

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

In the matter of the application of:

WEISS (PLN180181)

RESOLUTION NO. 18 - 048

Resolution by the Monterey County Zoning Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the construction of a 100 linear foot retaining wall ranging in height from 4 to 17 feet, a Coastal Development Permit to allow development within 50 feet of a coastal bluff, a Coastal Development Permit to allow development on slopes exceeding 30 percent, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources, subject to thirteen (13) conditions of approval.

48198 Highway 1, Coastlands, Big Sur Coast Land Use Plan, Coastal Zone (APN: 420-171-046-000)

The Weiss application (PLN180181) came on for a public hearing before the Monterey County Zoning Administrator on August 30, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY / NO VIOLATIONS / SITE SUITABILITY -**
The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Big Sur Coast Land Use Plan, Big Sur Coastal Implementation Plan – Part 3, Monterey County Zoning Ordinance - Coastal (Title 20), 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 100 linear foot retaining (Hilfiker) wall, ranging in height from 4 to 17 feet. The project also involves development on slopes exceeding 30 percent, within 50 feet of a coastal bluff, and within 750 feet of known archaeological resources. See Finding No. 5 and supporting evidence.
 - b) The property is located at 48198 Highway 1, Coastlands, Big Sur (Assessor's Parcel Number 420-171-046-000), Big Sur Coast Land Use Plan (LUP), Coastal Zone. The parcel is zoned Rural Density Residential, 40 acres per unit, with a Design Control zoning overlay

(Coastal Zone) [RDR/40-D (CZ)]. Development of non-habitable accessory structures, including retaining walls, is identified as an allowed use pursuant to Monterey County Code (MCC) Section 20.16.040.E, subject to the granting of applicable coastal development permits. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Evidence j below). Therefore, the proposed development is an allowed use for this site.

- c) The 2.37-acre (103,237 square feet) parcel is identified as Lot 22, on that Record of Survey recorded April 21, 2009, in Volume 30, Surveys, Page 69. The Record of Survey was recorded as a condition of approval for RMA-Planning File No. PLN080011, a lot line adjustment between U.S. Lot 6 and Lots 21, 22, and 23 of Coast Lands Tract No. 1, filed in Volume 3, Cities & Towns, Page 46. Additionally, the County approved RMA-Planning File No. PLN050696 in 2006, as well as subsequent and related building permits, to allow redevelopment of the site, including a single-family dwelling and several accessory structures. Thus, the County recognizes the subject property as a legal lot of record.
- d) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan;
 - Big Sur Coastal Implementation Plan (Part 3); and
 - Monterey County Zoning Ordinance - Coastal (Title 20)
- e) No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations of the applicable MCC.
- f) The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, CalFire Coastal (Fire Protection District), Environmental Health Bureau, and Water Resources Agency. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development.
- g) The following technical reports have been prepared:
 - Geotechnical Report (LIB180237) prepared by Grice Engineering, Inc., Salinas, California, February 1, 2018, including Sand Loss Analysis Addendum No. 1, July 18, 2018;
 - Hilfiker Wall Calculations (LIB180265) prepared by Grice Engineering, Inc., Salinas, California, March 9, 2018;
 - Biological Resources Analysis (LIB180238) prepared by Fred Ballerini, Biological and Horticultural Services, Pacific Grove, California, July 11, 2018; and
 - Archaeological Assessment (LIB180250) prepared by John P. Schlagheck, RPA, Soquel, California, July 1, 2018.

County staff independently reviewed these reports and concurs with their conclusions.

- h) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- i) Environmentally Sensitive Habitat Area (ESHA). Due to erosion activity, the slope below the dwelling is devoid of any mature vegetation; therefore, the County did not identify any potential impacts to biological resources and determined a coastal development permit for development within 100 feet of ESHA is not required. Additionally, a biological analysis (LIB180238) prepared for the project concluded that the proposed development would have no adverse impact to native habitat systems or off-site areas. Non-native, invasive plant species are located near the project site, and Condition No. 6, Restoration of Natural Materials, will require the Applicant to restore the area using native plants.
- j) Design. Pursuant to Section 20.44, Title 20 (Coastal Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

As proposed, the retaining wall would use native rock material which would match the natural slope and blend with the surrounding environment. Therefore, the design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- k) Public Access. See Finding No. 4 and supporting evidence.
- l) Development on Slope Exceeding 30 Percent. The project includes a coastal development permit to allow development on slopes exceeding 30 percent. Development on slopes that exceed 30 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30 percent, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives. See Finding No. 5 and supporting evidence.
- m) Development within 50 Feet of a Coastal Bluff. The Monterey County Zoning Ordinance (Title 20), Section 20.70.120.B.1, requires a Coastal Development Permit for improvements to any structure within 50 feet of a coastal bluff edge because they involve risk of environmental impact. The project, as proposed and conditioned, is consistent with applicable policies of the Big Sur Coast Land Use Plan regarding protection of resources. See Finding No. 5 and supporting evidence.
- n) Big Sur Critical Viewshed. The project site is not located within, nor visible from, the Big Sur Critical Viewshed. The proposed project would not be visible from Highway 1 or any area designated within the Big Sur Critical Viewshed. The topography of the Coastlands subdivision screens the site from Highway 1, and access to the site is via a gated private road. As proposed, the project would not result in

any visual impacts, and the project is consistent with the applicable visual resource policies of the Big Sur Coast Land Use Plan.

- o) The project planner conducted site inspections on June 12 and July 10, 2018, to verify that the proposed project on the subject parcel conforms to the applicable plans and Monterey County Code, and that the site is suitable for the proposed use.
- p) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources. Although located in an area of high sensitivity and known resources, the area of proposed development has been disturbed by erosion and landslide activity, as well as previous landscaping.

Based on County review of a previous site archaeological survey (LIB060642), the project would not impact known archaeological resources in the area. In addition, an archaeological survey (LIB180250) prepared for the proposed project concluded that there is no surface evidence of potentially significant archaeological resources within the project area. Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard condition (Condition No. 3) that requires the contractor to stop work if previously unidentified resources are discovered during construction.

- q) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on July 10, 2018, and voted 4 – 0 to support the project as proposed.
- r) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180181.

2. **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 RMA-Planning, RMA-Public Works, RMA-Environmental Services, CalFire Coastal (Fire Protection District), Environmental Health Bureau (EHB), and Water Resources Agency, and conditions have been recommended, 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) As proposed, the project is necessary to maintain foundational support for the adjacent single-family dwelling. Heavy rainfall in

January 2017 caused erosion and sloughing below the dwelling. Without the retaining wall, the area below the dwelling would continue to be vulnerable to further sloughing, which could result in serious risk to the current residents. The potential for additional erosion would be detrimental to the safety, health, and general welfare of the persons transiting, occupying, and/or working on the property.

- c) The project planner completed site inspections on June 12 and July 10, 2018, to verify that the proposed project would not impact public health and safety.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN180181.

3. **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 (Class 3) categorically exempts the construction of new, small accessory facilities or structures.
 - b) The proposed project involves the construction of a retaining wall in an area already disturbed by erosion and sloughing, and is thereby consistent with the parameters of the Class 3 categorical exemption.
 - c) The proposed project is necessary to maintain foundational support for the adjacent single-family dwelling. Heavy rainfall in January 2017 caused erosion and sloughing below the dwelling. Without the retaining wall, the area below the dwelling would continue to be vulnerable to further sloughing which could undermine the foundation. See also Finding No. 2 and supporting evidence.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, nor development located near or within view of a scenic highway. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - e) No adverse environmental effects were identified during staff review of the development application, nor during site inspections on June 12 or July 10, 2018.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180181.

4. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the

Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan (Part 3) can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 3, Trails Plan, in the Big Sur Coast Land Use Plan).
 - d) The project planner completed site inspections on June 12 and July 10, 2018, to verify that the proposed project would not impact public access. Based on these site inspections, the proposed project would not be visible from Highway 1 or any area designated as within the Big Sur Critical Viewshed. Access to the site is via a gated private road. As proposed, the project will not adversely impact the public viewshed or scenic character in the project vicinity, and is consistent with the applicable visual resource and public access policies of the Big Sur Coast Land Use Plan.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180181.

5. **FINDING:** **DEVELOPMENT ON SLOPE EXCEEDING 30 PERCENT AND WITHIN 50 FEET OF A COASTAL BLUFF** – There is no feasible alternative which would allow development to occur on slopes of less than 30 percent, and there is no alternative location to position a retaining wall structure necessary to protect the eroding coastal bluff that is threatening existing residential development.

- EVIDENCE:**
- a) Pursuant to the policies of the Big Sur Coast Land Use Plan and applicable Monterey County Code (MCC), Coastal Development Permits are required and the criteria to grant said permits has been met. No feasible alternatives exist.
 - b) The project includes application for development on slopes exceeding 30 percent to allow construction of a 100-linear foot retaining (Hilfiker) wall ranging in height from 4 to 17 feet. The proposed project is necessary to maintain foundational support for the adjacent single-family dwelling. Heavy rainfall in January 2017 caused erosion and sloughing below the dwelling. Without the retaining wall, the area below the dwelling would continue to be vulnerable to further sloughing which could undermine the foundation.
 - c) The subject project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the Big Sur Coast Land Use Plan. The project planner conducted site inspections on June 12 and July 10, 2018, to verify the subject project minimizes development on slopes exceeding 30 percent. Additionally, the County reviewed the project plans and visited the site to analyze possible development alternatives. The proposed retaining wall does not extend down to the beach, which is over 600 feet below the proposed structure, and would not result in loss of sand

reaching the beach or marine habitat below the slide area. As designed, the retaining wall would only protect the area of the coastal bluff immediately below the main dwelling unit from continued erosion.

- d) The Zoning Administrator shall require such conditions of approval and changes in the development as deemed necessary to assure compliance with MCC Section 20.64.230.E.1 and to assure stability of the development; therefore, the following conditions have been applied: Condition Nos. 7, 8, 9, 10, 11, 12, and 13 – Erosion Control Plan, Grading Plan, Geotechnical Plan Review, Inspections, and Geotechnical Certification.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180181.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (Highway 1), development within 300 feet of the top of the seaward face of any coastal bluff, and development permitted in the underlying zone as a conditional use (i.e., development of the retaining wall on slopes exceeding 30 percent and within 50 feet of a coastal bluff). The project site is not located within 300 feet of the inland extent of any beach or of the mean high tide line of the sea, or located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream.

DECISION

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

- A. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approve a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the construction of a 100 linear foot retaining wall ranging in height from 4 to 17 feet, a Coastal Development Permit to allow development within 50 feet of a coastal bluff, a Coastal Development Permit to allow development on slopes exceeding 30 percent, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources, in general conformance with the attached plans and subject to thirteen (13) conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of August, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON AUG 31 2018.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE SEP 10 2018.

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

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

NOTES

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 offices in Salinas.

Monterey County RMA Planning

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

PLN180181

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN180181) allows construction of a 100 linear foot retaining wall ranging in height from 4 to 17 feet, development within 50 feet of a coastal bluff, development on slopes exceeding 30 percent, and development within 750 feet of known archaeological resources. The property is located at 48198 Highway 1, Coastlands, Big Sur (Assessor's Parcel Number 420-171-046-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA-Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 18 -) was approved by the Zoning Administrator for Assessor's Parcel Number 420-171-046-000 on August 30, 2018. The permit was granted subject to thirteen (13) 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 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.

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on August 30, 2021, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

6. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of RMA-Planning. Plans for such restoration shall be submitted to and approved by RMA-Planning within 60 days of completion of construction. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Within 60 days of final of the associated construction permit, the Owner/Applicant shall submit restoration plans to RMA-Planning for review and approval.

Within 90 days of restoration plan approval, the Owner/Applicant shall implement the approved plan, and submit evidence of completion of restoration activities to RMA-Planning.

7. 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.

8. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from the approved geotechnical report. The grading plan shall include contour lines 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. (RMA-Environmental Services)

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

9. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

10. 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.

11. 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.

12. 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.

13. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the approved 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.

RECOMMENDED GRADING SPECIFICATIONS FOR EARTHWORK

ET:1 GENERAL DESCRIPTION:

1.1 THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, PREPARATION OF LAND TO BE FILLED, EXCAVATION AND FILL OF THE LAND, SPREADING, COMPACTION AND CONTROL OF THE FILL; AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADED AREA TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

1.2 THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK AS SPECIFIED HEREIN, AS SHOWN ON THE APPROVED PLANS AS STATED IN THE PROJECT SPECIFICATIONS.

1.3 RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT. 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.

ET:2 TESTS:

2.1 THE STANDARD TEST USED TO DEFINE MAXIMUM DENSITIES OF ALL COMPACTION WORK SHALL BE THE A.S.T.M. D-1557, MOISTURE DENSITY OF SOILS, USING A 10-POUND RAM AND 18-INCH DROP. ALL DENSITIES SHALL BE EXPRESSED AS A RELATIVE DENSITY IN TERMS OF THE MAXIMUM DENSITY OBTAINED IN THE LABORATORY BY THE FOREGOING STANDARD PROCEDURE.

2.2 IN-PLACE DENSITY SHALL BE DETERMINED BY TEST METHODS A.S.T.M. D-1556, DENSITY OF SOIL IN-PLACE BY SAND CONE METHOD AND D-2922, DENSITY OF SOIL IN-PLACE BY NUCLEAR METHOD.

2.3 PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

ET:3 CLEARING, GRUBBING AND PREPARING AREAS TO BE EXCAVATED OR FILLED:

3.1 ALL VEGETABLE MATTER, IRREDUCIBLE MATERIAL GREATER THAN 4 INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE AREAS IN WHICH GRADING IS TO BE DONE. ALL STUMPS AND ROOT MASSES OF REMOVED TREES ARE TO BE REMOVED FROM AREA OF CONSTRUCTION AND FILL PLACEMENT. SUCH MATERIALS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AS DIRECTED.

3.2 AFTER THE FOUNDATION FOR FILL HAS BEEN CLEARED, IT SHALL BE BROUGHT TO THE PROPER MOISTURE CONTENT BY ADDING WATER OR AERATING AND COMPACTING TO A RELATIVE DENSITY OF NOT LESS THAN 90% OR AS SPECIFIED. COMPACTION OF FILL PLACED IN LANDSCAPE AREA TO BE COMPACTED TO A RELATIVE DENSITY OF APPROXIMATELY 80% OR AS DIRECTED BY THE OWNER. THE SOILS SHALL BE TESTED TO A DEPTH SUFFICIENT TO DETERMINE QUALITY AND SHALL BE APPROVED BY THE SOILS ENGINEER FOR FOUNDATION PURPOSES PRIOR TO PLACING ENGINEERED FILL.

ET:4 MATERIALS:

4.1 THE MATERIAL FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. ANY IMPORTED MATERIAL MUST BE APPROVED FOR USE BEFORE BEING BROUGHT TO THE SITE. THE MATERIAL USED SHALL BE FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS.

4.2 IMPORTED MATERIALS FOR ENGINEERED FILL SHALL CONSIST OF NON-EXPANSIVE SOIL WITH MAXIMUM AGGREGATE SIZE OF 4 INCHES, A PI LESS THAN 15 AND/OR A CU GREATER THAN 4 AND SHALL BE APPROVED BY THE ENGINEER.

ET:5 PLACING, SPREADING AND COMPACTING FILL MATERIAL:

5.1 THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, SHALL NOT EXCEED 6 INCHES IN THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. FILL SHALL BE PLACED SUCH THAT CROSS FALL DOES NOT EXCEED 1 FOOT IN 20 UNLESS OTHERWISE DIRECTED.

5.2 WHEN FILL MATERIAL INCLUDES ROCK OR CONCRETE RUBBLE, NO IRREDUCIBLE MATERIAL LARGER THAN 4 INCHES IN GREATEST DIMENSION WILL BE ALLOWED EXCEPT UNDER THE DIRECTION OF THE SOILS ENGINEER.

5.3 THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE MAINTAINED IN A SUITABLE RANGE TO PERMIT EFFICIENT COMPACTION. THE SOILS ENGINEER MAY REQUIRE ADDING MOISTURE, AERATING, OR BLENDING OF WET AND DRY SOILS.

5.4 EACH LAYER SHALL BE COMPACTED TO THE SPECIFIED RELATIVE DENSITY. COMPACTION SHALL BE CONTINUOUS OVER THE ENTIRE AREA OF EACH LAYER.

5.5 FIELD DENSITY TEST SHALL BE MADE BY THE SOILS ENGINEER OF EACH COMPACTED LAYER. AT LEAST ONE TEST SHALL BE MADE FOR EACH 500 CUBIC YARDS OR FRACTION THEREOF, PLACED WITH A MINIMUM OF TWO TESTS PER LAYER IN ISOLATED AREAS. WHERE A SHEEP-FOOT ROLLER IS USED, THE SOIL MAY BE DISTURBED TO A DEPTH OF SEVERAL INCHES. DENSITY TESTS SHALL BE TAKEN IN COMPACTED MATERIALS BELOW THE DISTURBED SURFACE. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF, IS BELOW THE REQUIRED DENSITY, THAT PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.

5.6 ALL EARTH MOVING AND WORK OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL SUCH WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

5.7 CUT AND FILL SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL MUST BE APPROVED BY THE SOILS ENGINEER.

ET:6 SEASONAL LIMITS:

6.1 WHEN THE WORK IS INTERRUPTED BY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL IS AS PREVIOUSLY SPECIFIED AND SOILS TO BE PLACED ARE IN SUITABLE CONDITION.

ET:7 UNUSUAL CONDITIONS:

7.1 IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR THE SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.

ET:8 COUNTY

8.1 A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.

8.2 ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535.

8.3 THE SOILS ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS & SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF ANY FOOTINGS.

EROSION CONTROL PLANNING

ER:1 GENERAL DESCRIPTION:

1.1 INSTALLATION OF THE EROSION PROTECTION FEATURES SHOULD CONFORM TO THE EXISTING AND PROPOSED GRADES AND CONSIDER THE TOPOGRAPHIC AND HYDROLOGIC FEATURES OF THE SITE. IT IS IMPORTANT TO MINIMIZE UNNECESSARY GRADING OF OR NEAR STEEP SLOPES. DISTURBING NATIVE VEGETATION AND NATURAL SOIL STRUCTURE ALLOWS RUNOFF VELOCITY AND TRANSPORT OF SEDIMENTS TO INCREASE. ALL DISTURBED AREAS ARE TO BE PROVIDED WITH EROSION CONTROL AS GIVE UNDER SECTION ER.3.

1.2 COLLECTED RUNOFF SHOULD BE RELEASED IN A CONTROLLED FASHION. COLLECTED RUNOFF FLOWS SHOULD BE DIRECTED INTO LINED DITCHES TO COLLECTION GRATES THEN PIPED INTO EXISTING PASADERA COMMUNITY STORMWATER COLLECTION INLET (PROVIDED ON EACH LOT).

1.4 DE-SILTATION OF RUNOFF MAY TAKE FORM OF STILLING BASINS, GRAVEL BERM, TURF OR VEGETATION SCREENS, REFORESTATION, ETC..

1.5 FREE FLOWING STORM RUNOFF SHOULD NEVER BE DIRECTED TOWARDS STRUCTURE (ON OR OFF SITE), SEPTIC SYSTEMS OR STRUCTURES SENSITIVE TO FREE FLOWING WATER. COLLECTED DRAINAGE ADJACENT TO SENSITIVE STRUCTURES SHOULD BE CARRIED IN CLOSED CONDUIT OR LINED SURFACE DRAIN.

1.6 ANY SITE SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

ER:1 MATERIALS STORAGE:

2.1 DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO STREAMS OR DRAINAGE WAYS. SHOULD WEATHER THREATEN THE STORED MATERIALS IT SHOULD BE COVERED WITH PLASTIC OR APPROPRIATE RETENTION FACILITIES PROVIDED FOR DESILTATION OF THE STORM WATER PRIOR TO RELEASE.

2.2 KEEP ALL CULVERTS AND DRAINAGE FACILITIES FREE OF SILT AND DEBRIS. KEEP EMERGENCY EROSION CONTROL MATERIALS SUCH AS STRAW MULCH, PLASTIC SHEETING, AND SANDBAGS ON SITE AND INSTALL THESE AT THE END OF EACH DAY AS NECESSARY.

ER:3 RE-VEGETATION AND PLANTING:

3.1 RE-VEGETATE AND PROTECT EXPOSED SOILS BY OCTOBER 15. USE APPROPRIATE GRASS/LEGUME SEED MIXES AND/OR STRAW MULCH FOR TEMPORARY COVER. PLAN PERMANENT VEGETATION TO INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS. SEEDING AND RE-VEGETATION MAY REQUIRE SPECIAL SOIL PREPARATION, FERTILIZING, IRRIGATION, AND MULCHING.

3.1.A RECOMMENDED SEED SCHEDULE IS AS FOLLOWS:
40 POUNDS PER ACRE OF CALIFORNIA BROME
15 POUNDS PER ACRE OF BLUE WILD RYE
4 POUNDS PER ACRE OF ZORRO FESCUE
6 POUNDS PER ACRE OF RED CREEPING FESCUE

3.2 IN THE ABSENCE OF A DETAILED EROSION CONTROL PLAN, THE WORK WILL BE PROTECTED IN ACCORDANCE WITH THE APPROPRIATE ORDINANCE, REGULATION AND/OR STANDARD PRACTICE WHICH EVER PROVIDES SATISFACTORY EROSION PROTECTION.

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

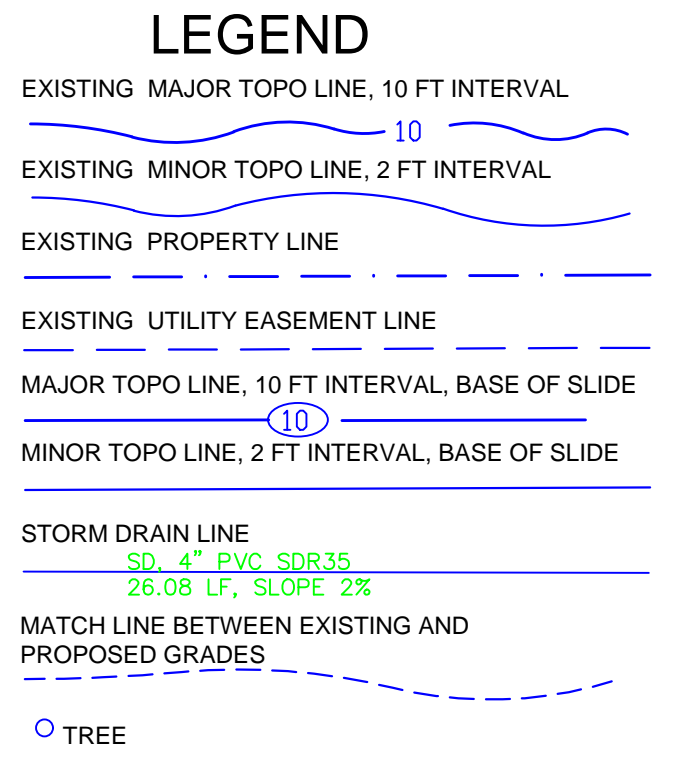
ER:4 COUNTY

4.1 ALL EROSION CONTROL MEASURES FOR GRADING SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15.

4.2 ALL EROSION CONTROL MEASURES SHALL CONFORM WITH MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.

ABBREVIATIONS - USED WITH OR WITHOUT PERIODS (E.G. = EG)

AC	ASPHALTIC PAVEMENT
ACD	FINISH GRADE ASPHALTIC CONCRETE DRIVE
ACR	ACRE
APN	ASSESSORS PARCEL NUMBER
BCR	BEGINNING OF CURB RETURN
BTM	BOTTOM
BWF	BASE OF WALL AT FACE (TALLEST FACE)
BWR	BASE OF WALL AT REAR (SHORTEST FACE)
C'NUMBER'	CURVE NUMBER, SEE TABLE
CB	CATCH BASIN
CD	FINISH GRADE CONCRETE DRIVE
CF	FINISH GRADE CONCRETE RESIDENTIAL FLOOR
CG	FINISH GRADE CONCRETE GARAGE FLOOR
CW	FINISH GRADE CONCRETE WALK
CL	CENTER LINE
CNTR	CENTER
CONST	ITEM TO BE CONSTRUCTED
CPV	CONCRETE PAVEMENT
DI	DRAINAGE INLET
DRTE	EXISTING GRADE OF DIRT
DRTF	FINISH GRADE OF DIRT
E or (E)	EAST OR EXISTING
EX or (EX)	EXISTING
(EC)	'EXISTING' INFORMATION COMPUTED FROM SURVEY
ECR	END OF CURB RETURN
EL	ELEVATION
END	END
ECC	END OF CURVE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FT	FEET
GRT	FINISH GRADE OF GRATE OR DRAINAGE INLET
HDPE	HIGH DENSITY POLYETHYLENE
HPS	HIGH PRESSURE SODIUM
IN	IN
INV	ELEVATION OF BOTTOM INSIDE OF PIPE (INVERT)
J.U.	JOINT UTILITIES
L	LEFT
LAT	LATERAL
LATS	MULTIPLE SEPARATE LATERALS
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N or (N)	NORTH OR NEW
NW	NEW, TO BE INSTALLED, CONSTRUCTED OR FINISHED
PRD	PROPOSED
PAR	PARCEL
PER	PURSUANT TO
PM	PARCEL MAP
PV	PAVEMENT
PVC	POLY VINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R OR (R)	RIGHT
RD	RADIUS
RMC	ELEVATION OF CENTER OF MANHOLE
RIMM or NRM	ELEVATION OF NORTH EDGE OF MANHOLE
S	SOUTH
SD	STORM DRAIN
SE	SAND EQUIVALENCY
SHT	SHEET
SL	SLOPE
SOF	ELEVATION OF TOP INSIDE OF PIPE (SOFFIT)
SP	STANDARD PLAN
SS	SANITARY SEWER
STA+	DISTANCE FORWARD ON PROFILE
STA-	DISTANCE BACKWARD ON PROFILE
TC	TOP FACE (ROADSIDE) OF CURB
THR	THROUGH
TP	TOP
V	VOLTS
VOL	VOLUME
W	WEST
WA	WATTS
WYE	SEWER LATERAL CONNECTION
'	SECONDS OF ANGLE OR INCHES
'	MINUTES OF ANGLE OR FEET
°	DEGREES OF ANGLE



SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2013 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS
BASE EXCAVATION	YES	BY SOIL ENGINEER / PERIODIC
MAT PLACEMENT	YES	BY SOIL ENGINEER / PERIODIC
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS
DRAINAGE STRUCTURES	YES	BY SOIL ENGINEER / PERIODIC
FINISH SLOPES AND DRAINAGE PATTERNS	YES	BY SOILS ENGINEER / PERIODIC

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.



LOCATION MAP
NOT TO SCALE

THESE PLANS DETAIL CONSTRUCTION OF A HILFIKER M.S.E. WALL TO REPAIR EROSION OF WESTERN RIDGE SLOPE DUE TO EXCESSIVE RAINFALL DURING THE WINTER OF 2016/2017.

SOIL DISTURBANCE AREA : 400 SQUARE FEET

GRADING BALANCE

GROSS CUT	=	4.0 CUBIC YARDS
SHRINKAGE	=	0.4 CUBIC YARDS
SHRINKAGE FACTOR 10%		
NET CUT (LESS SHRINKAGE)	=	3.6 CUBIC YARDS
TOTAL FILL	=	257.1 CUBIC YARDS
TOTAL IMPORT	=	253.5 CUBIC YARDS

VOLUME CALCS ARE TO FINISH GRADE .

PROJECT OWNER:
MR. & MRS. WEISS
COASTLANDS TRAIL NO. 1, LOT 22
BIG SUR, CALIFORNIA 93920

PROJECT REPRESENTATIVE:
MR. BUTCH KRONLUND
BIG SUR BUILDERS
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BIG SUR, CALIFORNIA 93920
(831) 667-0332

PROJECT CIVIL AND GEOTECHNICAL ENGINEER:
GRICE ENGINEERING, INC.
561A BRUNKEN AVENUE
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PROJECT SURVEYOR:
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GEOTECHNICAL REPORT IS COMPLETED FOR THE PROJECT BY GRICE ENGINEERING, INC., OFFICE TELEPHONE (831) 422-9619, FILE NO. 6893-17.11. REFER TO THE RECOMMENDATIONS IN THE REPORT. THE REPORT IS CONSIDERED PART OF THE PROJECT PLANS AND SPECIFICATIONS.

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- C-1 SITE PLAN
- C-2 PROFILES AND SECTIONS
- C-3 HILFIKER MSE DETAILS

REVISION DATES

PUBLISH	08/05/2017

GRICE ENGINEERING INC

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NOT VALID WITHOUT STAMP AND SIGNATURE

LAWRENCE E. GRICE, P.E.; R.C.E. 68857

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BIG SUR, CALIFORNIA 93920

WEISS RESIDENCE; A.P.N. 420-171-046-000
COASTLANDS, LOWER TRAIL NO. 1, LOT 22, BIG SUR, 93920

SLOPE REPAIR PLANS
TITLE & SPECIFICATION SHEET

C-0
PLOT DATE: Jul 18, 2018

WEISS RESIDENCE
FILE NO. 6893-17.11



DECK

REVISION DATES

5" FRUIT TREE
5" FRUIT TREE

C-1
PLOT DATE: Jul 17, 2018

WEISS RESIDENCE
FILE NO. 6893-17.11

GRICE ENGINEERING INC

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SLOPE REPAIR PLANS
PLAN

Scale: 1" = 4'

