

**Before the Planning Commission
in and for the County of Monterey, State of California**

In the matter of the application of:

HARROD GREGORY MARK (PLN180503)

RESOLUTION NO. 25-018

Resolution by the County of Monterey Planning
Commission:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Use Permit to allow development on slopes in excess of 25% and to partially clear Code Enforcement No. 18CE00070;
 - b. Administrative Permit and Design Approval to allow the construction of a 2,041 square foot single family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn;
 - c. Use Permit for the removal of 49 Coast live oak trees; and
 - d. Use Permit to allow additional development on slopes in excess of 25%.

[PLN180503 HARROD GREGORY MARK, 103A LAGUNA PLACE, SALINAS, TORO AREA PLAN (APN: 161-231-036-000)]

CORRECTED

July 16, 2025

(This resolution corrects
the previous resolution
mailed on June 20, 2025)

The HARROD GREGORY MARK application (PLN180503) came on for a public hearing before the County of Monterey Planning Commission on June 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Area Plan/Land Use Plan;
 - Monterey County 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) The project involves the construction of a 2,041 square foot single-family dwelling with an attached 520 square foot garage and a 1,500 square foot garage on an undeveloped lot. Site improvements include the removal of 49 Coast live oak trees, installation of a septic system, and new driveway, resulting in 2,430 cubic yards of cut and 144 cubic yards of fill (2,286 cubic yards of net export). The project also involves after-the-fact authorization to partially re-grade an existing road on slopes in excess of 25% and additional development on slopes in excess of 25%.
- c) Allowed Use. The property is located at 103A Laguna Place, Salinas, within the Toro Area Plan. The parcel is zoned Low Density Residential, one acre per unit, with Visual Sensitivity overlay zoning district [LDR/1-VS], which allows the first single-family dwelling and non-habitable accessory structures on a legal lot of record (Title 21 section 21.14.030). Pursuant to Title 21 Chapter 21.46, all development located within the Visual Sensitivity Zoning District is subject to either a Use Permit or Administrative Permit, depending on visibility, and a Design Approval. As demonstrated in subsequent Evidence “f”, only an Administrative Permit and Design Approval are required in this case due to the project not being visible from Highway 68, Laureles Grade, or any other common public viewing area. Therefore, the project is an allowed land use for this site. The project also involves development on slopes in excess of 25% and the removal of 49 Coast live oaks, which requires the granting of a Use Permit in each case.
- d) Lot Legality. The project is shown in its present size (2.63 acres) and configuration as Parcel “C” in the map recorded in Volume 11 Record of Survey Map, page 193 recorded on July 26, 1977. Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards. The development standards for the LDR zoning are codified in Title 21 section 21.14.060. Pursuant to Title 21 section 21.62.040.K, accessory structures that are structurally attached to the main structure shall be subject to the same setback requirements as the main structure. For main structures, the required setbacks are 30 feet (front), 20 feet (side) (10% of the average lot width to a maximum of 20 feet), and 20 feet (rear). As proposed, the main structure and attached garage meet all setback requirements. The maximum allowed height for main structures is 30 feet above average natural grade. The proposed residence is 14 feet and 6 inches above average natural grade. The required setbacks for non-habitable accessory structures are 50 feet (front), 6 feet on the front one-half of the property (side), and 1 foot on the rear one-half of the property (side), and one foot (rear), with a maximum height of 15 feet. The proposed detached barn meets these setback requirements, and the height is 14 feet and 2 inches. The property is 2.63 acres (114,563 square feet), the maximum allowable building site coverage is 25% (28,641 feet). The proposed building site coverage is 4% (4,061 square feet). Therefore, the project is consistent

with the applicable standards for setbacks, building site coverage, and height.

- f) Visual Resources. Pursuant to Title 21 Chapter 21.46, the project site and surrounding area are designated as a Visual Sensitivity Zoning District (“VS” zoning overlay), which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area. A site visit was conducted on April 29, 2025, and confirmed that the staking and flagging was not visible from Highway 68, Laureles Grade, or any other common public viewing area without aided vision due to distance, topography, and existing mature vegetation. Therefore, in accordance with Title 21 Section 21.46.030.D.2, an Administrative Permit is required for the construction of proposed structures.
- g) Design. Consistent with Title 21 Chapter 21.44, a Design Approval Application was submitted. Colors and materials consist of stucco siding in moss green with an off-white trim, white vinyl windows, and Class “A” composition shingle roofing in a dark-brown mix. Site walls will be tan colored concrete masonry units. The proposed design (colors, materials, and architectural design) is consistent with TAP Policy T-3.1, which requires development to be compatible with the rural nature and scenic value of the Toro area. Additionally, the design of the structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 21 Section 21.16.060 and will be controlled by use of the County’s standard condition. Exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 Section 21.63.020.
- h) General Plan Policy OS-5.5. Pursuant to the General Plan Policy OS-5.5, landowners and developers are encouraged to preserve the integrity of the existing terrain and native vegetation in visually sensitive areas such as hillsides and ridges. The property is situated on a forested knoll, surrounded by steep slopes to the east and west. The topography of the land leaves no opportunity for development on less steep slopes and requires that trees be removed in order to access the most feasible building site location. The proposed driveway follows the existing terrain of an old dirt road and, as currently designed, the existing road will be regraded, resurfaced, widened to 12 feet (as required by the Fire Protection District), and improved with erosion control measures. The proposed improvements of the road will not create a new scar in the hillside, consistent with the intent of Policy OS-5.5. Additionally, the proposed tree removal is the minimum necessary to allow for development on the property and will maintain the existing forested hillside conditions. See also Findings No. 5 and 6 and supporting evidence.
- i) Development on Slope Exceeding 25%. The proposed project includes approximately 2430 cubic yards of cut and 144 cubic yards of fill, which includes 12,510 square feet of development on slopes in excess

of 25%. Pursuant to General Plan OS-3.5, development on slopes in excess of 25% may be allowed pursuant to a Use Permit. Therefore, the project is subject to the granting of a Use Permit. The project meets the required findings to allow existing and proposed development on slopes in excess of 25%, as demonstrated in Finding No. 5 and supporting evidence.

- j) Tree Removal. The proposed project includes the removal of 49 Coast live oak trees. Pursuant to the Toro Area Plan Policy T-3.7, removal of healthy, native oak trees in the Toro Planning Area shall be discouraged. Further, Title 21 Section 21.64.260.D.3 requires a Use Permit for the removal of three or more protected trees, provided that the proposed tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts. Therefore, the tree removal of 49 Coast live oak trees is subject to the granting of a Use Permit. The project meets the required findings to allow the removal of 49 trees, as demonstrated in Finding No. 6 and supporting evidence.
- k) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a moderate archaeological sensitivity, is not within 250 feet of a known archaeological resource, and is Categorically Exempt from CEQA review, see Finding No. 7 and supporting evidence. Therefore, no archaeological assessment was prepared for the project pursuant to Title 21 Section 21.66.050.C. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- l) Land Use Advisory Committee (LUAC) Review. County Staff referred the project to the Toro Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on May 12, 2025, and voted 4-0 (1 abstain) to support the project as proposed.
- m) The project planner conducted a site inspection on April 29, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- n) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN180503.

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

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

- b) Staff identified potential impacts to soils/slope stability and native trees. The following reports have been prepared:
 - “Tree Assessment” (County of Monterey Library No. LIB200259) prepared by Frank Ono, Pacific Grove, CA, July 3, 2024.
 - “Geotechnical Report” (County of Monterey Library No. LIB210001) prepared by Soil Surveys Group, Inc., Salinas, CA, January 7, 2021.
 - “Percolation Report” (County of Monterey Library No. LIB2200219) prepared by Soils Surveys Group, Inc., Salinas, CA, July 22, 2021

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 April 29, 2025, 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 PLN180503.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Monterey County Regional Fire Protection 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) Water service will be provided by Laguna Seca Water Company. EHB reviewed the application and found that the Laguna Seca Water Company is out of compliance with the primary inorganic drinking water standard for Arsenic. Therefore, a non-standard condition has been applied to bring the water quality into compliance (Condition No. 13).
 - c) The project proposes a septic system and leach pits to service the proposed single-family dwelling. EHB has reviewed the preliminary onsite wastewater treatment system (OWTS) plans and the Geotechnical and Percolation Report (see Finding 2, Evidence “b”) prepared by Soil Surveys Group and found them appropriate.
 - d) Staff conducted a site inspection on April 29, 2025, 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 PLN180503.

4. **FINDING:** **VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. Approval of an after-the-fact Use Permit for development on slopes in excess of 25% will abate the existing zoning violation.
- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is aware of a violation (Code Enforcement No. 18CE00070) existing on subject property. A complaint was received on March 2, 2018, claiming grading was done without a permit. After investigation, a citation was issued on March 15, 2018, for grading on slopes in excess of 25% without obtaining necessary discretionary and ministerial permits. The applicant stopped any further grading and applied for a discretionary planning permit on October 30, 2018.
 - b) Two-thirds of the property has slopes in excess of 25%, with the exception of the top of the knoll where the proposed development will be located. A dirt road traversing from the front to the top of the property can be seen through aerial photos going back several years prior to the violation. The applicant was in the process of creating better access to the steeply sloped parcel and began clearing and grubbing along this road to allow consultants onto the property, specifically access to the top of the property where the proposed development is sited. A small portion of this road (>500 square feet) was initially graded. However, this road is entirely on slopes in excess of 25% and therefore, this work required the granting of a Use Permit.
 - c) The applicant proposes to improve this road to serve as the main access for the proposed development. A Geotechnical Report (County of Monterey Library No. LIB210001 – see Finding 2, Evidence “b”) did not identify any hazards as a result of the prior grading and found that the soil conditions are ideal for a new driveway at this location. See Finding No. 5 and supporting evidence.
 - d) The Applicant paid twice the application fee normally required pursuant to Monterey County Zoning Ordinance Section 21.84.140 (Fees for retroactive permit application) The violation will be partially abated to meet the zoning requirements through this entitlement once all conditions have been met. Upon the issuance of associated grading permit(s), associated fines paid, and finaling of grading permit(s) for the violation, the violation will be fully abated.
 - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN180503.
5. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 25% -** The Proposed Project is located in the most feasible location, minimizes development on slopes in excess of 25 percent, and better measures the resource protection goals and policies of the 2010 General Plan and Toro Area Plan.
- EVIDENCE:**
- a) The project consists of grading approximately 2,430 cubic yards of cut and 144 cubic yards of fill to accommodate the construction of a 2,041 square foot single family dwelling, a 520 square foot attached garage, a

1,500 square foot detached barn, and associated site improvements. The 2.63-acre property is heavily sloped with a small flat area at the south end of the property where the proposed main residence and detached barn will be located. The development includes 12,510 square feet of grading that will occur on slopes in excess of 25%.

- b) As proposed, a small portion of the residence is within slopes in excess of 25% due to requirements for the retaining wall to be a minimum of five feet from the building. There is also a small portion of the proposed barn within slopes in excess of 25% due to an existing PG&E utility easement of 10 feet that is located directly between the main dwelling and the barn. The main dwelling and the proposed barn are positioned in the most open area with the least amount of impact on slopes in excess of 25%. This siting of the proposed residence minimizes development on steeper slopes. Further, the proposed development on slopes better protects forest resources by minimizing tree removal. Shifting this structure would result in substantial impacts to protected trees and would not significantly increase development on slopes exceeding 25%.
- c) The majority of the proposed/improved driveway is located on slopes in excess of 25%. There is no alternative that would allow access to the top, flat portion of the property without developing on slopes in excess of 25%. Reconfiguring the driveway to reduce, but not avoid, steeper slopes would increase tree removal by approximately 5 Coast live oaks (see subsequent Evidence “d”). Additionally, consistent with General Plan Policy OS-5.5, the proposed driveway is sited along the ridge of the property and therefore will not result in an additional scar along the hillside. Finally, the current configuration meets the grade, width, and emergency requirements pursuant to Monterey County Code Title 18 section 18.56.060 and the Monterey County Regional Fire District.
- d) Toro Area Plan Policy T-3.7 discourages the removal of healthy, native oak trees in the Toro Planning Area. Although 49 trees are proposed for removal, with the majority of the trees proposed for removal due to the location of the driveway, many of the trees were identified as being below 10 inches in diameter measured at breast height. The proposed layout of the driveway avoids larger groupings of trees. No landmark trees are impacted. Alternative development locations could increase the amount of development on slopes and would increase the number of trees impacted by development as well. Therefore, the project as sited and designed also better achieves the goals, policies, and objectives of the County of Monterey General Plan and Toro Area Plan.
- e) Due to the configuration of the parcel with steeper slopes towards the east and west of the knoll, there is no design or location alternative that would allow the construction of the driveway to the current location of the buildings without impacting slopes. The current location of the buildings minimizes development on slopes in excess of 25%, better meets the forest resource policies of the General Plan, and there is no design or location alternative that would allow the construction without impacting slopes.
- f) Staff conducted a site inspection on April 29, 2025, to verify that the site is suitable for this use.

- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN180503.

- 6. FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.
- EVIDENCE:**
- a) The project includes application for removal of 49 protected Coast live oak trees. In accordance with the applicable policies of the Toro Area Plan and Title 21, a Use Permit is required, and the criteria to grant said permit have been met.
 - b) Pursuant to Title 21 section 21.64.260.D.3.a, a Use Permit is required for the removal of more than three protected trees. Title 21 section 21.64.260.C.1 identifies Coast live oak trees over six inches in diameter as being protected within the Toro Area Plan. Monterey pine trees are not protected within the Toro Area Plan. As proposed, the project involves the removal of one Monterey pine and 49 Coast live oak trees that were assessed in the Tree Assessment (County of Monterey Library No. LIB200259 – see Finding 2, Evidence “b”). The Tree Assessment included recommendations for removal and pruning based on their health, location, and potential risks. Some trees were listed as being in poor condition, making removal necessary to prevent hazards. In some cases, pruning was recommended to reduce risks and preserve the tree’s health. County’s standard condition (Notice of Report) has been applied to require that all recommendations of the Tree Assessment, including fuel management, be adhered to on an ongoing basis.
 - c) The proposed tree removal is the minimum required under the circumstances of this case. Although 49 Oak trees are proposed for removal, with the majority of the trees proposed for removal due to the location of the driveway. No landmark trees will be impacted. The proposed layout of the driveway avoids larger groupings of protected trees, and alternative development locations could increase the amount of development on slopes in excess of 25% and the number of trees impacted by development. As sited and designed, the proposed structures are sited in the least forested location, avoiding impacts to development on slopes in excess of 25%. There are a total of five trees proposed for removal for the main dwelling and the garage, and a total of two trees proposed for removal for the barn, the remaining trees are associated with the driveway and/or grading. The proposed design and placement of the buildings and driveway reflect the minimum necessary tree removal for the project. Therefore, with the removal of 49 protected Oak trees, the proposed tree removal is limited to that which is necessary for the proposed development and to reduce potential hazards.
 - d) Existing trees not being removed shall be protected for the duration of all construction activities. The County’s standard tree and root protection condition has been applied to the project, requiring the applicant to retain and protect trees not proposed for removal during construction. The condition shall also require that the applicant follow the best management practice recommendations of the arborist from the Tree Assessment prepared for the project. Title 21 section

21.64.260.C.4 requires replacement or relocation of each removed protected tree at a minimum of a one-to-one ratio; however, the Tree Assessment recommends a one-to-two ratio for 15-gallon replacements with the intent that larger stock will better survive from rodents and insects in the rural setting. Accordingly, the County's tree replacement condition has been applied to the project, indicating a replacement ratio of one-to-one for five-gallon stock and one-to-two ratio for 15-gallon stock.

- e) Staff conducted a site inspection on April 29, 2025, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal. Further discussion took place to save and protect additional trees along the driveway where feasible. Larger trees and groupings will be prioritized for preservation over smaller trees. A preconstruction meeting shall be held prior to commencement of grading or construction activities to assess trees proposed for removal and identify trees that can be saved and protected during the course of construction and shall be implemented through the County's standard condition.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN180503.

- 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, categorically exempts new construction of one single family residence and accessory structures within residential zoned areas.
 - b) The proposed project involves the construction of a single family dwelling and accessory structures within a residential zoned area.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Removal of 49 protected trees will not result in an adverse environmental impact or significant long-term impacts (see Finding No. 6). The proposed project will not be visible from any scenic vista or corridor (see Finding 1, Evidence "f"). No known historical resources exist on the property.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on April 29, 2025.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN180503.

- 8. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Pursuant to Title 21 section 21.80.050.A, an appeal of the Planning Commission's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
 - a. Use Permit to allow development on slopes in excess of 25% and to partially clear Code Enforcement No. 18CE00070;
 - b. Administrative Permit and Design Approval to allow the construction of a 2,041 square foot single family dwelling with 520 square foot attached garage and a 1,500 square foot detached barn;
 - c. Use Permit for the removal of 49 Coast live oak trees; and
 - d. Use Permit to allow additional development on slopes in excess of 25%.

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

PASSED AND ADOPTED this 11th day of June 2025, upon motion of Commissioner Diehl, seconded by Commission Mendoza by the following vote:

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Shaw, Hartzell, Roberts, Getzelman

NOES: None

ABSENT: Monsalve

ABSTAIN: None

DocuSigned by:

Melanie Beretti

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Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUNE 20, 2025.**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JUNE 30, 2025.**

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN180503

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN180503) allows after-the-fact development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070, construction of a 2,041 square foot single-family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn, associated site improvements, the removal of 49 Coast live oaks, and additional development on slopes in excess of 25%. The property is located at 103A Laguna Place, Salinas (Assessor's Parcel Number 161-231-036-000), Toro 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 on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number 25-018) was approved by the County of Monterey Planning Commission for Assessor's Parcel Number 161-231-036-000 on June 11, 2025. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD- Planning."

Proof of recordation of this notice shall be furnished to the Director of 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: 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. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

6. 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.

7. 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.

8. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of completion of grading, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1 Coast live oak 5-gallon
- Replacement ratio recommended by arborist: 1:1 Coast live oak 5-gallon stock or 1:2 ratio Coast live oak 15-gallon stock
- Other: none

The spacing between replanted trees may be varied and planted in groupings to mimic multiple-stemmed clusters that were removed. These groupings should be at least 8 feet apart and may consist of five trees per group. It is recommended that a temporary drip irrigation system be installed to water new trees. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.(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.

9. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the HCD -Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact HCD -Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD -Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

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:
"A Tree Assessment (Library No. LIB200295) was prepared by Frank Ono on July 3, 2024 and is on file in Monterey County 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 the report to the HCD - Planning.

11. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of a landscaping plan shall be submitted to HCD - 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 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 the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall 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 either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

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.

12. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit an electronic copy of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

13. EHSP01 – PRIMARY WATER QUALITY STANDARDS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The property holds an existing, inactive connection to Laguna Seca Water Company (LPA ID No. 2700612). The water system is currently out of compliance with the primary inorganic drinking water standard, Arsenic. An acceptable compliance plan has been submitted to the Environmental Health Bureau (EHB) that specifies the actions necessary to obtain compliance with the Arsenic standard and has been determined to be feasible in terms of technical, managerial and financial requirements.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall confirm the status of Arsenic compliance for Laguna Seca Water Company. If the water system is not in compliance with the primary inorganic drinking water standard for Arsenic, the applicant shall provide plans for an approved water treatment system to the EHB or State Water Board Division of Drinking Water for review and acceptance.

Prior to occupancy, the applicant shall install the water treatment system and provide test results of untreated and treated water samples to confirm that the system is producing water that meets the standard for Arsenic.

14. PR1 SITE DESIGN RUNOFF REDUCTION CHECKLIST

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit Performance Requirement No.1: Site Design and Runoff Reduction Checklist per the Post Construction Stormwater Management Requirements.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit PR 1 Site Design and Runoff Reduction Checklist.

15. 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.

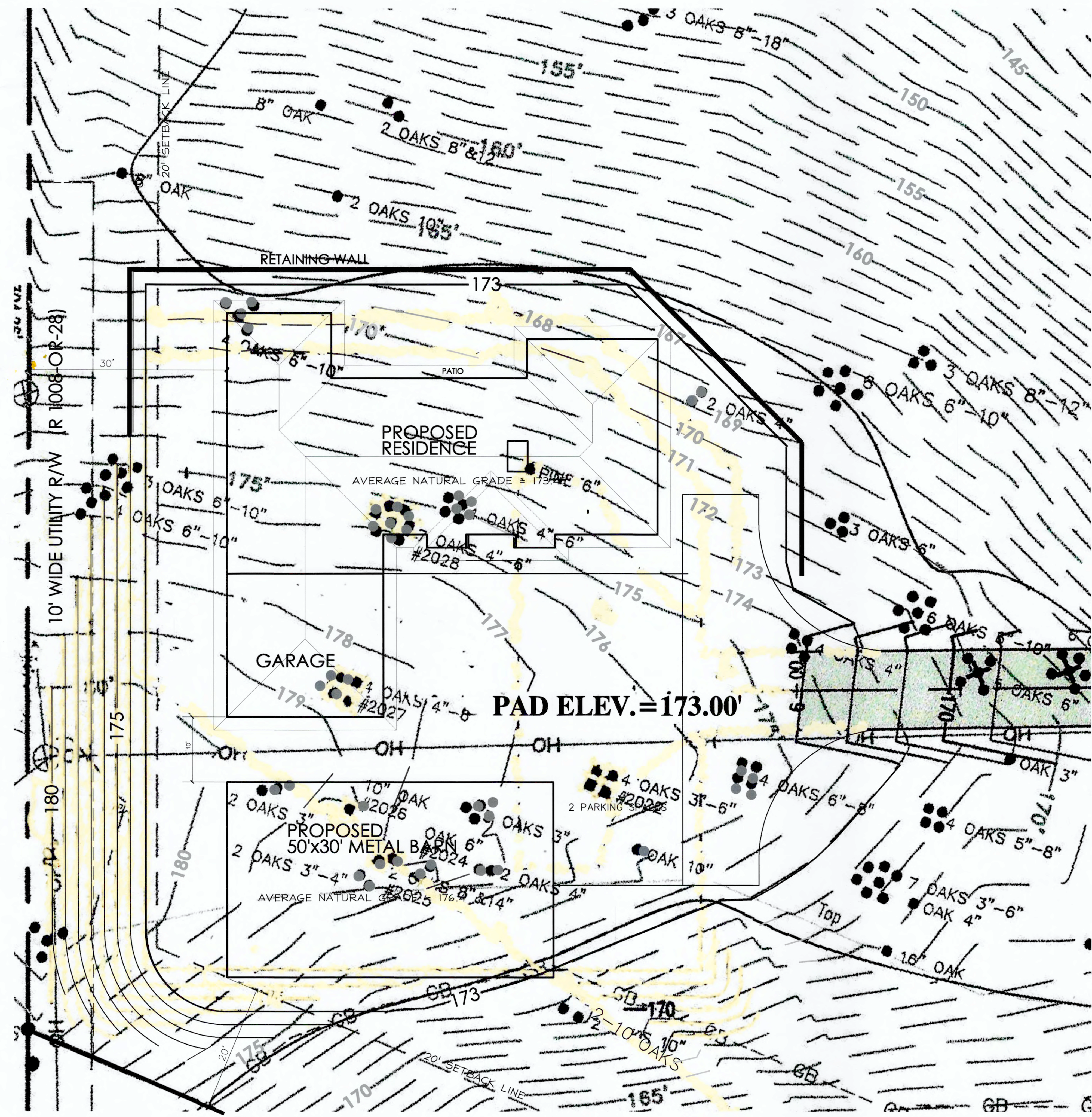
Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

16. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

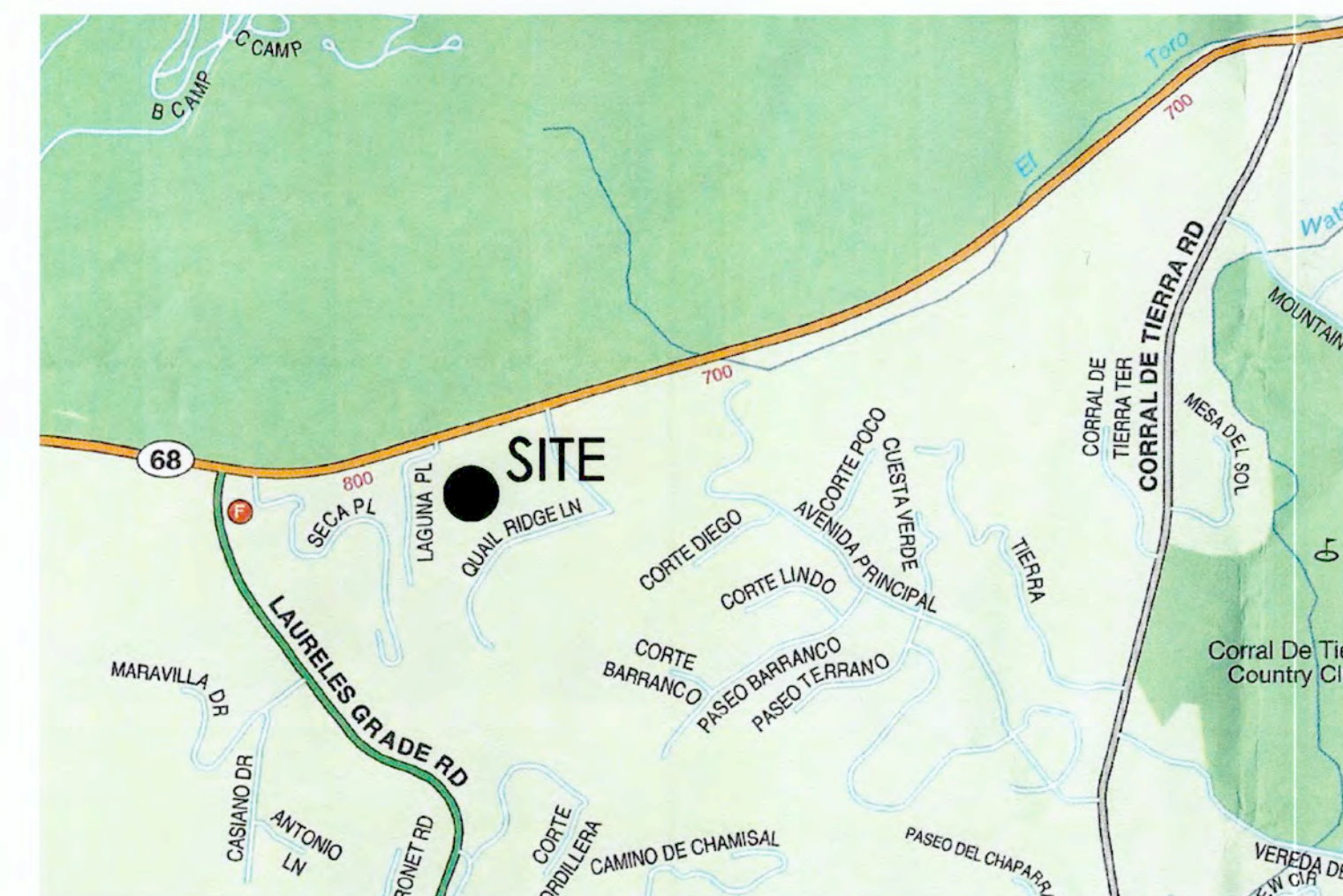
Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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 Development Services.

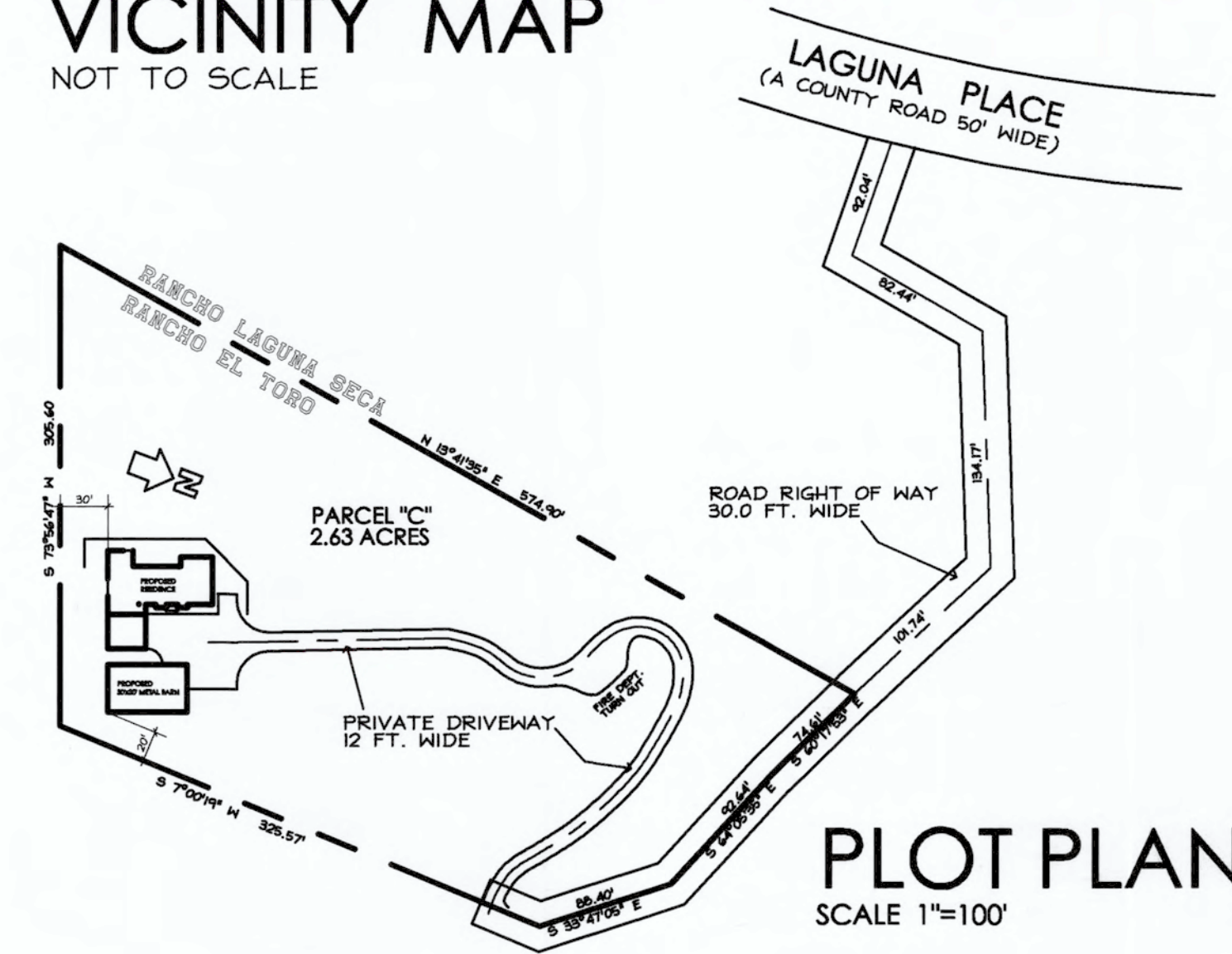


FLOOR PLAN
SCALE 1/8"=1'-0" AREA = 2041 SQ. FT.

SITE PLAN



VICINITY MAP
NOT TO SCALE



PLOT PLAN
SCALE 1"=100'

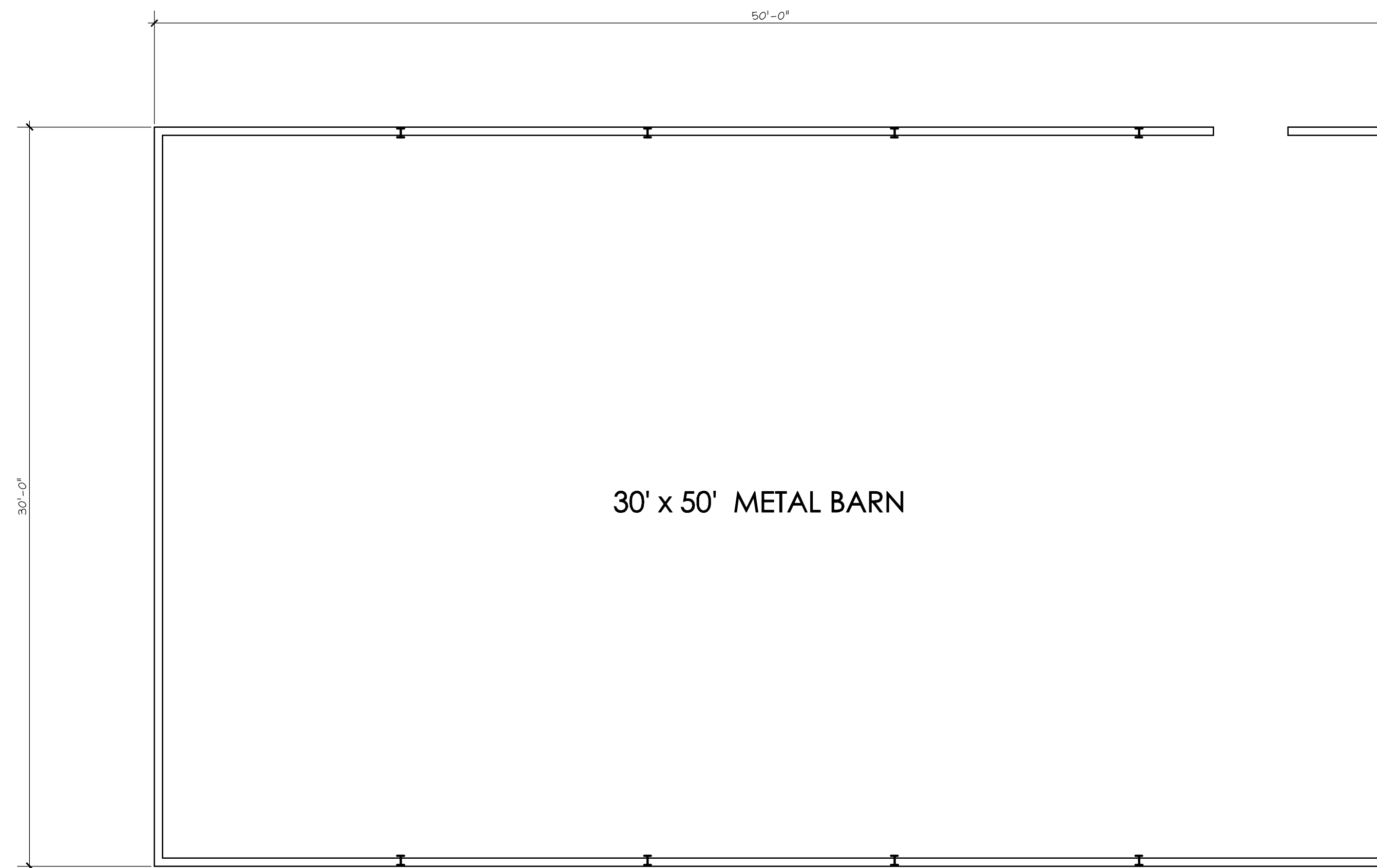
PROJECT INFORMATION

1. OWNER	GREG HARROD 820 PARK ROW PBM #664 SALINAS, CALIF. 93906
2. PROJECT ADDRESS	130A LAGUNA PLACE, SALINAS, CA
3. ASSESSOR'S PARCEL NO.	161 - 231 - 036
4. DESCRIPTION	PARCEL "C" OF VOL. 11-SUR-PG. 193 MONTEREY COUNTY, CALIFORNIA
5. PARCEL SIZE	2.63 ACRES
6. OCCUPANCY GROUP	R-3
7. GENERAL PLAN LAND USE EXISTING ZONING	LOW DENSITY RESIDENTIAL LDR/2
8. TYPE OF CONSTRUCTION	V-N
9. CONDITIONED FLOOR AREA GARAGE AREA METAL BARN AREA	2041 SQ. FT. 520 SQ. FT. 1500 SQ. FT.
10. LOT COVERAGE AND FLOOR AREA RATIO	4,061 SQ. FT. (9.32%)
11. IMPERVIOUS COVERAGE	STRUCTURE AREA = 4061 SQ. FT. TOTAL IMPERVIOUS AREA = 11,260 SQ. FT. 30 FT. ABOVE AVERAGE NATURAL GROUND
12. MAX. BLDG. HEIGHT	30 FT. ABOVE AVERAGE NATURAL GROUND
13. PROPOSED BLDG. HT.	RESIDENCE 15'-2" METAL BARN 14'-2" ABOVE AVERAGE NATURAL GROUND
14. GRADING (C3 ENGINEERING SHEET C1)	CUT = 2430 CU. YDS. FILL = 144 CU. YDS.
15. ALL EXCESS FILL NOT USED FOR FINISH GRADING SHALL BE REMOVED FROM SITE TO APPROVED AREA.	
16. ALL CUT AND FILL SLOPES SHALL BE LANDSCAPED TO PREVENT EROSION.	
17. OAK TREE REMOVAL (C3 ENGINEERING SHEET C3)	15 TREES IN BUILDING ENVELOPE
18. NO BUILDING AREAS SUBJECT TO INUNDATION.	
19. NO ENVIRONMENTALLY SENSITIVE HABITATS, ARCHAEOLOGICAL RESOURCES, HISTORICAL SITES AND HAZARDS.	
20. PROPOSED PARKING REQUIRED PARKING	2 COVERED + 2 OPEN SPACES = 4 2 COVERED



FLOOR PLAN

SCALE 1/4"=1'-0" FLOOR AREA = 2041 SQ. FT.
GARAGE AREA = 520 SQ. FT.



METAL BARN

SCALE 1/4"=1'-0"

REVISIONS

arthur o. sauer
Architect
1211 San Angelo Dr., Salinas, CA. Ph. 424-5370

PROPOSED RESIDENCE FOR
GREG HARROD
130 A LAGUNA PLACE, SALINAS, CALIF.

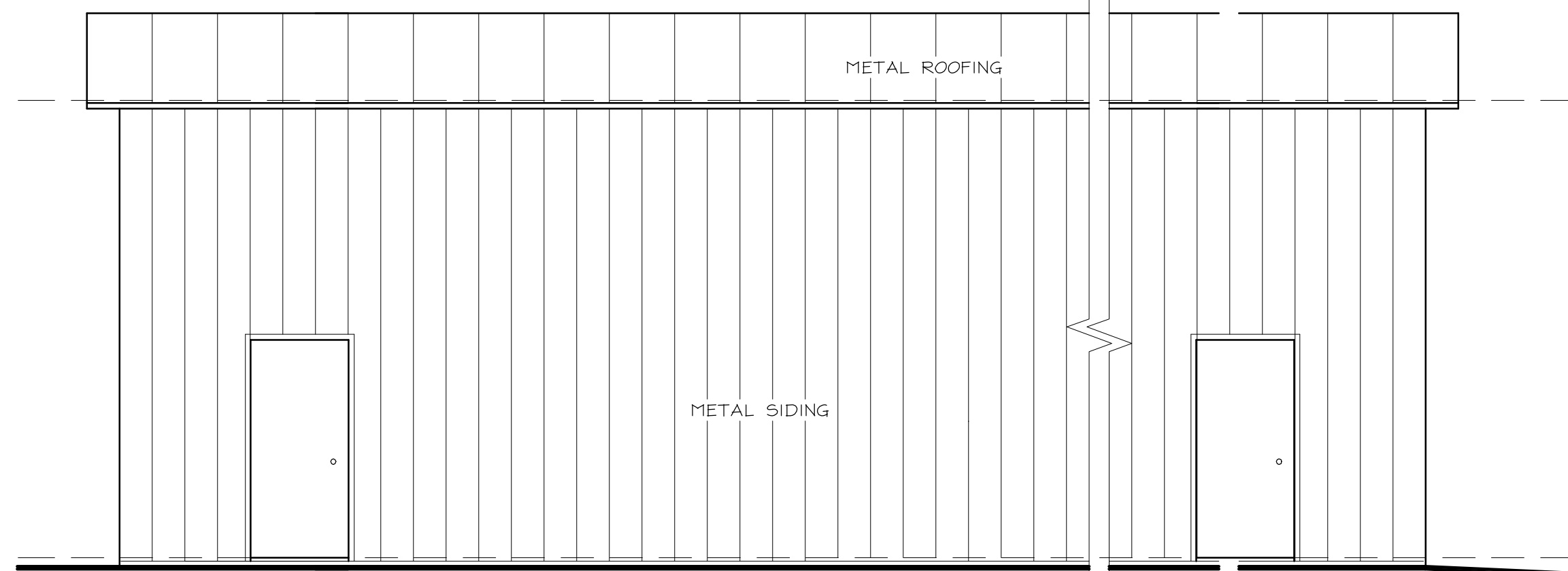
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PLOT SCALE 48
DRAWN AES
FILE# GH-FLR
SHEET 2P
OF SHEETS



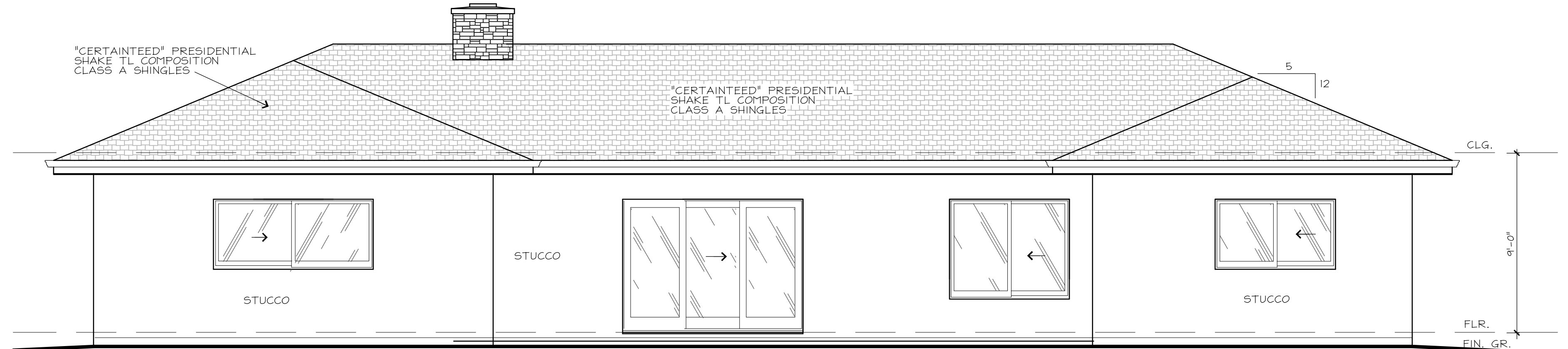
LEFT SIDE (SOUTHERLY) ELEVATION



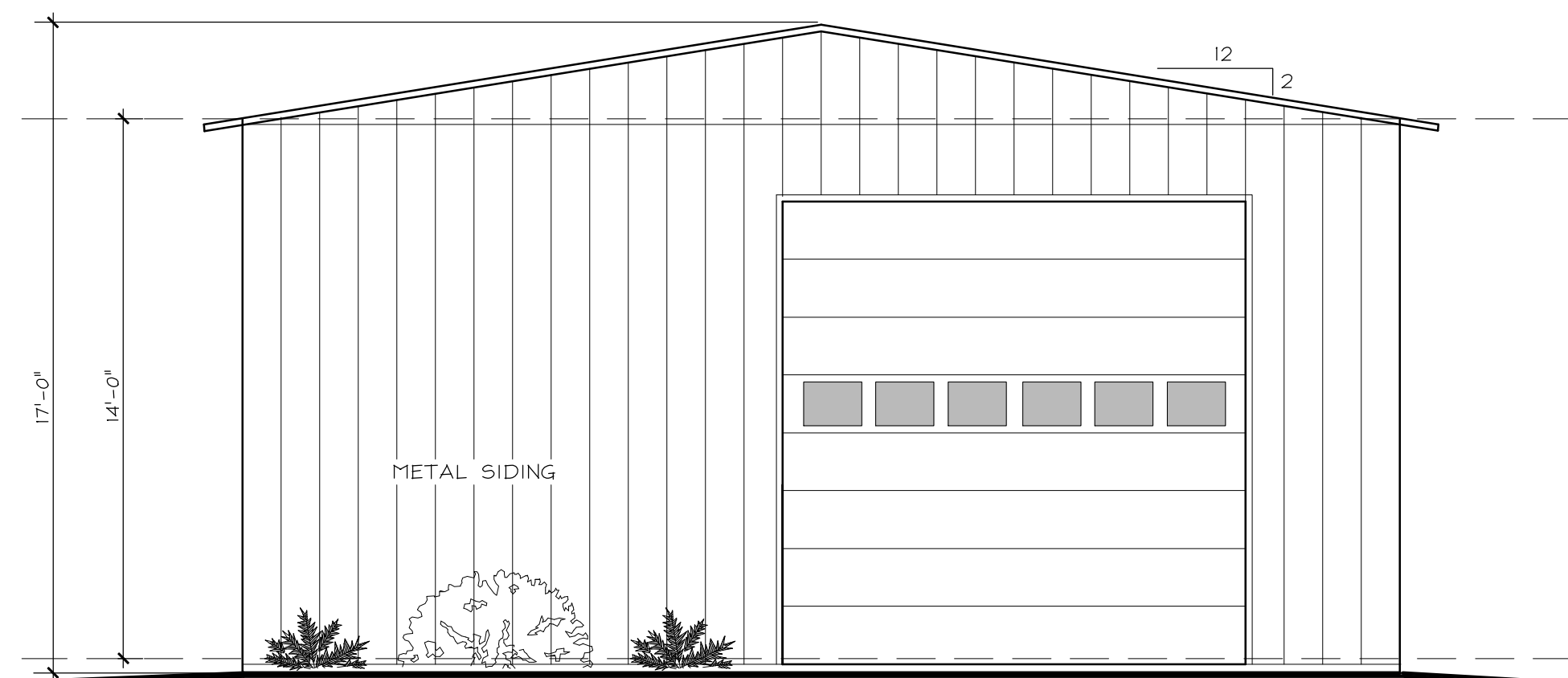
RIGHT SIDE (SOUTHERLY) ELEVATION



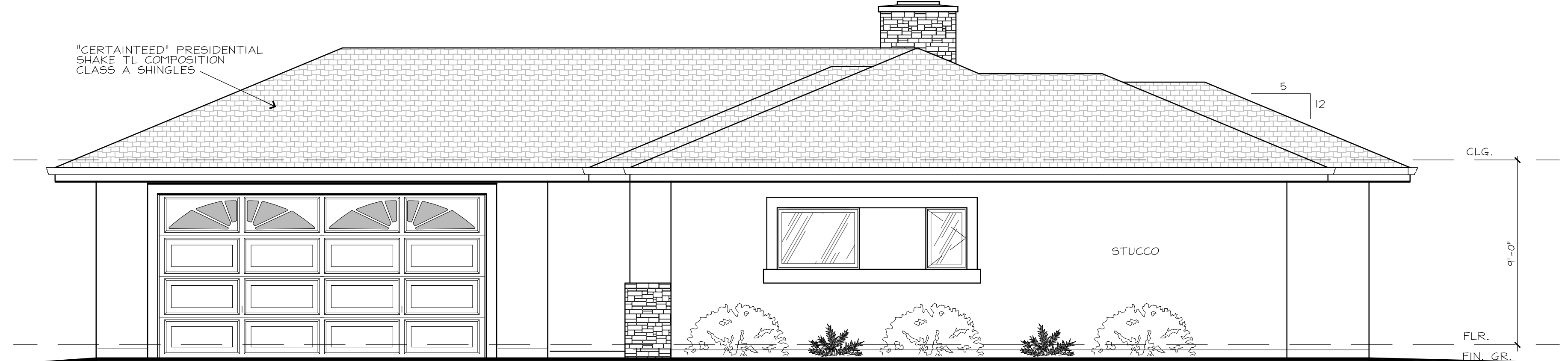
FRONT (WESTERLY) ELEVATION



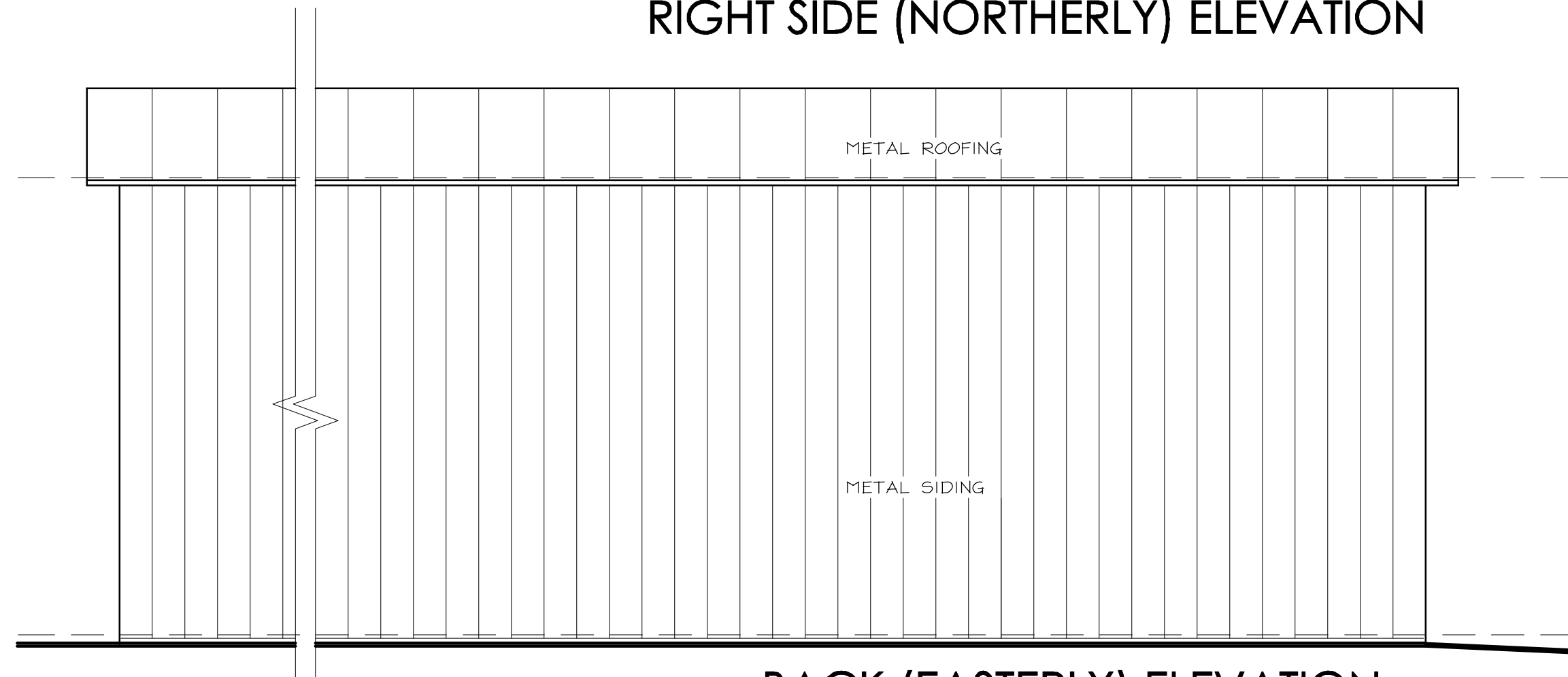
BACK (WESTERLY) ELEVATION



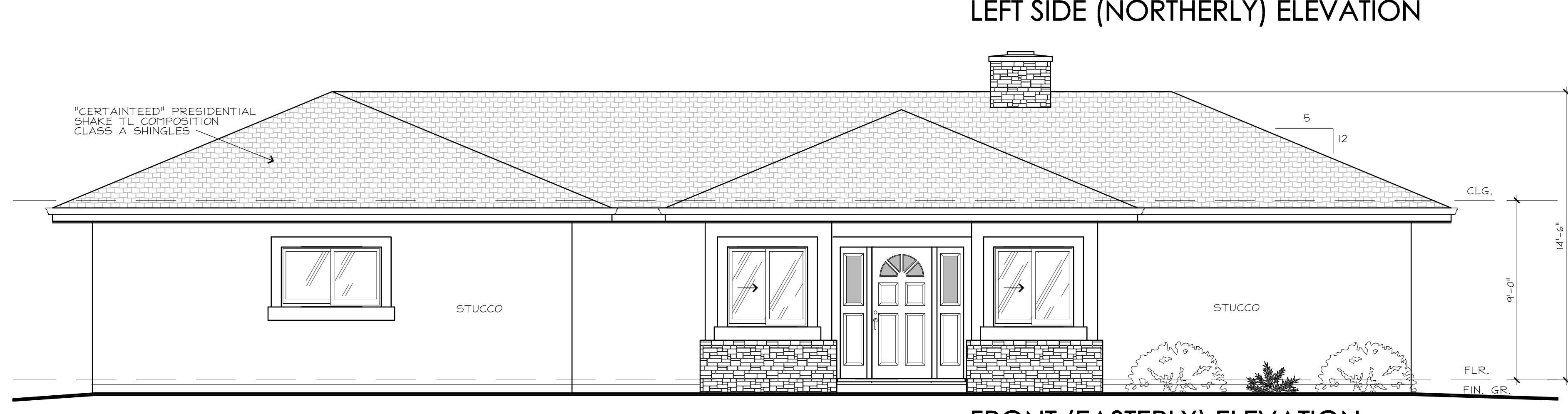
RIGHT SIDE (NORTHERLY) ELEVATION



LEFT SIDE (NORTHERLY) ELEVATION



BACK (EASTERLY) ELEVATION



FRONT (EASTERLY) ELEVATION

ELEVATIONS

SCALE 1/4"=1'-0"

REVISIONS

ARTHUR C. SAUER
Architect

1211 San Angelo Dr., Salinas, CA. Ph. 424-5370

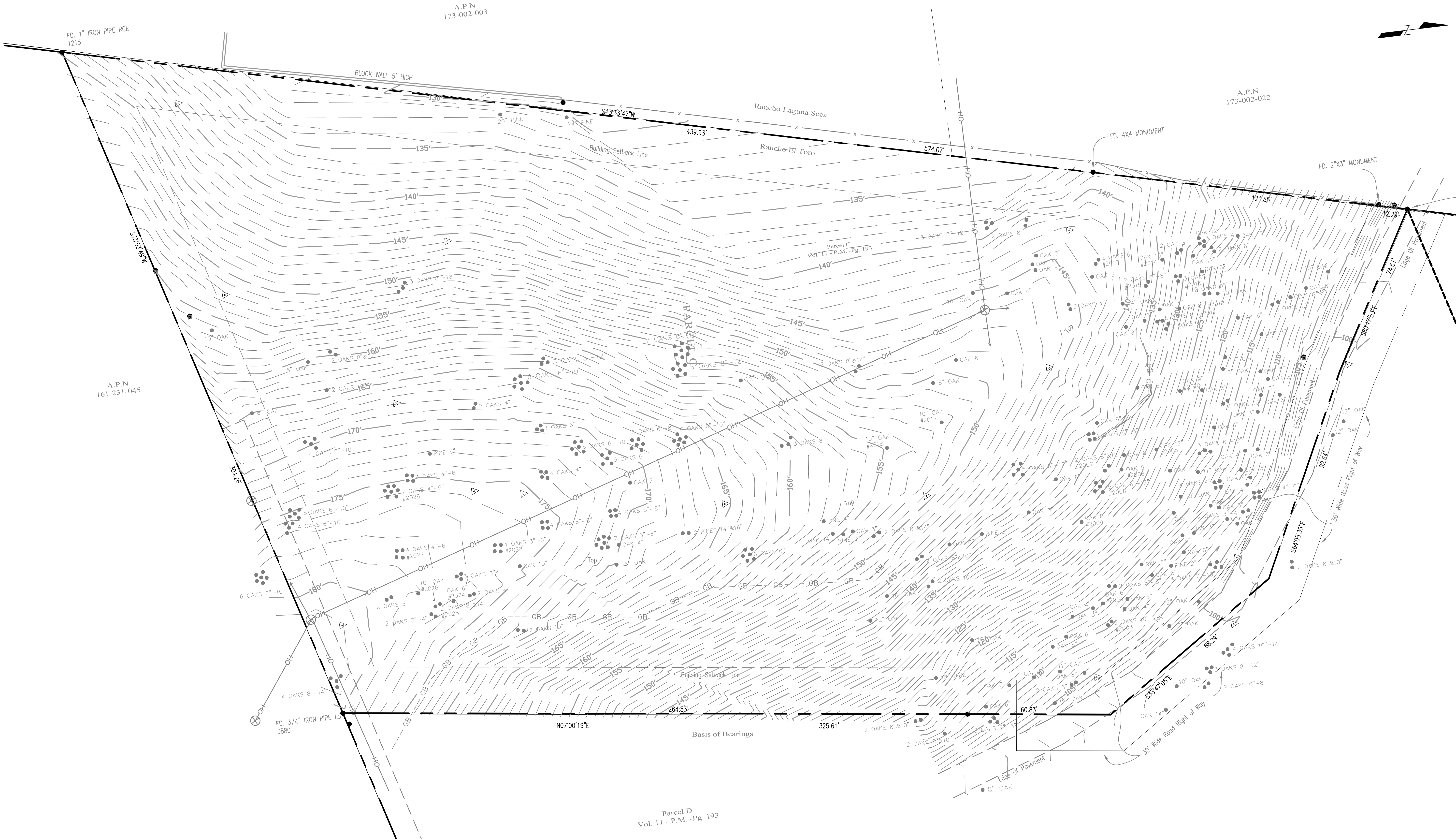
PROPOSED RESIDENCE FOR
GREG HARROD

130 A LAGUNA PLACE, SALINAS, CALIF.

DATE 1/31/2020
PLOT SCALE 48
DRAWN AES
FILE# GH-ELEVS
SHEET 3P
OF SHEETS

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Plotted: Jul 26, 2022 - 2:21pm

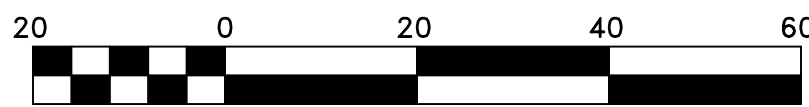


LEGEND

- 30"K TREE WITH SIZE
- △ 30"K SURVEYOR CONTROL POINT

TOPOGRAPHIC SURVEY

1"=20'



Scale 1" = 20'

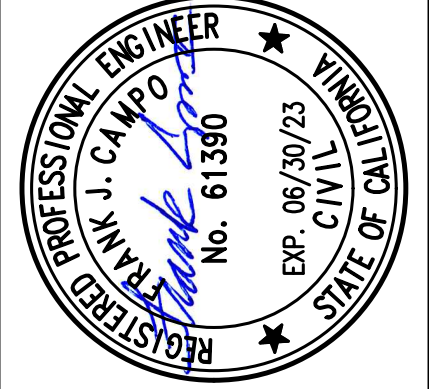
TOPOGRAPHIC SURVEY

PRIVATE DRIVEWAY
LAGUNA PLACE
APN# 161-231-036
LAGUNA PLACE, SALINAS, CA 93901
PREPARED FOR: Greg Harrod

SCALE:	AS NOTED
DATE:	01/22/2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

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OF 7 SHEETS
PROJECT# 118196

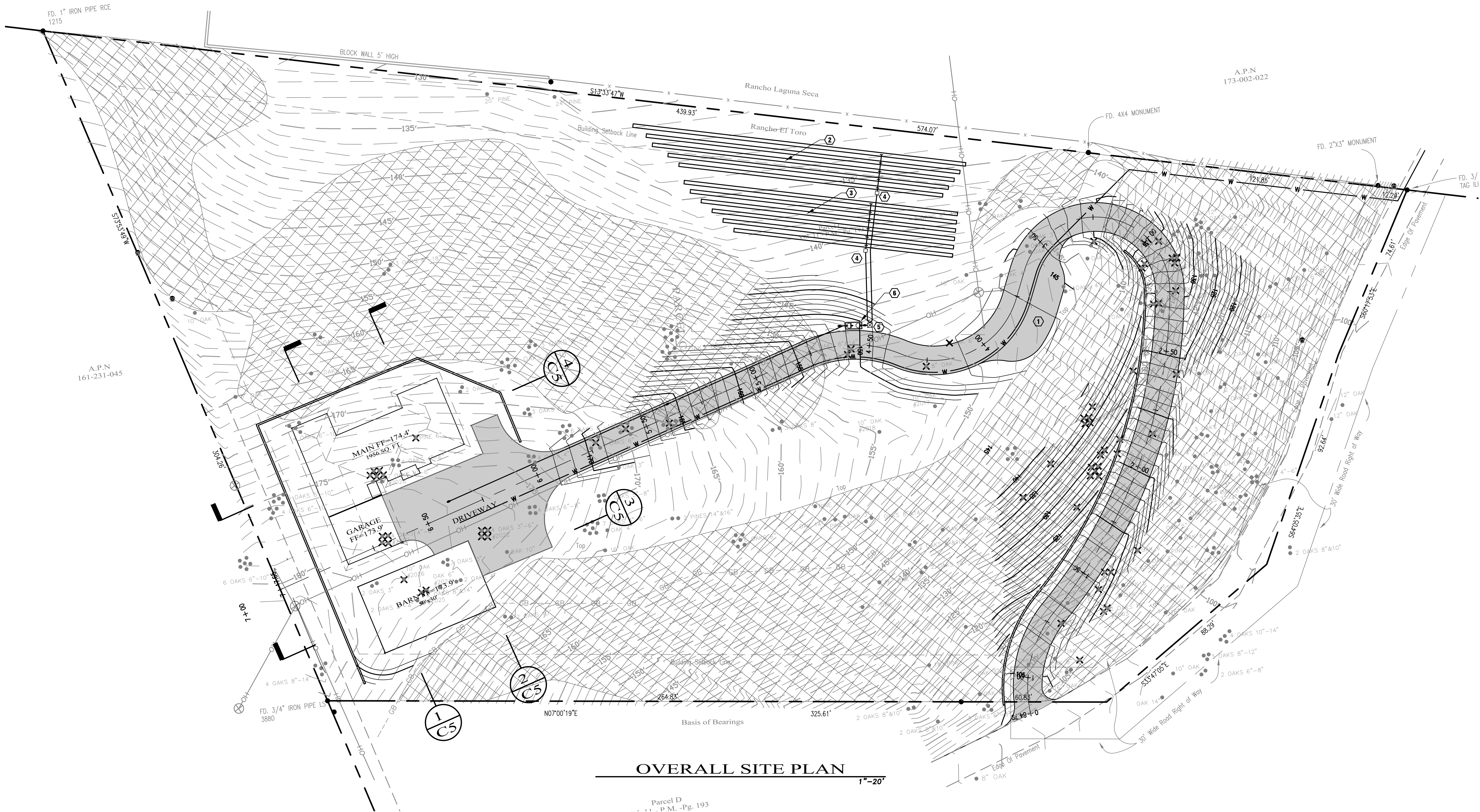


C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REV.	DATE	DESCRIPTION	F/C BY
1	07/26/22	Plan Check (HCDIS 02-01-21)	
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KEY NOTES

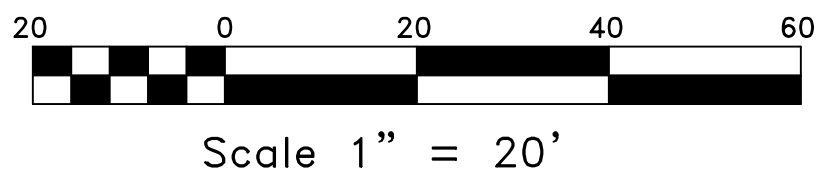
- ① FIRE DEPT TURN OUT
- ② PRIMARY LEACH FIELD (625LF TOTAL), SEE E/C6
- ③ PRIMARY LEACH FIELD (625LF TOTAL), SEE E/C6
- ④ DISTRIBUTION BOX
- ⑤ DIVERSION VALVE
- ⑥ 1500 GALLON SEPTIC TANK, SEE D/C6

LEGEND

- | | |
|--------|---|
| | SLOPES EXCEED 25% |
| • 30"K | TREE WITH SIZE |
| ✕ 30"K | TREE(S) OVER 6" IN DIAMETER TO BE REMOVED |
| ● | CLEAN OUT (C/C6) |

OVERALL SITE PLAN

1"=20'



OVERALL SITE PLAN

PRIVATE DRIVEWAY
LAGUNA PLACE
APN# 161-231-036
LAGUNA PLACE, SALINAS, CA 93901
PREPARED FOR: Greg Harrod

SCALE: AS NOTED
DATE: 01/22/2020
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER:

C3

OF 7 SHEETS
PROJECT# 118196

C3 ENGINEERING INCORPORATED

Civil Engineering Land Development
Stormwater Management

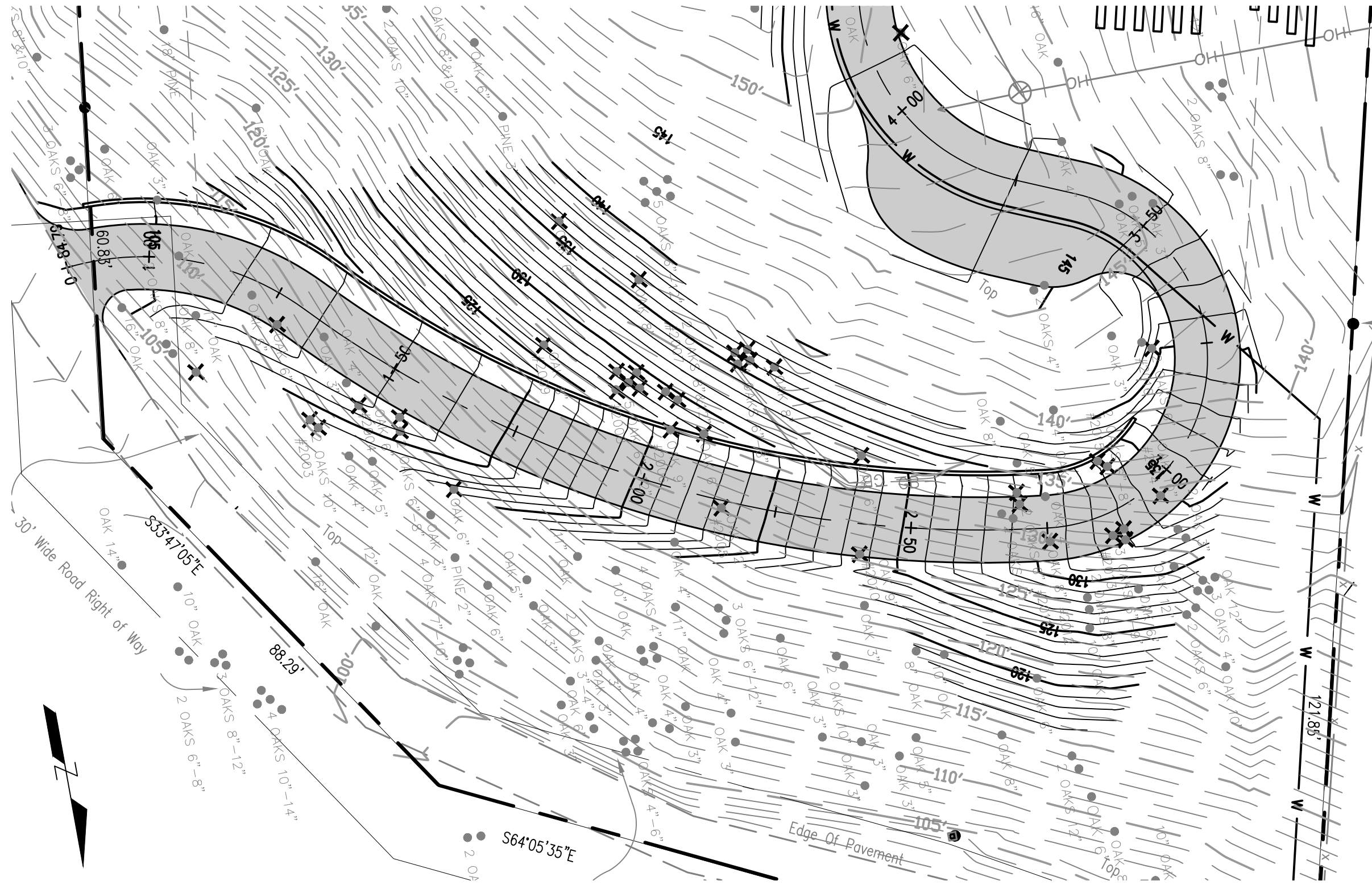
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net



REV.	DATE	DESCRIPTION
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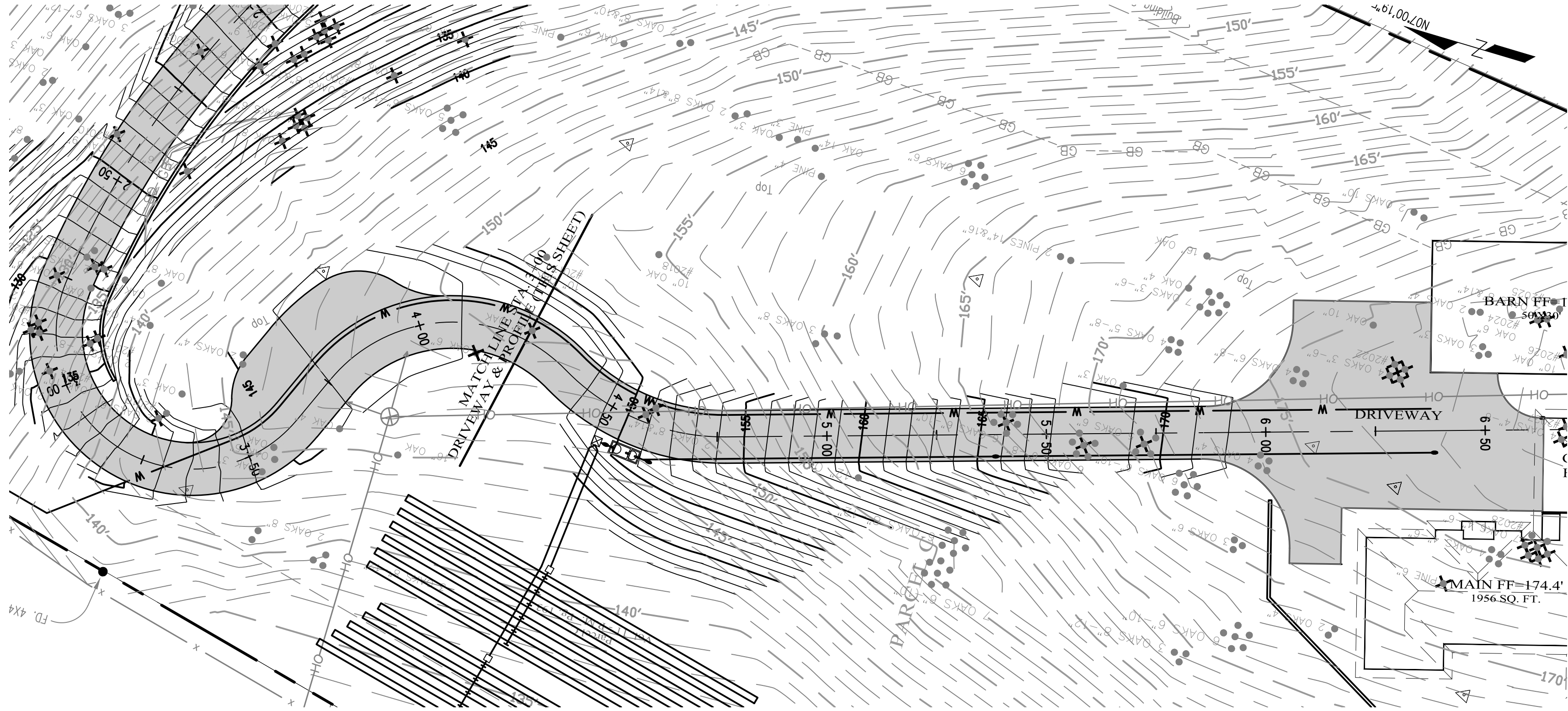
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Plotted: Jul 26, 2022 - 2:22pm



PLAN

1"=20'

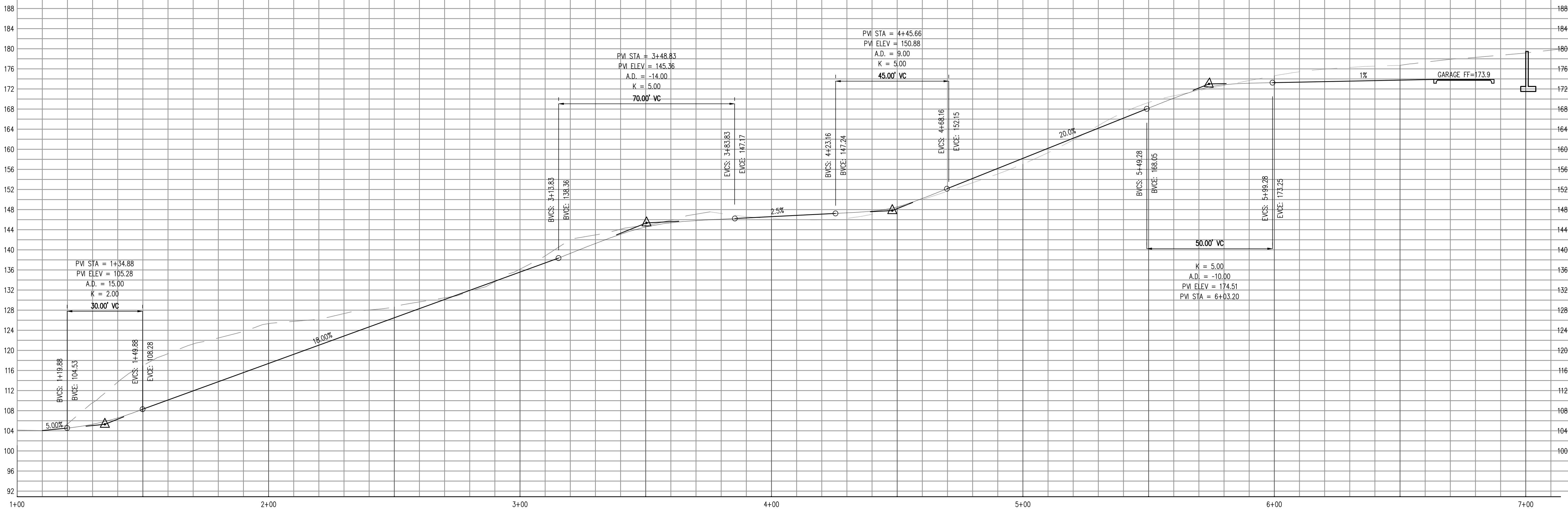


PLAN

1"=20'

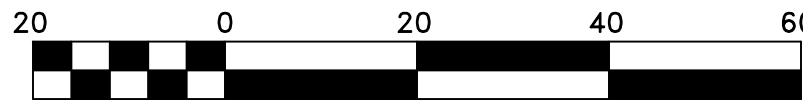
PAVEMENT LEGEND

2.5" AC PAVEMENT OVER 6" CLASS II AB @ 95%
RELATIVE COMPACTION,
(SEE DETAIL A/C6)



DRIVEWAY PROFILE

HOR:1"=20' - VER:1"=10'

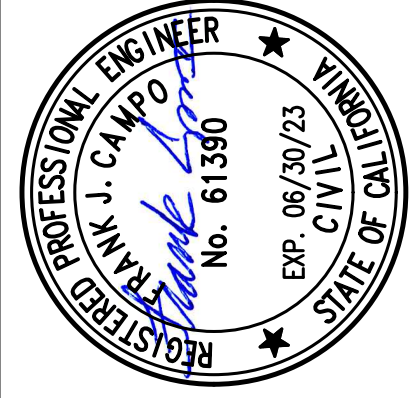


Scale 1" = 20'



Civil Engineering Land Development
Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net



PRIVATE DRIVEWAY
LAGUNA PLACE
APN# 161-231-036
LAGUNA PLACE, SALINAS, CA 93901
PREPARED FOR: Greg Harrod

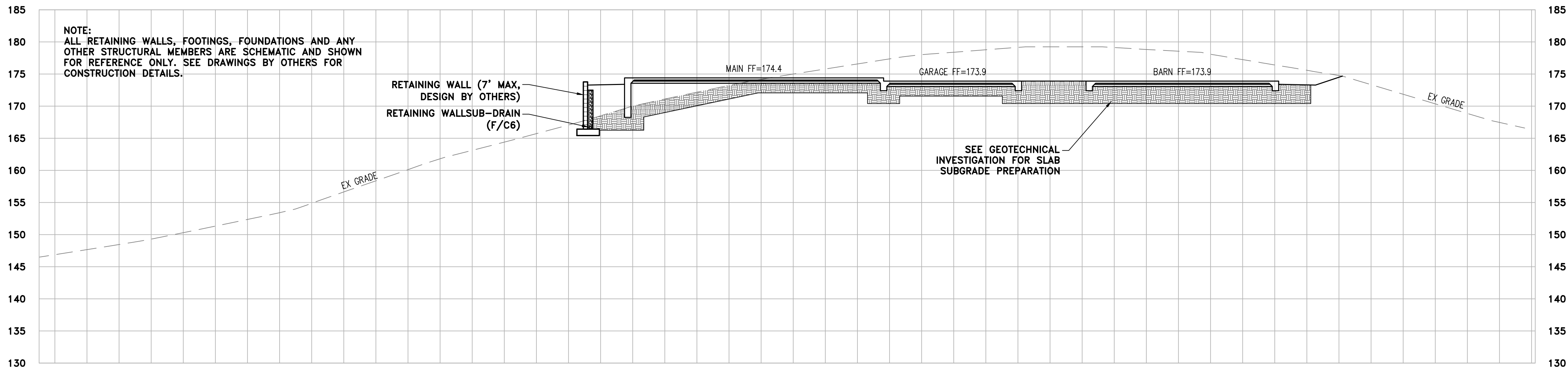
SCALE:	AS NOTED
DATE:	01/22/2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C1
OF 7 SHEETS
PROJECT# 118196

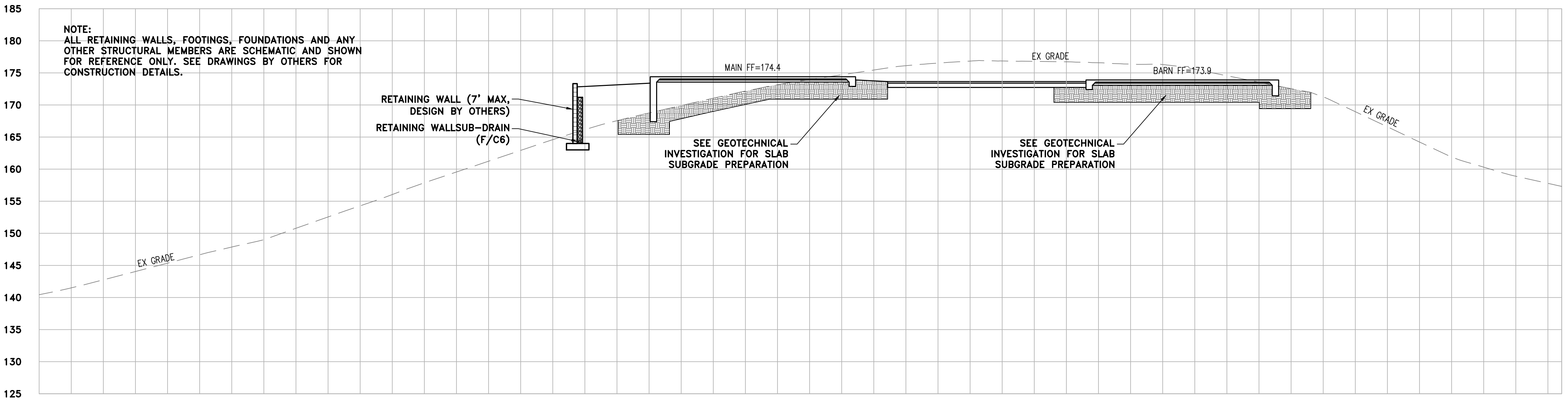
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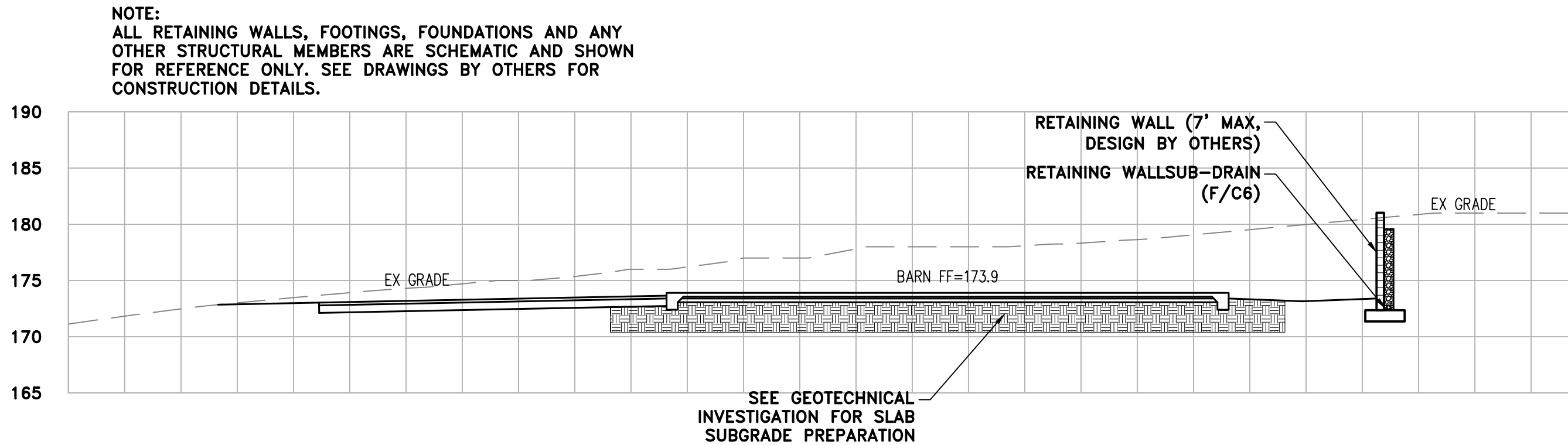
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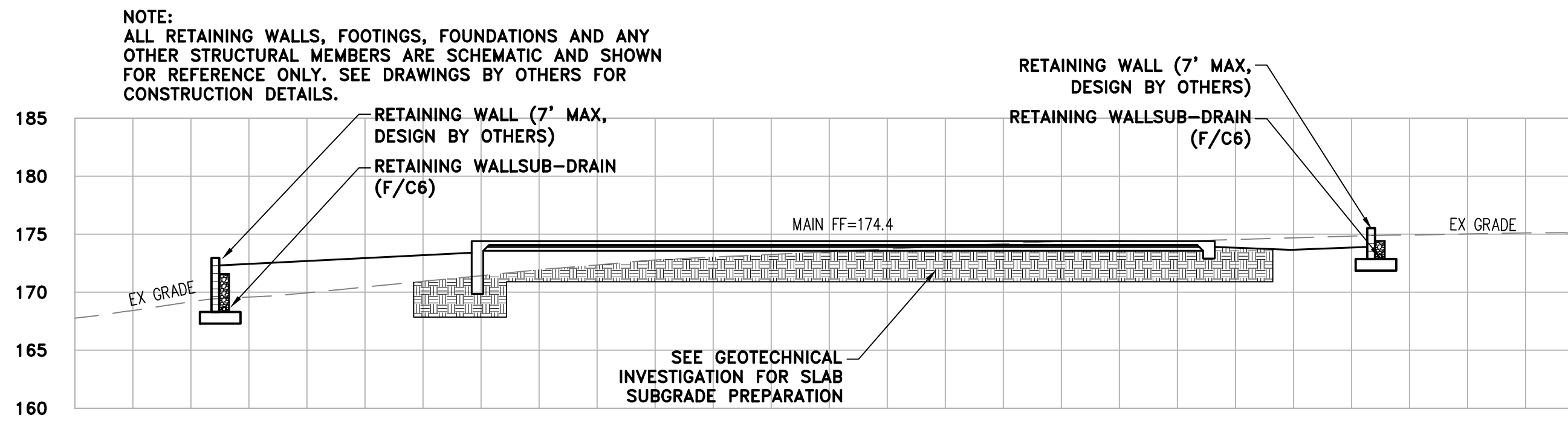
1 SECTION
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2 SECTION
C5 NTS



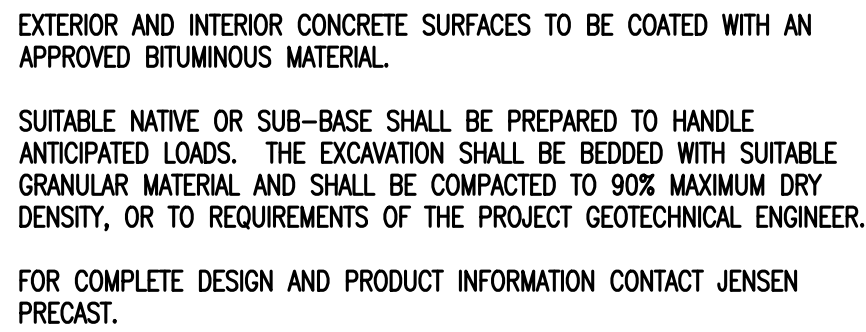
3 SECTION
C5 NTS



3 SECTION
C5 NTS

CROSS SECTIONS - ALT 1	
PRIVATE DRIVEWAY LAGUNA PLACE APN# 161-231-036 LAGUNA PLACE, SALINAS, CA 93901 PREPARED FOR: Greg Harrod	
SCALE: AS NOTED	
DATE: 01/22/2020	
DESIGN BY: FJC	
DRAWN BY: ECH	
CHECKED BY: FJC	
SHEET NUMBER:	
C5	
OF 7 SHEETS	
PROJECT# 118196	
C3 ENGINEERING INCORPORATED Civil Engineering, Land Development Stormwater Management 126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (831) 647-1192 Fax (831) 647-1194 mail@C3Engineering.net	
REGISTERED PROFESSIONAL ENGINEER J. J. CAMPO No. 61390 Exp. 06/30/23 CIVIL STATE OF CALIFORNIA	
Plan Check (HCD 02-01-21) 10/28/22 DATE REV. DESCRIPTION	
MADE IN THE USA	

Drawing file: Z:\Projects\118196 Harrod - Laguna Place\Dwg\118196 XBase.dwg
Plotted: Jul 26, 2022 - 2:22pm



2.5" AC PAVEMENT

6" CLASS II AB @ 95% RELATIVE COMPACTION

12" PREPARED SUBGRADE (SCARIFY, MOISTURE CONDITION AND RECOMPACT)

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.

THE MINIMUM SPACING BETWEEN TRENCHES (EDGE TO EDGE) SHALL BE TWICE THE EFFECTIVE DEPTH TO A MAXIMUM OF 10 FEET.

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 MOUND 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.

AC PAVEMENT, MATCH (E) SECTION
(3" AC/B" AB MIN.)

UNPAVED AREAS PAVED AREAS

NATIVE MATERIAL SIMILAR TO ADJOINING SUBGRADE

NATIVE OR IMPORT 90% RELATIVE COMPACTION

#10 GA. INSUL. COPPER WIRE SHALL BE TAPED TO THE TOP OF ALL PIPE, 4' O.C. MAX.

INITIAL BACKFILL, FREE DRAINING SAND @ 90% RELATIVE COMPACTION

BEDDING PER PIPE MFR'S SPECIFICATIONS

NATIVE OR IMPORT MATERIAL @ 95% RELATIVE COMPACTION

IDENT. TAPE "CAUTION-SEWER LINE BURIED BELOW"

HAUNCHING PER PIPE MFR'S SPECIFICATIONS

6" MIN. 12" MIN.

PIPE O.D.

6" 6"

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

RET. WALL SUBDRAIN



AC3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@AC3Engineering.net



DETAILS

PRIVATE DRIVEWAY
LAGUNA PLACE
APN# 161-231-036
LAGUNA PLACE, SALINAS, CA 93901
PREPARED FOR: Greg Harrod

SCALE:	AS NOTED
DATE:	01/22/2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C6
OF 7 SHEETS
PROJECT# 118196

EROSION CONTROL NOTES

AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILTING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES. IN ADDITION, ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY FREE FROM DEBRIS AND DIRT. RECONSTRUCT ANY CURB, GUTTER OR SIDEWALK THAT IS DAMAGED DURING CONSTRUCTION.

- SILT FENCE:**
1. SILT FENCES SHALL BE INSTALLED ON LEVEL CONTOURS AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
 2. THE ENDS OF THE SILT FENCE SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LADEN RUN-OFF FROM FLOWING AROUND THE FENCE.
 3. SUFFICIENT AREA SHOULD EXIST BEHIND THE FENCE TO ALLOW PONDING WITHOUT FLOODING OR OVER TOPPING THE FENCE.
 4. SILT FENCES SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE FENCE. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE FENCE ONCE IT REACHES ONE THIRD OF THE FENCE HEIGHT OR IF HEAVY RAINS ARE EXPECTED.
 5. SILT FENCES SHALL NOT BE USED FOR CONCENTRATED FLOW.

- GRAVEL BAG BARRIERS**
1. GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
 2. GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
 3. GRAVEL BAGS SHALL BE INSTALLED ON ALL ONSITE INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.

- CONSTRUCTION ENTRANCE**
1. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
 2. RUN-OFF FROM CONSTRUCTION ENTRANCES SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
 3. ALL VEHICLE LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE PUBLIC RIGHT-OF-WAY.
 4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
 5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.

- FIBER ROLL**
1. FIBER ROLL SHALL BE INSTALLED ON LEVEL CONTOURS AND SHOULD REMAIN IN PLACE THROUGH THE RAINY SEASON AND OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
 2. THE ENDS OF THE FIBER ROLL SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LADEN RUN-OFF FROM FLOWING AROUND THE ROLL.
 3. FIBER ROLL BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE ROLL. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE ROLL.
 4. FIBER ROLL SHALL NOT BE USED FOR CONCENTRATED FLOW.

- SLOPE STABILIZATION**
1. ALL EXPOSED SLOPES SHOULD TEMPORARILY STABILIZED UNTIL PERMANENT STABILIZATION CAN BE ESTABLISHED.
 2. TEMPORARY SLOPE STABILIZATION CAN BE ACHIEVED BY SEEDING, MULCHING AND OR PLACEMENT OF GEOTEXTILES OR MATS.

STORMWATER MANAGEMENT

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

- PAINTING:**
1. MINIMIZE USE OF OIL-BASED PAINTS
 2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
 3. 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.
 4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

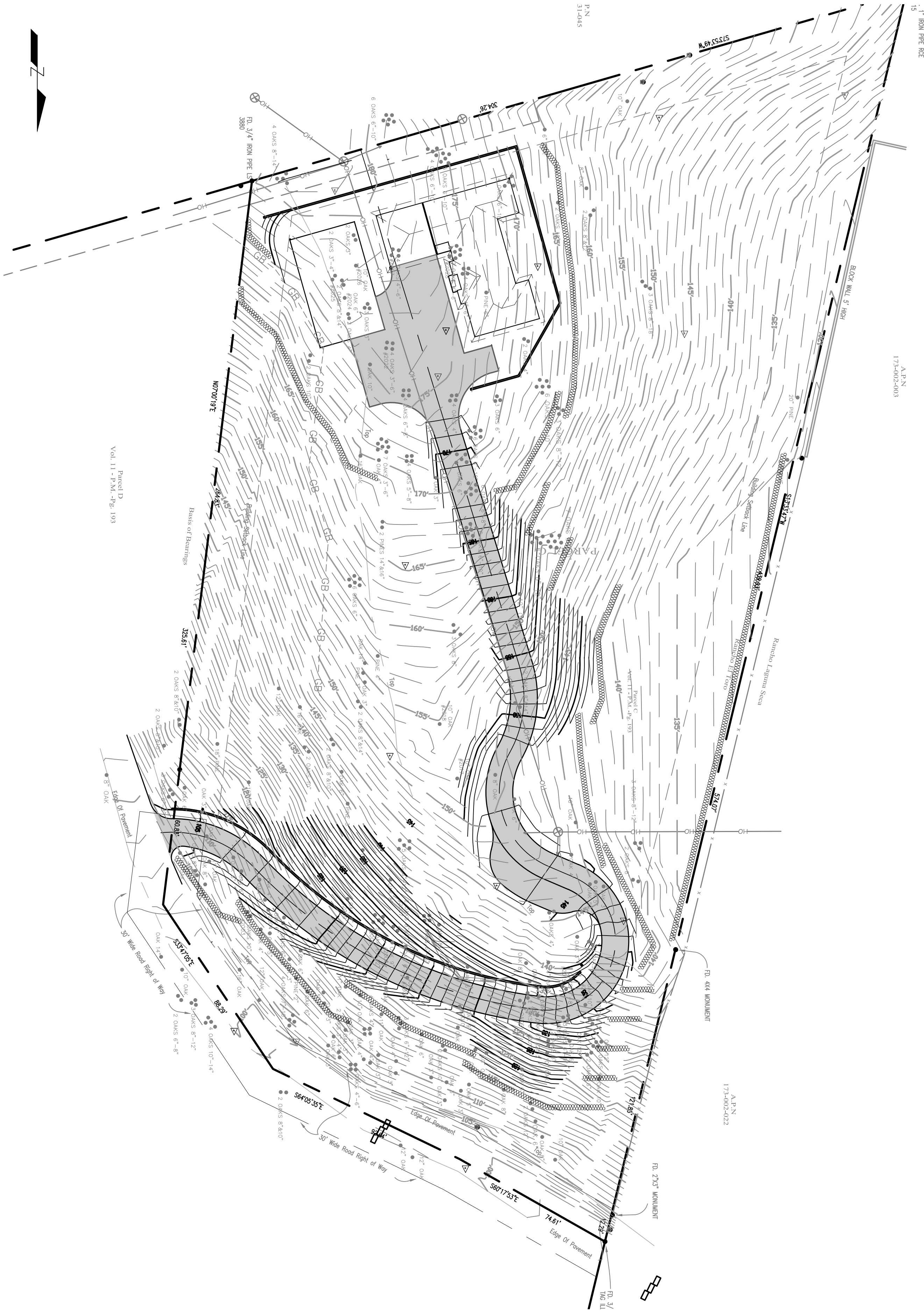
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 4. 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:**
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
 2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 5. 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:**
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
 3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
 4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
 5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
 6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

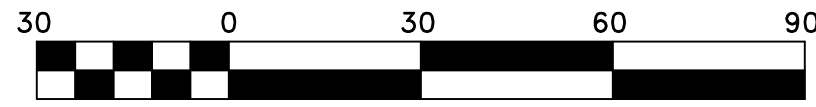
REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

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.



EROSION CONTROL PLAN

1"=30'



Scale 1" = 30'

LEGEND

- FIBER ROLL
(SEE DETAIL A/C5)
- GRAVEL BAG
(SEE DETAIL B/C5)
- INLET PROTECTION
- DRAINAGE FLOW
- SAMPLING LOCATION(S)
- S-1

BMP'S

- EROSION CONTROL:**
- EC-1 SCHEDULING
 - EC-2 PRESERVATION OF EXISTING VEGETATION
 - EC-6 STRAW MULCH
 - EC-7 GEOTEXTILES AND MATS
 - EC-8 WOOD MULCHING
 - EC-9 EARTH DIKES AND DRAINAGE SWALES
 - EC-10 VELOCITY DISSIPATION DEVICES
 - EC-15 SOIL PREPARATION/ROUGHENING
 - EC-16 NON-VEGETATIVE STABILIZATION

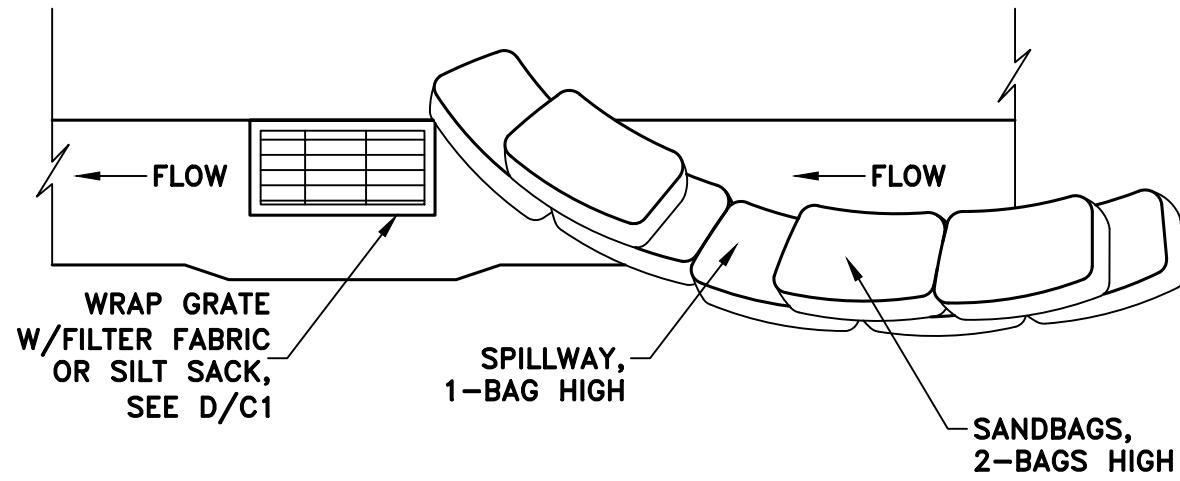
- SEDIMENT CONTROL:**
- SE-1 SILT FENCE
 - SE-3 SEDIMENT TRAP
 - SE-4 CHECK DAM
 - SE-5 FIBER ROLL
 - SE-6 GRAVEL BAG BERM
 - SE-7 STREET SWEEPING AND VACUUMING
 - SE-8 SANDBAG BARRIER
 - SE-9 STRAW BALE BARRIER
 - SE-10 STORM DRAIN INLET PROTECTION

- NON-STORM WATER MANAGEMENT:**
- NS-1 WATER CONSERVATION PRACTICES
 - NS-3 PAVING AND GRINDING OPERATIONS
 - NS-6 ILLICIT 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-8 CONCRETE WASTE MANAGEMENT
 - WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
 - WM-10 LIQUID WASTE MANAGEMENT

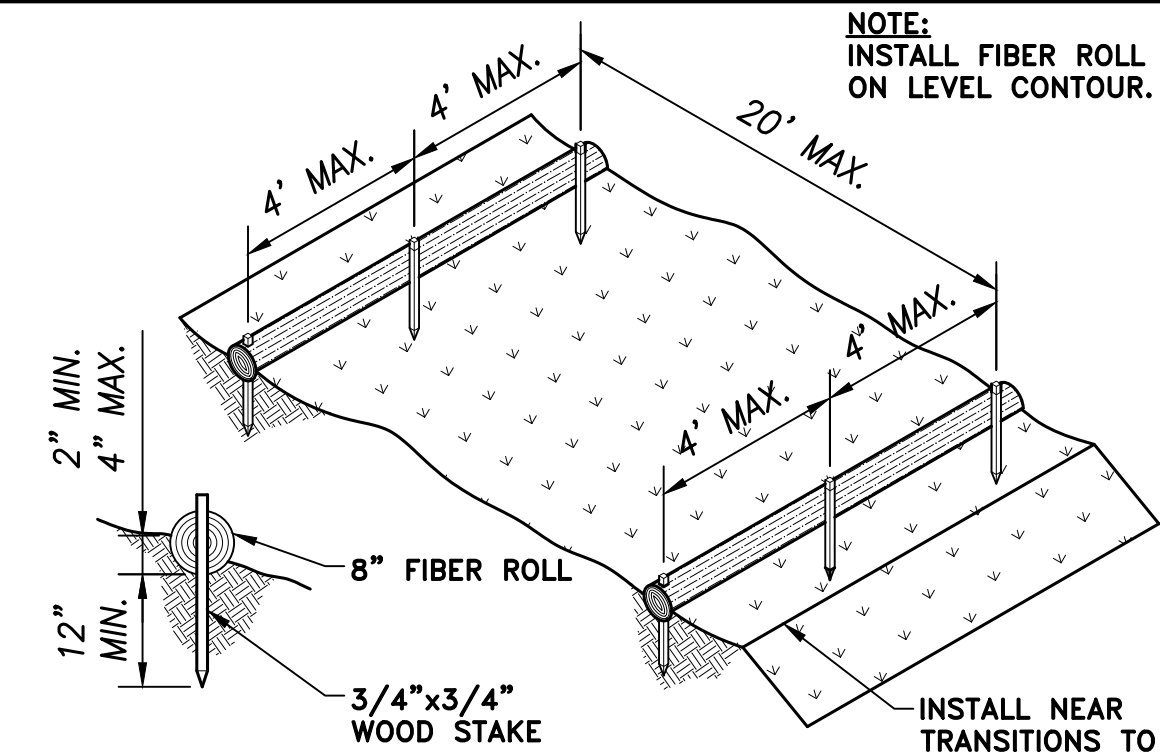
- TRACKING CONTROL:**
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC-2 STABILIZED ROADWAY
 - TC-3 ENTRANCE/OUTLET TIRE WASH

- WIND EROSION CONTROL:**
- WE-1 WIND EROSION CONTROL



- NOTES:**
1. INTENDED FOR SHORT-TERM USE.
 2. USE TO INHIBIT NON-STORM WATER FLOW.
 3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
 4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
 5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

A C5 GRAVEL BAG BARRIER NTS

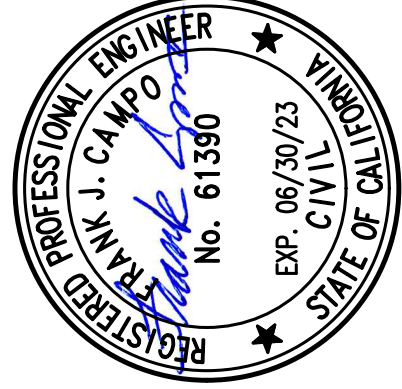


A C5 FIBER ROLL NTS

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EROSION CONTROL

PRIVATE DRIVEWAY

LAGUNA PLACE

APN# 161-231-036

LAGUNA PLACE, SALINAS, CA 93901

PREPARED FOR: Greg Harrod

SCALE:	AS NOTED
DATE:	01/22/2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C7

OF 7 SHEETS

PROJECT# 118196