Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:
CORTOPASSI HEIDE S TR (PLN170428)
RESOLUTION NO.
Resolution by the Planning Commission to:

1) Adopt a Mitigated Negative Declaration;
2) Approve Combined Development Permit consisting of:
   a) Coastal Administrative Permit and Design Approval for a 2,111 square foot two-story single family residence and 724 square foot detached garage, including:
      i. Demolish existing 961 square foot single-story single-family residence
      ii. Add 278 square feet of living area to the newly constructed first floor
      iii. Add 872 square foot second story
      iv. Construct new 724 square foot detached two-car garage
      v. Construct 51 linear feet to existing retaining walls and planter
      vi. Plant garage roof with native vegetation
      vii. Grade approximately 240 cubic yards of cut and 22 cubic yards of fill, exporting 218 cy
   b) Four Coastal Development Permits to allow development:
      i. Within 100 feet of environmentally sensitive habitat (ESHA);
      ii. Within 50 feet of a coastal bluff;
      iii. On slopes 30% or greater; and
      iv. Within 750 feet of known archaeological resources;
   c) Three Variances including:
      i. New front setback variance reducing the main structure from 30 feet to 6-feet, 7-inches
      ii. New front setback variance reducing the non-habitable accessory structure (detached garage) from 50 feet to 5-feet, 5-inches;
      iii. Existing south side setback variance from 20 feet to 11 feet, 6 inches (Resolution No. BZ-67)
3) Adopt a Mitigation Monitoring and Reporting Program.

[PLN170428, CORTOPASSI HEIDE S TR, 255 Highway 1, Carmel, Carmel Area Land Use Plan (APN: 241-182-020-000)]

The Cortopassi application (PLN170428) for a Combined Development Permit to allow the demolition and expansion of a single family dwelling came on for public hearing before the Monterey County Planning Commission on 11 April 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
   - *1982 Monterey County General Plan*;
   - Carmel Area Land Use Plan (LUP);
   - Coastal Implementation Plan (CIP) Part 4; and
   - 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) The property is located at 255 Highway 1, Carmel (Assessor's Parcel Number 241-182-020-000), Carmel Area LUP. The parcel is zoned **"**LDR" (Low Density Residential). A single-family residence is a principal use allowed within this zone and there is no change to this residential use.

c) The existing residence is built within 100 feet of environmentally sensitive habitat (ESHA). Pursuant to Chapter 20.17.030.E of Monterey County Zoning ordinance (Title 20), development within 100 feet of identified ESHA is nonexempt development that requires a Coastal Development Permit (CST). The biological assessment (File No. LIB170325) prepared by Rob Thompson identified ESHA species both within and outside the development envelope (See Finding 4 below).

d) The parcel is located in a zone with a maximum gross density of 1 acre per dwelling unit. The subject property is 0.92 acres within a neighborhood of either the same or similar zoning that limits intensification of use and growth inducement. Therefore, the proposed project would not establish a precedent for continued land development which, on a cumulative basis, could degrade adjoining ESHA.

e) The project was referred to the Carmel Area Land Use Advisory Committee (LUAC) for review. Based on LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC because the project includes a request for variance and has a design control (D) overlay subject to a public hearing. The Carmel Area LUAC meeting 6 November 2017 resulted in a split vote (2 ayes and 2 noes) on whether or not to support recommendation of the project.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170428.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Environmental Services, Carmel Highlands Fire Protection District (FPD), RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The subject parcel comprises a State Responsibility Area (SRA) ranked as high risk for fire damage. However, during review of the proposed project, Carmel Highlands FPD gave no indication the site would be unsuitable for implementation of the project.

c) The existing access to the parcel is via a shared winding paved driveway, from Highway 1. This will remain as access to the residence on the subject parcel without any changes.

d) The existing residential structure is to be demolished and remodeled with additional grading of approximately 240 cubic yards of cut and 22 cubic yards of fill for the newly constructed detached garage. In accordance with Carmel Area LUP Policy 2.2.3.7, the amount of excavation proposed for development is the minimal amount necessary for implementation of the proposed project.

e) The subject parcel does not drain into the Point Lobos Area of Special Biological Significance (ASBS). Notwithstanding, Condition #4 requests an engineered drainage plan that manages onsite impervious surface stormwater runoff. The drainage plan would be subject to review and approval by Monterey County Water Resources Agency.

f) Pursuant to Policy 2.7.4.3 of the Carmel Area LUP, a Geological report was required and was prepared by Brett Faust 6 November 2017 (File No. LIB180081). The report asserts the average bluff location appears consistent from the years 1949-2017 and any perceived change appears negligible. Therefore, the potential for bluff retreat to is considered low.

g) The existing structure on the subject parcel was constructed 50 or more years ago. Therefore, a Phase 1 Historic Review was requested and prepared by Kent L. Seavey (File No. LIB170179). The report indicates the structure meets none of the criteria for historical significance. Therefore, no further assessment is required.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170428.

3. **FINDING:** **CONSISTENCY – VISUAL RESOURCES:** The subject parcel is within the public viewshed as defined in Chapter 2.2 of the Carmel

Area LUP. Due to the unique parcel characteristics of shape, slopes, and orientation, structures would be publicly visible in any location on the property.

EVIDENCE: a) Flagging, staking, and on-site inspection confirm that location of development on the parcel is completely visible from the Wildcat Cove viewing area pull out to the west of Highway 1.

b) Siting and design control measures shall be applied in accordance with Policy 2.2.4.10 of the Carmel LUP.

c) *Colors and materials* – Proposed colors and materials for the dwelling include dark gray cedar wood siding and overhangs, charcoal gray asphalt shingles, taupe gray stucco siding, beige and gray stone veneer finishes, and black aluminum clad windows and doors. Proposed colors and materials for the garage include gray concrete finish and a roof planted in non-invasive low water use native vegetation. When combined with the proposed natural colors and materials, the height and bulk of the buildings are appropriately sized to integrate with the backdrop of the hillside behind the structures.

d) *Lighting* – All exterior lighting is adequately shielded and directed downward to reduce long-range visibility. Interior lighting would be diffused with the use tinted windows and blinds covering the windows of the residence.

e) *Landscaping* – The project includes the garage roof planted with non-invasive low water use native vegetation. However, special circumstances caused by the size, shape, topography, and location of the parcel contribute to narrow front setbacks of 6’-7” and 5’-5¼” for the residence and garage, respectively. Therefore, landscape screening would not be appropriate for either fire safety or compatibility with the scenic character of the neighborhood.

4. **FINDING:** **CONSISTENCY – ESHA:** The existing structure on the subject parcel is within environmentally sensitive habitat (ESHA) pursuant to Chapter 2.3 of the Carmel Area Land Use Plan (LUP) due to the presence of upper canopy Monterey cypress trees and mid-canopy Monterey pine trees, as well as shrub level seacliff buckwheat plants that are essential food habitat for the federally protected Smith’s blue butterfly.

EVIDENCE: a) A biological report (File No. LIB170325) was prepared by Rob Thompson pursuant to Carmel Area Coastal Implementation Plan (CIP) Part 4 Chapter 20.146.040. The report makes recommendations for protection and conservation of ecological resources on the subject parcel.

b) Project-related development requires relocation of two seacliff buckwheat plants to a different area on the parcel containing seacliff buckwheat plants that are not proposed for project-related disturbance. Pursuant to Policy 2.3.3.7 of the Carmel Area LUP, ESHA disturbance on the subject parcel is restricted to the two plants needing relocation for the structural improvements.

c) In accordance with the intent of the Carmel Area CIP Chapter 20.146.040 that all categories of land use be subordinate to the protection of ESHA, the biological report recommends a nesting bird

survey prior to any project-related construction activities. Although no nesting birds were observed during preparation of the biological report, the nesting season in Monterey County may begin in February and continue through August.

5. **FINDING:** **VARIANCE –** Pursuant to Title 20 Section 20.78.040, permit of a variance would be appropriate to allow the residence a reduction of the front setback from 30 feet to 6'-7" and the garage a reduction of the front setback from 50 feet to 5'-5¼" in accordance with supporting evidence.

EVIDENCE:

a) **20.78.040.A** – *That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*
The subject property would be deprived the privilege of the maximum building site coverage of 15% enjoyed by other properties in the vicinity and within LDR zoning due to special circumstances applicable to the subject property. With the exception of the building envelope and the road easement, the parcel is one large steeply sloped hill. In order to implement a new structure or a structure more than the existing 961 square feet on the parcel, excavation into the hillside is unavoidable. The average width of the parcel from the western (back side) property line eastward toward the edge of the road right-of-way (at about mid-parcel) eastward toward the bluff is an average of 114 feet across (range from 96 feet at the northward portion of the parcel to 132 feet at the southward portion of the parcel). LDR zoning requires minimum 30-foot front setback and 20-foot rear setback for the main structure. With 50 feet total for accommodating setback regulations, this leaves a 64-foot wide (east-west crosswise) building pad. Furthermore, a site constraint is the bluff edge along the eastern edge of the 20-foot wide road R.O.W. that limits placement of both the roadway and the buildings on the parcel. Construction of the new garage into the hillside approximately 15 feet north of the rebuilt residence would require 50-foot front setbacks with the same site constraints. Therefore, strict adherence to requirements of minimum 30-foot front setback for main structures and 50-foot front setback for non-habitable accessory structures is nearly infeasible due to the special circumstances caused by the size, shape, topography, and location of the parcel, and would deprive the subject property of implementing a residence and garage enjoyed by other properties in the vicinity.

b) **20.78.040.B –** *That the variance not constitute a grant of special privileges inconsistent with the limitations upon other properties within the vicinity and zone in which such property is situated.*
As noted above, strict adherence to requirements of a minimum 30-foot front setback for man structures and 50-foot front setback for non-habitable accessory structures is not feasible due to the special circumstances caused by the special circumstances of the property's physical characteristics. All properties within the vicinity and zone

of the subject property enjoy the same privileges of consideration for feasibility consistent with the limitations set on this project proposal.

c) **20.78.040.C –** *A Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.*
A single family residence and garage are principal uses allowed in the LDR zone. Therefore, the subject parcel is eligible for a variance.

6. **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 the RMA-Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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) Staff conducted a site inspection on 20 December 2016 to verify that the site is suitable for this use.

c) 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 PLN170428.

7. **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 Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on 20 December 2016 to verify that the site has no violations.

c) 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 PLN170428.

8. **FINDING:** **CEQA (Mitigated Negative Declaration):** The Planning Commission finds, on the basis of the whole record before it, there is no substantial evidence the project will have a significant effect on the environment, and the Mitigated Negative Declaration reflects the County's independent judgment and analysis.

EVIDENCE:

a) Pursuant to California Environmental Quality Act (CEQA) Guidelines §15063(a), an Initial Study (IS) may be conducted in order to determine if a proposed project would have a significant impact on the environment. Staff has prepared a Mitigated Negative Declaration for the proposed project.

b) Pursuant to §15070(b) of CEQA Guidelines, a mitigated negative declaration may be prepared for a project when the Initial Study identifies potential environmental impacts. The Initial Study identified potential impacts to Biological Resources and Tribal Cultural Resources.

c) Proposed mitigations that would reduce potential impacts to less than significant have been agreed upon by the applicant.

d) There are no exceptions pursuant to Section 15300.2 of the CEQA guidelines. No significant adverse impact would result on endangered, rare or threatened species or their habitat pursuant to section 15065; no hazardous materials exist at or around the project site that may be disturbed or removed; and no adverse impacts will result that are significant when viewed cumulatively with past, current, or probable future projects.

e) There is no substantial evidence in light of the whole record that the project, as conditioned, would have significant adverse effect on the environment.

f) The IS for the Cortopassi (PLN170428) application was circulated for public review 9 March 2018 through 10 April 2018.

g) The custodian of documents and materials which constitute the record of proceedings upon which the decision is based is the County Resource Management Agency, 1441 Schilling Place South, 2nd floor, Salinas, California.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170428.

9. **FINDING:** **INITIAL STUDY – LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACTS -** The Initial Study identified less than significant impacts for the following resources: aesthetics, air quality, cultural resources, geology/soils, greenhouse gases, hazards/hazardous materials, hydrology and water quality, noise, transportation/traffic, and utilities/service systems. Implementation of the project would incorporate Conditions of Approval to assure compliance with County requirements, which reduce the identified potential impacts. Therefore, mitigations would not be necessary for the project to have a less than significant impact on these resources.

EVIDENCE: a) The existing highly visible structure is in disrepair. Location of the remodel on the scenic bluff off of State Highway 1 would have potential adverse impact on scenic resources, visual character of the site, and day or nighttime views in the area. However, zoning of the parcel with a design control overlay enables purposeful design that is consistent with the surroundings and the neighborhood. A shade study of the proposed residential structure shows the shadows of overhangs which will partially screen the windows from public view. Lighting within the home, combined with tinted windows and blinds, will not be visually obtrusive to nighttime observers. Therefore, implementation of the proposed project would have less than significant impact on scenic resources visible from Highway 1.

b) Monterey County Code (MCC) Chapter 16.12 requires plans for control measures of runoff, dust, and erosion resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles. Emissions from implementation of the proposed project would not cause measures of air quality to reach thresholds of significance. Therefore, potential impacts on air quality are reduced to less than significant with implementation of MCC 16.12.

c) Based on the 29 March 2017 geotechnical report by Vicki Odello (File No. LIB170306), the San Andreas Fault zone, located 32 miles northeast of the subject property, has the greatest potential for seismic activity that may result in damages. However, the project is conditioned by RMA-Environmental Services (ES) to submit a Grading Plan that conforms with the recommendations in the project Geotechnical Report. RMA-ES also requires Geotechnical Certification prior to final that all development was constructed in accordance with the geotechnical recommendations. Therefore, these conditions would reduce impacts to less than significant for soil erosion or exposure to strong seismic ground shaking.

d) Implementation of the project would result in temporary impacts resulting from construction and grading activities that require fuel combustion of construction vehicles, a primary source of GHG precursors, NOx and ROG. Typical construction equipment would be used for the project and ROG and NOx emitted from that equipment have been accommodated within the Monterey Bay Air Resources District (MBARD) *2008 Air Quality Management Plan for the Monterey Bay Region* (*AQMP*). Therefore, these emissions would have a less than significant impact on GHGs.

e) The subject parcel is in the very high risk category of the State Responsibility Area (SRA) for fire protection. Pursuant to California PRC §4291, development must maintain a 100-foot buffer of defensible space around all structures and use non-flammable construction materials. Therefore, adherence to these requirements would reduce the risk of loss due to wildland fires to less than significant.

f) The proposed project includes 240 cubic yards of cut and 22 cubic yards of fill in addition to a net 9,000 square feet impervious surface which would have the potential to alter the existing drainage pattern of the site, increase the amount of runoff into the stormdrain system, and cause erosion, siltation or flooding due to an increase in stormwater runoff. The County of Monterey Water Resources Agency (WRA) requires a drainage plan for handling impervious surface runoff in conformance with recommendations of the project Geotechnical report (File No. LIB170306). Therefore, operational impacts to hydrology due to stormwater runoff would be reduced to less than significant.

g) The subject parcel is proximate to the boundary of a tsunami inundation line identified on the Tsunami Inundation Map for Emergency Planning. This map was prepared in collaboration between California Emergency Management Agency (CalEMA): National Tsunami Hazard Mitigation Program and the University of

Southern California (USC) Tsunami Research Center for the Soberanes Point Quadrangle. The Geological Report asserts the CalEMA map indicates the maximum wave run-up, seaward of the bluff crest at approximately 79 feet above sea level, does not reach the bluff crest. The subject parcel is located at approximately 52 feet above sea level landward behind the bluff crest. Therefore, impact due to the risk of tsunami inundation is reduced to less than significant.

h) Temporary increase in noise levels and groundborne vibration would occur during construction of the proposed project. However, the increases are estimated to stay below thresholds of significance pursuant to Chapter 10.60 – Noise Control of the Monterey County Code (MCC). Therefore, impacts from the temporary increase in noise levels and groundborne vibration would be reduced to less than significant.

i) Construction activities would increase truck traffic on the segment of Highway 1 where the subject parcel is located. The temporary increase in traffic of two 45-mile round trip truck trips per day for the duration of project implementation would not fall below a "D" rating and would return to normal service level after completion of the project. Therefore, impacts due to a temporary increase in construction traffic would be less than significant.

j) Stormwater runoff would be handled with an onsite drainage system. A storm water control plan is required by the Water Resources Agency for handling impervious surface storm water runoff. Therefore, construction of new stormwater drainage facilities would have less than significant impacts.

k) The project includes the remodel of an existing residence on the parcel. Service to the residence would have been assessed during permitting of the existing residence. If the availability of water service to the proposed project changes due to any new regulations imposed by the MPWMD, then the project could seek the consideration of other existing water systems or new water sources to serve the project. Therefore, although sufficient water supplies are likely currently available to service the completed dwelling, a new entitlement may be needed which would have less than significant impact on the provision of residential water.

10. **FINDING:** **INITIAL STUDY – POTENTIAL ENVIRONMENTAL IMPACTS LESS THAN SIGNIFICANT WITH MITIGATIONS -** The Initial Study identified mitigations that would reduce potentially significant impacts to less than significant for biological resources and tribal cultural resources. Implementation of recommended mitigations would reduce potential impacts to less than significant. Therefore, adoption of the Mitigated Negative Declaration is required prior to implementation of the project.

EVIDENCE: a) Pursuant to Section 20.146.040.A.1 of Title 20 Coastal Ordinance, a biological survey was required by the County and prepared by Thompson (File No. LIB170325). Furthermore, the parcel is located within Monterey pine forest and qualifies as environmentally sensitive habitat pursuant to Section 20.146.040.c of the Coastal

Implementation Plan (CIP) which requires protection of Monterey pine habitat that has high aesthetic value due to its location in the public viewshed. During site visits for preparation of the biological survey, two sea cliff buckwheat plants were found on the parcel either within or directly adjacent to the development footprint. The sea cliff buckwheat plants are habitat for the federally protected Smith's blue butterfly. Therefore, plants that would likely be adversely impacted by development are identified for relocation to an area on the parcel containing sea cliff buckwheat plants at the northern area of the parcel that would not be adversely impacted by development.

b) Nesting birds were not observed during the site assessment for biological resources 27 August 2017. However, the nesting season in Monterey County could begin as early as February and continue through August. Therefore, the biological report recommends a nesting survey for the potential presence of federally protected migratory birds in order to mitigate the possible adverse impact to nesting migratory birds on the parcel.

c) The subject parcel is located in the aboriginal territory of Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to AB 52, tribal consultation took place regarding the proposed project. The outcome of the consultation with OCEN was a recommendation to have a Native American Monitor from OCEN, approved by the OCEN Tribal Council, be present onsite during any ground disturbance for the project. Although the archaeological report stated that there is no known or listed historical resource, the report concludes that there is evidence that significant cultural resources do exist for the OCEN. The archaeological report notes that nine out of ten previous archaeological studies conducted in the immediate vicinity of the project parcel produced evidence that show this site was a tribal Coastal Gathering Site that had been considerably disturbed by construction (File No. LIB170178). This report, when combined with the recommendation from OCEN, is sufficient evidence to support mitigation through monitoring. So, in order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor is required as Mitigation Measure MM006 (Condition number 27). The monitor will only be required on site for up to a maximum 15-foot depth of project-related ground disturbance activities.

d) The Initial Study for the project provides mitigation measures that reduce impacts to less than significant for both Biological Resources and Tribal Cultural Resources, and that are included as Conditions of Approval.

11. **FINDING:** **PUBLIC ACCESS -** The project is consistent with the ordinances related to public trust or public use, and is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.146.130 of Monterey County Code Title 20 Coastal Implementation Plan Part 4 for the Carmel Area Land Use Plan.

EVIDENCE:

a) The subject parcel is located between the sea and the first through public road, State Highway 1. Therefore, in accordance with Section 20.70.050.B.4 of Title 20 Zoning Code for Monterey County Coastal Zone, the project is required to be in conformance with public access and public recreation policies of the Coastal Act.

b) **20.70.050.B.4.a – *Protection of Historic Access and/or Public Trust.*** There is no established trail or use area, nor any beach subject to ocean waves seaward of the first line of vegetation. Therefore, implementation of the rebuilt single family dwelling would not interfere with any form of historic public use or trust rights.

c) **20.70.050.B.4.b – *Provision of Public Access.*** There is an approximate 50 foot nearly vertical descent to the cove between the residence and Highway 1 and an approximate 30 foot nearly vertical ascent to the other side of the hill behind the residence westward. Therefore, the characteristic steepness of these potential access areas on the subject property would be inconsistent with public safety requirements pursuant to PRC Section 30212 of the California Coastal Act.

d) **20.70.050.B.4.c(i) – *Application of Access Requirements to Single Family Residential Development.*** The characteristic steepness of potential shoreline access areas on the subject property pose a substantial adverse impact to the safety of public access. Therefore, public access shall not be required.

12. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and to the California Coastal Commission (CCC).

a) The subject parcel is located within 300 feet of the of the top of the seaward face of a coastal bluff. Therefore, in accordance with Section 20.86.080.A.1 of Title 20, a decision on this project may be appealed to the CCC.

DECISION

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

1. Adopt a Mitigated Negative Declaration;
2. Approve Combined Development Permit consisting of:
   a) Coastal Administrative Permit and Design Approval for a 2,111 square foot two-story single family residence and 724 square foot detached garage, including:
      viii. Demolish existing 961 square foot single-story single-family residence
      ix. Add 278 square feet of living area to the newly constructed first floor
      x. Add 872 square foot second story
      xi. Construct new 724 square foot detached two-car garage
      xii. Construct 51 linear feet to existing retaining walls and planter
      xiii. Plant garage roof with native vegetation
      xiv. Grade approximately 240 cubic yards of cut and 22 cubic yards of fill, exporting 218 cy
   b) Four Coastal Development Permits to allow development:
      v. Within 100 feet of environmentally sensitive habitat (ESHA);
      vi. Within 50 feet of a coastal bluff;

vii. On slopes 30% or greater; and
viii. Within 750 feet of known archaeological resources;

c) Three Variances including:

iv. New front setback variance reducing the main structure from 30 feet to 6-feet, 7-inches
v. New front setback variance reducing the non-habitable accessory structure (detached garage) from 50 feet to 5-feet, 5-inches;
vi. Existing south side setback variance from 20 feet to 11 feet, 6 inches (Resolution No. BZ-67)

3. Adopt a Mitigation Monitoring and Reporting Program

for Assessor's Parcel Number 241-182-020-000 (0.92 acres) in general conformance with the attached Plan set and subject to the twenty-one (21) Conditions of Approval and six (6) Mitigation Measures, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of April 2018 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN170428

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170428) allows 1) Coastal Administrative Permit and Design Approval for partial demolition of existing 947 square foot single family dwelling, and construction of 292 square foot addition to the first floor; 872 square foot second floor addition; 51 linear foot retaining wall; and grading of approximately 274 cubic yards of cut; replacement of wood siding with stone veneer and stucco; new double glazed window/door, replacement of wood shake roof; 2) Coastal Development Permit for extension of existing legal non-conforming use of 96 square foot addition (first and second story) into side setback and to allow construction of 653 square foot detached two-car garage within front setback; 3) Coastal Administrative Permit for 32 square foot addition, retaining wall, and 653 square foot detached two-car garage into slopes in excess of 30%; 4) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat, within 50 feet of a coastal bluff, on slopes 30% or greater, and within the critical viewshed,; and 5) Coastal Administrative Permit for development within 750 feet of known archaeological resources.. The property is located at 255 Highway 1, Carmel (Assessor's Parcel Number 241-182-020-000), Carmel 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 Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 241-182-020-000 on 11 April 2018. The permit was granted subject to 21 Conditions of Approval and 6 Mitigation Measures which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

4. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

5. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

6. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning.

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to issuance of building permits.
(RMA - Planning)

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

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

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

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 project Geotechnical Investigation. (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.

14. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the _____ Permit (Planning File No.: PLN******) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

15. 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.

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

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

16. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

17. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

18. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

19. 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.

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.

20. PDSP001 - ALTERNATIVE WINDOW TREATMENT (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The East elevation that is in the public viewshed, is made up of primarily glass for the 2,111 square foot two-story single family residence. Therefore, the applicant/owner shall use glass manufactured with non-reflective shading treatment in order to control visibility of the interior lighting from the exterior.

Compliance or Monitoring Action to be Performed: Prior to issuance of building/grading permits, the applicant/owner shall submit schematic plans and elevations of the East elevation that implement the glass manufactured with non-reflective shading treatment.

Applicant/owner shall submit product information sheets and a narrative describing the product characteristics that make it suitable for the purpose of controlling visibility of interior lighting from the exterior.

21. PDSP002 - ROOFING MATERIALS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Applicant/owner shall ensure that roofing materials used are non-reflective, muted earth tones; or vegetated roof with non-invasive Northern Coastal Scrub species that integrate with the background and environment.

Compliance or Monitoring Action to be Performed: Prior to building or grading permits, applicant/owner shall submit colors and materials for roof design to RMA-Planning for review and approval by Chief of Planning.

Prior to final, applicant/owner shall submit photographs of the completed roof after construction to RMA-Planning for review and approval by Chief of Planning.

22. MM001 - EXPERT BIOLOGIST

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Project implementation would have potential impacts to sensitive plant and wildlife species habitat identified in the Carmel Area Land Use Plan (LUP). Implementation of General Best Management Practices (BMPs) is consistent with the Carmel Area LUP Key Policy 2.3.2 Environmentally Sensitive Habitats to ensure that land use remains subordinate to the protection of critical biological resources. In order to reduce potential impacts to less than significant, mitigative actions have been identified as necessary for long term maintenance and regeneration of existing environmentally sensitive habitat. The applicant/owner shall implement BMPs that include procurement of an Expert Biologist who monitors the implementation of biological resource mitigations, communicates with the applicant/owner and contractors for implementation of notes on Demolition and Construction Plans, and provides Monitoring and Reporting.

Compliance or Monitoring Action to be Performed:

Prior to issuance of construction permits for grading and/or building, the applicant/owner shall submit to RMA-Planning for review and approval, a signed contract with a qualified biologist for onsite monitoring of sensitive habitat identification, exotic plant removal, and protective measure installation.

The contract shall include the following responsibilities:
1. Monitor implementation of Mitigation Measures 4.A – 4.E for protection of biological resources as described in this initial study and in Thompson's August 2017 biological assessment.
2. Identify sensitive plant materials and habitats;
3. Monitor exotic species removal activities;
4. Monitor installation of all protective measures of sensitive habitats and species;
5. Monitor, salvage and propagate sensitive species;
6. Monitor all planting restorations;
7. Monitor adherence to Notes on Demolition and Construction Plans throughout implementation of the project;
8. Develop "Exotic Species Control Plan;" and
9. Generate reports sufficient in detail to identify the success of mitigation measures and any impacts incurred outside those analyzed in this project.

Prior to issuance of construction permits for grading and/or building, the owner/applicant/biologist shall submit to RMA-Planning evidence of the following measures as notes on Demolition and Construction Plans:
1. Avoid depositing fill, parking equipment, or staging construction materials near existing trees or atop existing vegetation;
2. Protect trees and native plant stands with high visibility exclusionary fencing to clearly define and delineate protection zones;
3. Install sediment control devices on the downhill perimeter of the construction envelope and exposed soil areas;
4. Use debris fencing and silt dams to create boundaries for migration of disturbed, excavated, or graded soils and debris;
5. Stabilize disturbed soils prior to rainy weather with either the use of biodegradable netting or, mulching or hydroseeding with native seed, mulch and tackifier;
6. Dispose of excavated exotic green waste material at a receiver site or haul off location to a green waste facility;
7. Disperse storm water runoff from impervious surfaces in such a way as to prevent rilling and site erosion;
8. Maintain all disturbed soil free from exotic species (Coordinate with Exotic Species Control Plan);
9. Restrict restoration of all disturbed soils and drainage swales surrounding the structures to drought tolerant, relatively fire resistant, non-invasive plant materials; and
10. Propagate replacement plantings from native, locally adapted, drought resistant specimens.

23. MM002 - MITIGATION MONITORING & REPORTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The way in which mitigation measures are examined for implementation and effectiveness shall be through monitoring and reporting. The owner/applicant/biologist shall submit periodic letters to RMA-Planning for review and approval.

Compliance or Monitoring Action to be Performed: Submittals shall take place in the following manner:
1. Approximately two weeks prior to commencement of construction – This report shall describe, in narrative and with photographs, the quality of mitigation implementation required for protection of sensitive environments and any changes necessary to protect sensitive biological resources at the site;
2. Reporting for a two-year duration – These reports shall be submitted biannually for two years after implementation of mitigation measures. Each report shall describe, in narrative and with photographs, the status of each sensitive species and habitat of concern, analysis of mitigation measure effects, and any adjustments necessary for improving the likelihood of success of mitigation measures. The final report shall survey all areas of restoration for the project, and shall assess future needs for maintaining the health and rigor of sensitive habitats and species of concern on and adjacent to the parcel.
3. Prior to final building permits – This report shall describe the quality of mitigation implementation maintained during construction, any unforeseen impacts that may have occurred, and modifications for the purpose of habitat restoration and protection.

24. MM003 - PROTECTION OF WILDLIFE HABITAT: SMITH'S BLUE BUTTERFLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Small patches of Seacliff buckwheat on the parcel are the host food plant for the federally protected Smith's blue butterfly. The applicant/owner shall direct the project Expert Biologist to implement surveys for potential presence of Smith's blue butterfly.

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance and during appropriate summer months to observe the Smith's blue butterfly adult stage life cycle, owner/applicant/biologist shall submit a Smith's blue butterfly survey to RMA-Planning for review and approval. Should the Smith's blue butterfly be observed and the hosting locations are determined, the owner/applicant/biologist shall implement the appropriate mitigations.

The two plant specimens of Seacliff buckwheat that are either within or adjacent to the development footprint may be relocated to the northern portion of the parcel where existing Seacliff buckwheat plants would not be affected by development. The relocation of these two plants may occur after completion of the Smith's blue butterfly survey and if relocation is consistent with mitigations resulting from the observed presence of the butterfly during the survey.

25. MM004 - PROTECTION OF WILDLIFE HABITAT: NESTING MIGRATORY BIRDS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Migratory bird species are protected by the U. S. Federal government. The applicant/owner shall direct the project Expert Biologist to implement surveys for potential presence of nesting migratory bird species.

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance and during potential nesting months of February to August, owner/applicant/biologist shall submit a nesting survey to RMA-Planning for review and approval. The nesting survey shall be of migratory bird species that may find suitable nesting habitat in trees on the parcel.

Should nesting be observed and the nesting locations are determined to be potentially disturbed by the proposed development, protocols shall be developed to ensure nesting activities are not disturbed.

26. MM005 - EXOTIC SPECIES CONTROL PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Exotic species control is an integral aspect of maintenance and enhancement of existing native habitats. Eradication of exotic species is consistent with General Plan Goal 7 – Vegetation and Wildlife Habitats as a protective measure of environmentally sensitive areas. A sustained effort to abate the presence of invasive non-native and encroaching native plant species would allow the proposed development to be compatible with the long-term maintenance of sensitive habitats directly on and adjacent to the subject property.

Compliance or Monitoring Action to be Performed: Prior to any issuance of construction permits for grading and/or building, owner/applicant shall submit to RMA-Planning for review and approval the Exotic Species Control Plan developed by the expert biologist that incorporates the following objectives:

1. Prevent erosion in areas treated for eradication by stabilizing exposed areas with site appropriate native species endemic to the communities from which the exotics were removed.
2. Maintain all disturbed soil free from exotic species.
3. Dispose of all eradicated plant materials in a green waste facility.
4. Prior to any ground disturbance, remove all invasive species that have potential to be ecologically adverse to sensitive habitats.

Prior to final, application of the Control Plan shall be documented with evidence of implementation in the forms of receipts, invoices, contracts, and photographs, as deemed appropriate by the project planner.

27. MM006 - NATIVE AMERICAN TRIBAL MONITOR ON-SITE DURING GROUND DISTURBANCE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The subject parcel is located in the aboriginal territory of Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to AB 52, tribal consultation took place regarding the proposed project. The outcome of the consultation with OCEN was a recommendation to have a Native American Monitor from OCEN, approved by the OCEN Tribal Council, be present onsite during project-related ground disturbance for the project. In order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor shall be onsite during project-related grading or excavation to no greater than 15 feet depth.

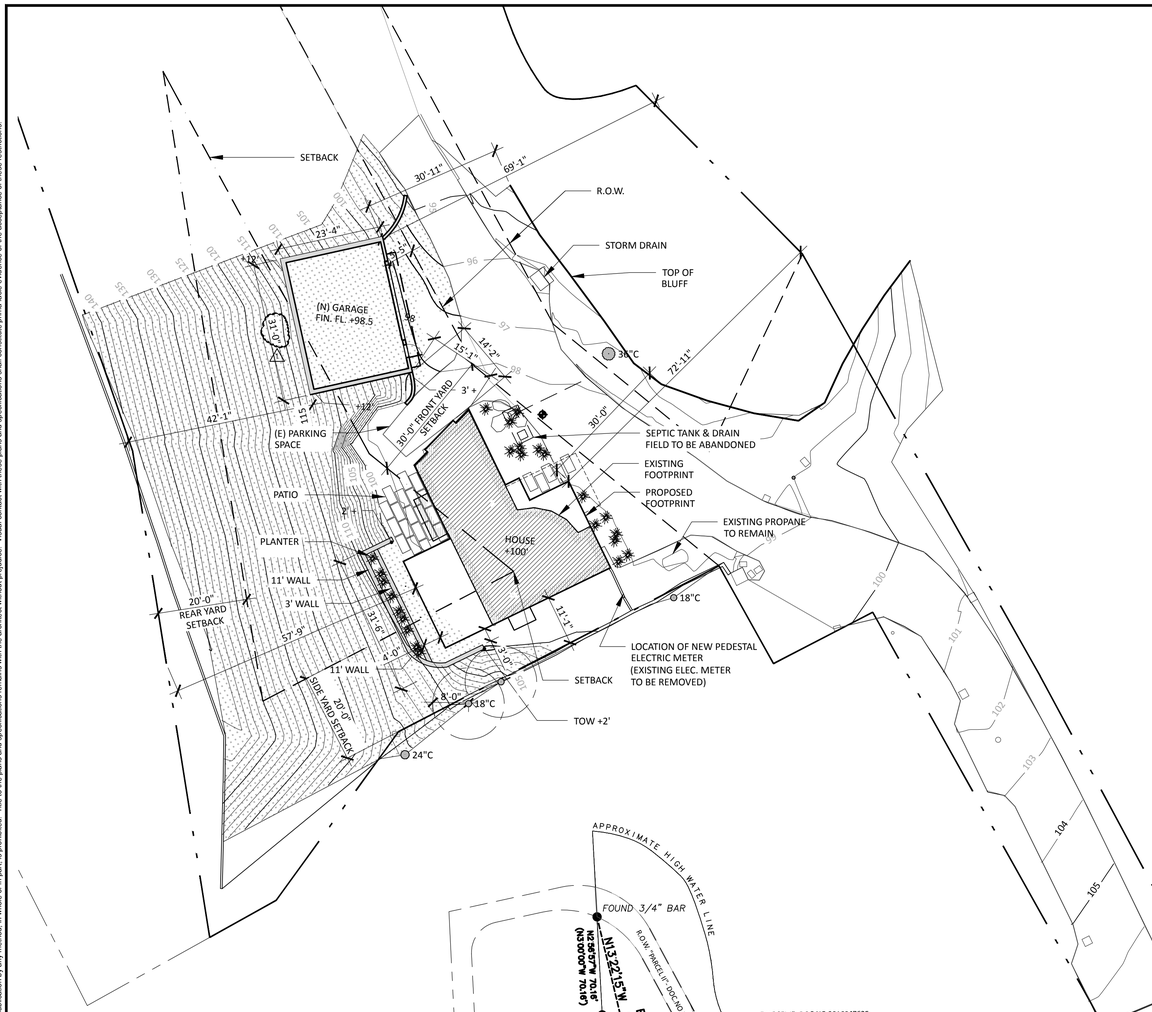
If the Monitor identifies a cultural resource, the applicant/owner shall immediately contact Monterey County RMA - Planning. When contacted, the project planner shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

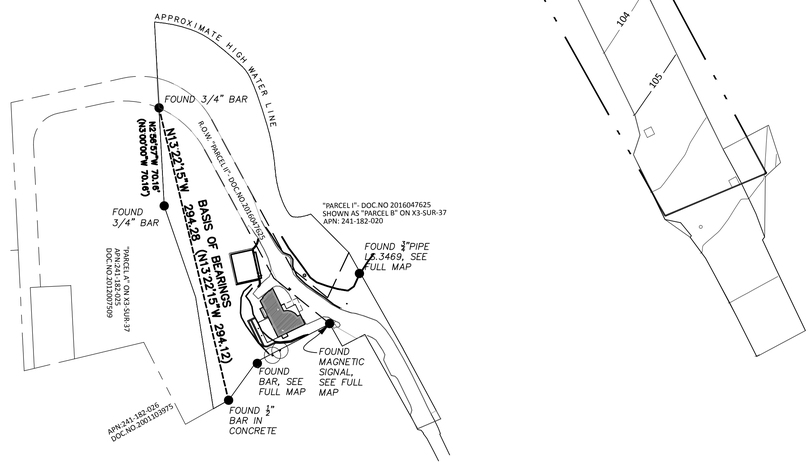
Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit for grading and/or building, Applicant/Owner shall submit to RMA-Planning a copy of a signed contract with an OCEN-approved onsite Cultural Resources Monitor. This Monitor shall be retained onsite for the duration of any project-related grading or excavation to a maximum depth of fifteen feet.

Owner/Applicant shall include requirements of this condition as a note on all grading and construction plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and Immediately contact Monterey County RMA-Planning."

Owner/Applicant shall coordinate with the project planner and the Monitor to determine the extent of the resources and to develop proper mitigation measures required for recovery.

Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner and the Monitor to determine a strategy for either return to the Tribe or reburial. Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe. Uncovered artifacts associated with a skeletal finding shall be reburied along with the remains with which it was found.





INSET SCALE 1:70

1 SITE PLAN
1/16"=1'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING STRUCTURES
- PROPOSED STRUCTURE
- PROPOSED IMPERVIOUS SURFACE
- TOPOGRAPHIC CONTOUR MAJOR
- TOPOGRAPHIC CONTOUR MINOR
- WOOD FENCE
- TREE

NOTES

1. SITE PLAN SHOWS FOOTPRINT OF STRUCTURES
2. CONTOURS AT 2' INVERVALS, U.O.N.
3. PLAN BASED ON SURVEY REVISED ON 11-16-2016 BY RASSMUSSEN LAND SURVEYING

NORTH

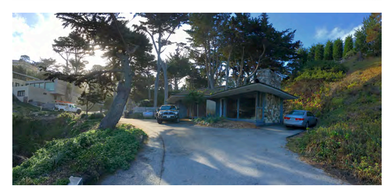
SCOPE OF WORK

- •REMODEL AND ADDITION OF AN EXISTING SINGLE STORY RESIDENCE
- •NEW 2-CAR GARAGE WITH PLANTED ROOF.
- •NEW DOUBLE GLAZED WINDOW AND DOORS, REPLACEMENT OF WOOD SIDING WITH PRIMARILY STONE VENEER AND STUCCO, REPLACEMENT OF WOOD SHAKE ROOF WITH CLASS A ASPHALT SHINGLE
- •CONSTRUCTION OF 51 LINEAR FEET OF SITE RETAINING WALLS
- •CONSTRUCTION OF A SMALL PORTION OF WEST END OF ADDITION (32 SF), RETAINING WALLS AND NEW GARAGE INTO SLOPES OVER 30%.
- •ABANDON DRAIN-FIELD AND TIE INTO NEIGHBORHOOD SEWER MAIN.

DWG. INDEX

DRAWING #	SHEET TITLE
1	COVER SHEET/SITE PLAN/PROJECT DATA
2	LANDSCAPE/EXTERIOR LIGTHING & FUEL MGMT PLAN
3	EXISTING AND PROPOSED 1ST FLOOR PLAN
4	PROPOSED 2ND FLOOR PLAN
5	DEMO ROOF PLAN, PROPOSED ROOF PLAN
6	PROPOSED GARAGE PLAN AND ELEVATIONS
7	EXISTING AND PROPOSED ELEVATIONS
8	EXISTING AND PROPOSED ELEVATIONS
1 9	CONSTRUCTION MANAGEMENT PLAN
C1	OVERALL SITE PLAN & NOTES
C2	GRADING AND DRAINAGE PLAN
C3	EROSION CONTROL PLAN

PHOTOS



PROJECT DATA

OWNER	**Heide Cortopassi** 11039 N Hwy 88 Stockton, CA 95212 Phone: (209) 327-1714
ARCHITECT	**de sola.barnes LLP** P.O. Box 223386, Carmel, CA 93922 Contact: Daniela de Sola Phone: 831-624-2165 e-mail: dani@desolabarnes.com
SURVEYOR	**Rasmussen Land Surveying Inc.** 2150 Garden Road Suite A-3 PO Box 3135 Monterey CA 93942-3135 Contact: Gordon Humenik Phone: 831-393-4419 Cell: 831-264-3217 e-mail: gordon@rasmussenland.com
CIVIL ENGINEER	**C3 Engineering Incorporated** 126 Bonifacio Place, Suite C Monterey, CA 93940 Contact: Jennifer Rudolph Phone: 831-647-1192 Cell: 831-214-2201 e-mail: jrudolph@c3engineering.net
PROPERTY ADDRESS	255 Highway 1 Carmel Highlands, CA 93922
APN	241-182-020-000
ZONING	LDR/1-D(CZ)
OCCUPANCY GROUP	R-3/ GROUP U
DESCRIPTION OF USE	SINGLE FAMILY RESIDENCE & DETACHED GARAGE
TYPE OF CONSTRUCTION	VB
EXISTING SPRINKLERS	NO
PROPOSED SPRINKLERS	YES
STORIES	2 (RESIDENCE) 1 (GARAGE)
LOT SIZE	0.92134 ACRES (40,134 SQ.FT.)
(E) SITE COVERAGE	1698 SQ.FT. OR 4% (20% MAX)
PROPOSED SITE COVERAGE	2248 SQ.FT. OR 5.6% (20% MAX)
EXISTING GROSS FLOOR AREA: **1ST FLOOR**	961 SQ.FT. +/-
PROPOSED GROSS FLOOR AREA: **1ST FLOOR** **2ND FLOOR**	1239 SQ.FT. +/- 872 SQ.FT.
PROPOSED 2 CAR GARAGE	724 SQ.FT. 1
AREA PROPOSED FOR DEV. OVER 30% SLOPE	1229 SQ. FT. (INCLUDES RESIDENCE, SITE RETAIN WALLS, PATH BEHIND RESIDENCE, GARAGE AND DRIVEWAY)
AVERAGE NATURAL GRADE	99.3' (RESIDENCE) 105.75' (GARAGE)
HT. LIMIT.	35' FROM AVERAGE NATURAL GRADE
WATER SOURCE	CALIFORNIA AMERICAN WATER
SEWER SYSTEM	SEPTIC TO BE CHANGED TO SEWER MAIN
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	CUT 240 CY/ FILL 22 CY/ **NET= 218 CY CUT** 1
LENGTH OF SITE-RETAINING WALLS	51'-3"
IMPERVIOUS AREAS	STRUCTURES 1892 IMPERVIOUS SURFACES (INCLUDES ROAD) 8930

VICINITY MAP

NORTH

de sola.barnes architects
PO BOX 223386
CARMEL, CALIFORNIA 93923
831.624.2165

CORTOPASSI RESIDENCE

255 HIGHWAY 1
CARMEL HIGHLANDS, CALIFORNIA
93923

proj. no: 1608
drawn by: DDS
ch'd by:

submittals	date
APPLICATION REQUEST	05.08.17
CDP SUBMITTAL	09.01.17
DRAWING CHANGES 1	12.08.17

sheet title

COVER SHEET SITE PLANS & PROJECT DATA

scale: AS NOTED

sheet number

1

date printed: 12.08.17

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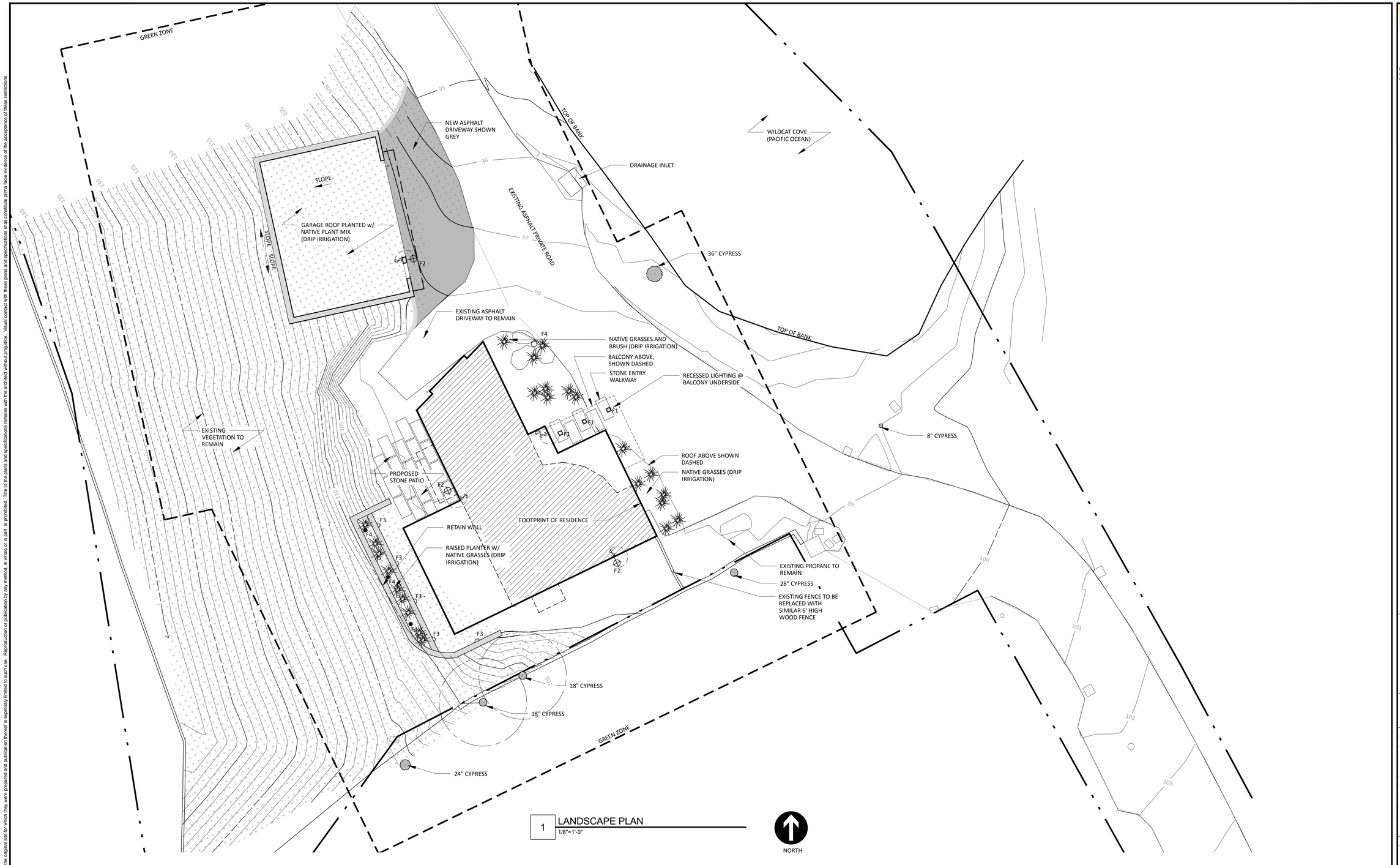

1 LANDSCAPE PLAN
1/8"=1'-0"

NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- 30% SLOPE
- PROPOSED STRUCTURE
- PROPOSED IMPERVIOUS SURFACE
- TOPOGRAPHIC CONTOUR MAJOR
- TOPOGRAPHIC CONTOUR MINOR
- WOOD FENCE
- TREE

NOTES

1. SITE PLAN SHOWS FOOTPRINT OF STRUCTURES
2. CONTOURS AT 1' INVERVALS, U.O.N.
3. PLAN BASED ON SURVEY REVISED ON 11-16-2016 BY RASSMUSSEN LAND SURVEYING

EXTERIOR LIGHTING LEGEND

QUANT.		MANUFACTURER	MODEL	VOLTS	WATTS	LAMP
F1	3	NORA	NLEDC-591	120	15	LED
F2	3	SLV	WALLYX GU10	120	50	LED
F3	5	COAST2COASTLIGHTING CO	LITTLE SCOOP	120	8	LED
F4	3	COAST2COASTLIGHTING CO	LITTLE WILL	120	8	LED
F5	1	COAST2COASTLIGHTING CO	CAST BRASS LARGE CONTEMPO DOME	120	3.0	LED

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LANDSCAPE/ EXT. LIGHTING & FUEL MNGMT PLAN

scale: AS NOTED

sheet number

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date printed: 12.08.17

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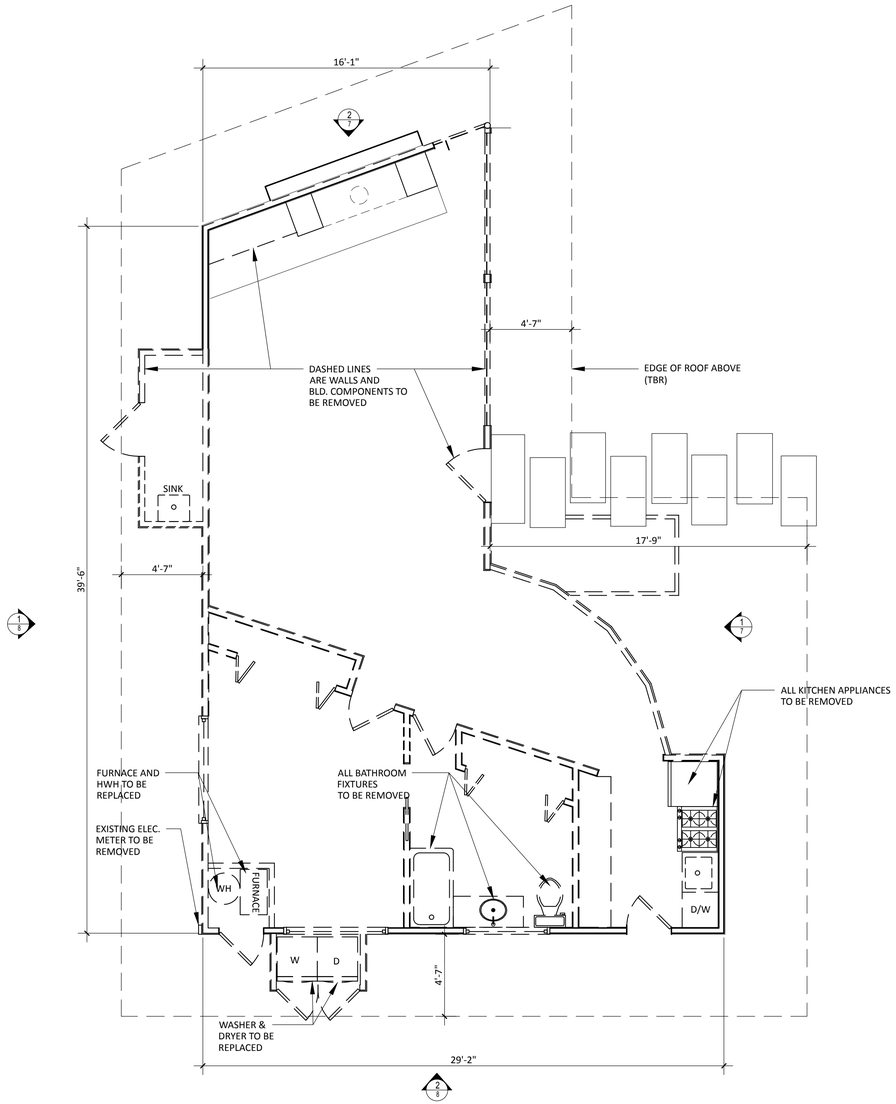
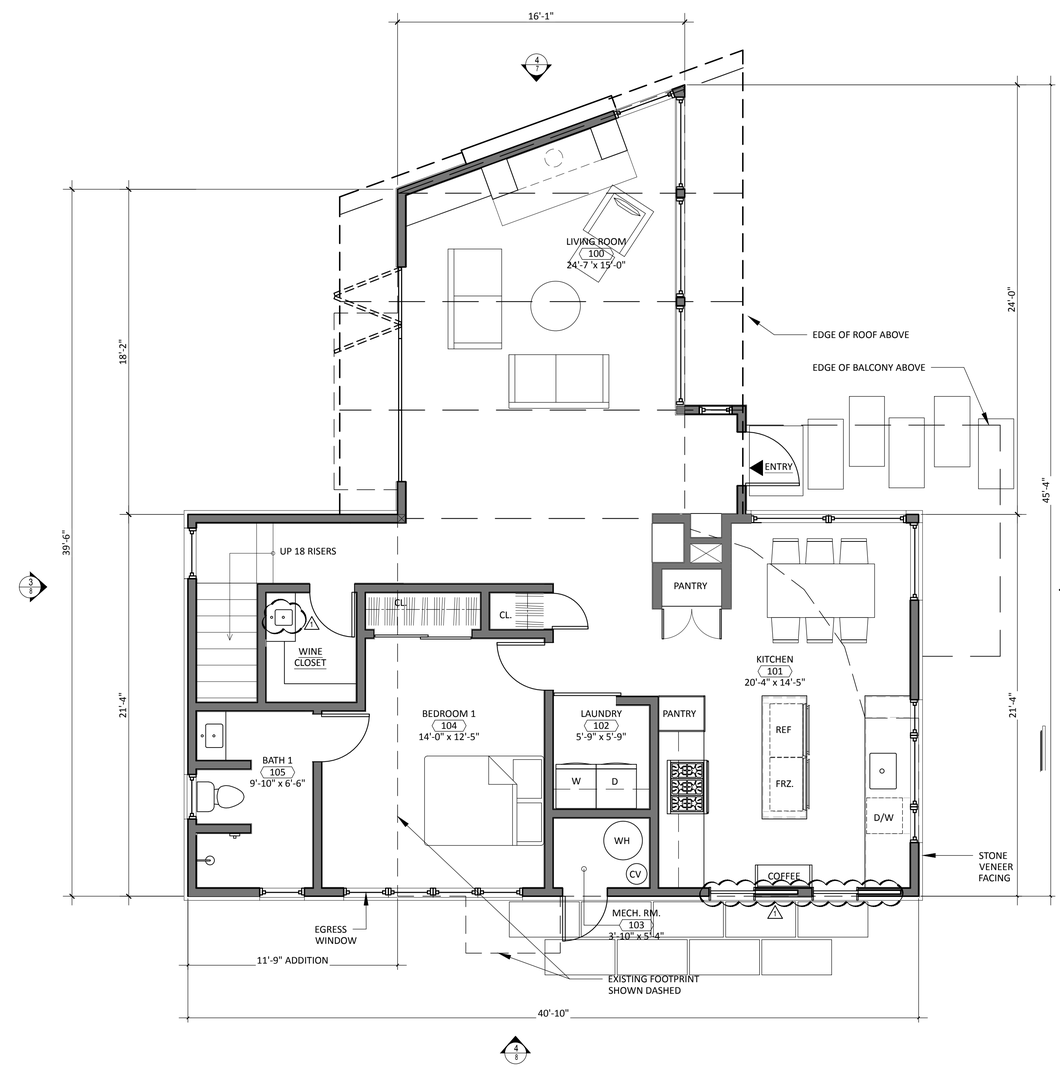


1 EXISTING FLOOR PLAN/DEMOLITION PLAN
1/4"=1'-0"



2 PROPOSED 1ST FLOOR PLAN
1/4"=1'-0"

PLAN NORTH

PLAN NORTH

DEMO NOTES

1. TOTAL LINEAR FEET OF DEMO: 169'-0"

LEGEND

NEW WOOD FRAMING CONSTRUCTION

EXISTING WALLS

CEILING OR ROOF ARTICULATION, TYP.

NOTES

1. DIMS TAKEN FROM FACE-OF-STUD, U.O.N.

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architects

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831.624.2165

CORTOPASSI
RESIDENCE

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FLOOR PLANS

scale: 1/4"=1'-0"

sheet number

3

date printed: 12.08.17

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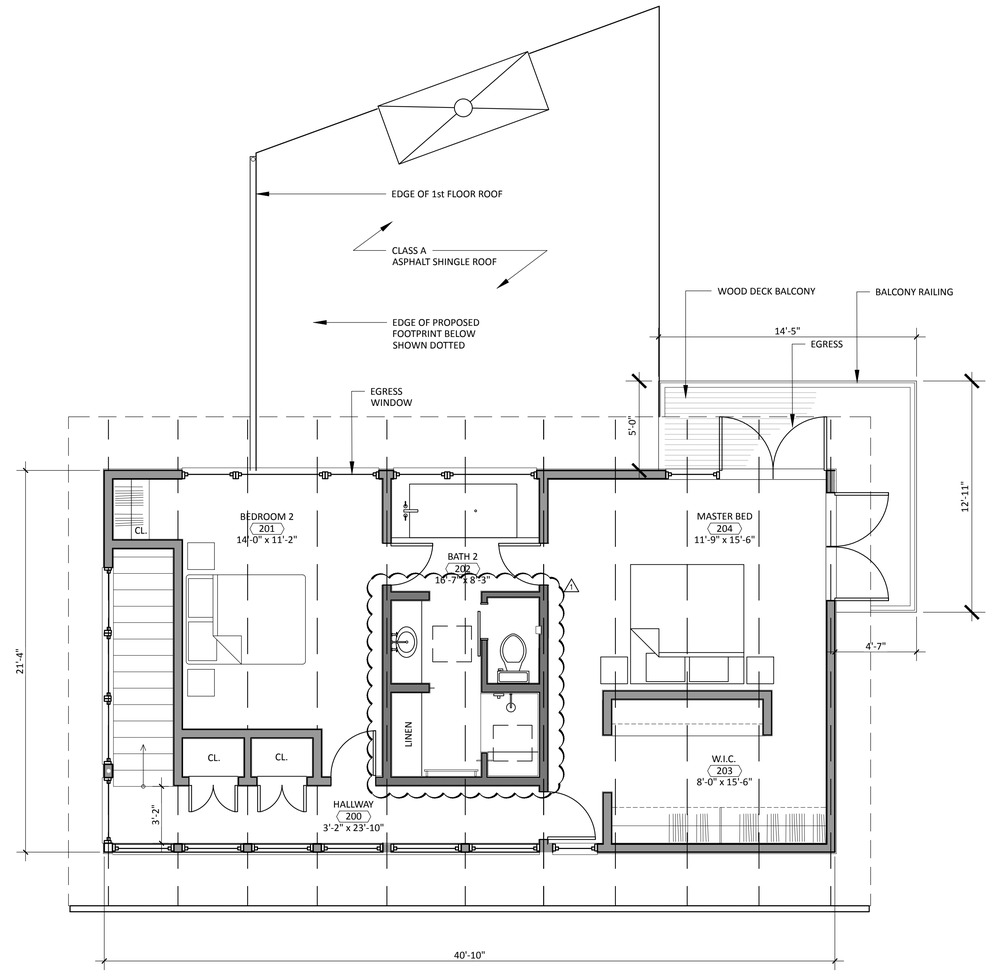

1 PROPOSED 2ND FLOOR PLAN
1/4"=1'-0"

PLAN NORTH

LEGEND

- NEW WOOD FRAMING CONSTRUCTION
- EXISTING WALLS
- CEILING OR ROOF ARTICULATION, TYP.

NOTES

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2ND FLOOR PLAN/
ROOF PLAN

scale: 1/4"=1'-0"

sheet number

4

date printed: 12.08.17

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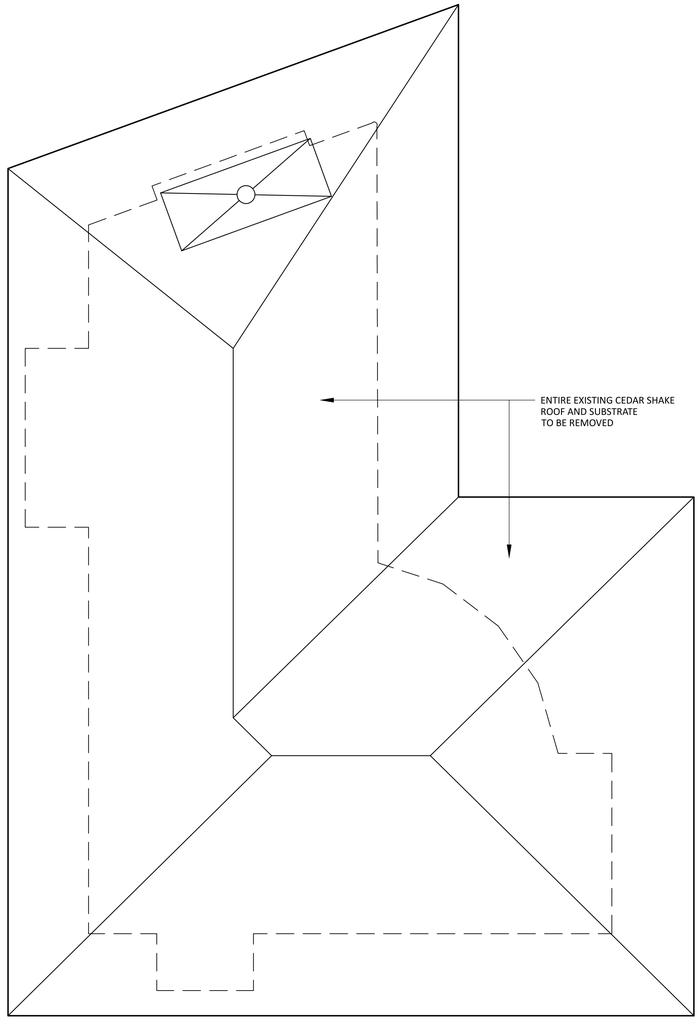
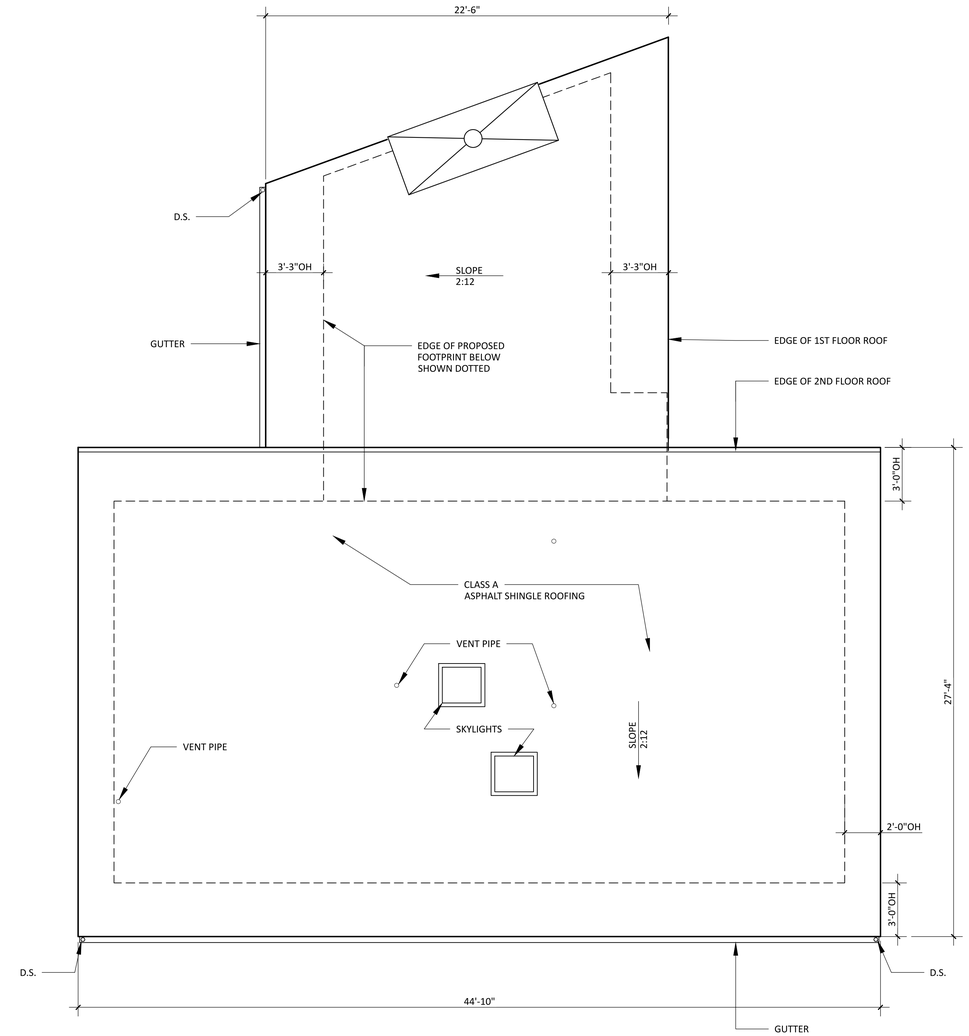


1 EXISTING ROOF PLAN
1/4"=1'-0"

PLAN NORTH



2 PROPOSED ROOF PLAN
1/4"=1'-0"

PLAN NORTH

LEGEND

- NEW WOOD FRAMING CONSTRUCTION
- EXISTING WALLS
- CEILING OR ROOF ARTICULATION, TYP.

NOTES

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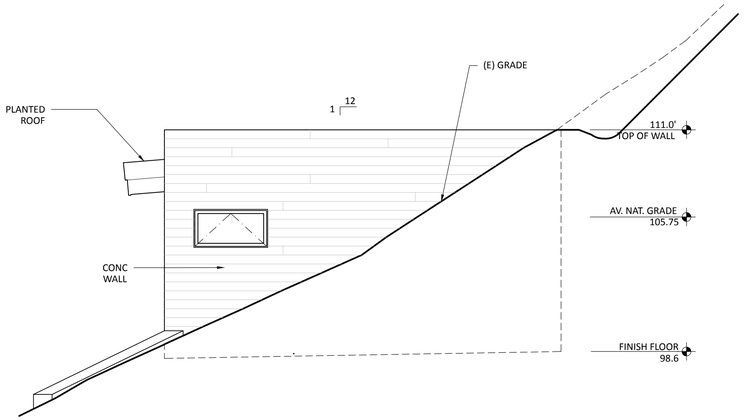
EXISTING & PROPOSED ROOF PLAN

scale: 1/4"=1'-0"

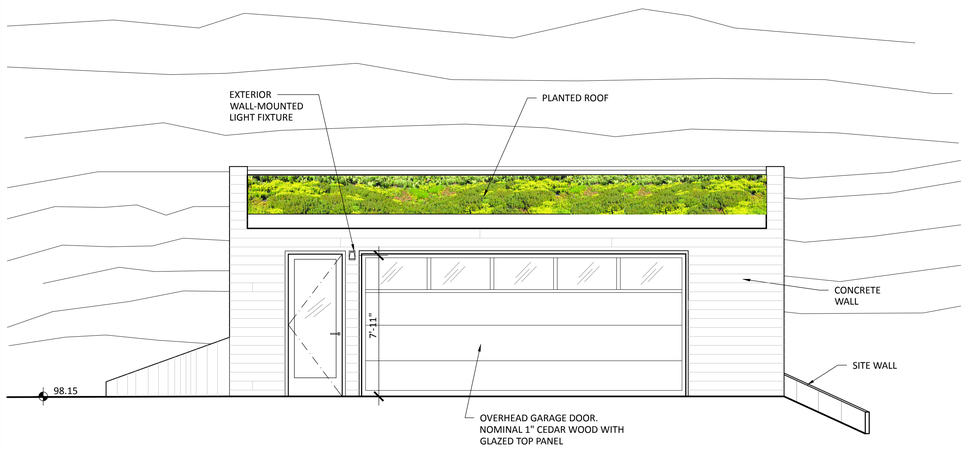
sheet number

5

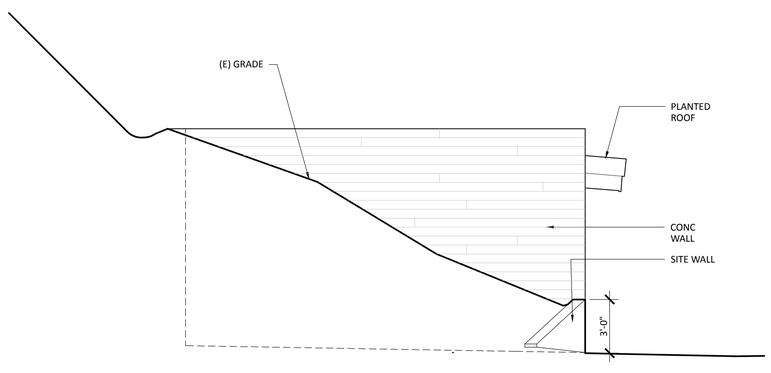
date printed: 09.05.17



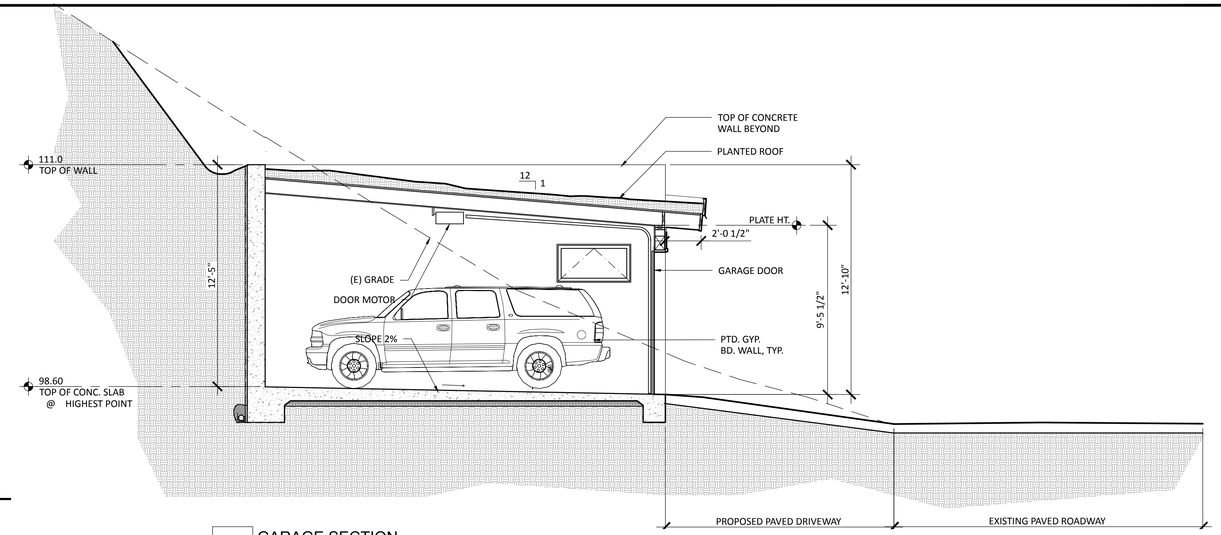
1 NORTH ELEVATION
1/4"=1'-0"



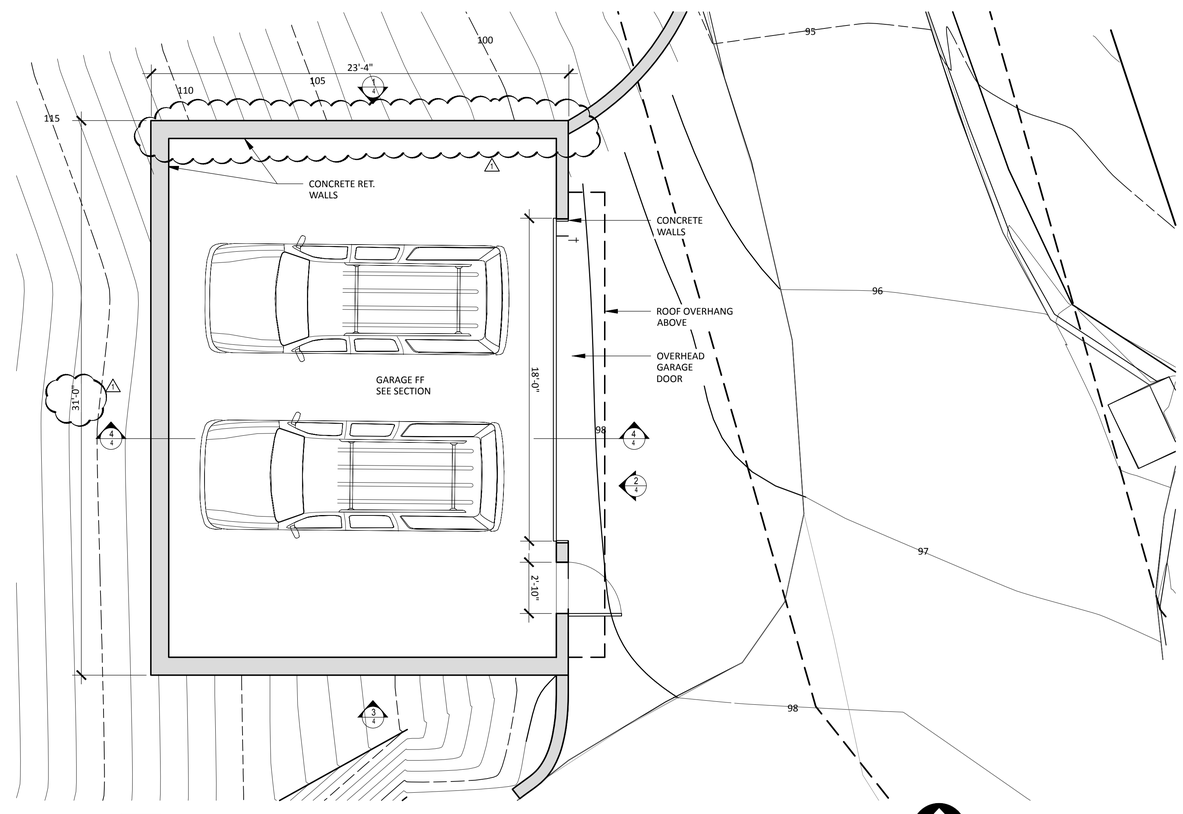
2 EAST ELEVATION
1/4"=1'-0"



3 SOUTH ELEVATION
1/4"=1'-0"



4 GARAGE SECTION
1/4"=1'-0"



5 GARAGE PLAN
1/4"=1'-0"

PLAN NORTH

LEGEND

PIP OR CMU. RETAINING WALL CONSTRUCTION

WOOD FRAMING CONSTRUCTION

CEILING OR ROOF ARTICULATION, TYP.

de sola.barnes architects
PO BOX 223386
CARMEL, CALIFORNIA 93923
831.624.2165

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255 HIGHWAY 1
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GARAGE PLANS, SECTION & ELEVATIONS

scale: AS NOTED

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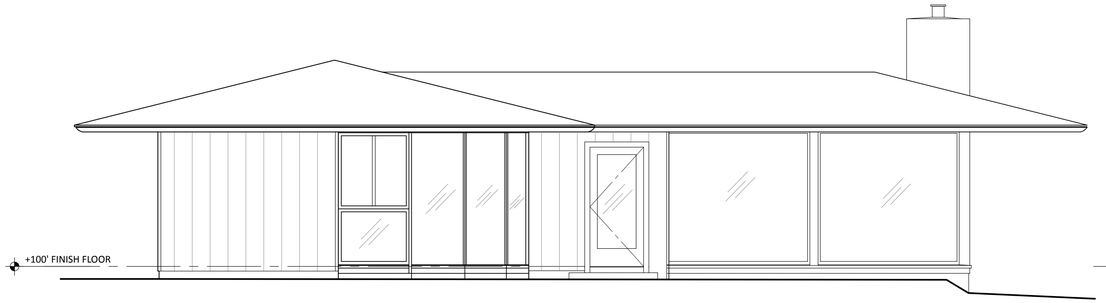
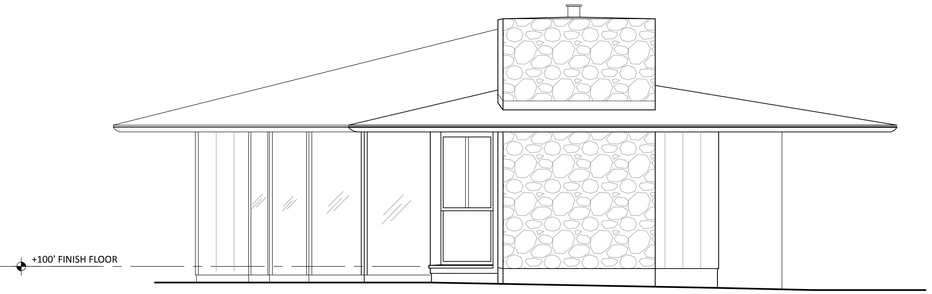
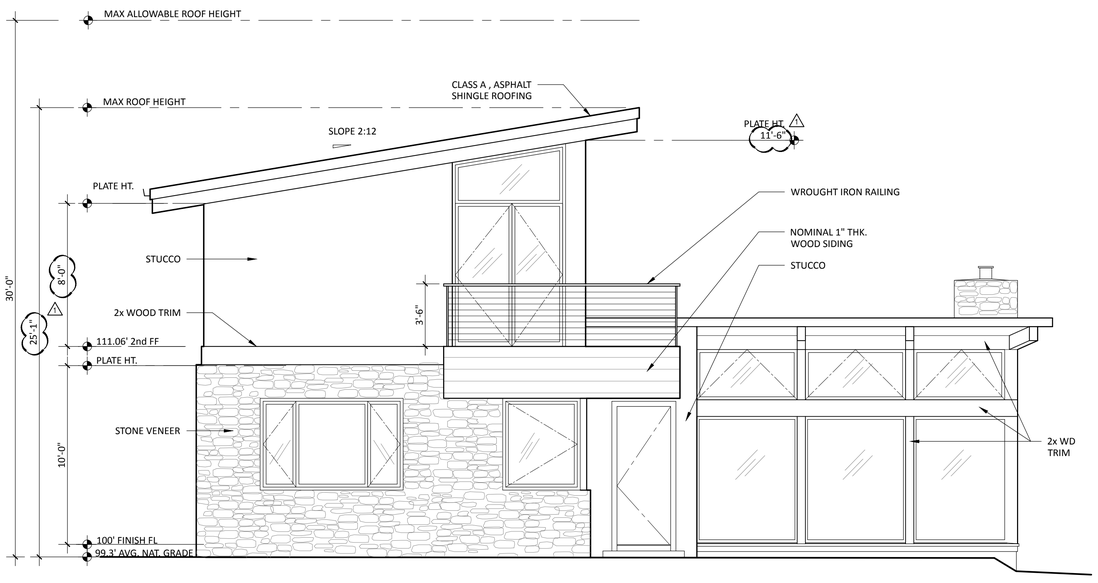


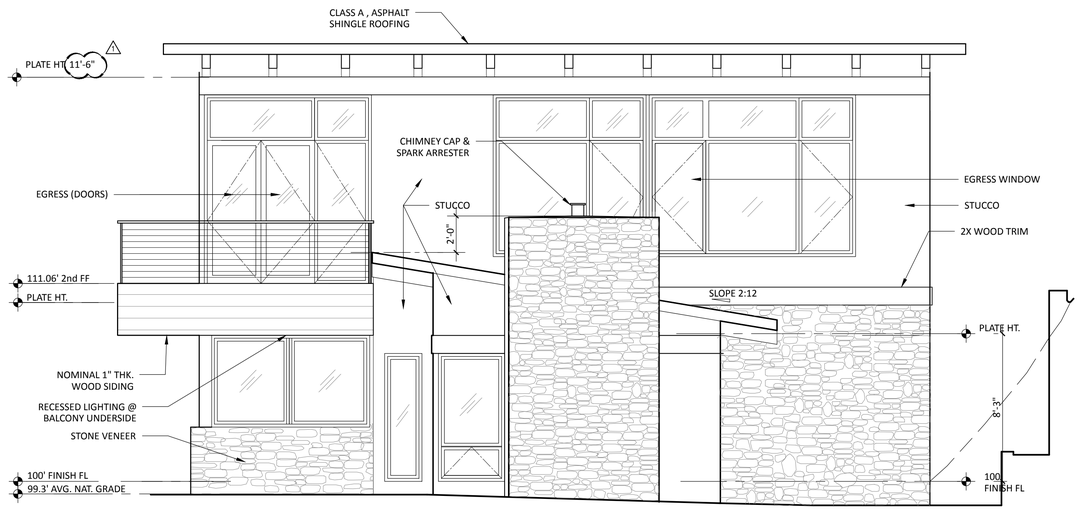
1 EXISTING EXTERIOR ELEVATION-EAST
1/4"=1'-0"



2 EXISTING EXTERIOR ELEVATION-NORTH
1/4"=1'-0"



3 PROPOSED EXTERIOR ELEVATION-EAST
1/4"=1'-0"



4 PROPOSED EXTERIOR ELEVATION-NORTH
1/4"=1'-0"

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PO BOX 223386
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sheet title

EXTERIOR ELEVATIONS

scale: 1/4"=1'-0"

sheet number

7

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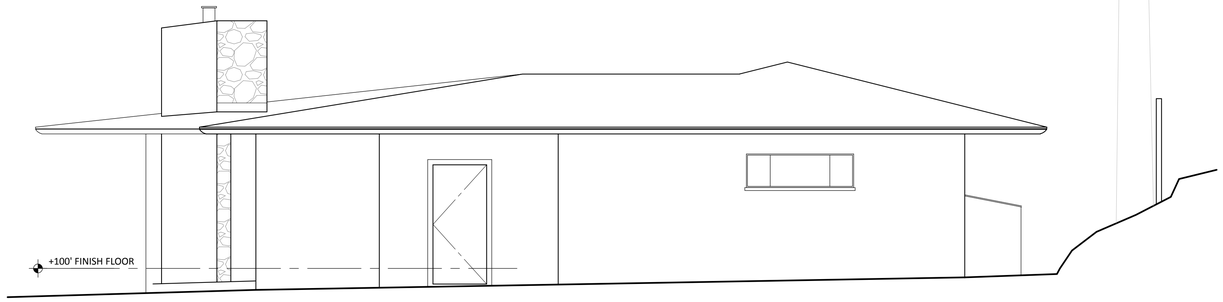
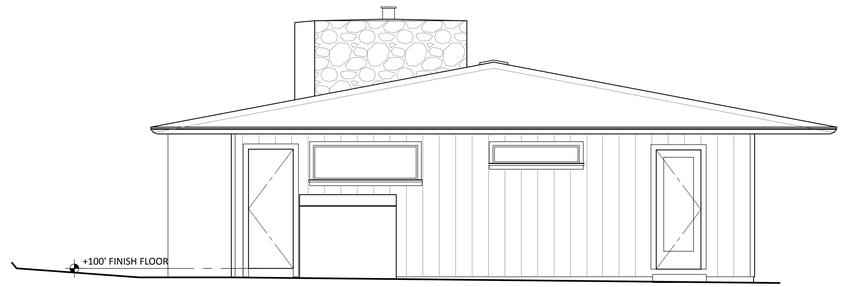
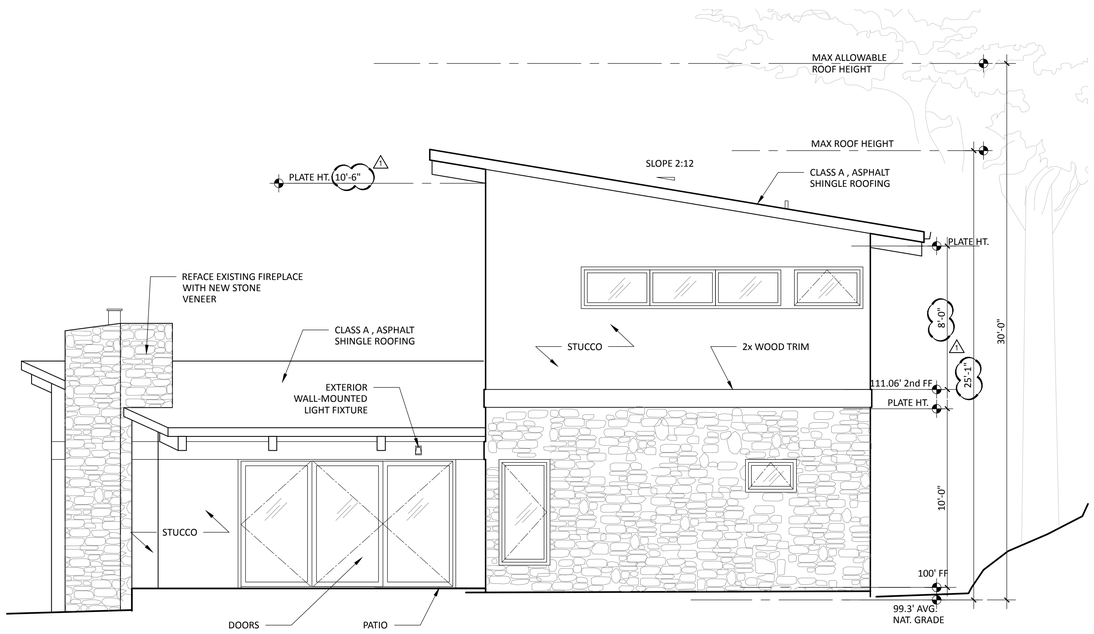


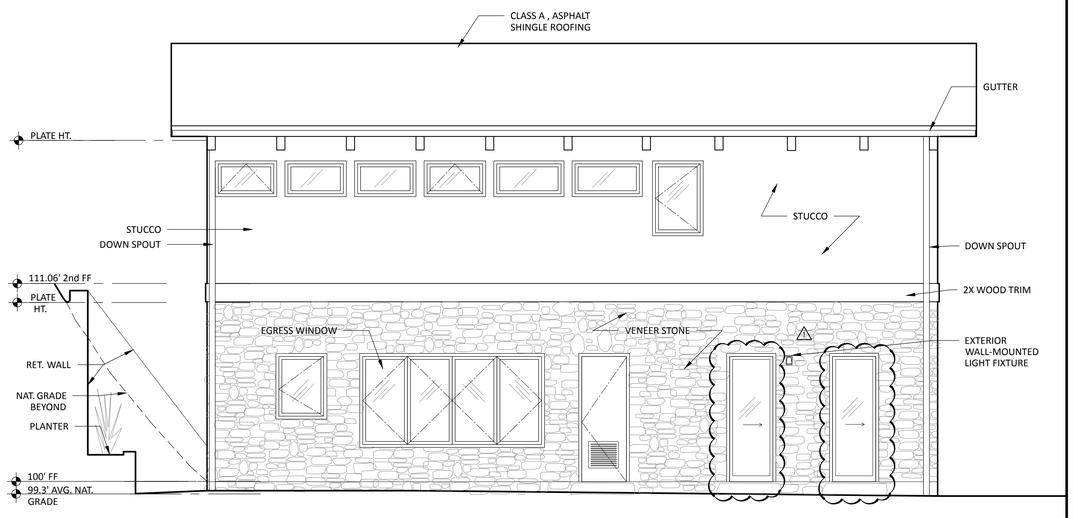
1 EXISTING EXTERIOR ELEVATION-WEST
1/4"=1'-0"



2 EXISTING EXTERIOR ELEVATION-SOUTH
1/4"=1'-0"



3 PROPOSED EXTERIOR ELEVATION-WEST
1/4"=1'-0"



4 PROPOSED EXTERIOR ELEVATION-SOUTH
1/4"=1'-0"

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CORTOPASSI
RESIDENCE

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EXTERIOR
ELEVATIONS

scale: 1/4"=1'-0"

sheet number

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CMP PROJECT DATA

ADDRESS	255 HIGWAY ONE CARMEL HIGHLANDS, CA 93923
SITE CONTACT	ANDREW STROUD STROUD CONSTRUCTION (415) 290-3877 E-MAIL: ASTROUD70@HOTMAIL.COM
PROJECTED START DATE	2018
PROJECTED END DATE	2018
HOURS OF OPERATION	8AM TO 5PM MONDAY - FRIDAY
AMOUNT OF GRADING	20 CUBIC YARDS MAX PER DAY
CONTRUCTION VEHICLE TYPE	DUMP TRUCK
NUMBER OF TRUCK TRIPS GENERATED	2 MAX. PER DAY
NUMBER OF CONSTRUCTION WORKERS	8 MAX AT ANY TIME

DEMOLITION & DECONSTRUCTION NOTES:

1. SUFFICIENTLY WET THE STRUCTURE PRIOR TO DECONSTRUCTION OR DEMOLITION. CONTINUE WETTING AS NECESSARY DURING ACTIVE DECONSTRUCTION OR DEMOLITION AND THE DEBRIS.
2. DEMOLISH THE STRUCTURE INWARD TOWARD THE BUILDING PAD, LAY DOWN ROOF AND WALLS (MARKED AT TBR) SO THAT THEY FALL INWARD AND NOT AWAY FROM THE BUILDING.
3. COMMENCEMENT OF DECONSTRUCTION OR DEMOLITION ACTIVITIES SHALL BE PROHIBITED WHEN HE PEAK WIND SPEED EXCEED 15 MILES PER HOUR. ALL AIR DISTRICT STANDARDS SHALL BE ENFORCED BY THE AIR DISTRICT.
4. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
5. 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.

CONSTRUCTION STAGING NOTES:

1. IF JOB TRAILER IS TO BE UTILIZED, IT MUST BE LOCATED WITHIN THE PROPERTY OUTSIDE OF THE BUILDING SETBACKS.
2. IF STORAGE UNIT OR DUMPSTER IS TO BE UTILIZED, IT MUST BE LOCATED WITHIN THE PROPERTY OUTSIDE OF THE BUILDING SETBACKS.
3. CONSTRUCTION FENCING WILL ONLY BE UTILIZED FOR TREE PROTECTION.
4. THERE SHALL BE NO DELIVERIES OR RUNNING OF EQUIPMENT PRIOR TO 8:00 AM. FAILURE TO COMPLY WITH CONSTRUCTION HOURS MAY RESULT IN A STOP WORK NOTICE.
5. AT NOT TIME SHALL THE STREET BE CLOSED OR BLOCKED. FLAGMEN SHALL BE USED AT ALL TIMES WHEN DELIVERIES OR CONSTRUCTION RESTRICT ANY PORTION OF THE RIGHT OF WAY.

HAUL ROUTE NOTE:

HAUL TRUCKS SHALL ENTER THE SITE BY BACKING UP INTO DRIVEWAY FROM RIGHT OF WAY. HAUL TRUCKS SHALL EXIT SITE IN THE SAME PATH. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON HIGHWAY. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL E ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAIL 1 ON THIS SHEET FOR TRUCK ROUTING PLANS. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

WORKER PARKING NOTE:

IF ONSITE PARKING FOR WORKERS IS LIMITED, WORKERS SHALL PARK IN THE PUBLIC RIGHT OF WAY ALONG HIGHWAY 1 AS NECESSARY. OBEY ALL PARKING LAWS. ON-STREET VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF HIGHWAY 1 ONLY. VEHICLES MAY NOT PARK ON BOTH SIDES OF HIGHWAY 1. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

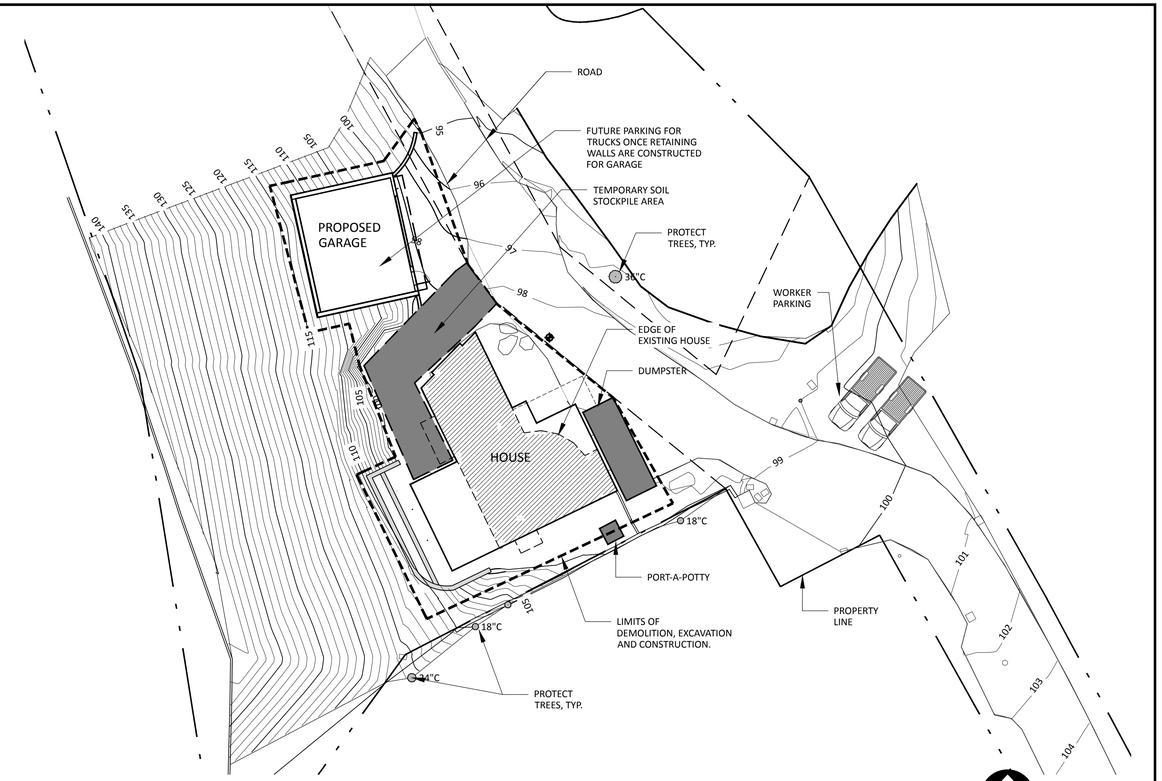
LIMITS OF CONSTRUCTION:

ALL CONSTRUCTION SHALL STAY WITHIN THE BOUNDARY SHOWN. PROTECT TREES AND VEGETATION THAT ARE TO REMAIN.

DEMOLITION STAGING:

DEMOLISH EXTERIOR SIDING, WINDOWS AND DOORS, AND ROOF AT EXISTING RESIDENCE. USE OPEN PARKING SPACE FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

SEE CIVIL DRAWINGS FOR EROSION CONTROL AND DEMOLITION NOTES.



1 DEMOLITION STAGING PLAN
1/16"=1'-0"

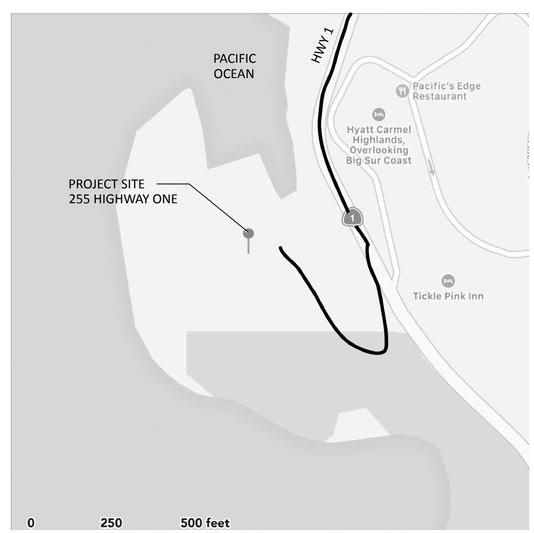
NORTH

LEGEND

PROPERTY LINE	TOPOGRAPHIC CONTOUR MAJOR
SETBACK LINE	TOPOGRAPHIC CONTOUR MINOR
EXISTING STRUCTURES	WOOD FENCE
PROPOSED STRUCTURE	TREE

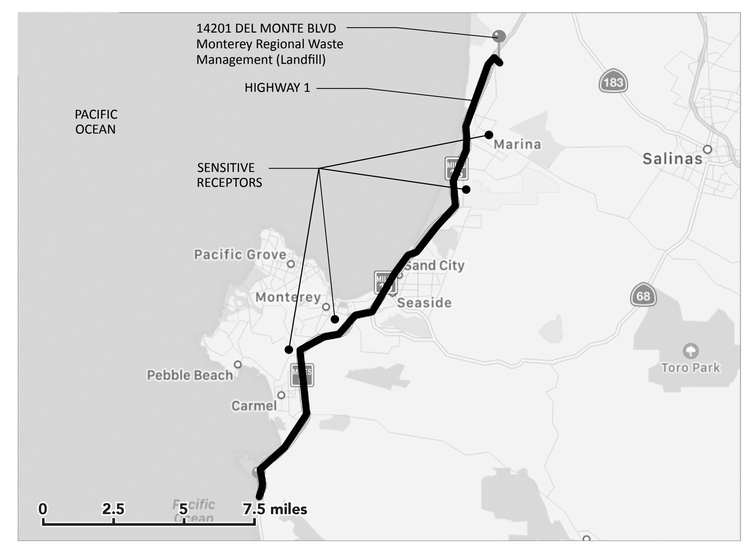
4 SATELLITE IMAGE OF PARKING SPACES
N.T.S.

NORTH



3 LOCAL ROUTE TRUCK PLAN
N.T.S.

NORTH



2 OVERALL ROUTE TRUCK PLAN
N.T.S.

NORTH

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sheet title

CONSTRUCTION MANAGEMENT PLAN

scale: AS NOTED

sheet number

9

date printed: 09.21.17

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GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY. SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.

3. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

7. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

9. ALL FILL SLOPES SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT. THE TOE OF ALL SLOPES SHOULD BE SUPPORTED BY A KEY CUT A MINIMUM OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL TOE. THIS KEY SHOULD BE A MINIMUM OF 8 FEET IN WIDTH AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. IN ADDITION AS THE FILL ADVANCES UP THE SLOPE BENCHES 3 FEET ACROSS SHOULD BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE. (SEE SOILS REPORT)

10. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

11. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

12. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

13. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA-BUILDING SERVICES. IF AUTHORIZED, DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

   A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

   B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

   C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

   D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

15. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

16. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

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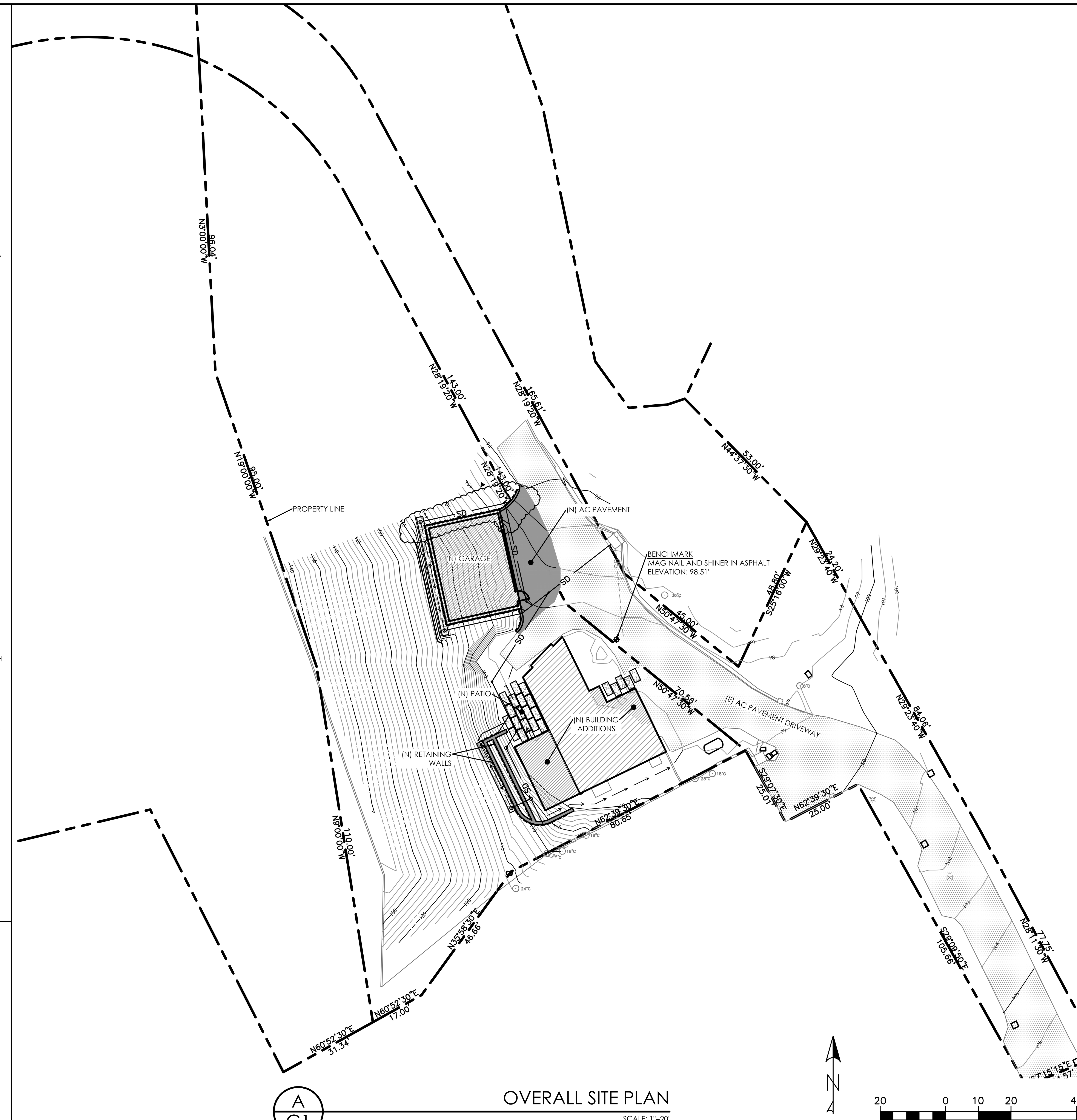
Drawing file: Z:\Projects\117146 DesolaBarnes-Carmel Highlands\dwg\117146 Grading Plan.dwg
Plotted: Dec 11, 2017 – 5:15pm



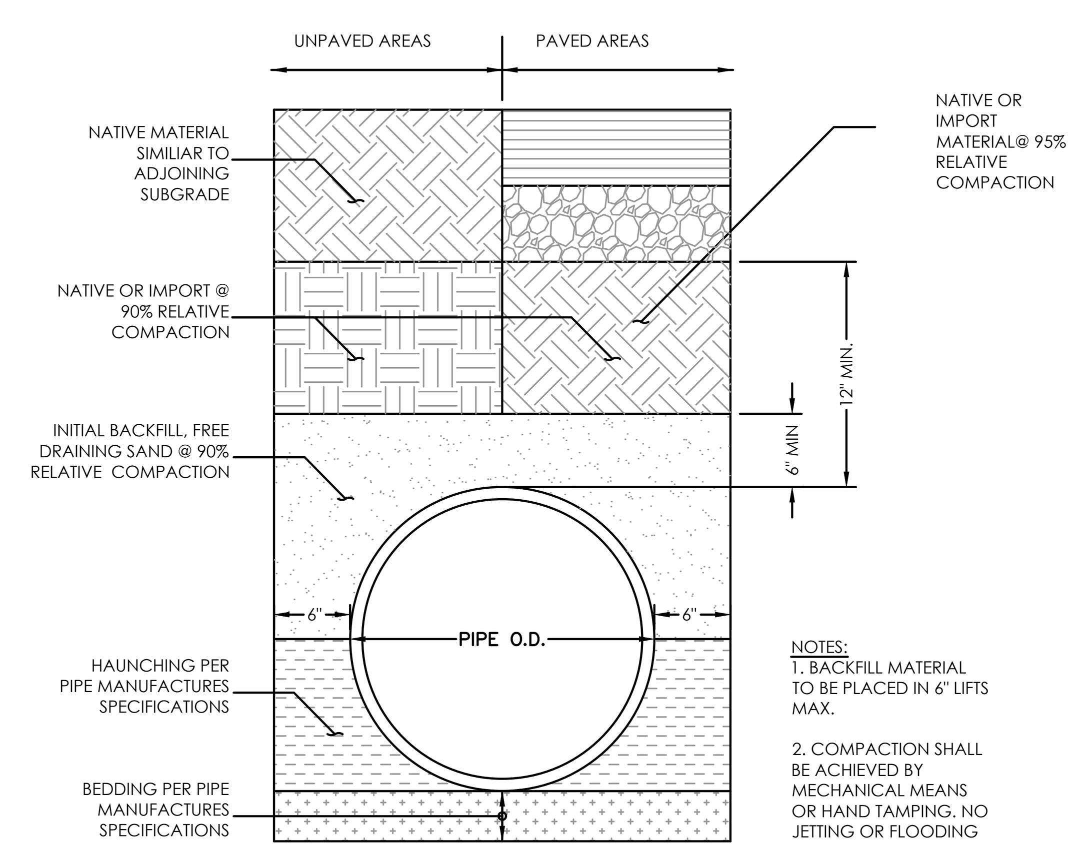
A / C1 OVERALL SITE PLAN

SCALE: 1"=20'

SOURCE: GOOGLE MAPS

B / C1 VICINITY MAP

NTS



NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

C / C1 UTILITY TRENCH BACKFILL

NTS

DISTURBED AREA

DISTURBED AREA=3,145 SF (1)

SHEET INDEX

C1 TITLE SHEET
C2 GRADING AND DRAINAGE PLAN
C3 EROSION CONTROL PLAN

GRADING QUANTITIES

EARTHWORK QUANTITIES: (1)

CUT = 240 CY
FILL = 22 CY
NET = 218 CY CUT

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

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	DRAINAGE FLOW LINE	
SD	STORM DRAIN LINE	SD
	RETAINING WALL DRAIN LINE	
	SAWCUT	
	GRADE BREAK	
50	MAJOR CONTOUR	50
49	MINOR CONTOUR	49
X	FENCE	X X
×405.46	SPOT ELEVATION	TC 49.99
	DRAINAGE FLOW	
	FIRE HYDRANT (FH)	
18" K	TREE	

REV.	DATE	DESCRIPTION	BY
1	12-8-17	DRAWING CHANGES	JPR
2			
3			
4			
5			
6			
7			
8			
9			

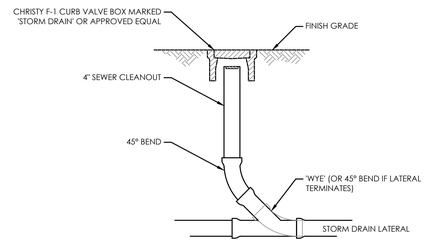
C3 ENGINEERING INCORPORATED
126 Bonifacio Place, Suite C Monterey, CA 93940
(831)647-1192 (831) 647-1194 fax

CDP Submittal

TITLE SHEET

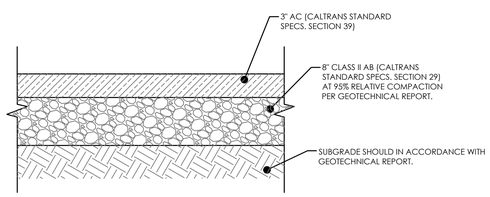
CORTOPASSI RESIDENCE
255 HIGHWAY 1
CARMEL HIGHLANDS, CA 93923

SCALE:	AS NOTED
DATE:	09/01/2017
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	JPR
SHEET NUMBER:	C1
OF 3 SHEETS	
PROJECT#	117146



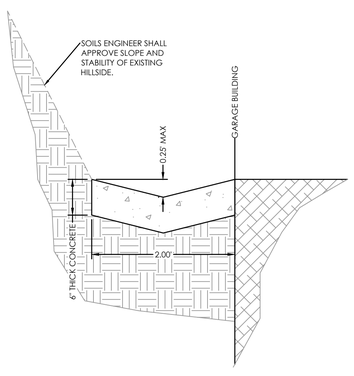
B / C2 STORM DRAIN CLEANOUT

NTS



C / C2 AC PAVEMENT SECTION

NTS



D / C2 2' CONCRETE VEE GUTTER

NTS

A / C2 GRADING AND DRAINAGE PLAN

SCALE: 1"=5'

REV.	DATE	DRAWING CHANGES	BY
1	12-8-17		JPR

DESCRIPTION

C3 ENGINEERING INCORPORATED
126 Bonifacio Place, Suite C · Monterey, CA 93940
(831) 647-1194 · (831) 647-1192 fax

CDP Submittal

GRADING AND DRAINAGE PLAN

CORTOPASSI RESIDENCE
255 HIGHWAY 1
CARMEL HIGHLANDS, CA 93923

SCALE:	AS NOTED
DATE:	09/01/2017
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	JPR
SHEET NUMBER:	C2
OF	3 SHEETS
PROJECT#	117146

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Drawing file: Z:\Projects\117146 DesoloBarnes-Carmel Highlands\dwg\117146 Grading Plan.dwg
Plotted: Dec 11, 2017 - 3:15pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/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.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO. SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS: SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

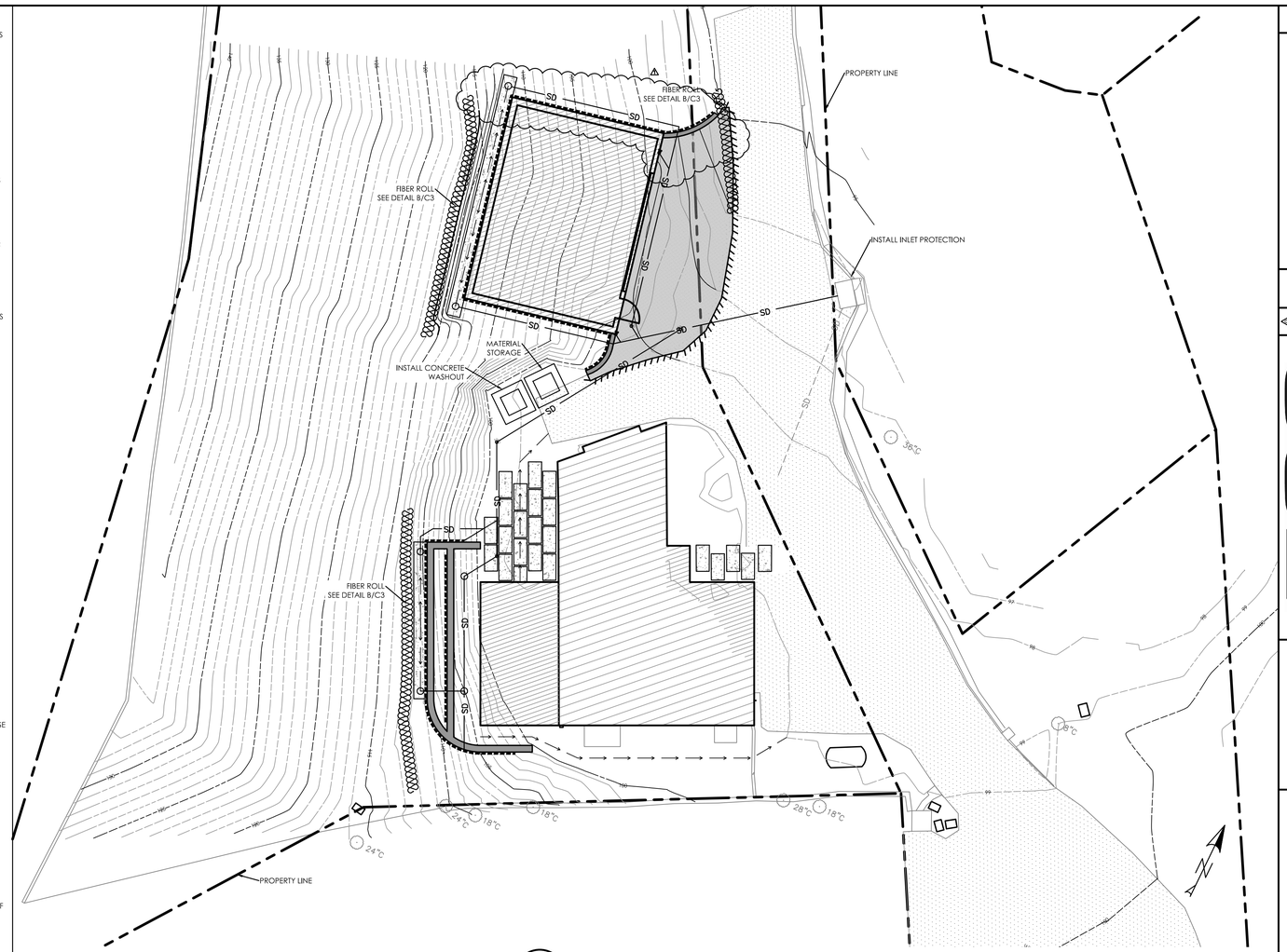
1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\117146 DesoiaBarnes-Carmel Highlands\dwg\117146 Grading Plan.dwg
Plotted: Dec 11, 2017 - 5:15pm



A C3 EROSION CONTROL PLAN
SCALE: 1"=10'

10 0 5 10 20
GRAPHIC SCALE

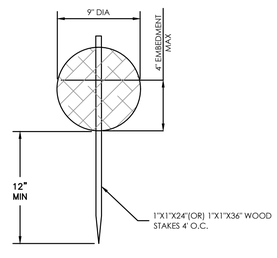
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

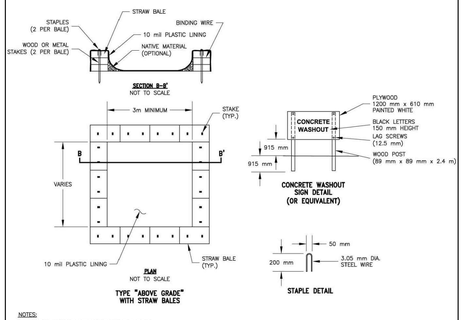
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

5. CASQA RECOMMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



B C3 FIBER ROLL
NTS

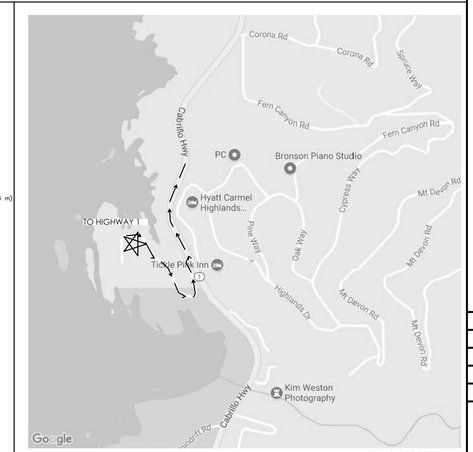


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CALTRANS/PD04-14.DWG SAC 8-14-02

SOURCE: CALTRANS

C C3 CONCRETE WASHOUT
NTS



SOURCE: GOOGLE MAPS

D C3 CONSTRUCTION HAUL ROUTE
NTS

REV.	DATE	DESCRIPTION	BY
1	12-5-17	DRAWING CHANGES	JPR

C3 ENGINEERING INCORPORATED
126 Bonifacio Place, Suite C, Monterey, CA 93940
(831) 647-1192 (831) 647-1194 fax

CDP Submittal

EROSION CONTROL PLAN

CORTOPASSI RESIDENCE
255 HIGHWAY 1
CARMEL HIGHLANDS, CA 93923

SCALE:	AS NOTED
DATE:	09/01/2017
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	JPR
SHEET NUMBER:	C3 OF 3 SHEETS
PROJECT#	117146

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