

Exhibit B

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**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

Leon (PLN160199)

RESOLUTION NO. 16 -

Resolution by the Monterey County Zoning Administrator:

- 1) Certifying that the Zoning Administrator has considered an Addendum together with the Laguna Seca Office Park Environmental Impact Report (EIR No. 80-109), per CEQA Guidelines Section 15164; and
- 2) Approving a Minor Amendment to a previously-approved Use Permit (ZA-7286) to allow the construction of a 28-space expansion to an existing parking lot.

9621 Citation Court (Lot 8), Laguna Seca Office Park, Monterey unincorporated, Greater Monterey Peninsula Area Plan (APN: 173-121-008-000)

The Leon application (PLN160199) came on for public hearing before the Monterey County Zoning Administrator on December 8, 2016. 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 / SITE SUITABILITY / NO VIOLATIONS –**
The proposed project, as conditioned, is consistent with the policies of the 2010 Monterey County General Plan, the Greater Monterey Peninsula Area Plan, and the requirements of the applicable zoning ordinance (Title 21), to include Monterey County Code (MCC) Chapter 21.70 (Administrative Permits), MCC Section 21.74.120 (Amendments to Use Permits), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.
- EVIDENCE:** a) The proposed project involves the construction of a 28-space expansion to an existing 20-space parking lot, resulting in a 45-space parking lot (with 43 standard parking spaces and 2 accessible spaces), and associated grading. Three existing parking spaces will provide an area for connectivity between the existing and expanded parking areas. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the MCC. No conflicts were found to exist. The County received communications from a concerned member of the public during the course of review of the project indicating

inconsistencies with the text, policies, and regulations in the applicable plans and MCC; however, the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.

- b) The property is located at 9621 Citation Court, Monterey unincorporated area (Assessor's Parcel Number 173-121-008-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Visitor Serving/Professional Office; with Building Site 6, Urban Reserve, Design Control, and Site Plan Review overlay districts (VO/B-6-UR-D-S), which allows construction of minor structures accessory or appurtenant to existing commercial facilities, including but not limited to small parking lots, subject to issuance of the applicable entitlement. In this case, the County determined that a Minor Amendment to a previously-approved Use Permit (ZA-7286) is the applicable entitlement (see Evidence o below). Therefore, the proposed project is an allowed land use for this site.
- c) The proposed project is located on a 0.926-acre parcel, which is Lot 8 of the Laguna Seca Office Park. The Laguna Seca Office Park, approved by the County on May 8, 1984, consisted of a rezoning (PC-3734), General Plan Amendment (PC-3834), and Subdivision (No. 755). Prior to project approval, the County certified a Final Environmental Impact Report (FEIR) on February 22, 1984. The FEIR analyzed the proposed commercial subdivision, including the potential impacts associated with future construction of 260,000 square feet of professional office buildings on the resultant 19 office park lots. Subsequent to County approval of the Laguna Seca Office Park, on December 28, 1989, the Zoning Administrator approved a Use Permit (ZA-7286) on the subject property to allow the development of a professional office building with a 20-space off-street parking lot. In 2009, the Zoning Administrator approved an Amendment to ZA-7286 (RMA-Planning File No. PLN090125) for conversion of the building's first floor to a deli and restaurant. The converted uses increased the number of required parking spaces; however, no new spaces were proposed or approved in 2009. Additionally, since 1989, the County's parking regulations have been revised and now require 1 parking space per 250 square feet of office floor area. Based on current parking standards, the site requires a minimum of 40 parking spaces. The applicant proposed the parking lot expansion to accommodate the existing permitted uses (office, deli, and restaurant) and to bring the site into compliance with current parking standards. No new businesses or uses are proposed for the site as part of this project.
- d) Pursuant to Monterey County Code, Minor Amendments are considered and determined by the Director of Planning, unless an interested party requests a public hearing for the project. After noticing for the administrative review, RMA-Planning staff received a request for public hearing (attached as Exhibit D to the December 8, 2016, staff report to the Zoning Administrator), and the item was set for public hearing and consideration before the Zoning Administrator. The concerns expressed by the requestor involve possible impacts to traffic, visual resources, and water use. The requestor also claimed

the project would be growth inducing and result in a cumulative impact, and requested additional environmental review. However, the requestor submitted no evidence to substantiate the claims of possible impacts.

- e) The County permitted the existing development and uses on the subject property in 1989 and 2009 (see Evidence c above). The proposed parking lot expansion would accommodate these existing permitted uses, and bring the site into compliance with current parking standards.
- f) The proposed parking lot expansion would not change the existing gross building area on the parcel, would not intensify the existing permitted uses nor generate additional traffic, and would not result in a cumulative impact or be growth inducing. In this case, no new information has been presented to warrant further environmental review. See Finding No. 2, CEQA (Addendum), and supporting evidence.
- g) The project has been reviewed for site suitability by RMA-Planning. The project planner conducted a site inspection the evening of November 14, 2016, to verify that the project on the subject parcel conforms to the applicable plans and policies, and to confirm the project would not result in visual impacts to Highway 68. Existing topographical and structural features, along with existing trees and vegetation, effectively screen the proposed project site from Highway 68.
- h) Parking in a VO zoning district is subject to MCC Chapter 21.58, *Regulations for Parking*. Section 21.58.040 requires 1 parking space for 250 square feet of office space and for restaurants, 1 space for every 4 seats or where seating is not fixed, 1 space per 50 square feet of seating or waiting area. The existing 20-space parking lot (19 standard and 1 accessible spaces) does not accommodate parking for all of the existing permitted uses on the site. The County identified the need for additional parking in 2009 when permitting the deli and restaurant (RMA-Planning File No. PLN090125); however, no new parking spaces were proposed or approved in 2009 (see Evidences c and e above). The proposed parking lot expansion would accommodate the existing permitted uses, and bring the site into compliance with current parking standards.
- i) No Violations. The subject property is in compliance with all regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Staff reviewed Monterey County RMA-Planning and RMA-Building Services records, and is not aware of any violations existing on the subject property.
- j) Design and Site Plan Review. Pursuant to MCC Chapters 21.44 and 21.45 (Title 21 Zoning Ordinance), the proposed project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character, and a Site Plan Review Zoning District ("S" zoning overlay), which regulates review of development, where by reason of its location, it

has the potential to adversely affect or be adversely affected by natural resources or site constraints. The parking lot expansion would be located northeast of the existing parking lot. A new driveway would be located at the northwest end of the new parking lot, providing access along Citation Court. Although the proposed site is well-screened from Highway 68 (see Evidence g above), to provide for consistency with Condition No. 9 of the original Use Permit (ZA-7286), a condition of approval is included requiring the submittal of a Landscape Plan for this project (see Condition No. 4). Though not required to reduce visual impacts to a common public viewing area, including Highway 68, landscaping around the proposed parking area would reduce visual impacts to the adjacent private roadways. As proposed and conditioned, the project would not have an impact on a public viewshed and would not create a substantially adverse visual impact when viewed from a common public viewing area. As proposed and conditioned, the project assures protection of the public viewshed, is consistent with the neighborhood character of the surrounding office park, and assures visual integrity.

- k) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Monterey County Regional Fire Protection District (MCRFPD), RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions by RMA-Planning and RMA- Environmental Services have been incorporated. As proposed, the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. Necessary public facilities are available and adequate. The property has existing public utility connections.
- l) The project site is located in an area with a High/Moderate erosion hazard rating. The applicant submitted a geotechnical report that includes data regarding the nature, distribution, and strength of existing soils, as well as, a description of the site geology and any applicable geologic hazards. The following report has been prepared:
 - Geotechnical Engineering Report (LIB160258) prepared by Beacon Geotechnical, Inc., Paso Robles, California, May 23, 2016.

The above-mentioned geotechnical report concluded that the site is suitable for the proposed development, provided the recommendations contained in the report are properly implemented. County staff has independently reviewed this report and concurs with the conclusions, and has incorporated the recommendations as conditions of approval (Condition Nos. 5, 6, 7, 8, 9, 10, and 11).

- m) For non-residential space, the Monterey Peninsula Water Management District (MPWMD) calculates water use by square footage and the type of use, not by water fixture. The applicant will be required to submit a Landscape Plan and landscape water budget to RMA-Planning, and receive approval of the landscape water budget from the Monterey County Water Resources Agency and the

- Monterey Peninsula Water Management District prior to issuance of any grading or building permits (Condition No. 4).
- n) No additional traffic will be generated by the project. The proposed parking lot expansion would not involve an expansion of the existing professional office, deli, or restaurant uses; therefore, the project would not result in additional vehicle trips to the Laguna Seca Office Park. Additionally, the proposed project would not be considered an “Applicable Development” under Monterey County Code 21.64.250, *Regulations for the reduction of vehicle trips for certain developments*; therefore, the project would not be subject to the requirements under this section of MCC.
 - o) Pursuant to MCC Section 21.74.120, *Amendments to use permits*, the County has determined that the proposed project qualifies as a minor amendment to the previously-approved Use Permit (ZA-7286). The amendment is minor in nature as follows:
 - a) The project would not create new environmental impacts;
 - b) The project would not increase the severity of environmental impacts already identified in the original Use Permit (ZA-7286) or in the Environmental Impact Report (EIR No. 80-109) prepared for the Laguna Seca Office Park;
 - c) The project is in keeping with the action of the appropriate authority;
 - d) The project would have an inconsequential effect on land in relation to the approved permit; and
 - e) The project meets all relevant site development standards.See also Finding No. 2, CEQA (Addendum), and supporting evidence.
 - p) The previously-approved Use Permit (Resolution No. ZA-7286/ RMA-Planning File No. ZA07286) shall remain in effect, and this Minor Amendment shall be in addition to the requirements of that Use Permit.
 - q) All applicable conditions of approval from the previously approved Use Permit (Resolution No. ZA-7286/ RMA-Planning File No. ZA-7286) are hereby incorporated by reference. The following new conditions of approval have been incorporated into the attached Conditions of Approval for this Minor Amendment (RMA-Planning File No. PLN160199):
 - RMA-Planning added four (4) conditions to address adherence to uses specified in this entitlement, recordation of a Permit Approval Notice, stoppage of work if cultural resources are found during the course of construction, and submittal of a Landscape Plan (Condition Nos. 1, 2, 3, and 4); and
 - RMA-Environmental Services added seven (7) conditions to ensure project conformance with the recommendations in the project geotechnical report, as well as erosion and sediment control measures (Conditions Nos. 5, 6, 7, 8, 9, 10, and 11).
 - r) Due to the request for public hearing, the project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on December 7, 2016, considered the subject project.
 - s) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the approved development found in Project Files ZA07286 and

2. **FINDING:** **CEQA (Addendum)** – An Addendum to a previously-certified Environmental Impact Report (EIR) was prepared pursuant to Code of Regulations, Title 14, Section 15164, to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR.
- EVIDENCE:**
- a) EIR No. 80-109 was prepared for the Laguna Seca Office Park and certified by the Board of Supervisors on February 22, 1984. The subject parcel, associated office building, and proposed parking lot are located within the Laguna Seca Office Park. Environmental considerations for the office park were analyzed in the Final Environmental Impact Report for the Laguna Seca Office Park. The Laguna Seca Office Park entitlement consisted of a rezoning (PC-3734), General Plan Amendment (PC-3834), and Subdivision (No. 755). The EIR considered impacts from the development of 260,000 square feet of office space.
 - b) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions, or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The proposed parking lot expansion would accommodate the existing permitted uses (office, deli, and restaurant) on Lot 8, would not change the existing gross built area on the parcel, and would not intensify the permitted uses nor generate additional traffic.
 - c) The County prepared an Addendum to the previously-certified Laguna Seca Office Park EIR pursuant to the Code of Regulations, Title 14, Section 15164, to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR. The Addendum is attached as Exhibit E to the December 8, 2016, staff report to the Zoning Administrator, and reflects the County's independent judgment and analysis.
 - d) No adverse environmental effects were identified during staff review of the development application, and during a site inspection on November 14, 2016.
 - e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior EIR. The proposed project involves the construction of a 28-space expansion to an existing 20-space parking lot, resulting in a 45-space parking lot (with 43 standard parking spaces and 2 accessible spaces), and associated grading. As proposed, the project would not result in environmental impacts not analyzed in the previously-certified EIR.
 - f) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the EIR was adopted. Changes in circumstances since certification of

the EIR have been discussed in the Addendum, and these changes in circumstances did not result in new or substantially more severe environmental effects beyond those previously analyzed in the EIR.

- g) Water Use. It is anticipated that upon build out of the Laguna Seca Office Park, the total water demand for the office park will be approximately 18.2 acre feet per year (AFY), which is below the 40 AFY allocated to the Laguna Seca Office Park; therefore, adequate water is available and is consistent with the level of use analyzed in the Laguna Seca Office Park EIR.
- h) Traffic. The certified Final EIR for the Laguna Seca Office Park evaluated traffic impacts based on the projected development of 260,000 square feet of commercial space. Based on the square footage, the FEIR estimated that the office park would generate approximately 2,500 to 3,900 daily trips. The impacts associated with these trips were mitigated through phased improvements including: channelization; coordination of the office park entrance intersection with the Ryan Ranch entrance; installation of traffic signals; payment of fair share traffic impact fee for Highway 68 improvements; and dedication of land to the County for future improvements along Highway 68 and York Road. The approved and/or existing commercial/office development in the Laguna Seca Office Park without the subject property/building is approximately 165,840 square feet of office space which, according to traffic calculations, generates approximately 2,317 average daily trips. For the subject property/building, the existing permitted uses generate a combined trip generation rate of approximately 257 average trips per day. The approval of the proposed parking lot expansion would serve the existing permitted uses and would not generate additional average daily trips. The combined total of average daily trips, including the subject property/building, is 2,574 average daily trips. This combined total falls within the range of approximately 2,500 to 3,900 daily trips identified in the certified FEIR, which evaluated traffic impacts from development of the office park based on the development of a maximum of 260,000 square feet of commercial space throughout the office park. Therefore, traffic generated by existing and approved commercial development falls within the range of daily trips originally anticipated and analyzed in the certified FEIR, which was previously mitigated.
- i) Visual Resources. The project site is in proximity to Highway 68, a designated scenic highway; however, existing topographical and structural features effectively screen the proposed project site from travelers on the highway. In addition, existing trees and vegetation further screen the site from view of travelers on the highway.
- j) Although the County prepared an Addendum, the proposed development is also consistent with CEQA Guidelines Section 15311(b), which categorically exempts the construction of minor structures accessory or appurtenant to existing commercial facilities, including but not limited to small parking lots.

3. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.

EVIDENCE: a) Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

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

- A. Certify that an Addendum has been considered together with the Final Environmental Impact Report for the Laguna Seca Office Park (EIR No. 80-109); and
- B. Approve a Minor Amendment to a previously-approved Use Permit (ZA-7286) to allow a 28-space expansion of an existing parking lot, in conformance with the attached plans and subject to eleven (11) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of December, 2016.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN160199

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Minor Amendment (RMA-Planning File No. PLN160199) allows the expansion (28 new spaces) of an existing parking lot at Laguna Seca Office Park, resulting in a 48-space parking lot. The property is located at 9621 Citation Court, Monterey unincorporated (Assessor's Parcel Number 173-121-008-000), 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 RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Minor Amendment (Resolution Number 16 -) was approved by the Zoning Administrator for Assessor's Parcel Number 173-121-008-000 on December 8, 2016. The permit was granted subject to eleven (11) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA-Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

The Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA-Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

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

4. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: RMA-Planning

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

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

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

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

5. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

6. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

7. GEOTECHNICAL REPORT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a geotechnical report with project specific recommendations. The report shall include data regarding the nature, distribution, and strength of existing soils, as well as, a description of the site geology and any applicable geologic hazards. (RMA – Environmental Services)

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

8. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

9. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

10. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

11. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

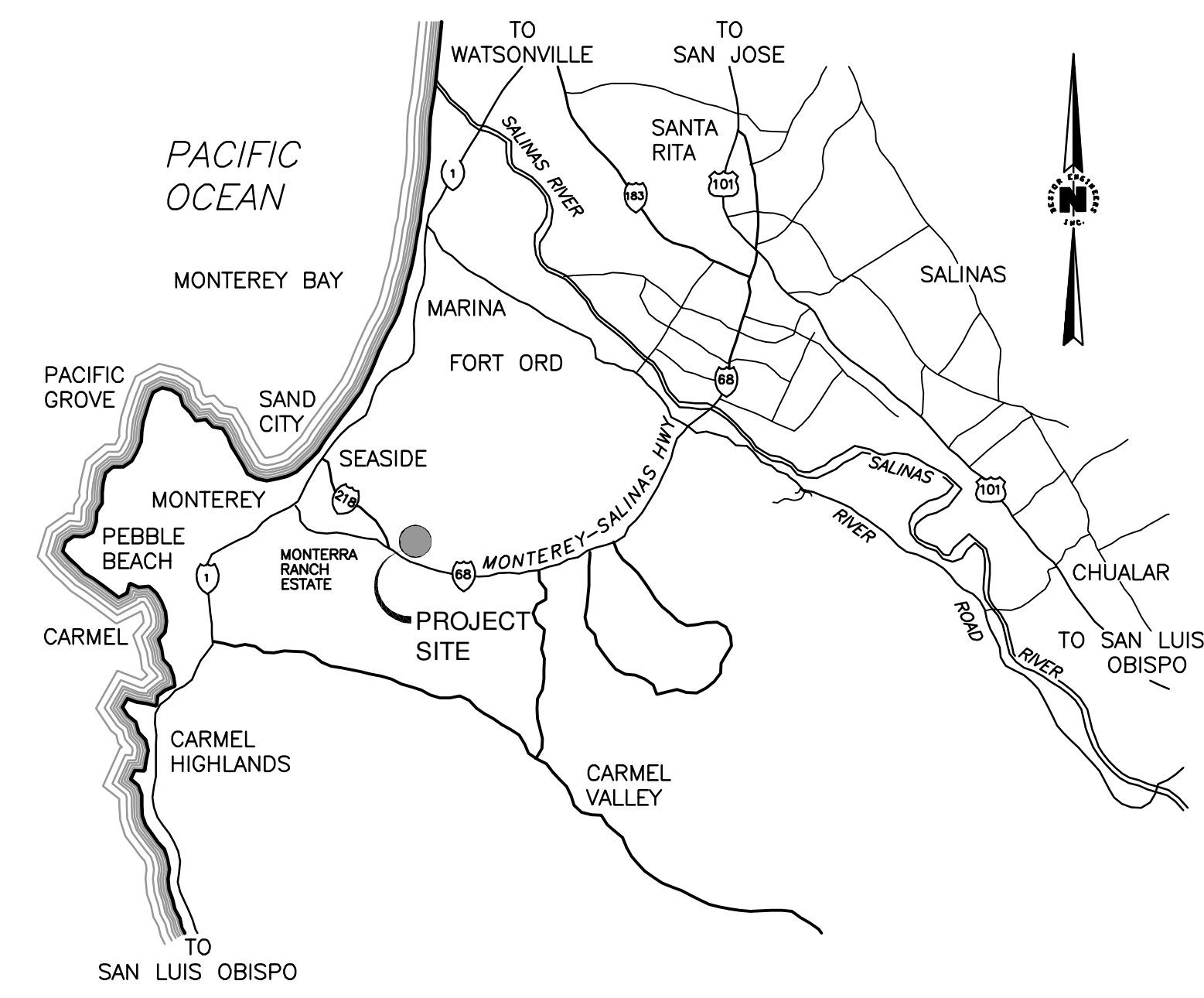
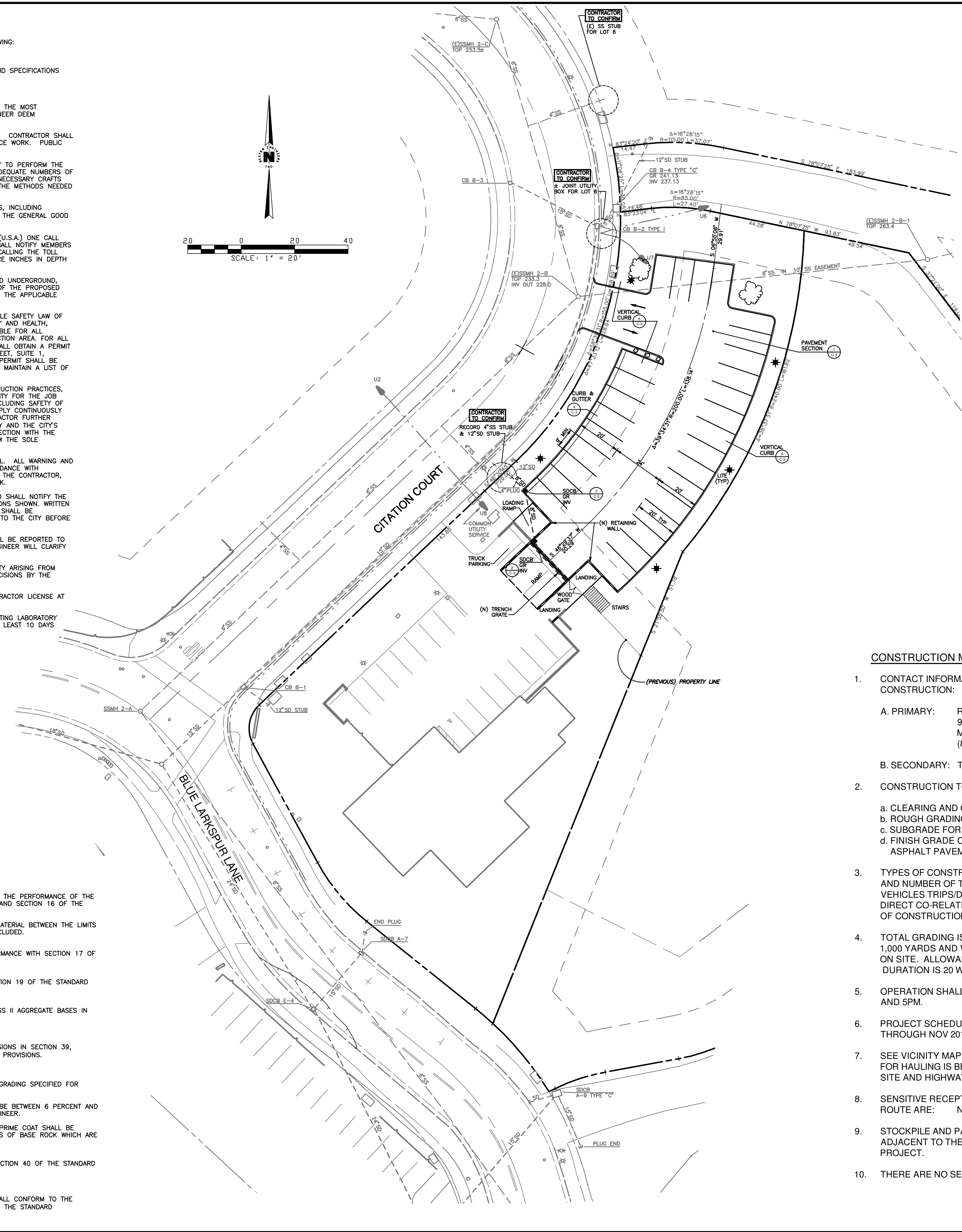
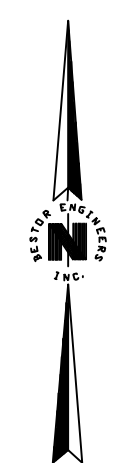
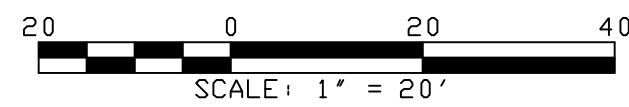
Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall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

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

GENERAL NOTES

1. ALL WORK THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
 - A. THE PROJECT PLANS AND SPECIFICATIONS;
 - B. STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS (CALTRANS), LATEST EDITION.
 - C. REQUIREMENTS OF ALL PERMITS APPLICABLE TO THE PROJECT.

WHERE CONFLICTS EXIST BETWEEN ANY OF THE ABOVE LISTED SPECIFICATIONS, THE MOST STRINGENT LISTED SPECIFICATIONS SHALL PREVAIL AS ENGINEER AND CITY ENGINEER DEEM NECESSARY.
2. CONTRACTOR SHALL SECURE AND COMPLY WITH COUNTY PERMIT REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE CITY AND OWNER 48 HOURS PRIOR TO THE INTENTION TO COMMENCE WORK. PUBLIC WORKS DEPARTMENT PUBLIC WORKS DEPARTMENT TELEPHONE: (831)758-7485.
3. CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
4. CONTRACTOR SHALL COORDINATE ALL WORK AND WORK OF OTHER CONTRACTORS, INCLUDING SUBMITTING WORK, SO AS TO ELIMINATE CONFLICTS AND WORK TOWARDS THE GENERAL GOOD AND COMPLETION OF THE ENTIRE PROJECT.
5. THE UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF THE U.S.A. 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL FREE NUMBER 800-227-2600. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING GROUND.
6. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN ITEM 5 ABOVE, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS AND SHALL COORDINATE RELOCATION OF EXISTING UTILITIES WITH THE APPLICABLE UTILITY COMPANY WHERE RELOCATIONS ARE REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CA. PHONE (831) 443-3050. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 1164 MONROE STREET, SUITE 1, SALINAS, CA 93906, PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN A LIST OF PERSONNEL CERTIFIED TO BE RESPONSIBLE FOR TRENCH SAFETY.
8. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL AND THE CITY AND THE CITY'S AGENTS HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL OR THE CITY.
9. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL. ALL WARNING AND TRAFFIC CONTROL SIGNS, AND LOCATIONS FOR THE SIGNS, SHALL BE IN ACCORDANCE WITH CALTRANS REQUIREMENTS. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR, TO THE CITY A MINIMUM OF TWO WEEKS PRIOR TO PROCEEDING WITH THE WORK.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THE CITY BUILDING OFFICIAL OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS AND ALL MATERIAL SUBMITTALS TO THE CITY BEFORE PROCEEDING WITH FABRICATION OR ORDERING MATERIALS.
11. ANY DISCREPANCIES OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE CITY ENGINEER AND THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME.
12. THE ENGINEER WILL MAKE DECISIONS, IN WRITING, ON ALL CLAIMS OF ANY PARTY ARISING FROM INTERPRETATIONS OR EXECUTION OF THE STANDARD SPECIFICATIONS. SUCH DECISIONS BY THE ENGINEER SHALL BE FINAL.
13. CONTRACTOR SHALL POSSESS A VALID CLASS A - GENERAL ENGINEERING CONTRACTOR LICENSE AT THE TIME THAT THE CONTRACT IS AWARDED.
14. CONTRACTOR SHALL PROVIDE LABORATORY REPORTS FROM AN ENGINEERING TESTING LABORATORY CERTIFYING THAT THE VARIOUS MATERIALS COMPLY WITH THE SPECIFICATIONS AT LEAST 10 DAYS PRIOR TO STARTING WORK ON THAT PARTICULAR ITEM OF WORK.

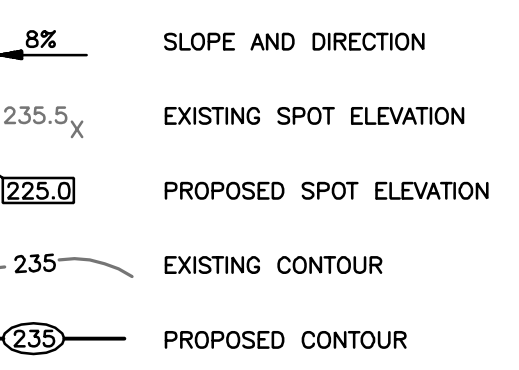


VICINITY MAP
NTS

LEGEND

CONSTRUCTION MANAGEMENT

1. CONTACT INFORMATION DURING CONSTRUCTION:
 - A. PRIMARY: RON LEON
9621 CITATION COURT
MONTEREY, CA. 93940
(831)596-6018
 - B. SECONDARY: TO BE DETERMINED
2. CONSTRUCTION TO CONSIST OF:
 - a. CLEARING AND GRUBBING.
 - b. ROUGH GRADING.
 - c. SUBGRADE FOR DRIVES.
 - d. FINISH GRADE CONSISTING OF ASPHALT PAVEMENT AND BASE
3. TYPES OF CONSTRUCTION VEHICLES AND NUMBER OF TRUCK AND/OR VEHICLES TRIPS/DAY SHALL BE IN DIRECT CO-RELATION TO THE SCOPE OF CONSTRUCTION.
4. TOTAL GRADING IS ESTIMATED TO BE 1,000 YARDS AND WILL BE BALANCED ON SITE. ALLOWANCE FOR GRADING DURATION IS 20 WORKING DAYS.
5. OPERATION SHALL BE BETWEEN 7AM AND 5PM.
6. PROJECT SCHEDULE IS JUNE 2016 THROUGH NOV 2016.
7. SEE VICINITY MAP. PROPOSED ROUTE FOR HAULING IS BETWEEN PROJECT SITE AND HIGHWAY 68.
8. SENSITIVE RECEPTORS ALONG HAUL ROUTE ARE: NONE.
9. STOCKPILE AND PARKING SHALL BE ADJACENT TO THE EAST SIDE OF THE PROJECT.
10. THERE ARE NO SENSITIVE AREAS.



SHEET INDEX

- C-01 SITE, UTILITY & NOTES
- C-02 GRADING, DRAINAGE & NOTES
- C-03 DETAILS

SPECIFICATIONS

SECTION 16. CLEARING AND GRUBBING
THIS WORK SHALL CONSIST OF ALL CLEARING AND GRUBBING NECESSARY FOR THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT IN ACCORDANCE WITH THIS SPECIFICATION AND SECTION 16 OF THE STANDARD SPECIFICATIONS.

CLEARING AND GRUBBING SHALL CONSIST OF REMOVING ALL OBJECTIONABLE MATERIAL BETWEEN THE LIMITS OF THE GRADING OPERATION. CONCRETE AND ASPHALT REMOVAL SHALL BE INCLUDED.

SECTION 17. WATERING
FURNISHING AND APPLYING WATER SHALL BE PERFORMED IN GENERAL CONFORMANCE WITH SECTION 17 OF THE STANDARD SPECIFICATIONS.

SECTION 19. EARTHWORK
ALL EARTHWORK SHALL BE PERFORMED IN GENERAL CONFORMANCE WITH SECTION 19 OF THE STANDARD SPECIFICATIONS.

SECTION 26. AGGREGATE BASES
THE WORK SHALL CONSIST OF FURNISHING, SPREADING AND COMPACTING CLASS II AGGREGATE BASES IN CONFORMANCE WITH SECTION 26 OF THE STANDARD SPECIFICATIONS.

SECTION 39. ASPHALT CONCRETE
ASPHALT CONCRETE SHALL BE TYPE "B" AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39, "ASPHALT CONCRETE," OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS.

THE GRADE OF PAVING ASPHALT SHALL BE AR 4000.

THE AGGREGATE FOR TYPE "B" ASPHALT CONCRETE SHALL CONFORM TO THE GRADING SPECIFIED FOR ONE-HALF INCH (1/2") MAXIMUM AGGREGATE, MEDIUM GRADING.

THE AMOUNT OF ASPHALT BINDER TO BE MIXED WITH THE AGGREGATE SHALL BE BETWEEN 6 PERCENT AND 8 PERCENT BY WEIGHT OF THE DRY AGGREGATE, AS DETERMINED BY THE ENGINEER.

PRIME COAT SHALL BE LIQUID ASPHALT SC-70. ONE APPLICATION OF SC-70 PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.25 GALLON PER SQUARE YARD TO ALL SURFACES OF BASE ROCK WHICH ARE TO BE PAVED WITH ASPHALT CONCRETE.

SECTION 40. PORTLAND CEMENT CONCRETE PAVEMENT
PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE IN CONFORMANCE WITH SECTION 40 OF THE STANDARD SPECIFICATIONS.

SECTION 73. MISCELLANEOUS CONCRETE CONSTRUCTION
CURBS, GUTTERS, SIDEWALKS, SIDEWALK TRANSITIONS, AND ACCESS RAMPS SHALL CONFORM TO THE PROVISIONS IN SECTION 73, "CONCRETE CURBS, GUTTERS AND SIDEWALKS" OF THE STANDARD SPECIFICATIONS.

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9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940
Ph 831.373.2841 F 831.649.4118 www.bestor.com

PREPARED FOR: RON & ALBERTA LEON

SITE & UTILITY PLAN
LOT 8 PARKING
LEON LAGUNA SECA OFFICE PARK

COUNTY OF MONTEREY, CALIFORNIA

SCALE:	1" = 20'
DATE:	5/20/16
SHEET:	C01 / 3
NO:	2085.08

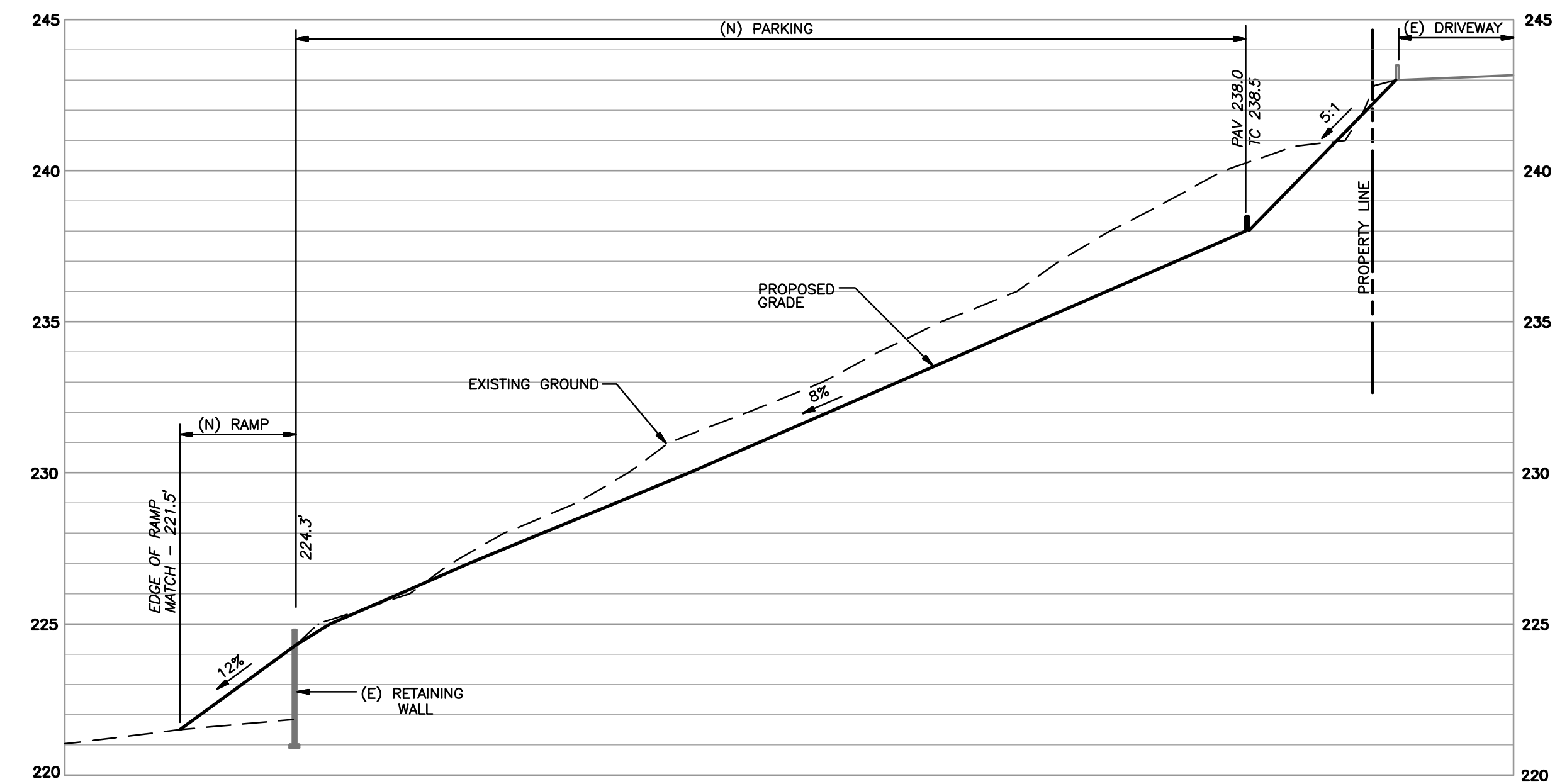
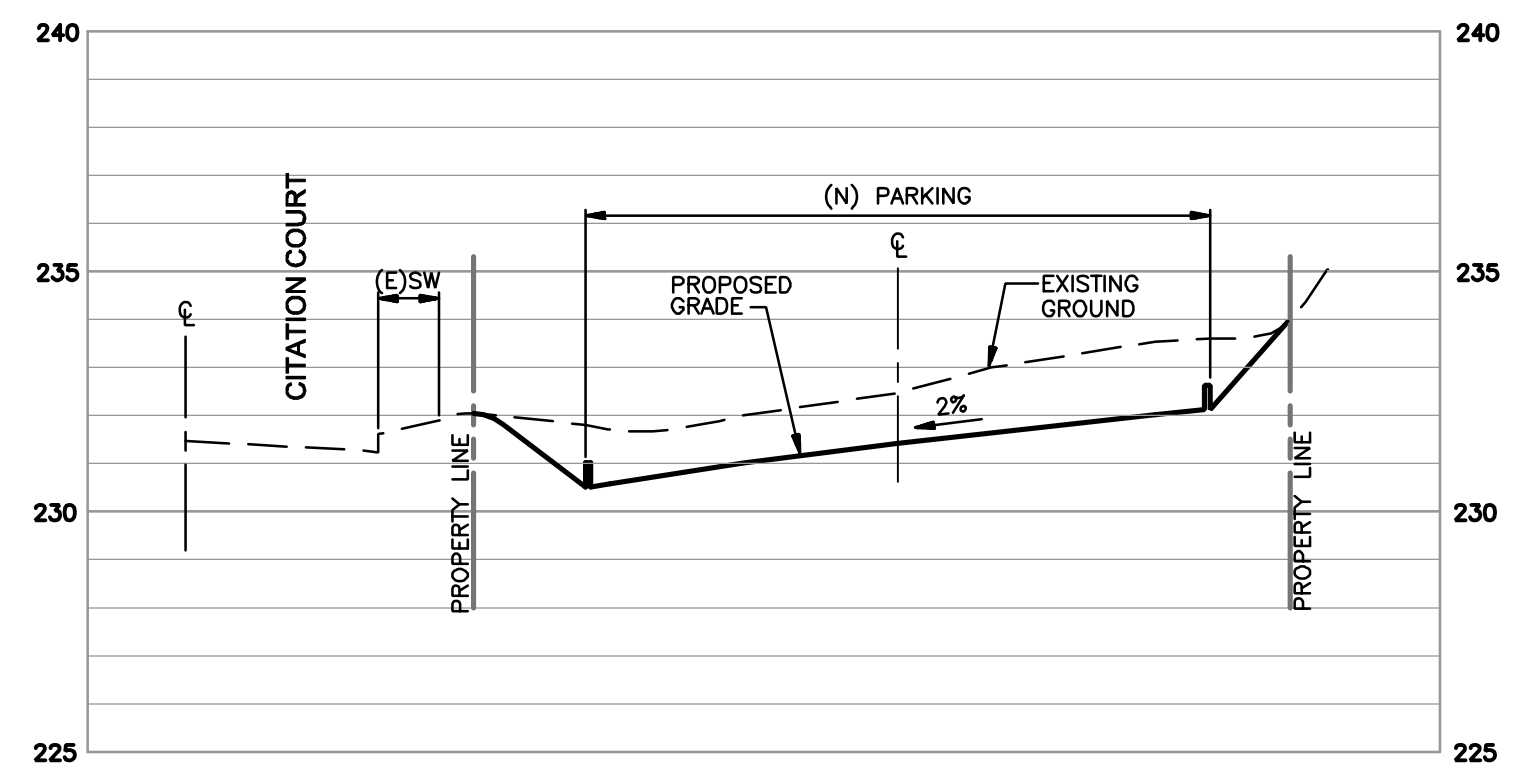
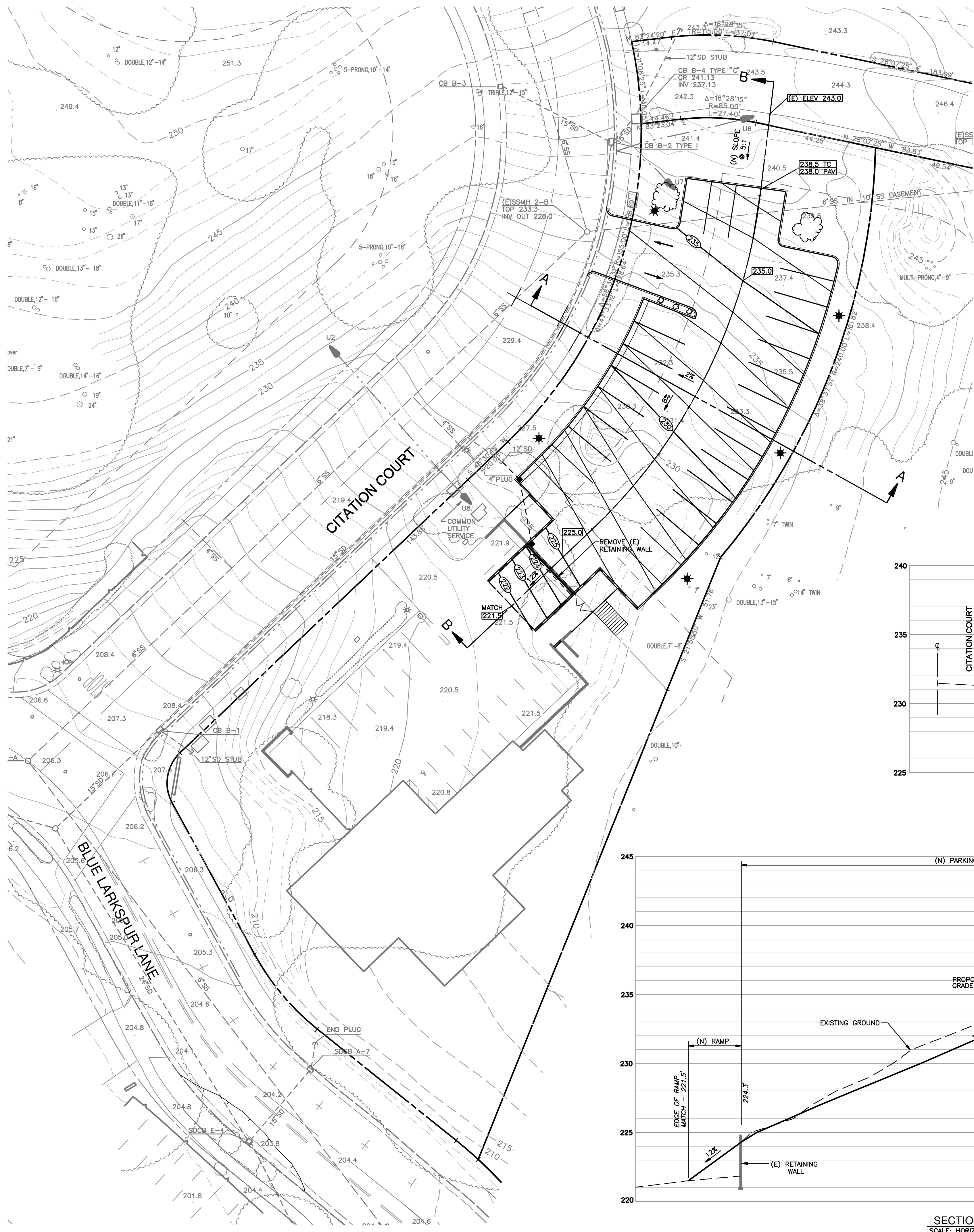
GRADING AND PAVING NOTES

- CONTRACTOR SHALL NOTIFY THE CITY AND OWNER 2 WORKING DAYS BEFORE STARTING GRADING WORK.
 - ALL EARTHWORK SHALL BE CONSTRUCTED PER CALTRANS STANDARDS. ALL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION, AS REQUIRED BY THE ASTM TEST DESIGNATIONS D1557, D1556, AND D2992 (LATEST EDITIONS), EXCEPT THE PAVEMENT SUBGRADE. THE UPPER LAYER OF SUBGRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. THE EXACT DEPTH SHALL BE DETERMINED BY THE GEOTECHNICAL AND/OR AS SHOWN ON THESE PLANS.
 - AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY THE DUST FROM HIS SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND EROSION & DUST CONTROL PLAN.
 - ALL AGGREGATE SUBBASE AND AGGREGATE BASE MATERIAL, AND THE HANDLING AND PLACEMENT THEREOF, SHALL BE IN CONFORMANCE WITH CALTRANS STANDARD SPECIFICATIONS. AGGREGATE SUBBASE SHALL BE CLASS 2. COMPACT TO A MINIMUM OF 95% RELATIVE COMPACTION.
 - A PRIME COAT OF LIQUID ASPHALT, GRADE SC-70, CONFORMING TO CALTRANS STANDARD SPECIFICATIONS, SHALL BE APPLIED AT THE RATE OF 0.25+ GALLONS PER SQUARE YARD TO THE SURFACE OF AGGREGATE BASE PRIOR TO PLACEMENT OF ASPHALT CONCRETE, UNLESS WAIVED BY THE CITY.
 - ASPHALT CONCRETE (AC) SHALL CONSIST OF A MIXTURE OF SAND, MINERAL AGGREGATE, AND LIQUID ASPHALT, DESIGNATED AS CALTRANS STANDARD SPECIFICATIONS, TYPE "B", 1/2" MAXIMUM, MEDIUM GRADING. MIXED IN SUCH PROPORTIONS THAT THE PERCENTAGE BY WEIGHT WILL BE WITHIN:

SIEVE SIZES	PERCENTAGE PASSING
3/4	100
1/2	95-100
3/8	80-95
NO. 4	59-66
NO. 8	43-49
NO. 30	22-27
NO. 200	3-8

PLUS PAVING ASPHALT, PG 64-10.
- ACTUAL MIX DESIGN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL AT LEAST 10 WORKING DAYS PRIOR TO STARTING ANY PAVING WORK.
- PAINT BINDER OR ASPHALT EMULSION, GRADE CRS-1, CONFORMING TO CALTRANS STANDARD SPECIFICATIONS, SHALL BE APPLIED TO EXISTING ASPHALT CONCRETE SURFACES AND VERTICAL CONCRETE SURFACES TO RECEIVE ASPHALT CONCRETE.
 - FOG SEAL, GRADE CSS-1H, CONFORMING TO CALTRANS STANDARD SPECIFICATION, SHALL BE APPLIED AT THE RATE OF 0.10+ GALLONS PER SQUARE YARD TO THE SURFACE OF ALL NEW ASPHALT CONCRETE PAVEMENT.
 - MATERIALS AND INSTALLATION OF PORTLAND CEMENT CONCRETE CURB, GUTTER AND SIDEWALK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CALTRANS STANDARD SPECIFICATIONS AND THE CITY
 - EXISTING AC SURFACES SHALL BE SAWCUT TO A NEW NEAT STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. WHEN TRENCHING THROUGH CURB, GUTTER AND SIDEWALK, A SAWCUT WILL BE USED. WHERE EXISTING PAVEMENT IS TRENCHED, REPLACE WITH 3" AC AND 8" A.B. MINIMUM OR MATCH THE EXISTING SECTION, WHICHEVER IS GREATER. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RECOMPACTED AND RESEALED PRIOR TO REPAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RECOMPACTED AND RESEALED PRIOR TO REPAVING. SEAL COVER OVER EXISTING AC AND NEWLY PLACED AC AT EDGES.
 - ALL VALVE BOXES AND MANHOLES TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE
 - PRIOR TO PERFORMING THE FINAL GRADING AND SUBGRADE COMPACTION FOR THE PAVED AREAS, THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADES WITH THE ENGINEER AND COMPLY WITH HIS REQUESTS FOR ANY MINOR GRADE CHANGES.
 - PAVEMENT MARKINGS AND LEGENDS (WARNING LEGENDS, TURN ARROWS, AND SUCH OTHER MARKINGS SHOWN ON THE DRAWINGS) SHALL BE INSTALLED WITH THE USE OF STENCILS. PRE-CUT PAVEMENT MARKINGS WHICH ARE HEAT APPLIED MAY BE USED IF APPROVED BY THE CITY. THE ENGINEER SHALL APPROVE THE STENCIL DETAILS PRIOR TO USE. ALL PAVEMENT MARKINGS, LEGENDS AND STRIPING SHALL BE THERMOPLASTIC.
 - PAVEMENT MARKERS SHALL CONFORM TO SECTION 85 OF THE CALTRANS STANDARD SPECIFICATIONS AND THE SUPPLEMENTARY CONDITIONS.
 - WHEELCHAIR ACCESS RAMPS SHALL BE PER CITY STANDARDS OR CALTRANS STANDARDS.
 - ALL RETAINING WALLS 12" OR HIGHER SHALL BE CONCRETE OR CMU. ALL WOODEN RETAINING WALLS SHALL BE LESS THAN 12" HIGH AND SHALL BE PRESSURE TREATED DOUGLAS FIR AND SHALL MEET THE REQUIREMENTS OF ANRP STANDARD LP-22.40 FOR GROUND CONTACT. WOOD MATERIAL SHALL BE TAGGED BY THE INSPECTION AGENCY AND THE TAGS SHALL ONLY BE REMOVED BY THE CITY INSPECTOR. THE WALL HEIGHT SHALL BE MEASURED FROM THE ROUGH GRADE (FINISHED PAD) ELEVATION OF THE ENGINEERED FILL OR CUT. CALCULATIONS SIGNED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER SHALL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL FOR ALL RETAINING WALLS.
 - REVIEW OF THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE, IS REQUIRED ON EACH STAGE OF WORK PRIOR TO: (A) PLACING OF ANY CONCRETE, (B) PLACING OF AGGREGATE BASE, (C) PLACING OF ASPHALTIC CONCRETE. WORK DONE WITHOUT SUCH APPROVAL SHALL BE AT THE CONTRACTOR'S RISK. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
 - GRADING TOLERANCES SHALL BE PER THE FOLLOWING:

AREA	TOLERANCE
CURB AND/OR CURB & GUTTER	0.05 FT
ACCESS RAMP	0.05 FT
PAVEMENT	0.10 FT



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ENGINEER	
DATE: PRELIMINARY	

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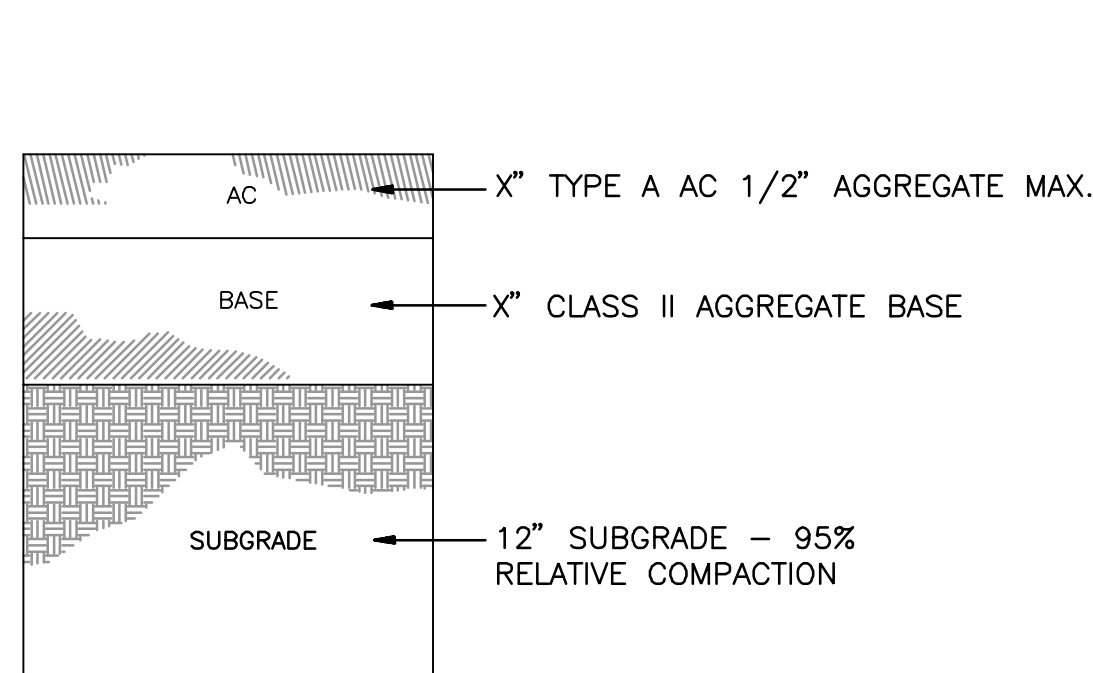
CALIFORNIA

PREPARED FOR: RON & ALBERTA LEON

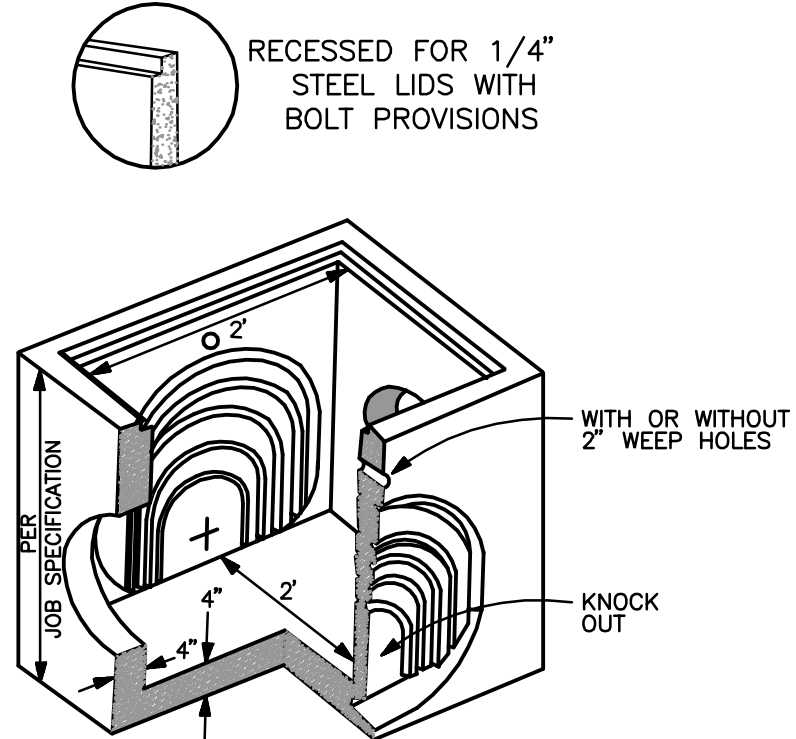
GRADING & DRAINAGE
 LOT 8 PARKING
 LEON LAGUNA SECA OFFICE PARK
 COUNTY OF MONTEREY.

SCALE: AS SHOWN
 DATE: 5/23/16
 SHEET: C02 / 3
 NO: 2085.08

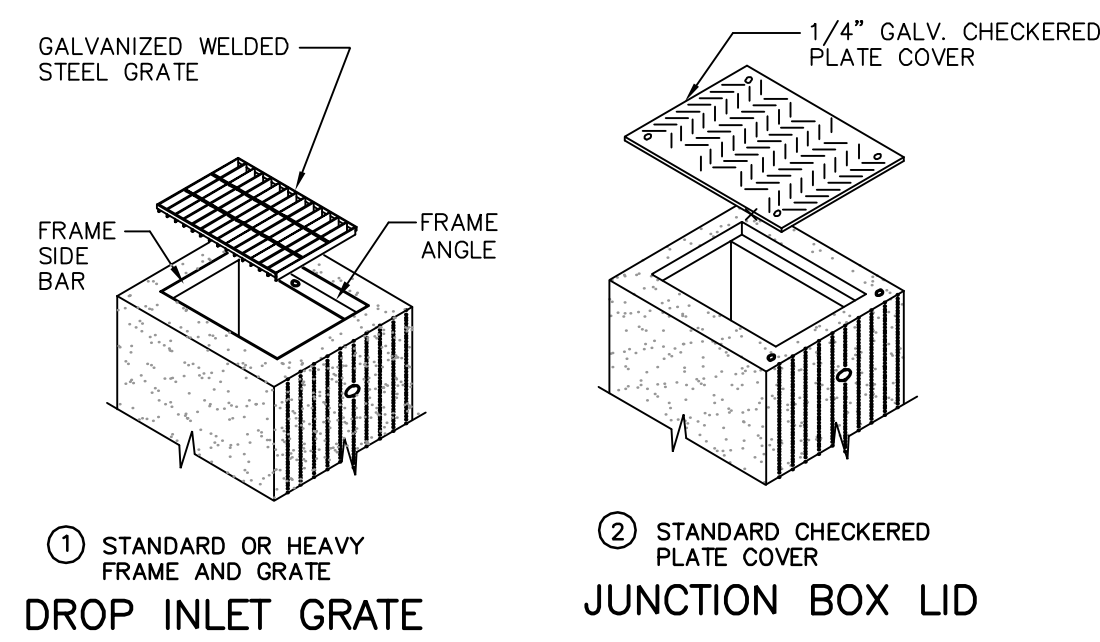
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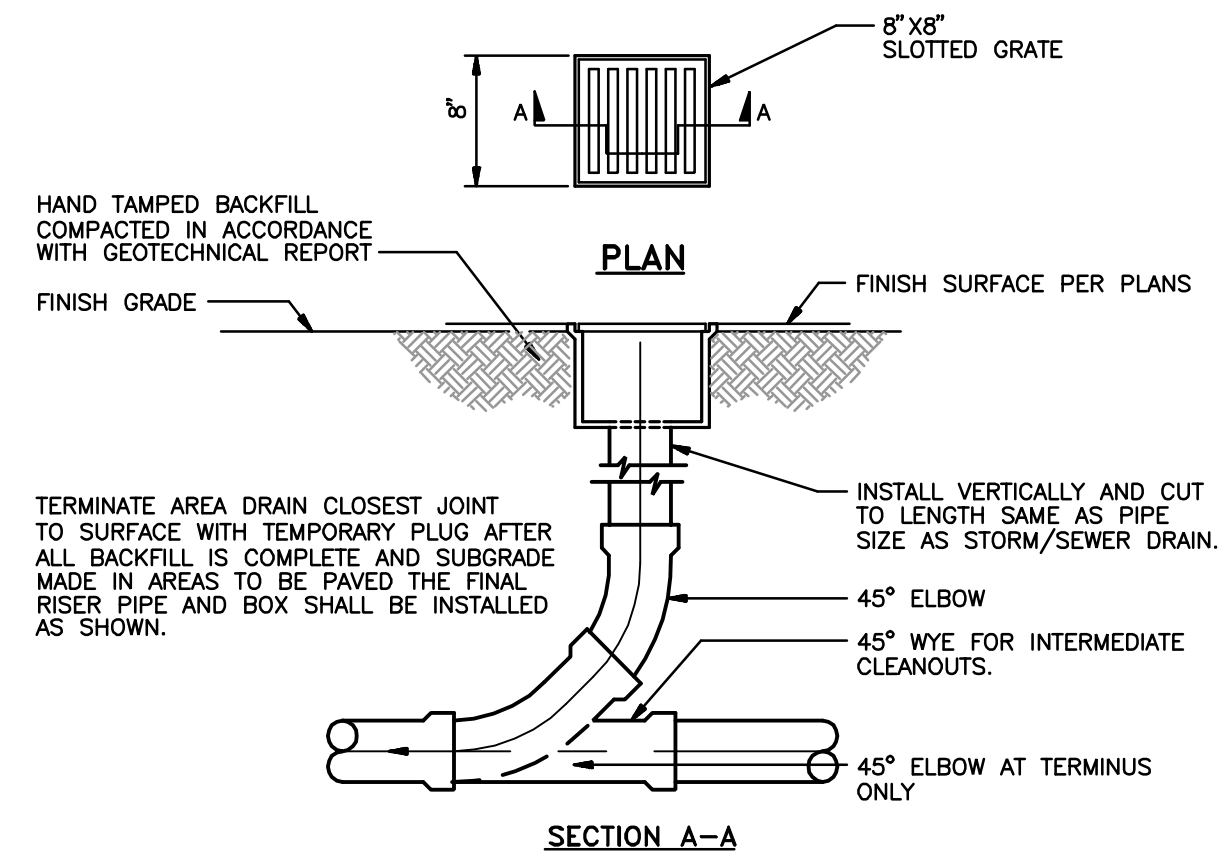
PAVEMENT SECTION
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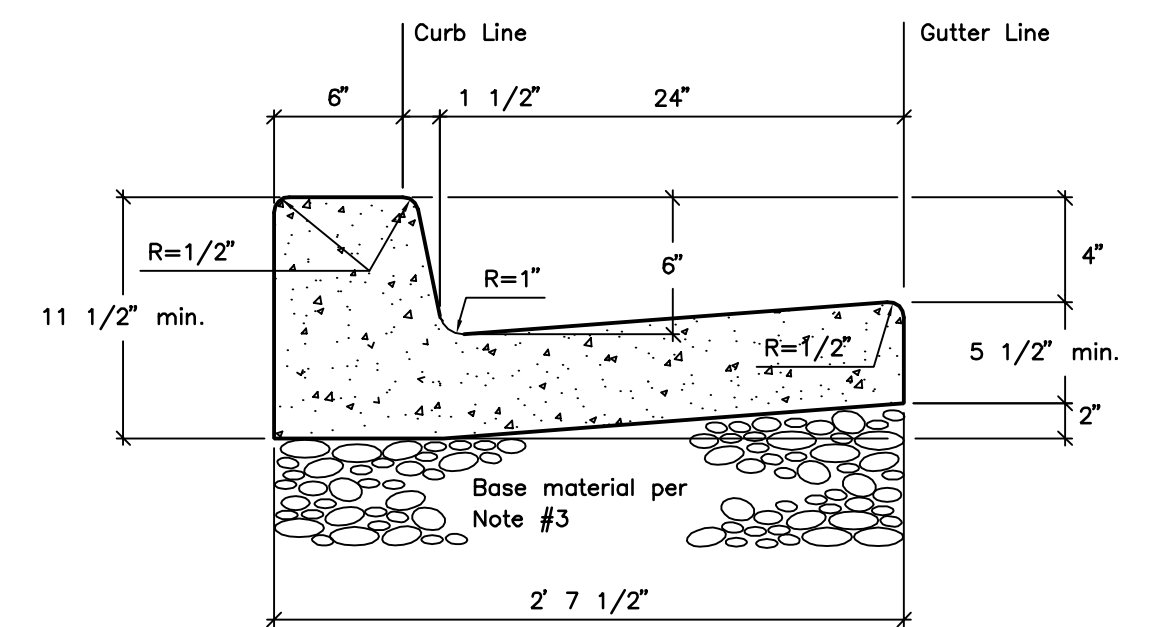


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- NOTES:
1. AREA DRAIN SHALL BE ZURN AREA DRAIN OR AS SPECIFIED BY ARCHITECT.
 2. SLOPE FINISHED GRADE TO AREA DRAIN.

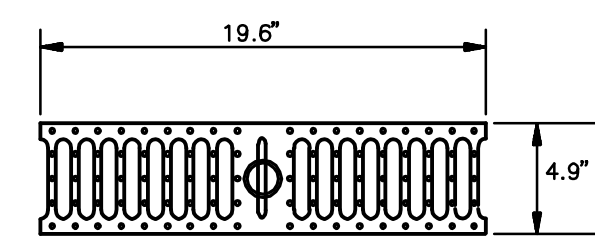
AREA DRAIN
NTS



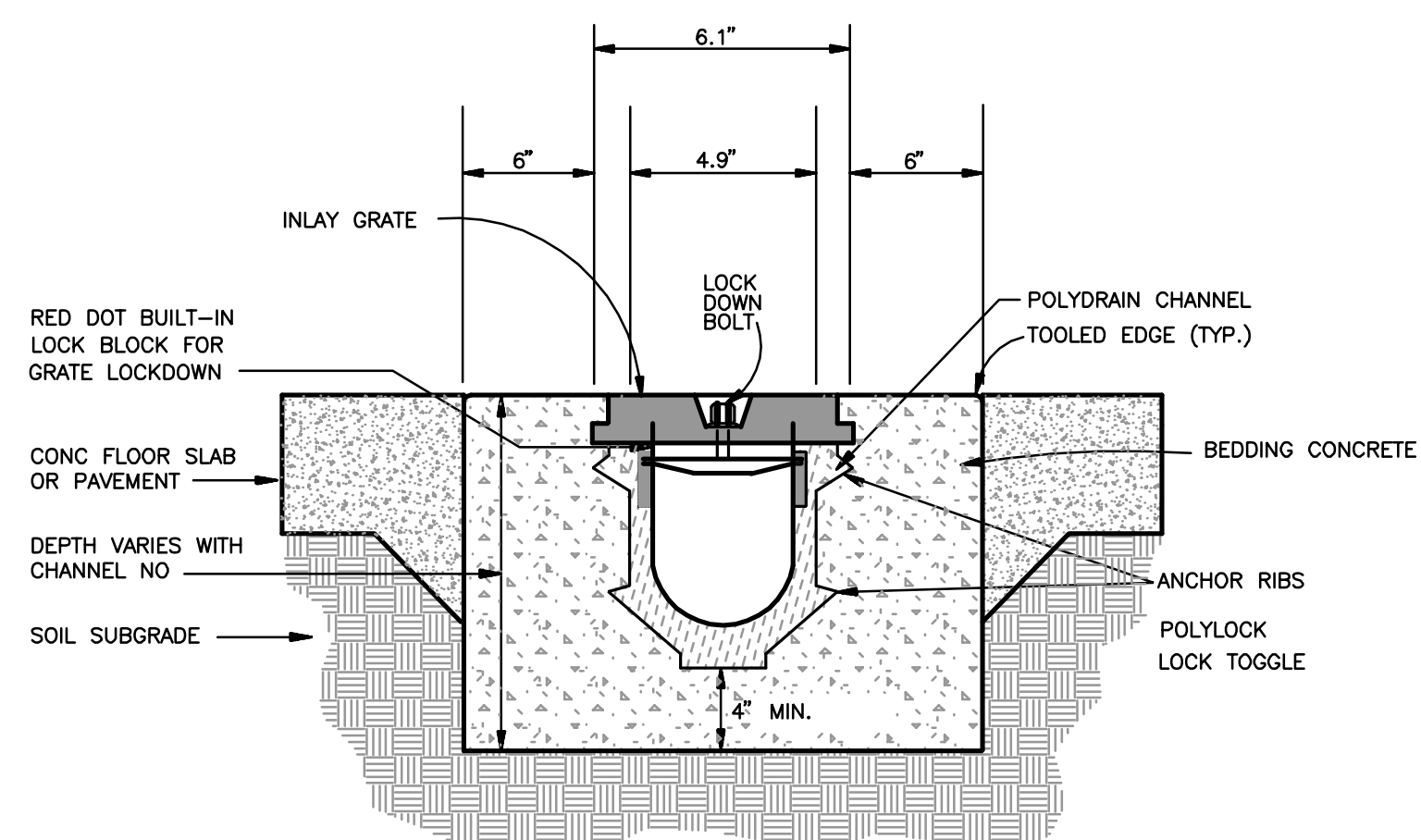
- NOTES:
1. All work shall be done in accordance with Section 73 of the Standard Specifications of the State of California, Department of Transportation, July 1992, or later edition.
 2. Top and front of curbs and gutters to be fine brush finish after trowelling; brushing to be parallel to the line of the curb.
 3. Place base material under curb and gutter as required by the Public Works Director.
 4. Concrete to be Class B (5 sack).
 5. State of California, Dept. of Transportation, Detail A2-6, July 1992, may be used in lieu of this detail.

CITY STANDARD CURB AND GUTTER
NTS

DEPARTMENT OF PUBLIC WORKS		CITY OF MONTEREY	
ENGINEERING DIVISION		STANDARD CURB & GUTTER SECTION	
DESIGNED BY:	TITLE	APPROVED	DETAIL No.
DRAWN BY:	CITY ENGINEER	DATE	100 R

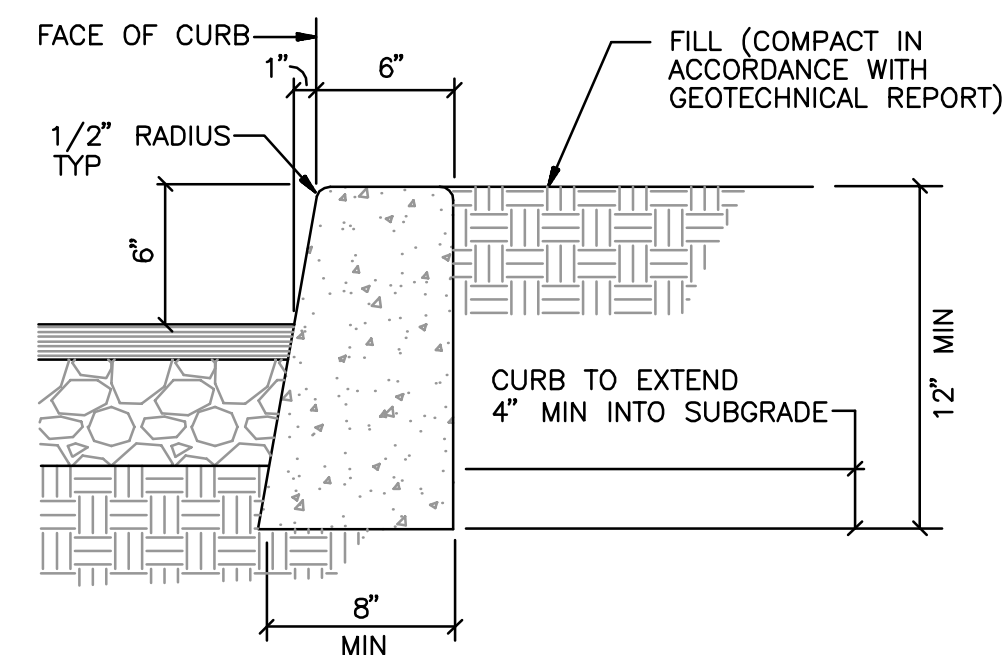


PLAN VIEW



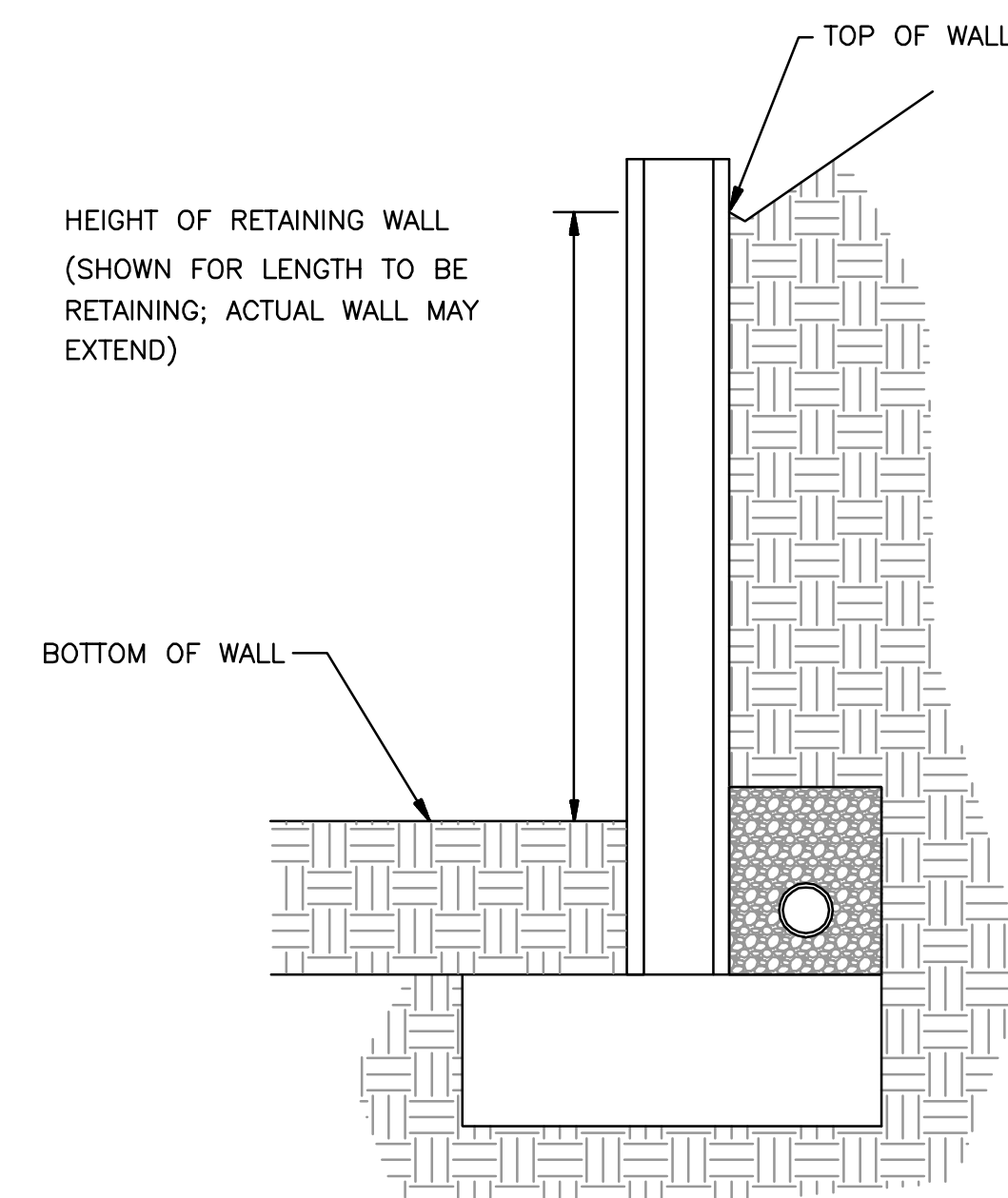
CROSS SECTIONAL VIEW

TRENCH DRAIN
NTS

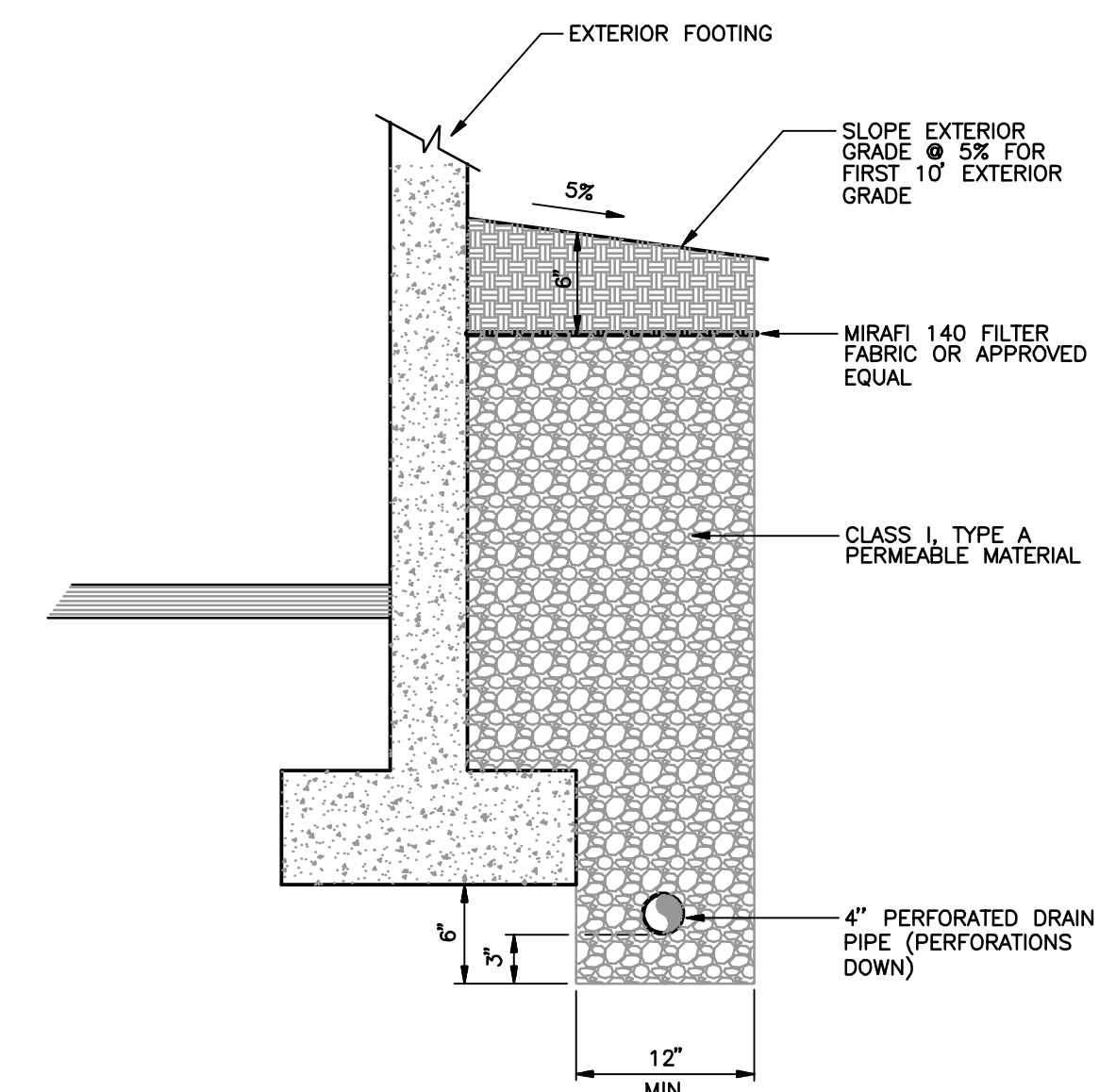


- NOTES:
1. CONCRETE CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATION SECTION 73, CONCRETE CURB AND SIDEWALK, U.N.O.
 2. CONCRETE EXPANSION JOINTS TO BE PLACED EVERY 10 FEET.

VERTICAL CURB
NTS



RETAINING WALL HEIGHT DEFINITION
NTS



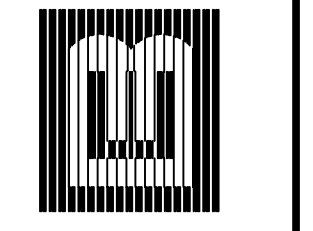
- NOTE
1. SEE STRUCTURAL PLAN FOR FOUNDATION DETAILS.

FOUNDATION DRAIN DETAIL
NTS

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CALIFORNIA

PREPARED FOR: RON & ALBERTA LEON
DETAILS
 LOT 8 PARKING
 LEON LAGUNA SECA OFFICE PARK
 COUNTY OF MONTEREY.

SCALE:	NO SCALE
DATE:	5/20/16
SHEET:	C03 / 3
WC:	2085.08