Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
CELLARIUS LIMITED (PLN230197)
RESOLUTION NO. 25-
Resolution by the County of Monterey Planning Commission:

1) Finding the project qualifies as a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit and Design Approval to allow the replacement of an existing water tank with a 4,775-gallon water tank and development of a 96 square foot retaining wall; and
   b. Coastal Development Permit to allow development within 750 feet of known archaeological resources.

[PLN230197, Cellarius Limited,48700 Highway 1, Big Sur, Big Sur Coast Land Use Plan (APN: (420-171-027-000)]

The Cellarius Limited application (PLN230197) came on for public hearing before the County of Monterey Zoning Administrator on June 26, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

   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 1982 Monterey County General Plan;
   - Big Sur Coast Land Use Plan;
   - Big Sur Coastal Implementation Plan (Part 3);
   - Monterey County Zoning Ordinance (Title 20);

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) Allowed Use. The property is located at 48700 Highway 1 in Big Sur (Assessor's Parcel Number 420-171-027-000), Big Sur Coast Land Use Plan. The parcel is zoned Rural Density Residential with a density of 40 acres per unit and a Design Control overlay in the Coastal Zone. The rural Density Residential zoning district allows the replacement of water tanks where no increase in service connections is proposed. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the replacement of an existing 4,999-gallon water tank with a 4,775-gallon water tank and development of a 96 square foot retaining wall. The project also involves development within 750 feet of known archaeological resources, which is an allowed use subject to the granting of a Coastal Development Permit. Pursuant to Title 20 section 20.16.040.F, replacement of a water tank is a principally allowed use for this zoning district, subject to Coastal Administrative Permit in each case. Therefore, the project is an allowed land use for this site.

c) HCD-Planning staff conducted a site inspection on March 11th, 2025 to verify that the project on the subject parcel conforms to the plans listed above.

d) Review of Development Standards. The project meets all required development standards for the Rural Density Residential zoning district for non-habitable accessory structures as identified in Title 20 section 20.16.060.C.3, except as to the required front setback and to height. The required setbacks for non-habitable accessory structures include a 50-foot front setback, a six-foot side setback, a one-foot rear setback and a maximum height of 15 feet. The project will have a front setback of 17 feet, a side setback of over 12 feet, a rear setback of over 50 feet, and a height of 18 feet. The proposed development includes the replacement of an existing 4,999-gallon water tank, which was previously approved by the Monterey County Zoning Administrator on August 12, 1999 (Resolution No. 980674). The installation of the water tank had a previously approved front setback of 17' feet from the edge of Coastlands Road. Site development standards for the RDR zoning district identifies non-habitable accessory structures to have a minimum 50 foot front setback; however, Title 20 section 20.62.040.F, allows for an exception to this requirement should 50% or more of the building sites on any one block or portion thereof in the same district have been improved with structures, the required front setback shall be of a depth equal to the average of the front setbacks of the improved building sites, to a maximum of that specified for the district in which such building site is located. The approval of the water tank applied this exception with review of application materials submitted by the applicant that identified photographic evidence that was submitted and reviewed that illustrated other structures also encroaching into the front yard setback areas as outlined in the staff report prepared by County staff for PLN980674. The existing water tank has been damaged and requires

replacement. The proposed development is replacement of this existing water with an approximately 12 foot high, 4,775-gallon water tank within the same location previously approved under Resolution No. 980674, with the addition of an 8-foot-high retaining wall. The structures meet the maximum height out as outlined in Title 20 section 20.16.060 site development standards. Additionally, staff reviewed the parcels within one block of the proposed development and found a portion thereof the block with parcels of the same district to have been improved with structures. Four out of the nine parcels located within the same street have been improved with structures of similar types. Two of these parcels are water tanks that have been placed within the front setback of the applicable properties. Further, parcels located towards the end of Coastlands Road, near HWY 1, also includes accessory structure such as water tanks within the front setback of the property. Therefore, staff finds that replacement of the existing water tank within the same location, with a front setback of 17 feet, meets the criteria outline in Title 20 section 20.62.040.F. Therefore, the project meets all required development standards.

e) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The project colors and materials consist of corrugated steel, and a light brown wood retaining wall. The Big Sur Coast Land Use Plan identifies those developments which are visible from Highway 1 and major public viewing areas as being within the Critical Viewshed. Due to existing vegetation and topography the proposed development is not visible from Highway 1 nor any other public viewing areas, and as sited and designed is consistent with the Big Sur Coast Land Use Plan.

f) Development on Slopes. Title 20 section 20.64.230.C.1 requires a Coastal Development Permit for development on slopes in excess of 30%. However, Title 20 section 20.64.230.C.2.d exempts additions to existing structures on slopes in excess of 30% provided the addition does not exceed 120 square feet. In this case, the addition to the existing retaining wall will require 24 square feet of development on slope sin excess of 30%. Therefore, no Costal Development Permit is required for development on slopes.

g) Cultural Resources. According to county GIS records, the subject property is within 750 feet of a known archaeological resource. In conjunction with the development of the original water tank and retaining wall (PLN980674), an initial study/mitigated negative declaration (IS/MND) was prepared for the subject property and development site. The IS/MND identified the presence of archaeological resources within a small portion of the subject property but not within the proposed development site. The project involves minimal ground disturbance, limited to the drilling of piers for the retaining wall. Although the development site is negative for archaeological resources and the project involves minimal ground disturbance, the subject

property does contain positive resources and therefore requires granting of a Coastal Development Permit pursuant to Big Sur Coast LUP section 20.145.120.A.1.

h) Lot Legality. The subject property is shown in its current configuration on a Final Map entitled "Coast Lands Tract No.1" as Parcel 32, recorded on October 3rd, 1927 (Volume 3, Cities and Towns, Page 46). Therefore, the County recognizes the subject properties as legal lots of record.

i) Public Access. As outlined in Finding 5, the development is consistent with applicable public access policies of the Big Sur Coast LUP. See Finding No. 5 and supporting evidence.

j) Land Use Advisory Committee. The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review, on March 11th, 2025. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The LUAC voted 5-0 to support the project as proposed.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN230197.

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, Big Sur Volunteer Fire Brigade, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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 Geological Resources (slopes). The following reports have been prepared:

- "Geotechnical Investigation(LIB250019), prepared by Belinda Taluban, Salinas, CA, March 1st, 2024

The above-mentioned technical report by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on March 11th, 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 the County of Monterey HCD - Planning for the proposed development found in Project File PLN230197.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Big Sur Volunteer Fire Brigade, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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) Environmental Health Bureau reviewed the replacement water tank and required the addition of Conditions No. 4 and 5. Condition No.4 requires that prior to construction permit hold final clearance, the applicant shall demonstrate adequate backflow protection (to the connection or dedicated line to storage tank) has been properly Installed. Condition No.5 requires that Prior to construction permit hold final clearance, the applicant shall submit water quality analysis results for a coliform sample downstream of the new storage tank to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

c) Staff conducted a site inspection on March 11th, 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 the County of Monterey HCD - Planning for the proposed development found in Project File PLN230197.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on March 11th, 2025 and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230197.

5. **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 15302 categorically exempts the replacement of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity.

b) The proposed project involves the replacement of a 4,999-gallon water tank with a 4,775 gallon water tank and addition to an existing retaining wall. The replacement water tank will be similar, but smaller, in capacity to the existing and will be located on the existing foundation. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15302.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 11th, 2025.

d) 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. 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 on a hazardous waste site. No trees are proposed for removal. The proposed project will also not be visible from any scenic vista or corridor (see Finding No.1, Evidence "e"). No known historical resources are found in the geotechnical report which may cause a substantial adverse change in the significance of a historical resource.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN230197.

6. **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 the Local Coastal Program (LCP), and does not interfere with any form of historic public use or trust rights.

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) 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).

c) As illustrated on Assessors Map Book 420, Page 17-1, multiple trials traverse through the Coastlands Tract 1 Subdivision. A portion of "Ridge Trail No. 5" runs through the subject property along the top of slope. The Coastlands Mutual Water Company (CMWC), a non-profit organization, manages all roads, easements, and the local water system of the Coastlands Subdivision. The President of the Coastlands Mutual Water Company confirms that these trails are private easements that have never been or ever will be considered public access easement.

d) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

e) The project planner conducted a site visit on March 11, 2025, to verify that the project, as proposed and conditioned, would not impact public access. Based on this site inspection, the proposed development would

not obstruct public views of the shoreline from surrounding roadways, would not obstruct public visual access to the shoreline from major public viewing corridors, and would not be visible from Highway 1 nor any area designated as within the Big Sur Critical Viewshed. As proposed, the project will not result in adverse impacts to 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.

f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN230197.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 section 20.86.020, an aggrieved party may appeal a decision of the Zoning Administrator to the Board of Supervisors.

b) California Coastal Commission. This project is not appealable to the California Coastal Commission as it is not located between the sea and the first through public road, or within 300 feet of the beach, mean high tide line or coastal bluff. It is not within 100 feet of any wetland and does not include a conditional use.

DECISION

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

1. Find the project for replacement of an existing water tank qualifies for a Class 2 Categorically Exempt pursuant to CEQA Guidelines section 15302, and no exceptions pursuant to section 15300.2 can be made; and
2. Approving a Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the replacement of an existing water tank with a 4,775-gallon water tank and replacement of a 96 square foot retaining wall; and 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

PASSED AND ADOPTED this 26th day of June, 2025:

_____

Mike Novo AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230197

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN230197) allows the replacement of a 4,999-gallon water tank with a 4,775-gallon water tank and development of a 96 square foot addition to a retaining wall within 750 feet of known archaeological resources. The property is located at 48700 Highway 1 (Assessor's Parcel Number 420-171-027-000), Big Sur Coast Land Use 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 420-171-027-000 on June 26th, 2025. The permit was granted subject to 5 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 Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

Responsible Department: Planning

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

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

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

4. EHSP01 – CROSS-CONNECTION CONTROL (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Adequate backflow protection to ensure that the water system will not be subject to backflow or back-siphonage under normal operating conditions. (Monterey County Code 15.04085)

Compliance or Monitoring Action to be Performed: Prior to construction permit hold final clearance, the applicant shall demonstrate adequate backflow protection (to the connection or dedicated line to storage tank) has been properly installed.

5. EHSP02- NEW STORAGE TANK: WATER QUALITY (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, quality testing shall be completed. Sample collection shall be done after the installation of the new storage tank. Quality analysis shall include coliform bacteria. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP).

Compliance or Monitoring Action to be Performed: Prior to construction permit hold final clearance, the applicant shall submit water quality analysis results for a coliform sample downstream of the new storage tank to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

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Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

TERRA MAR COTTAGE

48700 HWY 1 , BIG SUR , CALIFORNIA 93920

COASTAL DEVELOPMENT PERMIT

ABBREVIATIONS:

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
C.L.	CENTERLINE
CAB.	CABINET
CEM.	CEMENT
CHIM	CHIMNEY
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CTR.	CENTER
C.W.	COLD WATER
D.	DRYER
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.P.	DRY STANDPIPE
D.W.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
(E)	EXISTING
EA.	EACH
ELEV.	ELEVATION
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
E.O.	EDGE OF
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
F.D.	FLOOR DRAIN
FIN.	FINISH
FIXT.	FIXTURE
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.PLY	FACE OF PLYWOOD
F.O.S.	FACE OF STUDS
F.P.	FIREPROOF
FR.	FRAME
FT.	FOOT OR FEET
FURR.	FURRING
FUT.	FUTURE
G.	GAS OUTLET
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
G.D.	GARBAGE DISPOSAL
GEN.	GENERAL
GL.	GRIDLINE
GND.	GROUND
G.O.	GAS OUTLET
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.	GYPSUM
H.B.	HOSE BIBB
HD.	HEAD
HDR.	HEADER
HGR.	HANGER
HORIZ.	HORIZONTAL
H.R.	HANDRAIL
HT.	HEIGHT
H.W.H.	HOT WATER HEATER
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LT.FIXT	LIGHT FIXTURE
LIN.	LINEAR
LN.	LINE
LT.	LIGHT
MACH.	MACHINE
MAINT.	MAINTENANCE
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MSRY.	MASONRY
MTD.	MOUNTED
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.OR#	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.	OWNER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
PG & E	PACIFIC GAS & ELECTRIC COMPANY
P.I.P.	POURED IN PLACE
PL.	PLATE
PLAST.	PLASTER
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNT.	PAINT
PR.	PAIR
P.S.I	PER SQUARE INCH
PT.	POINT
P.T.	PRESSURE TREATED
PTD.	PAINTED
Q.T.	QUARRY TILE
R.	RISER
R.A.	RETURN AIR
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REC.	RECESSED
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED
REQ'D.	REQUIRED
RET.	RETAINING
REV.	REVISION,REVISED,REVERSED
RM.	ROOM
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.	SOLID CORE
S.C.E.D.	SEE CIVIL ENGINEERING DRAWINGS
SCHED.	SCHEDULE
SECT.	SECTION
SEP.	SEPARATION
SERV.	SERVICE
SH.	SHELF
S.H.	SPRINKLER HEAD
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SL.	SLIDING
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
SPEC.	SPECIFICATION
SQ.	SQUARE
STA.	STATION
ST.STL.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STD.	STANDARD
STL.	STEEL
STN.	STONE
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
S.V.	SHEET VINYL
S.W.	SHEAR WALL
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.O.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T.& G	TONGUE & GROOVE
THK.	THICK
THRU.	THROUGH
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.PLY	TOP OF PLYWOOD
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VEN.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
W.C.	WATER CLOSET OR WALL COVERING
WD.	WOOD
W/D.	WASHER / DRYER
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WATERPROOFING
W.P.M.	WATERPROOF MEMBRANE
WT.	WEIGHT
W.R.	WATER RESISTANT

PROJECT DIRECTORY:

OWNER'S REPRESENTATIVE (PRIMARY CONTACT):		CONTACT:	MICHAEL LINDER
		TELEPHONE:	661.301.7213
		EMAIL:	bigsurlaw@gmail.com
OWNER:	**CELLARIUS LTD.** 108 SONDGROTH WAY MOUNTAIN VIEW, CA 94040	CONTACT: EMAIL:	ROBERT HALL, PRESIDENT rdhall108@gmail.com
ARCHITECT:	**SUTRO ARCHITECTS** 135 MATHESON STREET HEALDSBURG, CA 95448 www.sutroarchitects.com	CONTACT: TELEPHONE: EMAIL:	ELIOT SUTRO 707.395.4480 esutro@sutroarchitects.com
CONTRACTOR:	**PINNEY CONSTRUCTION** 26607 CARMEL CENTER PLACE #203 CARMEL, CA 93923	CONTACT: TELEPHONE: EMAIL:	FORREST CASEY 415.314.3615 forrest@pinneyconstruction.com

SYMBOL LEGEND:

KEY NOTE — 99

ROOM TAG — STUDIO / 100 / 100 SF

WALL TYPE — 99

DOOR TAG — 999

WINDOW TAG — 99

CEILING HEIGHT — X'-XX"

SPOT ELEVATION

ELEVATION DATUM — FINISHED CEILING X'-XX"

COLUMN GRIDLINE — XX

DRAWING TITLE — 1 TITLE 1/X" = 1'-0"

PLAN DETAIL — XX / AX.X

ELEVATION — XX / AX.X

SECTION — XX / AX.X → 1

INTERIOR ELEVATION — 4 AX.X 2 → 3

REGION — XX / AX.X

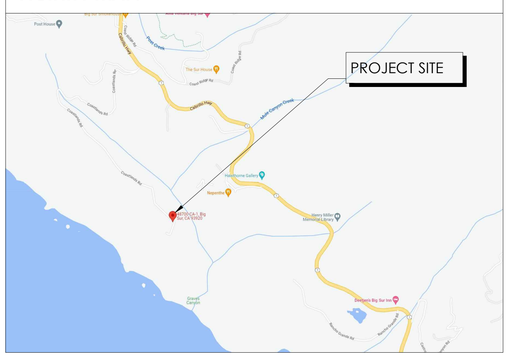
REVISION — 1

FINISH TAG — XX 01

BREAKLINE

NORTH ARROW — PROJECT / TRUE

VICINITY MAP:



PROJECT DATA:

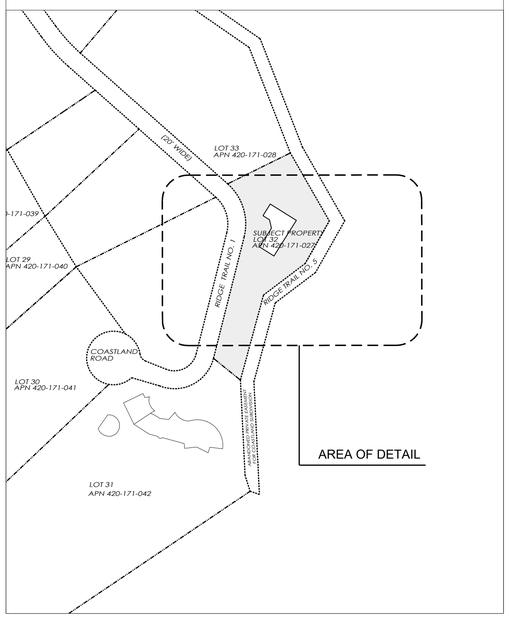
SITE DATA

PROJECT NAME:	TERRA MAR COTTAGE
PROJECT TYPE:	WATER TANK REPLACEMENT AND LANDSCAPE RETAINING WALL
PROJECT ADDRESS:	48700 HWY 1 , BIG SUR , CA 93920
DESCRIPTION OF WORK:	REPLACEMENT OF EXISTING AND FAILING (1) 4999 GAL PLASTIC WATER STORAGE TANK WITH (1) 4775 GAL CORRUGATED STEEL WATER STORAGE TANK WITHIN EXISTING LOCATION. NEW SOLDIER PILE LANDSCAPE RETAINING WALL AT WATER TANK. APPROX 12 LINEAR FEET, 8'-0" MAX. HEIGHT.
GRADING:	ON SITE BALANCED AREA OF DISTURBANCE - APPROX. 140 SQ FT

BUILDING DATA

APPLICABLE BUILDING CODES:	2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA PLUMBING CODE(CPC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 GREEN BUILDING CODE 2022 CALIFORNIA ENERGY CODE
TYPE OF CONSTRUCTION:	TYPE VB
SPRINKLER PROTECTION:	FULLY SPRINKLERED - SYSTEM DESIGN UNDER DEFERRED SUBMITTAL
OCCUPANCY TYPE / USE:	R-3 / SINGLE FAMILY RESIDENCE
ACCESSOR'S PARCEL NUMBER:	420-171-027-000
ZONING DISTRICT:	RDR/40-D(CZ)
PARCEL SIZE:	.30 ACRES / 13068 SQ. FT.
LOT COVERAGE:	EXISTING: (850/13068)X100 = 6.5% PROPOSED: (874/13068)X100 = 6.68%
NO. OF STORIES:	2 STORIES - NO PROPOSED CHANGES

PLOT MAP:



SHEET INDEX:

12.19.2024- COASTAL DEVELOPMENT PERMIT		
	ARCHITECTURAL DRAWINGS	
■	A0.0	COVER SHEET / PROJECT INFO
■	A1.0	EXISTING SITE PLAN
■	A1.1	PROPOSED SITE PLAN
■	A1.2	PROPOSED SITE SECTION & TANK ELEVATION
■	C0.1	CIVIL COVER SHEET
■	C1.0	GRADING PLAN
■	A1.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

TOTAL SHEET COUNT : 7 PAGES

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415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco CA 94109

TERRA MAR COTTAGE
48700 HWY 1
BIG SUR, CA 93920
PARCEL 420-171-027-000 I PROJECT NO. 2022.046

LICENSED ARCHITECT
STEPHEN ELIOT SUTRO
No. C-26012
02.28.2025
RENEWAL DATE
STATE OF CALIFORNIA

CDP APPLICATION
12.19.2024

COVER SHEET

NO SCALE

A0.0

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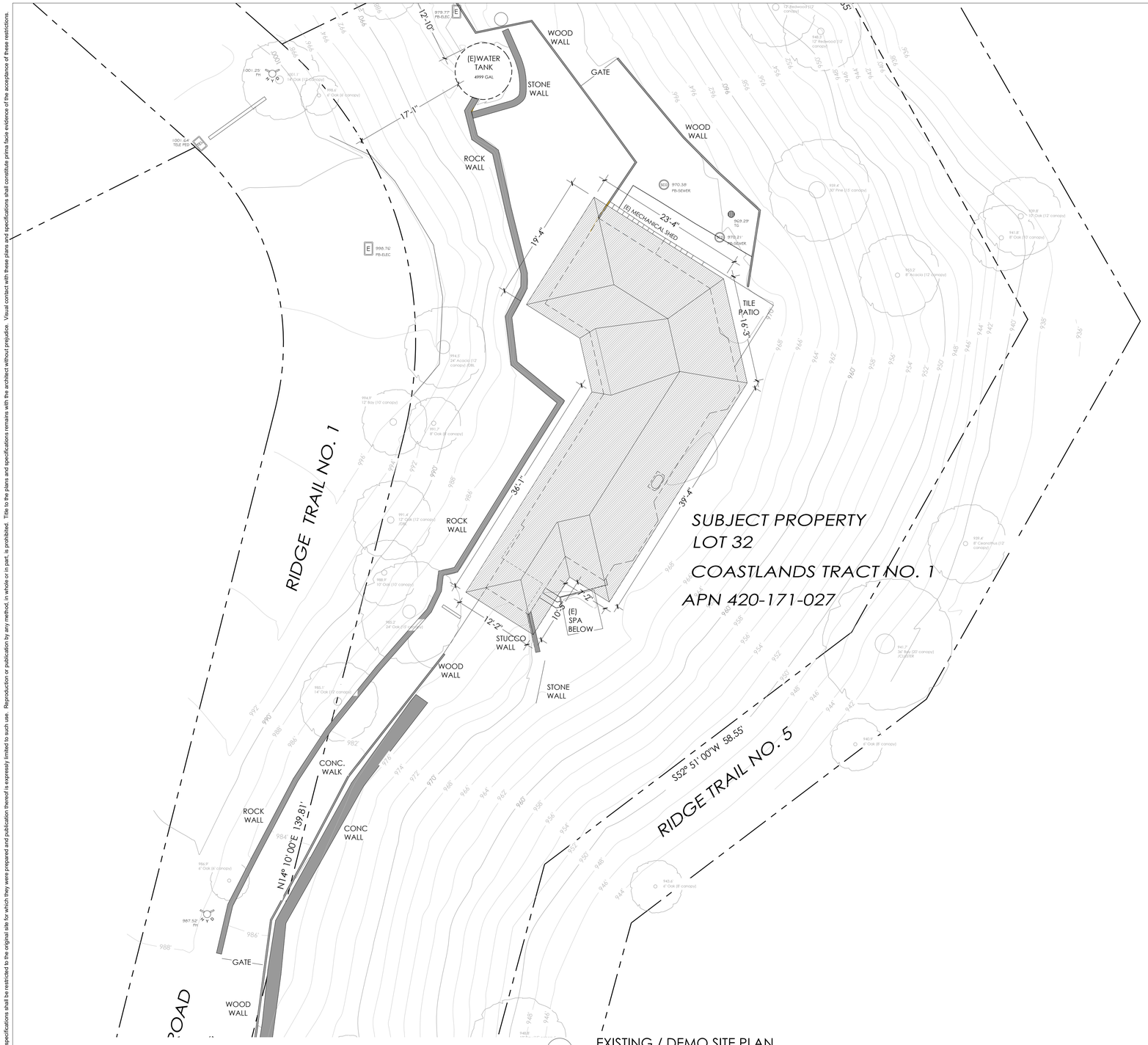
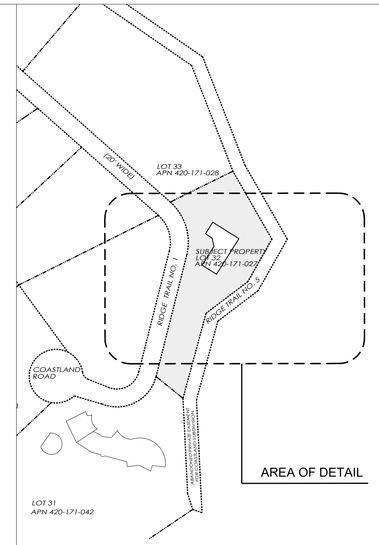


1 EXISTING / DEMO SITE PLAN

1/8" = 1'-0"



MATERIAL PALETTE:

(E) PLASTIC WATER TANK

SITE PLAN/ DEMO LEGEND:

PROPERTY LINE

AREA OF DEMOLITION

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TERRA MAR COTTAGE
48700 HWY 1
BIG SUR, CA 93920
PARCEL 420-171-027-000 I PROJECT NO. 2022.046

LICENSED ARCHITECT
STEPHEN SUTRO
C-26722
02.28.2025
RENEWAL DATE
STATE OF CALIFORNIA

CDP APPLICATION
12.19.2024

EXISTING & DEMO SITE PLAN

1/8" = 1'-0"

A1.0

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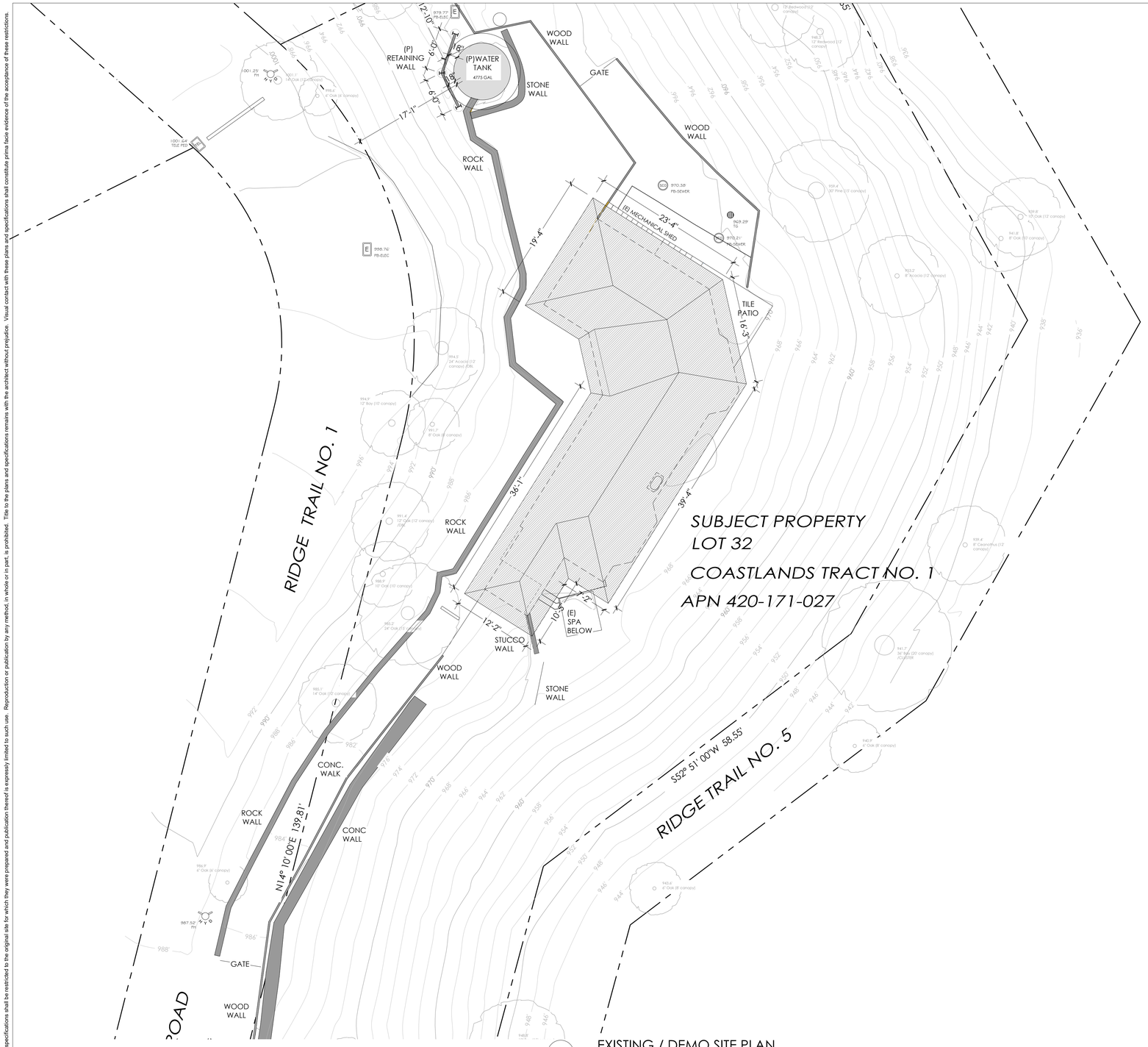
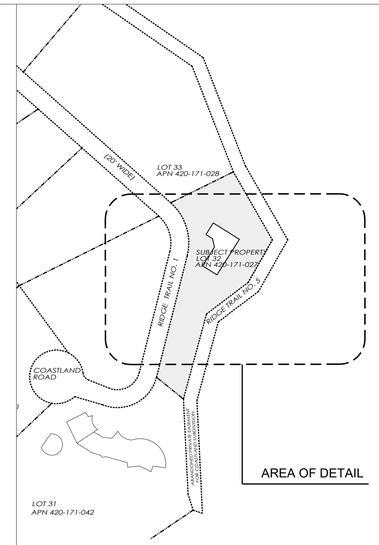


1 EXISTING / DEMO SITE PLAN

1/8" = 1'-0"



MATERIAL PALETTE:

(P) CORRUGATED STEEL WATER TANK

(P) SOLDIER PILE RETAINING WALL

SITE PLAN LEGEND:

PROPERTY LINE

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1055 Post Street, San Francisco CA 94109

TERRA MAR COTTAGE
48700 HWY 1
BIG SUR, CA 93920
PARCEL 420-171-027-000 I PROJECT NO. 2022.046

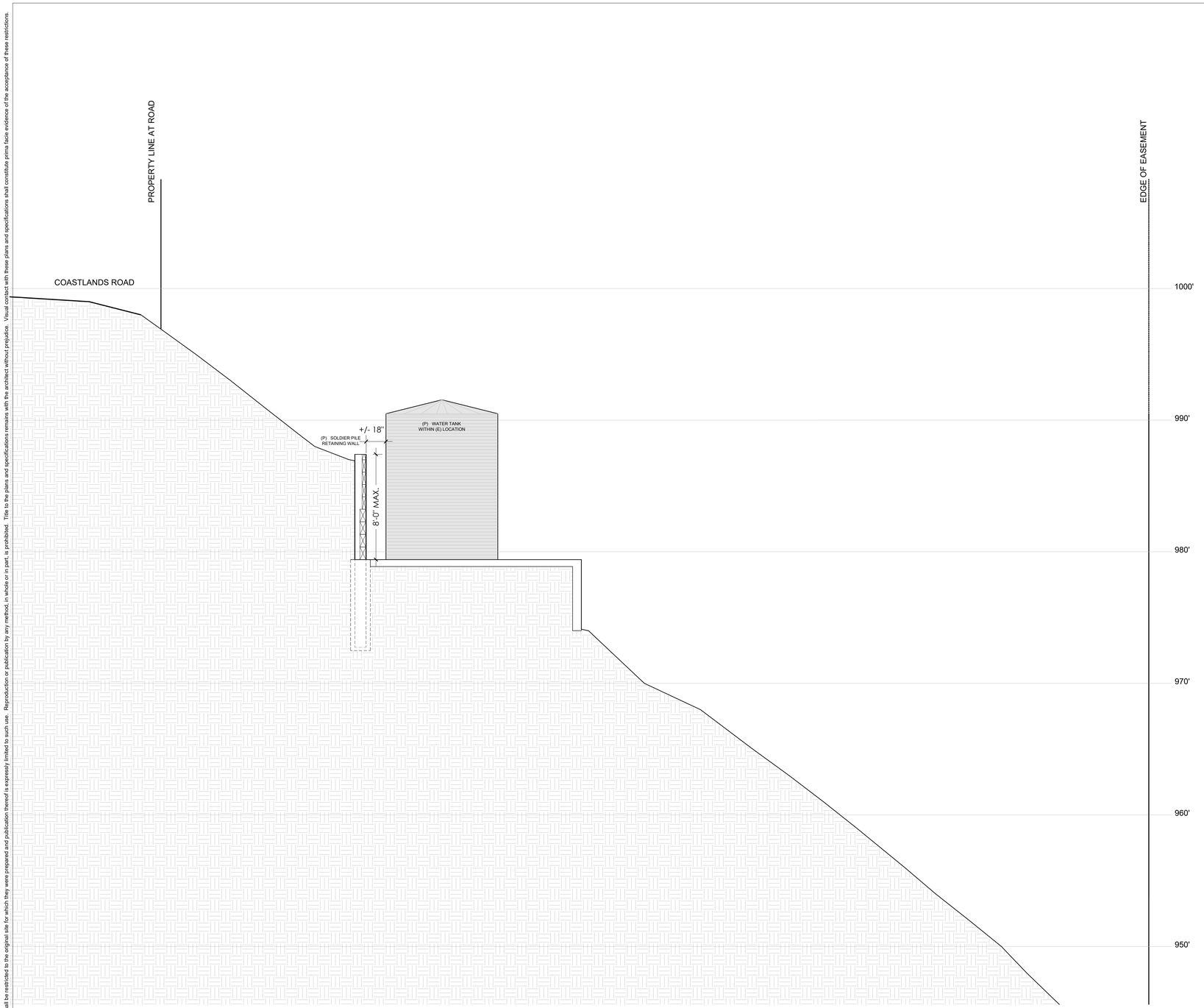
LICENSED ARCHITECT
STEPHEN SUTRO
C-26172
02.28.2025
RENEWAL DATE
STATE OF CALIFORNIA

CDP APPLICATION
12.19.2024

PROPOSED SITE PLAN

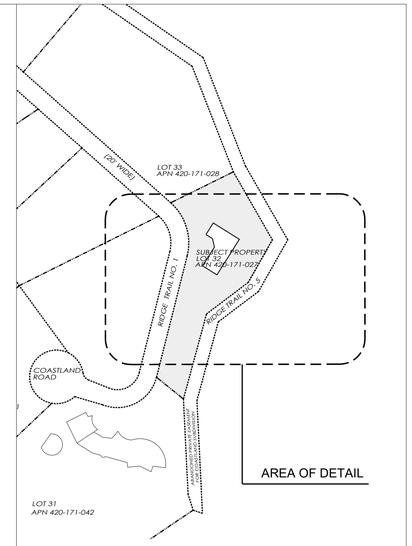
1/8" = 1'-0"

A1.1



1 SITE SECTION AND TANK ELEVATION

1/4" = 1'-0"



SITE PLAN LEGEND:

PROPERTY LINE

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TERRA MAR COTTAGE

48700 HWY 1
BIG SUR, CA 93920
PARCEL 420-171-027-000 I PROJECT NO. 2022.046

LICENSED ARCHITECT
STEPHEN J. SUTRO
C-26,102
02.28.2025
RENEWAL DATE
STATE OF CALIFORNIA

CDP APPLICATION
12.19.2024

PROPOSED SITE SECTION TANK ELEVATION

1/4" = 1'-0"

A1.2

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL–OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
      MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
      MONTEREY BAY AIR POLLUTION CONTROL DISTRICT (MBUAPCD) RUL 402 – NUISANCES
   B. THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE COUNTY OF MONTEREY.
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2024 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM https: //dot.ca.gov/programs/design/ccs–standard–plans–and–standard–specifications
   F. THE 2024 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM https: //dot.ca.gov/programs/design/ccs–standard–plans–and–standard–specifications
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
4. FEMA FLOODPLAIN NOTES:
   PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
   FEMA FIRM PANEL: 06053C0957H, DATED 06/21/17
5. INTENTION OF GRADING: REPLACEMENT OF EXISTING AND FAILING 4999 GAL PLASTIC WATER STORAGE TANK WITH (1) 4775 GAL CORRUGATED STEEL WATER STORAGE TANK AND NEW SOLDIER PILE LANDSCAPE RETAINING WALL WITHIN EXISTING LOCATION.
6. MONTEREY COUNTY NOTE: ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
7. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
8. 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 ARCHEOLOGIST 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, THE ARCHAEOLOGIST, AND THE LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA ESTIMATES

ON–SITE BALANCED

AREA OF DISTURBANCE = 140 SF

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS.
2. THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
   2.1. CLEARING AND STRIPPING
   2.2. REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
   2.3. BULKING/SHRINKAGE
   2.4. OVER–EXCAVATION AND RECOMPACTION
   2.5. UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
3. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
4. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHIC SURVEY WAS PROVIDED BY OTHERS, AND THE ENGINEER MAKES NO CLAIM AS TO ITS ACCURACY.
2. BENCHMARK: A MAG NAIL AND WASHER DESIGNATED CONTROL POINT #75, LOCATED ON COASTLANDS ROAD THE NORTH END OF THE EMERGENCY VEHICLE PULL–OUT, AS SHOWN HEREON
3. ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
4. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
5. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
6. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL INVESTIGATION FOR THE PROPOSED REPLACEMENT WATER TANK LOCATED AT 48700 HIGHWAY ONE
   BY SOIL SURVEYS GROUP INC., DATED MARCH 1, 2024, PROJECT NO. 8473
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW–STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D–1557. IN–PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D–1556 AND D–6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC–LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
14. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
17. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
18. WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 2% INTO THE SLOPE. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
19. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
20. ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
21. ON–SITE NON–ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
    - COMPACTED TO AT LEAST 90% RELATIVE COMPACTION
21. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
    - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 4 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2 INCHES
    - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SEIVE
    - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
    - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
    - COMPACTED TO AT LEAST 90% RELATIVE COMPACTION
22. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
23. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
24. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
25. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	HOMELAND BOUNDARY
	EASEMENT LINE
	CENTER LINE
△100	CONTROL POINT
BM	BENCHMARK
F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
CUM BM#301	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
BH–1	BORE HOLE / BORING LOCATION
+ 928.30	SPOT GRADE
12" OAK	TREE
	TREE DRIP LINE
	DRAINAGE PATH
100.00	WATER SURFACE ELEVATION
	FLOW LINE
	AREA OF 25% OR GREATER SLOPE
	SIGN
OH	OVERHEAD UTILITY LINE(S)
E	UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
G	GAS LINE
GV ICV	GAS VALVE, IRRIGATION CONTROL VALVE
SD	STORM DRAIN LINE
DS	DOWNSPOUT
SS	SANITARY SEWER LINE (GRAVITY)
SSCO	CLEANOUT
W	WELL
WV	WATER VALVE
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH FH	FIRE HYDRANT
HB	HOSE BIB
BFP	BACKFLOW PREVENTION DEVICE
	UTILITY VAULT

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
C&G	CURB AND GUTTER
CATV	CABLE TV
℄	CENTERLINE
CL	CENTERLINE; CLASS
CLR	CLEAR
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
P.O.C.	POINT OF CONNECTION
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

SITE ADDRESS & APN

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APN: 420–171–027–000

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SURVEYOR

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2150 GARDEN ROAD, SUITE A–3,
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TEL: (831) 375–7240

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SUTRO ARCHITECTS
1055 POST ST
SAN FRANCISCO, CA 94109

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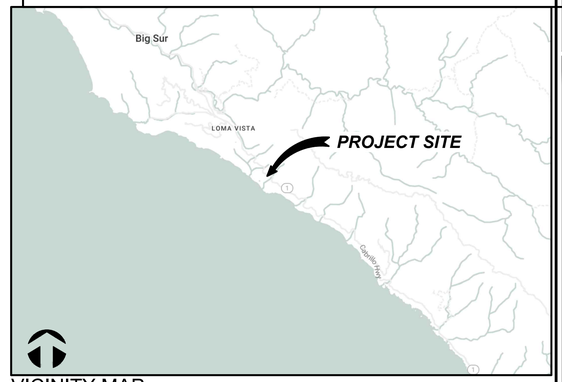
STRUCTURAL ENGINEER

UYEDA AND ASSOCIATES,
STRUCTURAL ENGINEERS
1010 CASS STREET, D–9
MONTEREY, CA 93940

TEL: 831–373–3181



VICINITY MAP

CIVIL SHEET INDEX

C0.1	CIVIL COVER SHEET
C1.0	GRADING PLAN
C1.1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN – NOTES AND DETAILS

Geotechnical Inspection with Timing of Inspection

Description of the Required Inspection:	When Inspection is to be Completed:	Who Will Conduct the Inspection:	Inspector Name:	Completion Date:
Inspect and TestSubexcavation/Overexcavation:	1)Prior to backfilling	Geotechnical Engineer		
Inspect and Test Keyway/Subexcavation/Overexcavation:	2) During backfill placement - ongoing	Geotechnical Engineer		
Inspect Slab-on-Grade Installation:	1)Prior to concrete placement	Geotechnical Engineer		
Inspect Foundation and/or Retaining Wall Footing Excavations:	1) Prior to reinforcement placement	Geotechnical Engineer		
Inspect and Test Retaining Wall Backfill:	1) During backfill placement - ongoing	Geotechnical Engineer		
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Geotechnical Engineer		
Inspect and Test Drainage Installation:	2)During backfill placement - ongoing	Geotechnical Engineer		

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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55019 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

TERRA MAR COTTAGE

48700 Highway 1
Big Sur, California 93920

APN: 420–171–027–000

CIVIL TITLE SHEET

SCALE:	NA
DRAWN:	SL
JOB No.:	4205.02
SHEET	C0.1
OF	

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811 Know what's below. Call before you dig.

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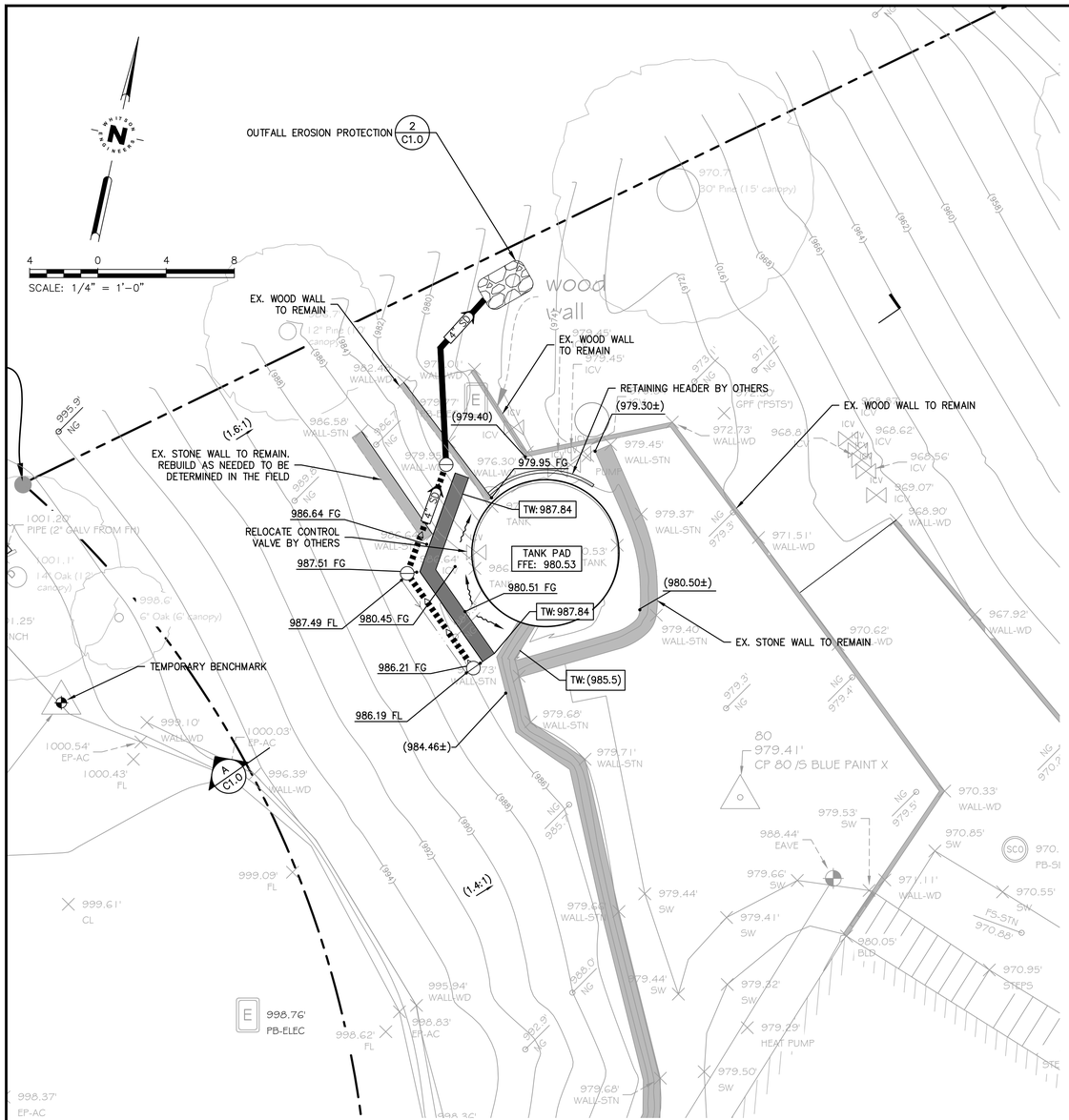
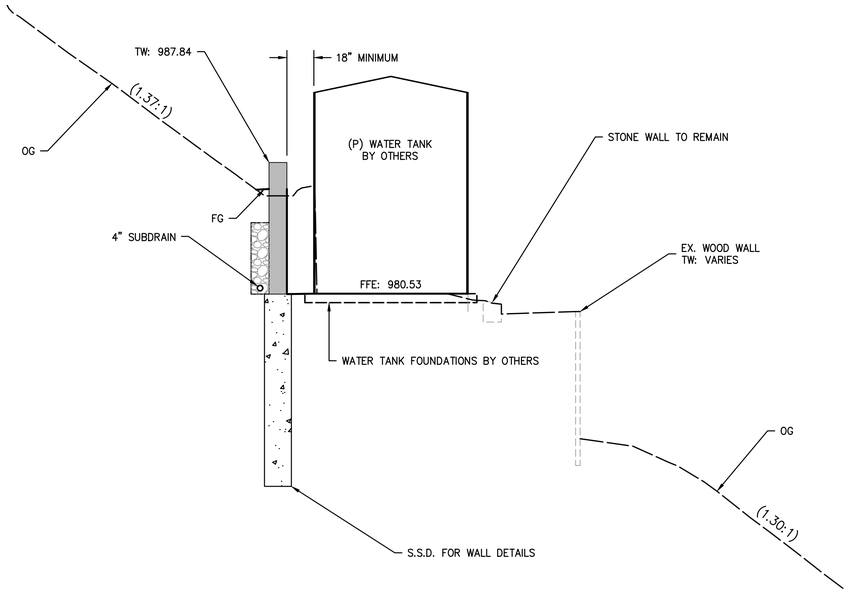




A -- SECTION A
SCALE: 1"=4'

STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D-2661, SCH 40.

8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35 OR SDR 26; OR ASTM D-2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40.

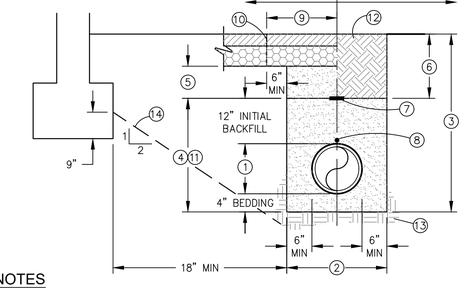
PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729.

PERMEABLE MATERIAL

PERMEABLE MATERIAL (DRAIN ROCK) SHALL CONFORM TO THE PROVISIONS IN SECTION 68, "SUBSURFACE DRAINS," OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

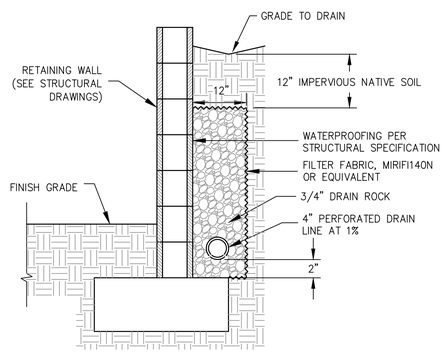
FILTER FABRIC

FILTER FABRIC SHALL CONFORM TO AASHTO M288 CLASS 2 (MIRAFI 160N OR APPROVED EQUAL) OR CLASS 3 (MIRAFI 140N OR APPROVED EQUAL). IF NOT OTHERWISE NOTED, USE CLASS 3 FILTER FABRIC.

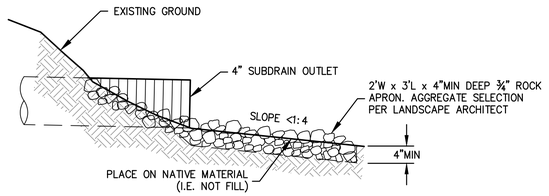


KEYNOTES

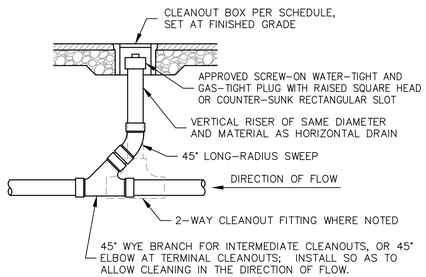
1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM D2487-17, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL WITH FOOTINGS SHALL NOT BE BELOW A PLANE HAVING A DOWNWARD SLOPE OF 2:1 (H:V) FROM A LINE 9" ABOVE THE BOTTOM OUTSIDE EDGE OF THE FOOTING, AND NOT CLOSER THAN 18" FROM THE FACE OF THE FOOTING.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED



1 -- WALL DRAIN
SCALE: NONE



2 -- SUBDRAIN OUTLET EROSION PROTECTION
SCALE: NONE



CLEANOUT BOX SCHEDULE

PLANTER AREAS

CHRISTY F08 BOX WITH REINFORCED CONCRETE LID, OR APPROVED EQUAL. LID MARKED "SEWER" OR "STORM", AS APPROPRIATE.

3 -- CLEANOUT
SCALE: NONE

4 -- PRIVATE UTILITY TRENCHING
SCALE: NONE

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CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

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48700 Highway 1
Big Sur, California 93920
APN: 420-171-027-000

GRADING PLAN

SCALE: 1/4" = 1'
DRAWN: SL
JOB No.: 4205.02

SHEET
C1.0
OF

NOT FOR CONSTRUCTION

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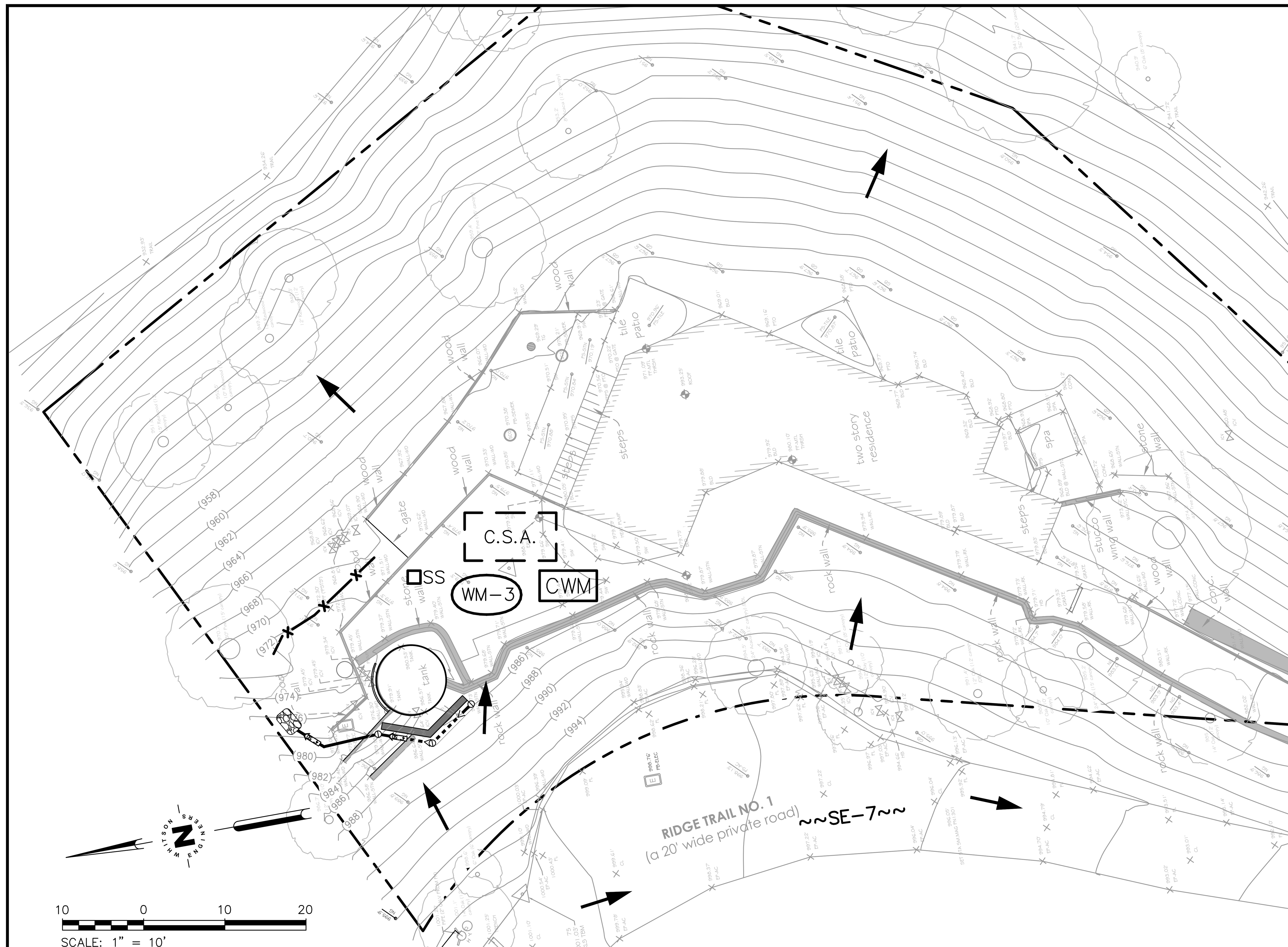


TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

1. ESTIMATED TOTAL DISTURBED SOIL AREA: 140 SF. THIS PROJECT WILL DISTURB LESS THAN 1 ACRE OF SOIL AND THEREFORE IS NOT SUBJECT TO THE CONSTRUCTION GENERAL PERMIT.
   THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER (WPCM) IS RESPONSIBLE FOR REGULARLY EVALUATING SITE CONDITIONS AND IMPLEMENTING BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH ALL RULES, REGULATIONS AND PERMITS.
2. BEST MANAGEMENT PRACTICES (BMP'S) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   A. THE 2019 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
   B. THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
   BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
6. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
7. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP, OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES

BEST MANAGEMENT PRACTICES

1. SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
2. PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE ENGINEER. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
3. PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
4. LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING:
   SE-5 FIBER ROLL
   SE-12 MANUFACTURED LINEAR SEDIMENT BARRIER
   SE-13 COMPOST SOCK OR COMPOST BERM
5. FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
   EC-3 TEMPORARY HYDRAULIC MULCH
   EC-4 TEMPORARY HYDROSEED
   EC-6 TEMPORARY STRAW MULCH
6. SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
7. FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
8. PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
9. PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
10. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
11. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
12. IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

MONTEREY COUNTY REQUIREMENTS

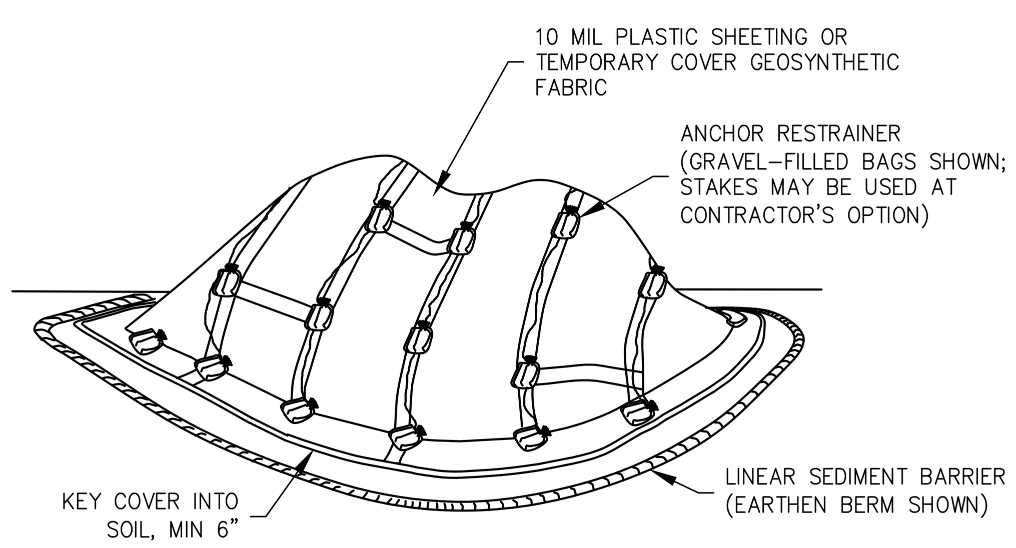
1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
5. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
7. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
10. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

BMP OBSERVATION AND MAINTENANCE

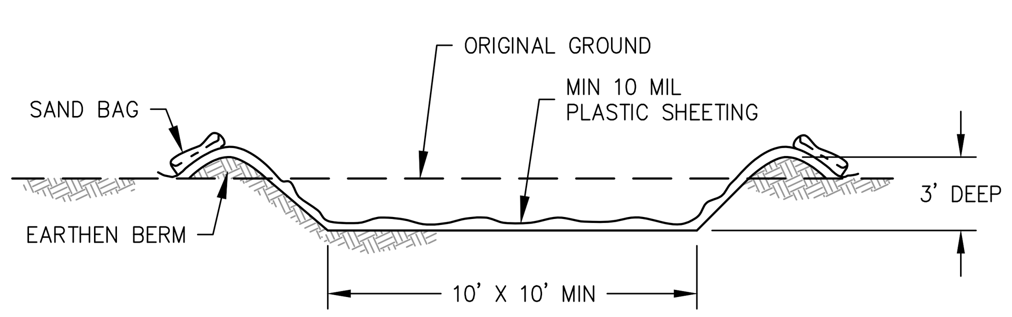
1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP'S) AS FOLLOWS:
   A. WEEKLY, AND
   B. WITHIN 72 HOURS PRIOR TO EACH STORM EVENT, AND
   C. WITHIN 96 HOURS AFTER EACH STORM EVENT.
   D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMP'S WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMP'S BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMP'S DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACK-WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

LEGEND

SYMBOL	BMP #	DESCRIPTION
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	LINEAR PERIMETER SEDIMENT CONTROL: SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
~~SE-7~~	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
CWM	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
C.S.A.	WM-1	CONSTRUCTION STAGING AREA: MATERIAL STORAGE, VEHICLE AND EQUIPMENT STAGING, MAINTENANCE AND FUELING, LOADING/UNLOADING, AND WASTE MANAGEMENT
WM-3	WM-3	TEMPORARY STOCKPILES
SS	WM-9	SANITARY FACILITIES
	-	DIRECTION OF DRAINAGE

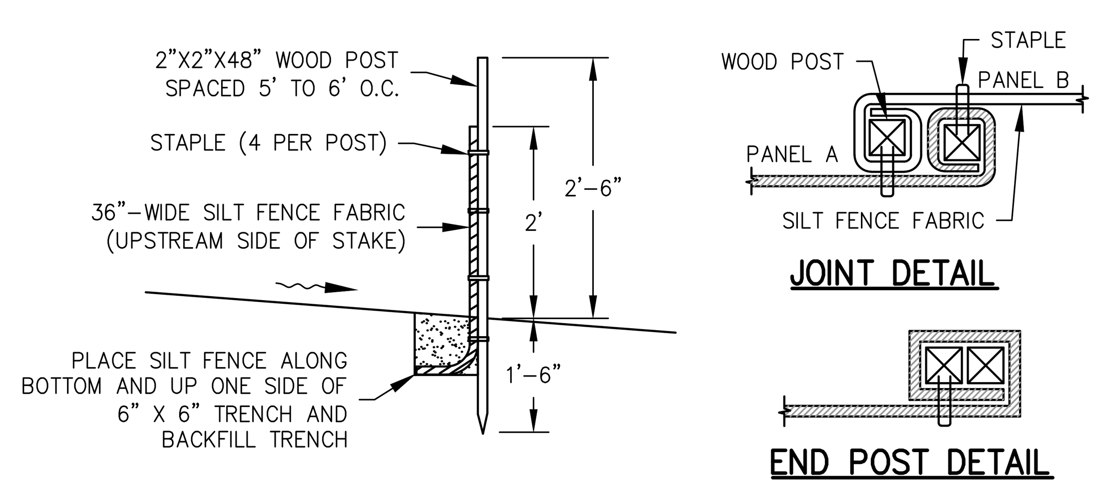


WM-3 -- TEMPORARY COVER ON STOCKPILE
SCALE: NONE



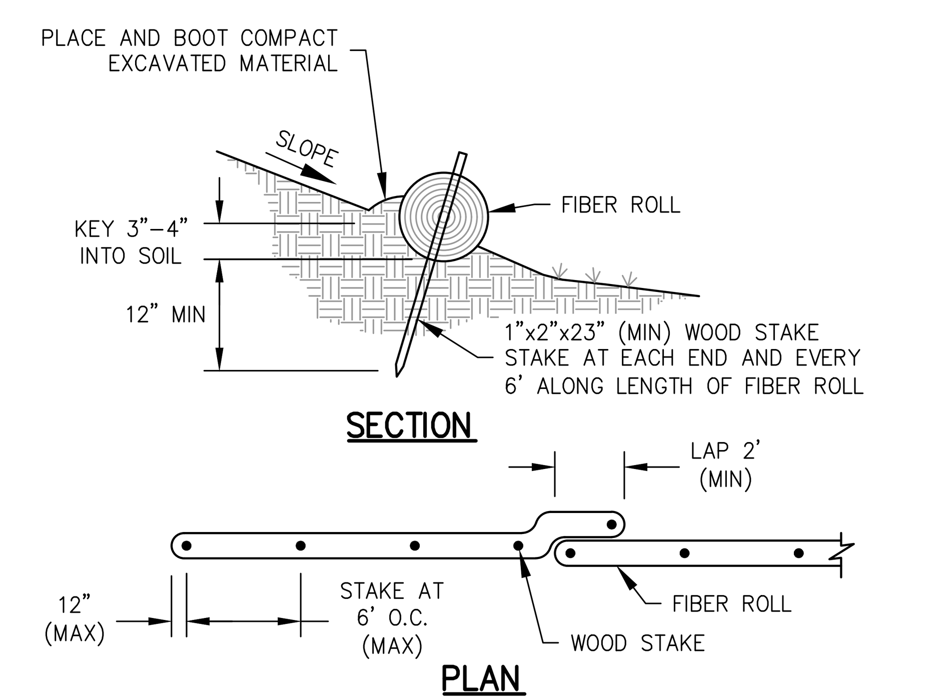
NOTES:
1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

WM-8 -- TEMPORARY CONCRETE WASHOUT FACILITY
SCALE: NONE



NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1 -- TEMPORARY SILT FENCE
SCALE: NONE



NOTES:
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 -- FIBER ROLL
SCALE: NONE

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SUBMITTAL / REVISION

TERRA MAR COTTAGE
48700 Highway 1
Big Sur, California 93920
APN: 420-171-027-000

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 10'
DRAWN: SL
JOB No.: 4205.02
SHEET C1.1 OF

NOT FOR CONSTRUCTION

T:\Monterey Projects\4205 - Terra Mar - Big Sur\CAD\PLANSET\4205.02-CIVIL.dwg rmsierra Dec 18, 2024 - 9:44am

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