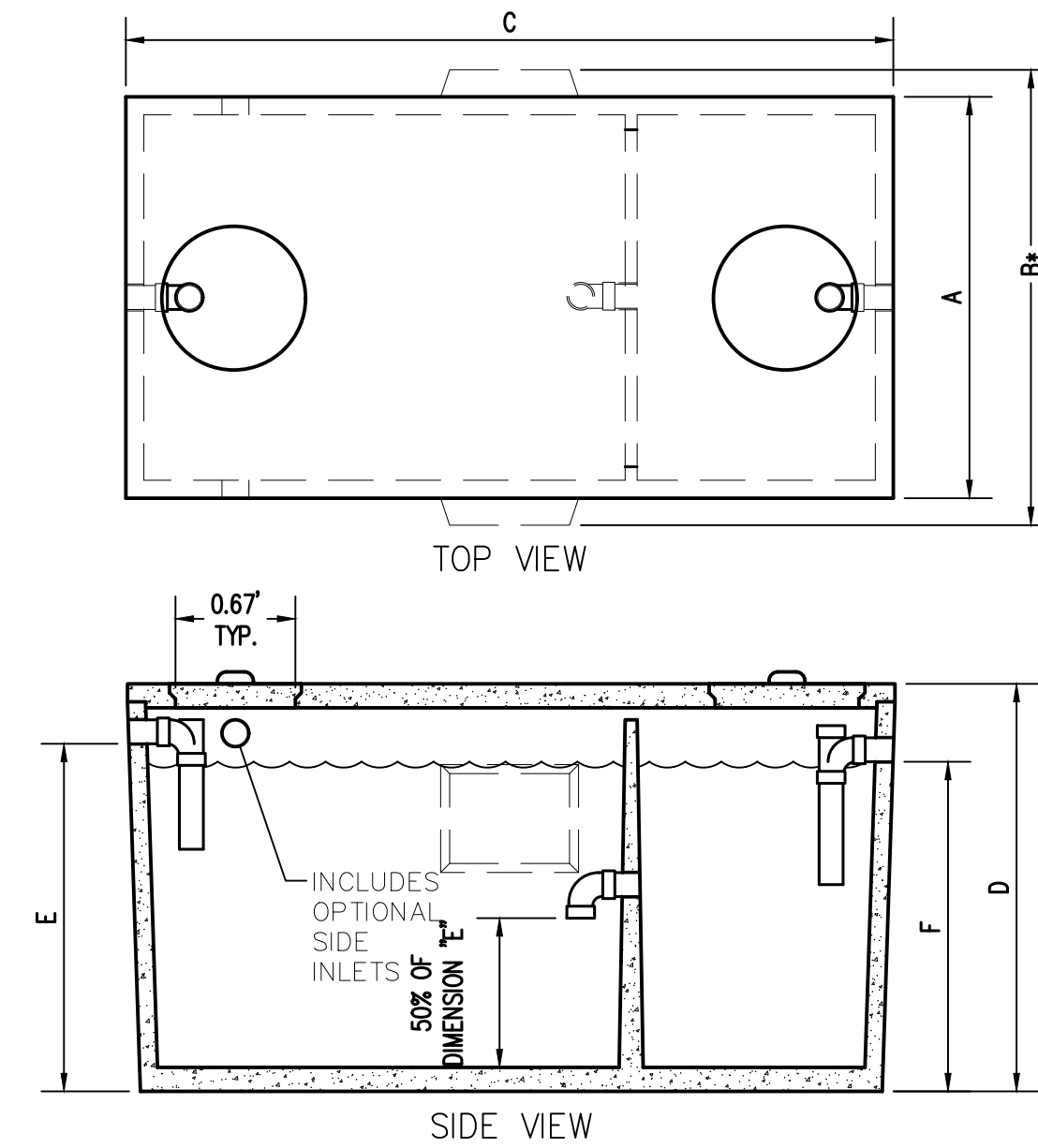
WHEN THERE IS MORE THAN ONE LEACH TRENCH, AN APPROVED EFFLUENT DISTRIBUTION DEVICE SHALL BE USED TO DISTRIBUTE EFFLUENT TO EACH TRENCH. "POP-OVER" DISTRIBUTION IS NOT PERMITTED.

E LEACH FIELD

C3 NTS

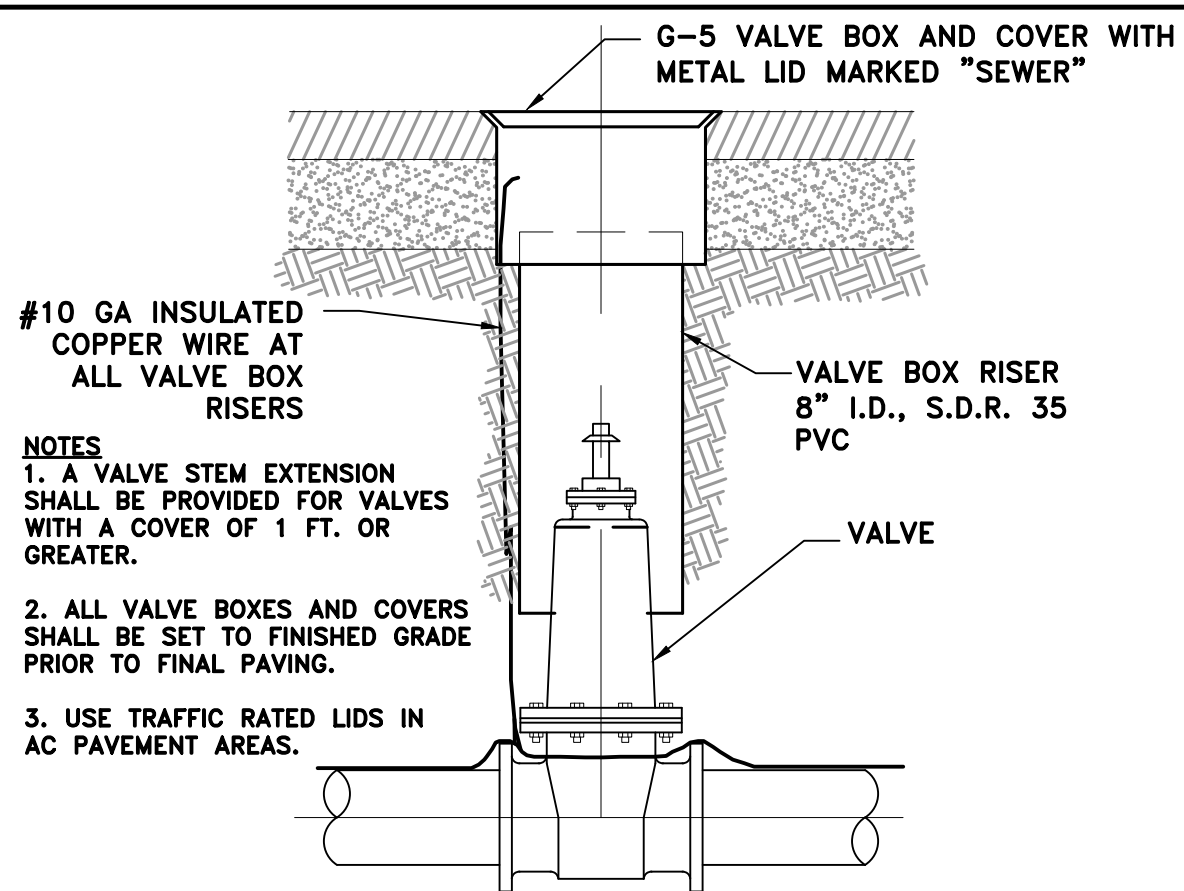
A SEPTIC TANK

C3 NTS



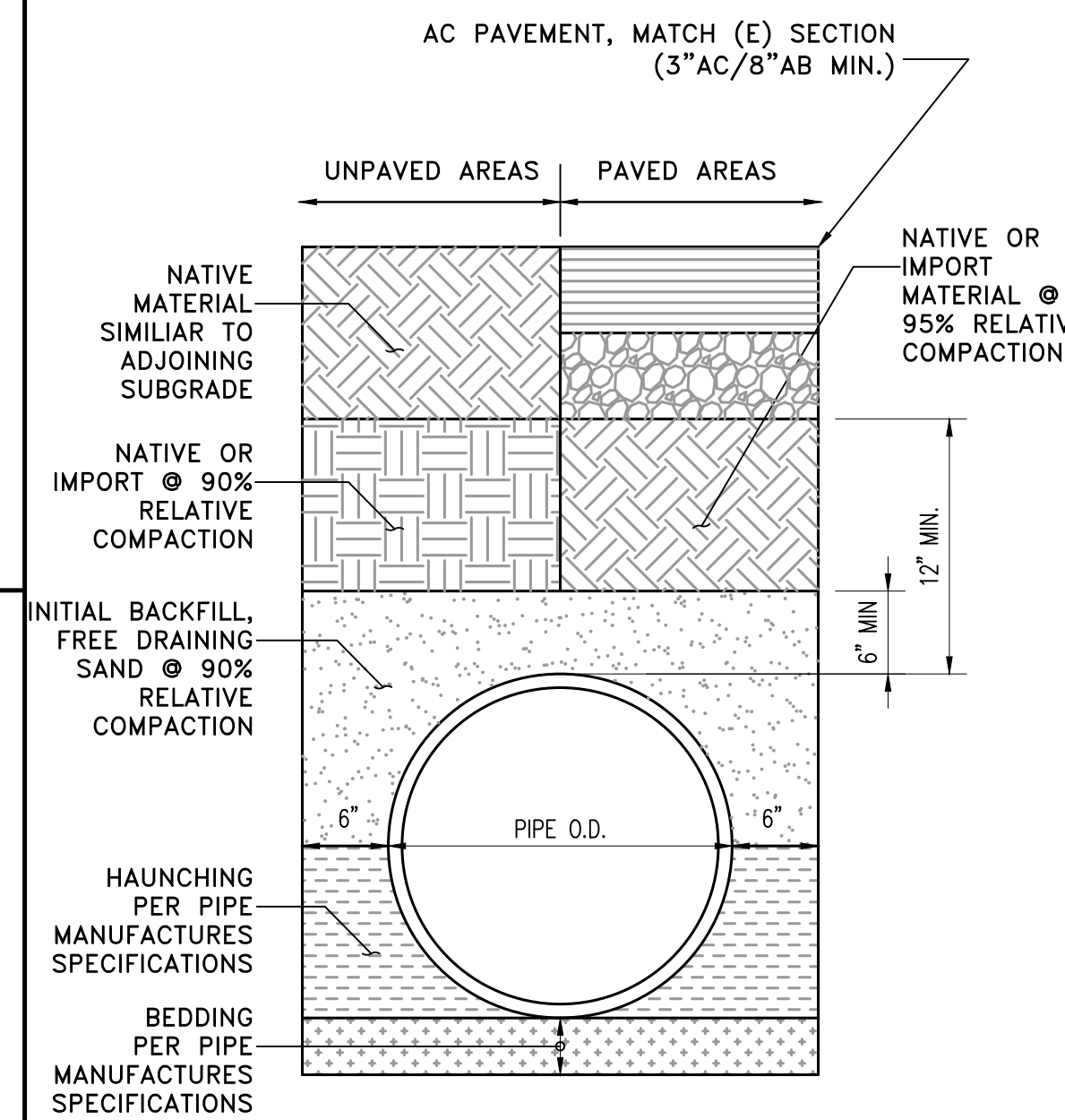
MODEL NUMBER	LIQUID CAPACITY (GALLONS)	DIM A	DIM B*	DIM C	DIM D	DIM E	DIM F	MINIMUM EXCAVATION WIDTH*	MINIMUM EXCAVATION LENGTH
JS-750	750	4'-0"	4'-9"	8'-1"	5'-8"	4'-10"	4'-7"	5'-9"	9'-1"
JS-1000	1000	5'-1"	5'-10"	8'-2"	5'-8"	4'-10"	4'-7"	6'-10"	9'-2"
JS-1200	1200	5'-9"	6'-6"	8'-6"	5'-8"	4'-10"	4'-7"	7'-6"	9'-6"
JS-1500	1500	5'-7"	6'-4"	10'-8"	5'-8"	4'-10"	4'-7"	7'-4"	11'-8"
JS-2000	2000	4'-11"	5'-8"	15'-11"	5'-8"	4'-10"	4'-7"	6'-8"	16'-11"
JS-2500	2500	5'-9"	6'-6"	16'-10"	5'-8"	4'-10"	4'-7"	7'-6"	17'-10"
JS-3000	3000	5'-9"	6'-6"	16'-10"	6'-5"	5'-7"	5'-4"	7'-1"	17'-10"

DESIGN LOAD: NON TRAFFIC - 3" OF EARTH COVER MAXIMUM AT 500 PSF FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST. ON THE WEB AT JENSENPRECAST.COM



F VALVE BOX

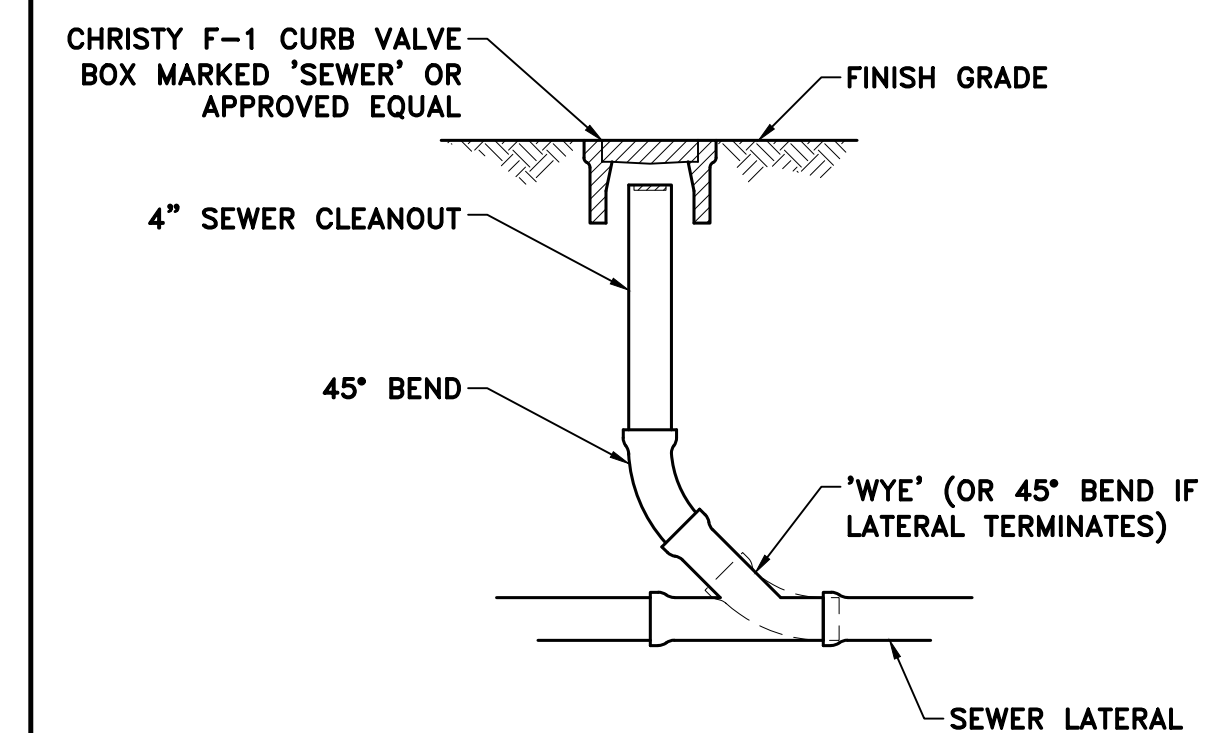
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- NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.
 2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

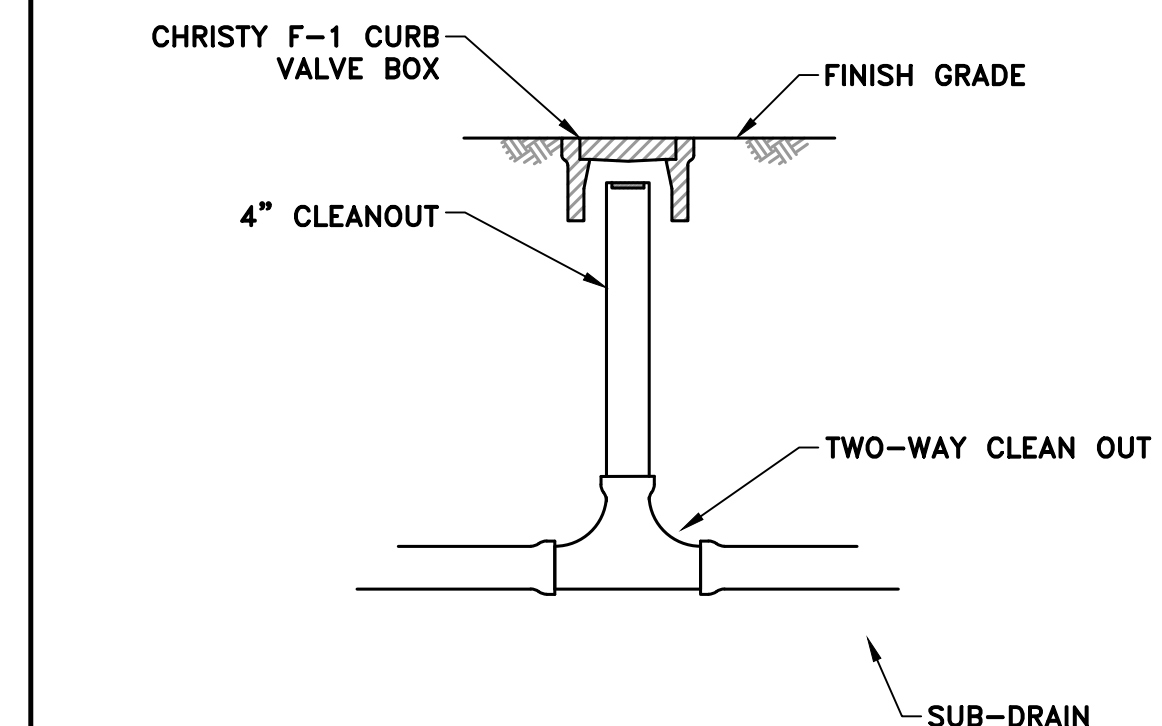
D TRENCH BACKFILL

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B CLEAN-OUT @ GRADE

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C TWO-WAY CLEAN-OUT

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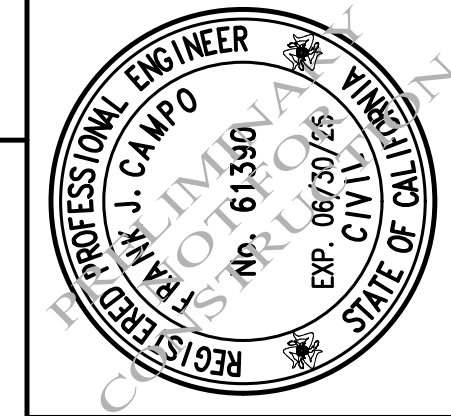
G DIVERSION VALVE

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Drawing file: Z:\Projects\123162_C000 - Terranova\Draw - Terranova\Draw\123162_XBase.dwg
Plotted: Nov 15, 2023 - 3:17pm

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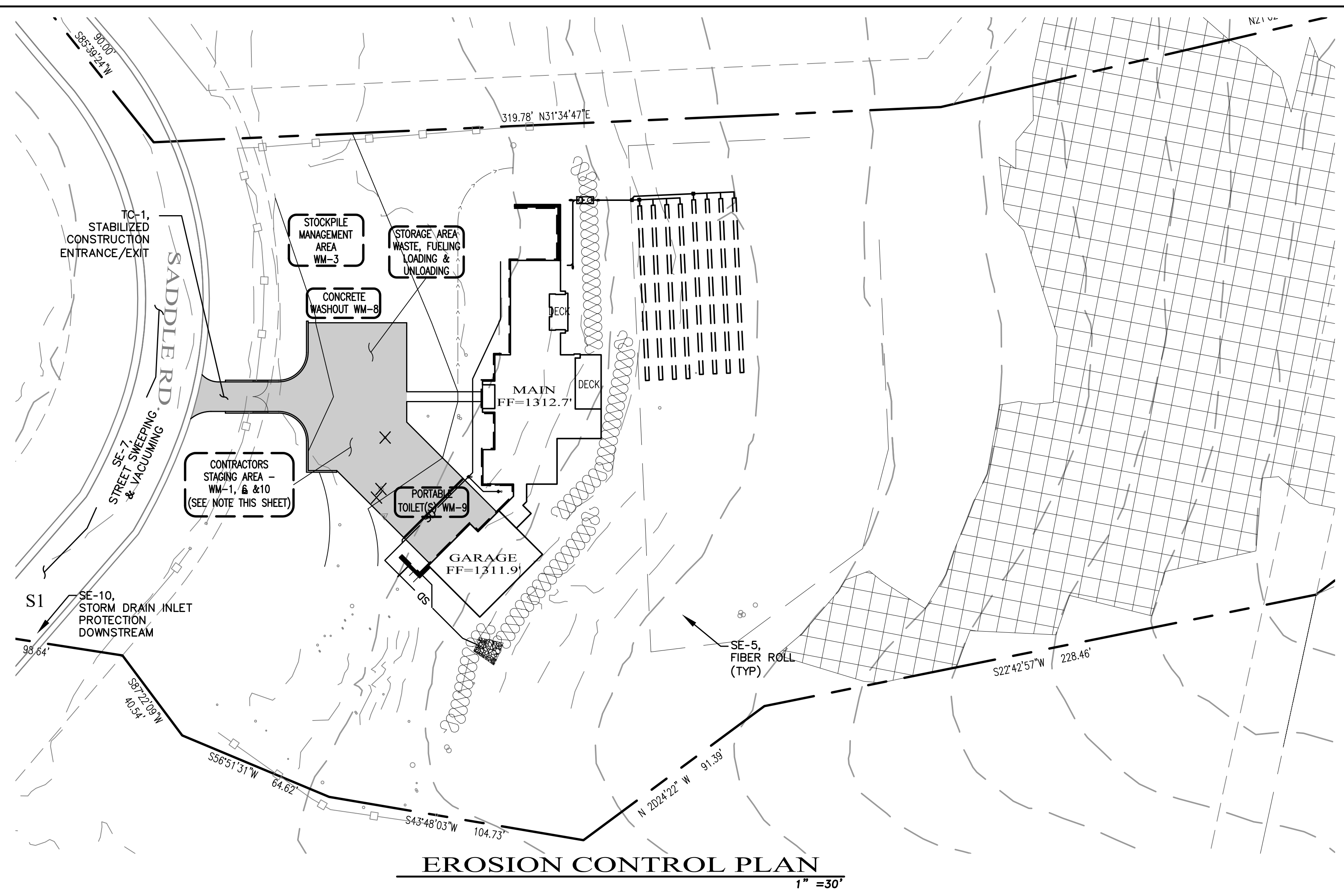


OWTS DETAILS
TERRANOVA RESIDENCE
APN# 416-122-036-000
Project Location: 12167 SADDLE ROAD; CARMEL VALLEY, CA
PREPARED FOR: LINNEA TERRANOVA

SCALE:	AS NOTED
DATE:	11/06/2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C5.1
OF 7 SHEETS	
PROJECT#	123-162

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 Plotted: Nov 15, 2023 - 3:17pm



EROSION CONTROL PLAN
 1" = 30'

EROSION CONTROL NOTES

- ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY SHALL BE CONTROLLED.
 - ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.
 - SITE BMPs SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.
 - BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
 - DETAILED, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMWATER POLLUTION IS PROVIDED IN THE STORMWATER CONTROL PLAN AND OR THE SWPPP.
 - ACCESS ROADS SHALL BE CLEANED (SWEEP) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
 - DUMPSTERS SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND SHALL HAVE SECONDARY CONTAINMENT.
- THE FOLLOWING STANDARD BMPs SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:
- PAINTING:**
- MINIMIZE USE OF OIL-BASED PAINTS
 - STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
 - SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
 - NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
- STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 - CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 - IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 - ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
- READY-MIXED CONCRETE:**
- HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
 - IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 - PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 - ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 - BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
- EARTH MOVING/GRADING:**
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 - PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
 - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
 - USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
 - COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
 - SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
 THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH), THE FOLLOWING MEASURES MUST BE TAKEN:
 - VEGETATION REMOVAL SHALL NOT PRECEED SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
 - THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- SOIL COMPACTION FOR AREAS THAT WILL REMAIN PEROUS OR ARE TO BE USED FOR STORMWATER CONTROL MEASURES (SCM) SHALL BE MINIMIZED.
- ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND OR COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS SHALL BE PROTECTED WITH EFFECTIVE SOIL COVER.
- SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

BMP'S

- EROSION CONTROL:**
- EC-1 SCHEDULING
 - EC-2 PRESERVATION OF EXISTING VEGETATION
 - EC-3 HYDRAULIC MULCH
 - EC-4 HYDROSEEDING
 - EC-8 WOOD MULCHING
 - EC-16 NON-VEGETATIVE STABILIZATION
- SEDIMENT CONTROL:**
- SE-1 SILT FENCE
 - SE-2 SEDIMENT BASINS
 - SE-3 SEDIMENT TRAP
 - SE-5 FIBER ROLL
 - SE-6 GRAVEL BAG BERM
 - SE-7 STREET SWEEPING AND VACUUMING
 - SE-8 GRAVEL BAG BARRIER
 - SE-9 STRAW BALE BARRIER
 - SE-10 STORM DRAIN INLET PROTECTION
 - SE-13 COMPOST SOCKS AND BERMS
 - SE-14 BIOFILTER BAGS
- TRACKING CONTROL:**
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC-3 ENTRANCE/OUTLET TIRE WASH
- WIND EROSION CONTROL:**
- WE-1 WIND EROSION CONTROL

LEGEND

- NON-STORM WATER MANAGEMENT:**
- NS-1 WATER CONSERVATION PRACTICES
 - NS-2 DEWATERING OPERATIONS
 - NS-3 PAVING AND GRINDING OPERATIONS
 - NS-6 ILLIOT CONNECTION/DISCHARGE
 - NS-7 POTABLE WATER/IRRIGATION
 - NS-8 VEHICLE AND EQUIPMENT CLEANING
 - NS-9 VEHICLE AND EQUIPMENT FUELING
 - NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
 - NS-12 CONCRETE CURING
 - NS-13 CONCRETE FINISHING
 - NS-14 MATERIAL AND EQUIPMENT USE
- WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:**
- WM-1 MATERIAL DELIVERY AND STORAGE
 - WM-2 MATERIAL USED
 - WM-3 STOCKPILE MANAGEMENT
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT
 - WM-7 CONTAMINATED SOIL MANAGEMENT
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
 - WM-10 LIQUID WASTE MANAGEMENT
- INLET PROTECTION, (SEE D/C7)**
- PROPOSED DRAINAGE FLOW**
- FIBER ROLL (SEE A/C7)**
- SAMPLING LOCATION AT STORM DRAIN INLET DOWNSTREAM FROM PROJECT SITE. S1**
- SLOPE EXCEEDS 30%**

INSPECTIONS

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 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.

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.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE (RMA-ENVIRONMENTAL SERVICES) A LETTER FROM A LICENSED PRACTITIONER.

NOTE: CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

MADE IN THE USA

REV.	DATE	DESCRIPTION	BY	C

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EROSION AND SEDIMENT CONTROL PLAN

TERRANOVA RESIDENCE
 APN# 416-122-036-000

Project Location: 12167 SADDLE ROAD; CARMEL VALLEY, CA
 PREPARED FOR: LINNEA TERRANOVA

SCALE:	AS NOTED
DATE:	11/06/2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C6

Scale 1" = 30'

OF 7 SHEETS
 PROJECT# 123-162