

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

In the matter of the application of:

CLIFTON HEATHER JOY & WOLSKE RUSSELL D (PLN160849)

RESOLUTION NO. 18-025

Resolution by the Planning Commission to:

- 1) Adopt a Mitigated Negative Declaration;
- 2) Approve Combined Development Permit consisting of:
 - a) Administrative Permit and Design Approval to allow construction of a 2,792 square foot single story single family dwelling, a 600 square foot attached guesthouse, a 9,800 gallon water tank, and a 420 square foot attached carport;
 - b) Use Permit to allow the removal of 25 Oak trees;
 - c) After-the-fact Use Permit for the removal of 43 oak trees to clear Code Enforcement case (17CE00197); and
 - d) Use Permit to allow construction on slopes greater than 25%; and
- 3) Adopt a Mitigation Monitoring and Reporting Program.

[PLN160849, CLIFTON HEATHER JOY & WOLSKE RUSSELL D, 26735 Laureles Grade, Carmel Valley, Toro Area Plan (APN: 416-361-043-000)]

REVISED

August 14, 2018
(This resolution
supersedes the previous
resolution mailed on July
25, 2018)

The Clifton & Wolske application (PLN160849) for a Combined Development Permit came on for public hearing before the Monterey County Planning Commission on 11 April 2018 and 25 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:
 - *2010 Monterey County General Plan*;
 - *Toro Area Plan*; and
 - *Monterey County Zoning Ordinance (Title 21)*No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 26735 Laureles Grade, Carmel Valley (Assessor's Parcel Number 416-361-043-000), Toro Area Plan. The parcel is zoned “RDR” (Rural Density Residential). A single-family

residence and guest house are principal uses allowed within this zone.

- c) A zoning violation (Code Enforcement Case No. 17CE00197) exists on the property for the removal of protected trees. The trees were removed without securing the appropriate entitlement. Pursuant to Section 21.84.120 of Title 21, issuance of permits and entitlements shall not occur if there is an outstanding violation of the property. Therefore, project includes an after-the-fact Use Permit for the removal of 43 oak trees. The application, as proposed and conditioned, is consistent with the requirement for restoration, to the extent feasible, in accordance with Section 21.81.130 of Title 21. See Finding No. 6 for further discussion.
- d) The project includes the removal of oak trees which are protected by County regulations. Pursuant to Section 21.64.260.D.3 of Title 21, removal of more than three protected trees requires approval of a Use Permit. Therefore, this application includes a request for a Use Permit to allow removal of the 25 oaks for project development. See Finding No. 3 for further discussion.
- e) The parcel is in a Visual Sensitivity (VS) zone due to visibility from Laureles Grade. Pursuant to Chapter 21.46 of Title 21, the project requires analysis for potential to create a substantially adverse visual impact when viewed from a common public viewing area. Therefore, staking-and-flagging was required and observed by staff. Staff observed on 6 July 2017 that none of the structures have potential to create substantially adverse visual impact from a common public viewing area. Although the water tank was not staked and flagged, the dark green colored tank is going to be screened from public view by vegetation and topography. There is some possibility that portions of the new road may be seen from Laureles Grade. However, placement of the new road is restricted to the proposed location which is encompassed by the existing scenic easement and would not create a substantially adverse visual impact from a common public viewing area because the road would be screened by dense Northern Coastal Scrub. Therefore, a Use Permit is not required to allow development of this project in a VS district (Section 21.46.030.D.1 of Title 21).
- f) Portions of the new road are proposed on slopes 25% or greater. Therefore, this application includes a request for a Use Permit to allow development on slopes 25% or greater. See Finding No. 4 for further discussion.
- g) The parcel has a B-8 Zoning overlay district that limits intensification of use and growth inducement. The B-8 overlay is in accordance with Section 21.42.030.H of Title 21 where measurable public-facility type constraints could cause additional development to be detrimental to health, safety, and welfare of the residents of the area, or the County as a whole. Pursuant to Section 21.42.030.H.1.1 of Title 21, Regulations for Building Site Zoning Districts (B), specifically the B-8 overlay. The B-8 overlay district does not affect the construction of the first single family dwelling. Therefore, the proposed project is not subject to the B-8 development restriction.
- h) In accordance with the *2010 General Plan*, exterior lighting be shall

be unobtrusive, reduce off-site glare, and only light an intended area, the project is required to adhere to Chapter 21.63 – Design Guidelines for Exterior Lighting of Title 21. Therefore, Condition No. 21 requires submittal of an Exterior Lighting Plan to the Chief of RMA-Planning for review and approval.

- i) The project was referred to the Toro 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 an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in accordance with CEQA. The Toro LUAC meeting 28 August 2017 resulted in a 5-1 vote in favor of supporting recommendation of the project.
- j) 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 PLN160849.

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, Monterey County Regional Fire Protection District (MCRFPD), 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, MCRFPD gave no indication the site would be unsuitable for implementation of the project.
 - c) The southern edge of the property is proximate to Laureles Grade and to an existing paved road for the first western half of the boundary line. This unnamed paved road continues eastward. Access to the development site on the parcel will be along a newly constructed road that is proposed along a curving portion of land that divides in half the scenic easement on the property. The project includes the first single family dwelling on a legal lot of record. Therefore, the new private road is exempt from the private road ordinance pursuant to Section 21.64.320.D.4 of Title 21.
 - d) 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 PLN160849.
3. **FINDING:** **CONSISTENCY – PROTECTED OAK TREES:** The subject parcel contains of approximately 5.5 acres of oak woodlands. In the Toro Area Plan oak tree removal is discouraged.. However, the removal of protected oak trees is regulated by Section 21.64.260 of Title 21. There are 25 oak trees, in addition to the 43 oak trees previously removed without the benefit an entitlement, proposed for

removal within the development footprint. The proposed residential design minimizes tree removal in accordance with the applicable goals and policies of the Toro Area Plan and the Monterey County Zoning Ordinance (Title 21). Removal of the trees does not involve a risk of adverse environmental impacts for soil erosion, water quality, ecological systems, noise pollution, or air movement.

- EVIDENCE:**
- a) The project initially included the removal of 33 oak trees. However, the project was relocated to reduce tree removal, resulting in the removal of 25 oak trees which is a reduction in the removal of 8 trees. In accordance with Section 21.64.230.D.3.a of Title 21, a Tree Evaluation report and a Forest Management Plan was prepared and submitted with the application. In addition, a biological assessment was also submitted.
 - b) An alternative location that would allow development without requiring tree removal has been identified. However, development in this area would result in a significant visual impact when viewed from Laureles Grade. Therefore, this location was determined to be an unfeasible alternative as it is inconsistent with the regulations contained within the applicable Visually Sensitive zoning overlay district.
 - c) In accordance with Section 21.64.260.3.d, an Initial Study was prepared under CEQA. See Finding Nos. 7, 8, and 9 for further discussion.
 - d) Pursuant to Section 21.64.260.4, the 25 trees proposed for project-related removal require one-to-one replacement. Condition No. 25 has been incorporated to ensure tree replacement occurs and is successful.
 - e) In accordance with Public Resources Code 21083.4 of CEQA, restoration may not comprise more than half the mitigation measure for Oak tree removal in order to reduce potential environmental impacts to less than significant. Therefore, Condition No. 29 requires a conservation easement over Oak woodlands that provide continuous habitat resources.
 - f) The Initial Study provides a mitigation that requires a migratory bird nesting study prior to grading or construction (See Finding 11 below). This mitigation would reduce the risk of adverse environmental impacts on wildlife habitat to less than significant.

4. **FINDING: CONSISTENCY – SLOPES 25% OR GREATER:**

In accordance with Title 21, specifically Section 21.64.230, a Use Permit for the location of the driveway on slopes 25% or greater is appropriate for this project due to site constraints.

- EVIDENCE:**
- a) Portions of the proposed driveway is located on slopes 25% or greater. The 27.87 acre parcel is restricted by approximately 16 acres of Scenic Easement. Proposed location of the new road is completely outside of the existing Scenic Easement on the property and road construction is restricted to areas outside the Scenic Easement, much of which comprises 25% or greater slopes. Therefore, no feasible alternative exists for construction of the driveway on slopes less than 25%. The proposed residential structures would be constructed on slopes less than 25%.

- b) There is an existing dirt road access to the building pad on the parcel with switchbacks and hairpin turns through 25% slopes and that would necessitate an excess of grading and retaining walls to construct a road that would be able to accommodate a fire truck. Although portions of the new driveway are proposed within 25% or greater slopes, improvements to this existing dirt road would result in far more disturbance to slopes. In addition, fire trucks and other emergency vehicles will have a less hazardous approach to the residence with implementation of the proposed driveway location. Given the Very High SRA status for damage due to fire hazard, fire truck access through oak woodlands along steep slopes and hairpin turns is not appropriate if there is a safer alternative. Therefore, along with the finding above, the proposed driveway location better achieves the resource protection objectives contained in *General Plan* policy OS-3.5.1.a.
- c) In accordance with subsection 1(d) of Policy OS-3.5 of the *2010 General Plan*, the project has been conditioned (Condition No. 29) to require dedication of a scenic easement over portions of the parcel exceeding 25% slopes.

5. **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, Monterey County Regional 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 6 July 2017 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 PLN160849.

6. **FINDING:** **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, permitting, or other applicable provisions of the County's zoning ordinance. The Code Enforcement Case (17CE00197) would be abated upon procurement of the after-the-fact Use Permit for removal of 43 protected oaks along with adherence to the requirements of mitigations prepared for the Initial Study.

- EVIDENCE:**
- a) During the application process for the proposed project, Code Enforcement Case (17CE00197) was opened in response to a complaint of possible oak tree removal on the subject parcel that may have been performed without the benefit of permits.

- b) The applicant requested that Nicole Nedeff, familiar with the property from preparation of the biological report (File No. LIB170256), investigate the allegation. Nedeff observed 43 oak stumps that indicate tree removal on the property (File No. LIB170304). The application for a Use Permit includes a request to permit the after-the -fact removal of 43 trees prior to possession of the subject property by the current owner. In order to abate the Code Enforcement Case (17CE00197), the applicant has agreed to replant the 43 oak trees as restoration on a one-to-one ratio for a total of 68 replanted oak trees.
- c) The decomposing condition of cut stumps and the development of callouses on a majority of cut tree limbs appear to be consistent with tree removal occurrence between May and December 2012, prior to possession of the property by the current owner. Tree removal had not been permitted and the current owners do not appear to be the perpetrators of the code violation.
- d) No punitive action was taken for the illegal removal of protected oak trees on the parcel. However, the fees required are twice the amount normally charged pursuant to Title 21 Section 21.84.140 for a retroactive permit application. Therefore, the planning fees for this application were assessed double fees.
- e) Pursuant to Title 21 Section 21.84.130 that addresses cumulative remedies for code violations, paying a fine (double-fees) shall not relieve the applicant/owner from responsibility of implementing corrective action for restoration of the pre-violation.
- f) Restoration of the property to its pre-violation state is required in order to abate the violation in accordance with Section 21.84.130 of Title 21. However, due to the length of time since removal, circa 2012, of the 43 oak trees ranging from 9-25 inches in diameter, achievement of the pre-violation state would be unfeasible. Therefore, Condition number 25 has been incorporated requiring partial restoration consisting of the planting of 43 trees with fifteen (15) gallon oak trees. This partial restoration shall be considered separate from, and in addition to, the condition requiring replacement of the 25 oak tree removed for development.
- g) 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 PLN160849.

7. **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 Clifton & Wolske (PLN160849) 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 PLN160849.

8. **FINDING:**

INITIAL STUDY – LESS THAN SIGNIFICANT

ENVIRONMENTAL IMPACTS - The Initial Study identified less than significant impacts for the following resources: aesthetics, air quality, 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) There is some possibility that portions of the new road may be seen from Laureles Grade. However, placement of the new road is restricted to the proposed location which is encompassed by the existing scenic easement. Therefore, implementation of the new road at its proposed location would reduce impacts to less than significant on Aesthetic Resources.
- b) The position of the structure within the forested oak trees obscures glare and interior light from the windows during dawn and sunrise. Furthermore, Condition number 22 requires alternatively treated windows as protection against glare and visibility of interior lighting. Placement of Condition number 21 to comply with criteria set by County of Monterey Lighting Ordinance 5262 would ensure no new source of substantial light or glare would be created by exterior lighting. Therefore, impacts on day or nighttime views in the area would be reduced to less than significant.

- c) 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.
- d) San Andreas fault zone is approximately 26 km northeast of the subject parcel and has the greatest potential for seismic activity that may result in damages. However, site soils are considered not susceptible to liquefaction and to be resistant to seismic strength loss. Therefore, these characteristics of the soils reduce potential impacts on people or structures due to strong seismic ground shaking or liquefaction to less than significant.
- e) Near surface soil conditions within the development footprint are characterized as loose and expansive with the potential for erosion. Therefore, implementation of the project could have adverse impacts on soils. The subject parcel is expected to incur 1,800 cubic yards of cut and 2,160 cubic yards of fill. The project is conditioned to provide an erosion control plan and an engineered drainage plan prior to the issuance of any grading or building permits. RMA-ES requires, prior to final inspection, certification that development will have been constructed in accordance with the recommendations of the project geotechnical report which has been placed as a condition. Therefore, the potential impacts on people or structures due to substantial soil erosion or loss of top soil are reduced to less than significant.
- f) 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.
- g) 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.
- h) Implementation of the proposed project would result in 1,800 cubic yards of cut and 2,160 cubic yards of fill in addition to an approximate net of 54,000 square feet impervious surface, thus, potentially altering the existing drainage pattern. A storm water control plan is required by the Water Resources Agency (WRA) for handling impervious surface storm water runoff at multiple dispersal points away from and below any septic leach fields. RMA-ES has

conditioned the project to submit, prior to final inspection, certification by the Geotechnical Engineer that all development has been constructed in accordance with the recommendations contained in the Geotechnical Report (File No. LIB170257) and approved plans. Therefore, alteration of the existing drainage pattern would result in less than significant impact to erosion or siltation.

- i) 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.
- j) The subject parcel is located along a Laureles Grade road segment with a level of service rating “D”, and there is a single access to the parcel on an unpaved private dirt road from Rinconada Drive approaching off Laureles Grade. There is a proposed import of approximately 360 cubic yards of earth which will require an estimated ten truck trips per day for 21 miles per trip during two days total. Total increase in traffic throughout construction of the project would cause temporary degradation of the level of service standard. However, traffic levels 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.
- k) 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 at multiple dispersal points away from and below any septic leach fields. Therefore, construction of new stormwater drainage facilities would have less than significant impacts.
- l) The project includes construction of the first single family dwelling on a legal lot of record. The project will use an estimated 0.25 AF/yr of groundwater from the Hidden Hills Water System operated by California American Water (CAW). The project has received notification that it can be served by this CAW system. The CAW Hidden Hills Water System is under the jurisdiction of the Monterey Peninsula Water Management District (MPWMD). 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.

9. **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) Project implementation would have potential impacts to oak woodlands identified as an important biological resource in the Toro Area Plan (TAP) and Monterey County Code Title 16 – Environment Section 16.60 – Preservation of Oak and Other Protected Trees. Implementation of General Best Management Practices (BMPs) is consistent with the Title 16 Section 16.60.040.F to ensure mitigation of potential environmental impacts. In order to reduce those impacts to less than significant, mitigative actions have been identified as necessary for long term maintenance and regeneration of the existing woodland environment.
 - b) Pursuant to Section 21083.4 of the PRC, the project will include Mitigation Measure Actions (Condition number 25) that are in accordance with this particular environmental legislation which includes dedication of a Conservation Easement over the oak woodlands on the subject parcel and a seven year maintenance agreement.
 - c) The oak woodland resources on the subject parcel shall be managed for not only forest stability and character, but also for fire protection. In order to prevent fire hazard in the very highly sensitive State Responsibility Area for fire protection, the Owner/applicant/certified arborist/professional forester shall maintain fire defensible space around all structures on the property.
 - d) Migratory bird species are protected by the U. S. Federal government and protection of migratory bird habitats entails avoidance of construction during times of nesting. The applicant/owner shall procure an expert biologist to implement a survey for potential presence of nesting migratory bird species.
 - e) 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. There is no listed archaeological resource on the site. Based on staff discussions with the Tribe's Most Likely Descendent (MLD), nomadic tribal ancestors, prior to migration, traditionally buried tools and personal items at the base of oak trees which are considered sacred. Although an on-site Tribal Monitor is recommended by OCEN, and oak trees are known to be sacred to the civic and spiritual culture of Native American Tribes, there is no substantive evidence that these oak woodlands on the subject property would contain tribal cultural resources. A mitigation was proposed in the Initial Study to require a Tribal Monitor on-site during project-related ground disturbance. Therefore, in order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor shall be onsite during any project-related grading or excavation to identify findings with tribal cultural significance.

- f) However, staff recommends Mitigation Measure 006 (Condition number 28) requesting a Native American Tribal Monitor be deleted and substituted with Mitigation Measure 006a to require on all grading and construction plans the following note: "Stop work within 50 meters (165 feet) of uncovered resource. Immediately contact Monterey County RMA-Planning and the OCEN Tribal Council." Owner/Applicant shall coordinate with the project planner and OCEN to determine the extent of the resources and to develop proper mitigation measures required for recovery.
- g) This substitution is equivalent to the previous measure in avoiding potential significant adverse effects on Tribal Cultural Resources and would not create an adverse effect on its own.
- h) The proposed deletion and substitution shall be heard during this public hearing to consider the proposed project.
- i) No recirculation of the proposed Mitigated Negative Declaration for the project is required provided the hearing body adopts the Mitigation Measure 006a as a Condition of Approval for this project.
- j) The Initial Study for the project provides mitigation measures that reduce impacts to less than significant for Biological Resources and Tribal Cultural Resources, and that are included as Conditions of Approval.

10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
Section 21.80.040.D of Title 21 designates the Board of Supervisors as the appropriate authority to hear an appeal of the decision on this application.

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) Administrative Permit and Design Approval to allow construction of a 2,792 square foot single story single family dwelling, a 600 square foot attached guesthouse, a 9,800 gallon water tank and a 420 square foot attached carport;
 - b) Use Permit to allow the removal of 25 Oak trees;
 - c) After-the-fact Use Permit for the removal of 43 oak trees to clear Code Enforcement case (17CE00197); and
 - d) Use Permit to allow construction on slopes greater than 25%; and
 3. Adopt a Mitigation Monitoring and Reporting Program;
- for Assessor's Parcel Number 416-361-043-000 (27.87 acres) in general conformance with the attached Plan set and subject to the twenty-two (22) Conditions of Approval and six (6) Mitigation Measures, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of June 2018 upon motion of Commissioner Diehl, seconded by Commissioner Padilla, by the following vote:

AYES: Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandever, Wizard
NOES: None
ABSENT: Ambriz
ABSTAIN: None


Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUL 25 2018**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **AUG 06 2018**

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

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

PLN160849

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN160849) allows construction of a 2,792 square foot single story single family dwelling, a 600 square foot attached guesthouse, 9,800 gallon water tank, 414 square foot attached carport, and driveway in a Visually Sensitive Zoning district; the removal of 33 Oak trees; construction on slopes greater than 25%; and construction of guesthouse higher than 15 feet or more than single story. The property is located at 26735 Laureles Grade, Carmel Valley (Assessor's Parcel Number 416-361-043-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number 18-025) was approved by the Planning Commission for Assessor's Parcel Number 416-361-043-000 on June 13, 2018. The permit was granted subject to 30 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be Performed: shall provide proof of recordation of this notice to the RMA - Planning.

3. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall enter into an agreement with the County to implement a Condition
Monitoring Measure: 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 Within sixty (60) days after project approval or prior to the issuance of building and
Monitoring grading permits, whichever occurs first, the Owner/Applicant shall:
Action to be Performed:

- 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.

4. PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a GUESTHOUSE (Inland) as follows:

- Only 1 guesthouse shall be allowed per lot.
 - Detached guesthouses shall be located in close proximity to the principal residence.
 - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
 - The guesthouse shall not exceed 600 square feet of livable floor area.
 - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
- (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning.

5. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

6. 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.

7. 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.

8. 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.

9. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

10. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site and those recommended in Hamb's Arborist Report File No. LIB170255 shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective fencing and straw bale barricades, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, monitored by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall procure a certified Arborist to monitor installation of tree protection and submit evidence, in the form of contracts, invoices, and receipts, of procurement of this project Arborist.

Prior to any ground disturbance, Owner/Applicant/Arborist shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant/Arborist shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

11. 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.

12. 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 Soils Surveys Group 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.

13. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to RMA-Environmental Services. In lieu of a Stormwater Pollution Prevention Plan (SWPPP), a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

14. 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.

15. 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.

16. 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.

17. 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.

18. WR002 - STORMWATER CONTROL

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. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. 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.

19. 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.

20. 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 during construction.

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.

21. 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.

Prior to occupancy, owner/applicant shall provide suitable evidence of a nighttime study showing operational visibility of the exterior lighting from public viewing areas.

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Glass windows on the East-facing elevation of the 2,792 square foot single-story single family residence have the potential for glare in the dawn/sunrise portion of the day. Therefore, the applicant/owner shall use non-reflective, non-glare glass, along with 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 South elevation that implement the non-reflective, non-glare glass and the 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.

Prior to occupancy, owner/applicant shall provide suitable evidence of a nighttime study showing operational visibility of the interior lighting through the installed windows from the exterior.

On an on-going basis, the Owner/Applicant shall ensure the non-reflective, non-glare glass and shading treatment are operated and maintained in accordance with the approved plan.

23. IMM001 - CERTIFIED ARBORIST OR PROFESSIONAL FORESTER

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Project implementation would have potential impacts to oak woodlands identified as an important biological resource in the Toro Area Plan (TAP) and Monterey County Code Title 16 – Environment Section 16.60 – Preservation of Oak and Other Protected Trees. Implementation of General Best Management Practices (BMPs) is consistent with the Title 16 Section 16.60.040.F to ensure mitigation of potential environmental impacts. In order to reduce those impacts to less than significant, mitigative actions have been identified as necessary for long term maintenance and regeneration of the existing woodland environment. The applicant/owner shall implement BMPs that include procurement of a Certified Arborist or Professional Forester 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 certified arborist or professional forester for onsite monitoring of identification of landmark oak trees requiring protective measures, protective measure installation, tree and stump removal, and oak tree replacement. The contract shall include the following responsibilities:

1. Monitor implementation of Mitigation Measures for protection of tree resources as described in this initial study and in the reports prepared by Nedeff (April 2017 and August 2017) and Hamb (April 2017).
2. Collaborate with the project Civil Engineer in preparation of any Grading and Drainage Plans and Erosion Control Plans;
3. Identify landmark oak trees and oak trees sensitive to project development;
4. Monitor installation of all protective measures of sensitive trees;
5. Identify oak trees and stumps to be removed;
6. Monitor oak tree and stump removal activities;
7. Monitor, salvage and propagate oak sprouts and seedlings;
8. Monitor all oak tree replacement planting;
9. Monitor adherence to Notes on Demolition and Construction Plans throughout implementation of the project;
10. Develop "Tree Protection Standards;"
11. Develop "Tree Pruning Guidelines;"
12. Develop a "Plan for Fire Defensible Space" that includes a "Concept Landscape Plan;" and
13. 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/certified arborist/professional forester 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;
2. As necessary, protect trees using boards, fencing, or other materials to delineate protection zones;
3. Avoid all pruning of oak trees during the period from February through May;
4. Conduct pruning so as not to injure the tree;
5. Avoid all root cutting in springtime;
6. Avoid irrigation of oaks in the summer;
7. Avoid irrigation within the drip line of oak trees;
8. Propagate from native, locally adapted, drought resistant specimens;
9. Cover all oak material greater than three inches in diameter with black plastic that is dug in securely around the pile if the material is remaining on site for more than a month;
10. Place a mulch layer in the following manner: after construction under selected oaks and never against the root crown (base) of the oaks, up to 4 inches deep except within 2 feet of the trunk where mulch may be placed up to 2 inches;
11. Harvest mulch from chipped material generated on site; and
12. Observe if trees near the development are visibly declining in vigor and contact the certified arborist/professional forester to make inspection and recommendations

24. IMM002 - 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/certified arborist/professional forester 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 oak trees and any changes necessary to protect sensitive tree resources at the site;
2. Reporting for a three-year duration – These reports shall be submitted biannually for the first two years after implementation of mitigation measures. Annual monitoring shall be conducted during year three. Each report shall describe, in narrative and with photographs, the status of each replacement oak tree, analysis of mitigation measure effects, and any adjustments necessary for improving the likelihood of success of mitigation measures. Reports shall utilize the recommendations of the Three Year Replant Success Criteria as explained in the project FMP prepared by Frank Ono (File No. LIB170415). The final report in year three shall survey all replacement oaks for the project, and shall assess future needs for maintaining the health and rigor of the entire oak woodland.
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 oak woodland restoration and protection.

25. IMM003 - OAK WOODLAND PLANTING & RESTORATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Planting and restoration of the oak woodland on the subject property entails replacement of removed trees on a one-to-one ratio pursuant to Title 16 Section 16.60.040.D. Forty-three oaks were removed from the parcel prior to the 2012 possession of the property by the current owner; and twenty-five oaks are proposed for removal to accommodate the project development. The 43 previously removed oaks shall be replanted with 15-gallon container trees and the 25 additional oaks for removal shall be replanted with no less than 5-gallon container trees. The quantity of trees proposed for replacement is sixty-eight total.

Compliance or Monitoring Action to be Performed: Prior to building permits, owner/applicant shall submit to Chief of RMA-Planning for review and approval a Tree Planting Plan prepared by a certified arborist/professional forester.

Prior to commencement of any ground disturbance or construction activity, the Owner/applicant/certified arborist/professional forester shall adhere to all Tree Protection Standards as explained in the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester.

Prior to final, Owner/applicant/certified arborist/professional forester shall adhere to all recommendations for Tree Planting and Restoration as explained in the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester.

Prior to final occupancy and after initial planting of the 68 replacement trees, in a manner prescribed by the Forest Management Plan (File No. LIB170415), the applicant/owner shall record a Conservation Easement over the Oak woodlands on the subject parcel.

On a continued basis, for a minimum of seven years from planting, Owner/applicant/certified arborist/professional forester shall adhere to all recommendations for Tree Pruning as explained in the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester.

On a continued basis, for a minimum of seven years from planting, Owner/applicant/certified arborist/professional forester shall adhere to all recommendations for oak woodland management as explained under Agreement by Landowner of the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester.

26. IMM004 - PROTECTION OF WILDLIFE HABITAT: NESTING MIGRATORY BIRDS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: There is potential for migratory bird nesting activity in existing tree canopies on the subject property. Migratory bird species are protected by the U. S. Federal government and protection of migratory bird habitats entails avoidance of construction during times of nesting. The applicant/owner shall procure an expert biologist to implement a survey 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 tree removal or proposed development, notify RMA-Planning immediately, and protocols shall be developed to ensure nesting activities are not disturbed.

27. IMM005 - LANDSCAPE PLAN FOR FIRE DEFENSIBLE SPACE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The oak woodland resources on the subject parcel shall be managed for not only forest stability and character, but also for fire protection. In order to prevent fire hazard in the very highly sensitive State Responsibility Area for fire protection, the Owner/applicant/ certified arborist/professional forester shall maintain fire defensible space around all structures on the property. The reduction of fuel load and fuel ladders are achieved by creating 30-foot and 100-foot buffer clearings outside structures. In order to ensure a fire defensible space, the Owner/applicant/certified arborist/professional forester shall submit to RMA-Planning for review and approval a "Concept Landscape Plan" developed by the expert certified arborist/professional forester.

Compliance or Monitoring Action to be Performed: Prior to any issuance of construction permits for grading and/or building, Owner/applicant/certified arborist/professional forester shall submit to RMA-Planning for review and approval the Concept Landscape Plan developed by the expert certified arborist/professional forester. The Concept Landscape Plan shall include all recommendations for Fire Defensible Space as explained in the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester.

Prior to final, Owner/applicant/certified arborist/professional forester shall provide evidence of adherence to the approved Concept Landscape Plan, in the form of photographs, descriptive narrative, receipts and invoices.

On a continued basis, Owner/applicant/certified arborist/professional forester shall maintain the Fire Defensible Space as described in the project FMP prepared by Frank Ono (File No. LIB170415) and as monitored by the Certified Arborist or Professional Forester

28. IMM006a - TRIBAL CULTURAL RESOURCES

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. In order to ensure that Tribal Cultural Resources incur less than significant impacts, 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 and the OCEN Tribal Council"

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.

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.

If human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and RMA – Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
- The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or
- Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.

2. The descendent identified fails to make a recommendation; or

3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of construction permit for grading and/or building, 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 and the OCEN Tribal Council"

Owner/Applicant shall coordinate with the project planner and OCEN 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.

29. PD023 - CONSERVATION AND SCENIC EASEMENT (SLOPE)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

A conservation and scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 25% percent for the protection of drainage and prevention of erosion, and where oak trees provide continuous woodland habitat, excluding those trees both adjacent to the development footprint and those identified for fire hazard reduction, upon consultation with the Fire Chief. The easement shall be developed in consultation with certified professional. A conservation and scenic easement deed shall be submitted to, and approved by, the Director of RMA - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading or building permits. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map, final inspection, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

30. PDSP002 - RESTORATION OF EXISTING DIRT ROAD

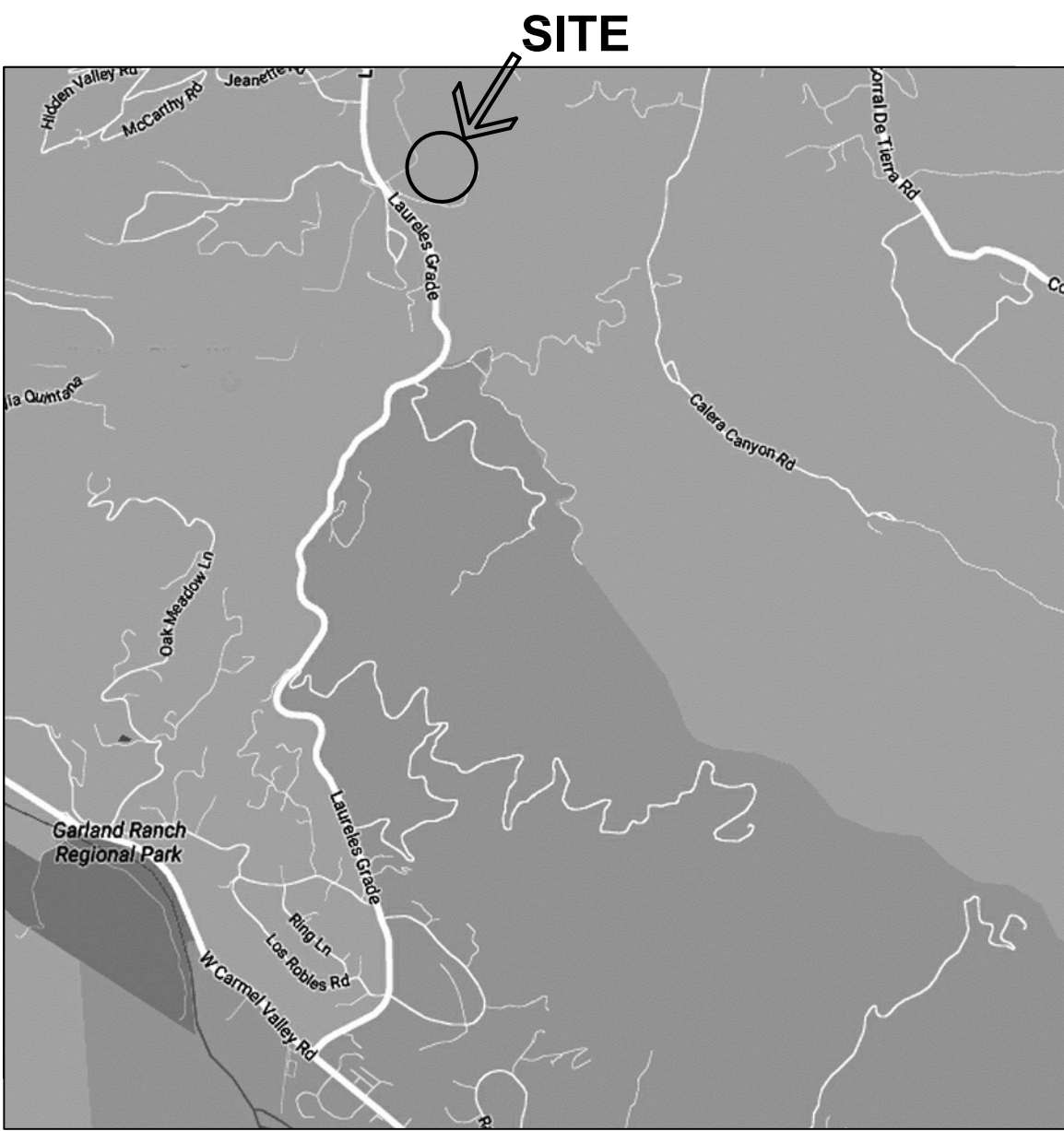
Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Owner/Applicant shall be responsible for restoring any portions of unimproved dirt roads not being improved to permanent driveway or as hiking/walking trails or needed as access to onsite utilities, such as water tanks, returned to their natural vegetated state.

Compliance or Monitoring Action to be Performed: Prior to building permits, applicant/owner shall prepare and submit a Restoration Plan prepared by a professional biologist to Chief of RMA-Planning for review and approval, that show areas to be restored and method by which restoration will take place.

Prior to final, applicant/owner shall submit photographic and narrative evidence from a professional biologist and verified by staff, that restoration was implemented in accordance with the approved Restoration Plan.

LOCATION MAP



PROJECT DATA

PROJECT: 26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

OWNER: HEATHER CLIFTON and RUSS WOLSKE
137 W 81ST STREET, APT 1
NEW YORK, NY 10024
(415) 465-2624

ZONING: RDR B8 VS/5.1 VS

OCCUPANCY: R1

A.P.N.: 416-361-043-000

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF A NEW SINGLE-FAMILY RESIDENCE, MOSTLY ONE-STORY, CARPORT, AND GUEST HOUSE ON A 27.871 ACRE SITE. SITE IMPROVEMENTS INCLUDE A NEW ENTRANCE DRIVE, RETAINING WALLS, WATER STORAGE TANK, PROPANE TANK, AND SEPTIC SYSTEM. SITE WORK INCLUDES THE REMOVAL OF SOME OAK TREES. WATER WILL BE SUPPLIED BY CAL-AM.

BUILDING TO BE FULLY FIRE SPRINKLERED PER NFPA 13D.

PARKING: 2 COVERED. 2 UNCOVERED.

AREA SUMMARY:

SITE AREA: 27.871 AC. or 1,214,060.76 SQ. FT.

ALLOWABLE SITE COVERAGE: 303,515 SQ. FT. (25%)

BUILDING SITE COVERAGE: 3,740.1 SQ. FT. (0.3% < 25%)

FLOOR AREA RATIO: 0.31 %

FLOOR AREA SUMMARY:

PROPOSED	
NEW RESIDENCE	2,725.0
STORAGE LOFT	39.8
RESIDENCE FLOOR AREA	2,764.8
GUEST HOUSE	598.6
CARPORT	416.5
TOTAL FLOOR AREA	3,779.9

IMPERVIOUS COVERAGE:

STRUCTURES	3,740.1
PATIOS/TERRACES	2,677.7
ENTRY COURT	2,735.7
ENTRY DRIVE	14,776.0
SUB-TOTAL	23,929.5 OR 2.0%

PUBLIC/PRIVATE ROADS	30,102.7
TOTAL IMPERVIOUS SURFACES	54,032.2 OR 4.5%

ESTIMATED CUT AND FILL:

CUT:	1803.0 CY
FILL:	2158.5 CY
IMPORT:	355.5 CY

DRAWING INDEX

- A0.0 DRAWING INDEX, PROJECT DATA, LOCATION MAP, ROOF PLAN
- A1.0 AERIAL VIEW
- A1.1 PLOT PLAN
- A1.2 SITE PLAN
- A2.1 FLOOR PLAN – SOUTH
- A2.2 FLOOR PLAN – NORTH
- A3.1 BUILDING SECTIONS
- A3.2 EXTERIOR ELEVATIONS

CM 1 CONSTRUCTION MANAGEMENT PLAN

- C0.1 CIVIL COVER SHEET
- C0.2 CIVIL DETAILS
- C1.0 EXISTING TOPOGRAPHIC SURVEY
- C1.1 DRIVEWAY PLAN AND PROFILE
- C1.2 DRIVEWAY PLAN AND PROFILE
- C1.3 SITE GRADING AND DRAINAGE PLAN
- C2.1 SEPTIC PLAN
- C3.1 TEMPORARY WATER POLLUTION CONTROL (EROSION AND SEDIMENT CONTROL PLAN)

William E. Foster
ARCHITECTURE



716 Lighthouse Ave, Ste F | 831-373-7000
Pacific Grove, CA 93950 | bill@fosterarchs.com

CLIFTON
WOLSKE
RESIDENCE

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

2014.01

PRELIMINARY
NOT FOR
CONSTRUCTION

Title:
COVER SHEET
ROOF PLAN

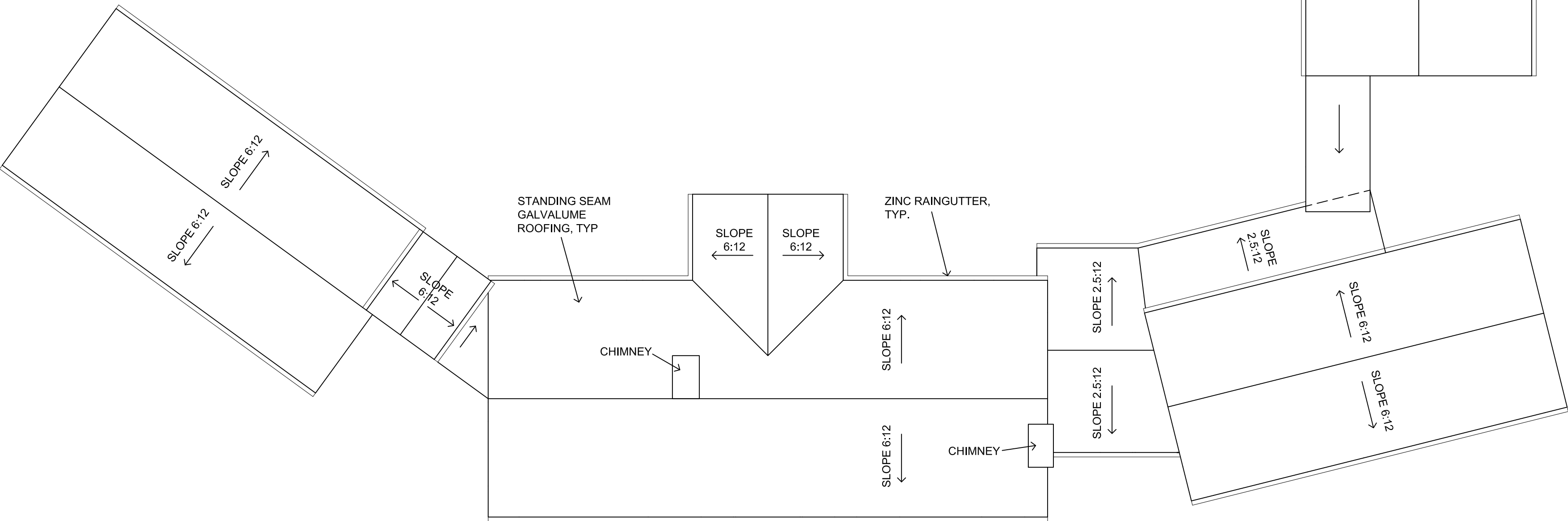
Revisions:

Scale: NOTED

Date: FEB. 9, 2018

Sheet No:

A0.0



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



CLIFTON WOLSKE RESIDENCE

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

2014.01

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Title:
AERIAL VIEW

Revisions:

COAST LIVE OAK TREES IN
BUILDING SITE TO BE REMOVED
FOR ARBORIST TREE # SEE TREE RESOURCE EVALUATION
REPORT BY MAUREEN HAMB-WCISA, DATED APRIL 2017.

ARBORIST TREE#	DIAM. IN INCHES	CONDITION
14	10.5	FAIR
17	10.5 & 16	FAIR
19	16.5	GOOD
25	9.6	POOR
26	15 & 16.8	FAIR
28	11 & 10	FAIR
29	12.8	FAIR
32	7 & 6 & 6	FAIR
33	7.5	FAIR
34	8	FAIR
39	7.4	FAIR
48	8.3	POOR
49	12	FAIR
50	9.2	FAIR
54	14.5	FAIR
55	8.3	FAIR
56	8.8	FAIR
58	9.5	FAIR
59	8.9	POOR
60	10	POOR
61	8.8	POOR
62	10.2	FAIR
22 FOR REMOVAL		

COAST LIVE OAK TREES IN NEW
ENTRANCE DRIVE TO BE REMOVED
FOR TREE NUMBERS SEE ADDENDUM TO FOREST
MANAGEMENT PLAN PREPARED BY FRANK ONO, FORESTER

FORESTER TREE NO.	DIAM. IN INCHES	CONDITION
241	6	POOR
245	16	FAIR
248	7	FAIR
3 FOR REMOVAL		

TOTAL TREES FOR REMOVAL:
22 IN BUILDING SITE + 3 IN DRIVEWAY = 25 TREES

NOTE:

AVERAGE NATURAL GRADE AT STRUCTURE:
HIGH POINT 1072.0
LOW POINT 1054.3
2126.3 / 2 = 1063.15

MAXIMUM HEIGHT ELEVATION:
1063.15 + 16 = 1079.15

LEGEND:

- EXISTING CONTOURS
- NEW OR FINISHED CONTOURS
- EXISTING TREE
- TREE TO BE REMOVED

William E. Foster
ARCHITECTURE



716 Lighthouse Ave, Ste F | 831-373-7000
Pacific Grove, CA 93950 | bill@fosterarchs.com

CLIFTON
WOLSKE
RESIDENCE

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

2014.01

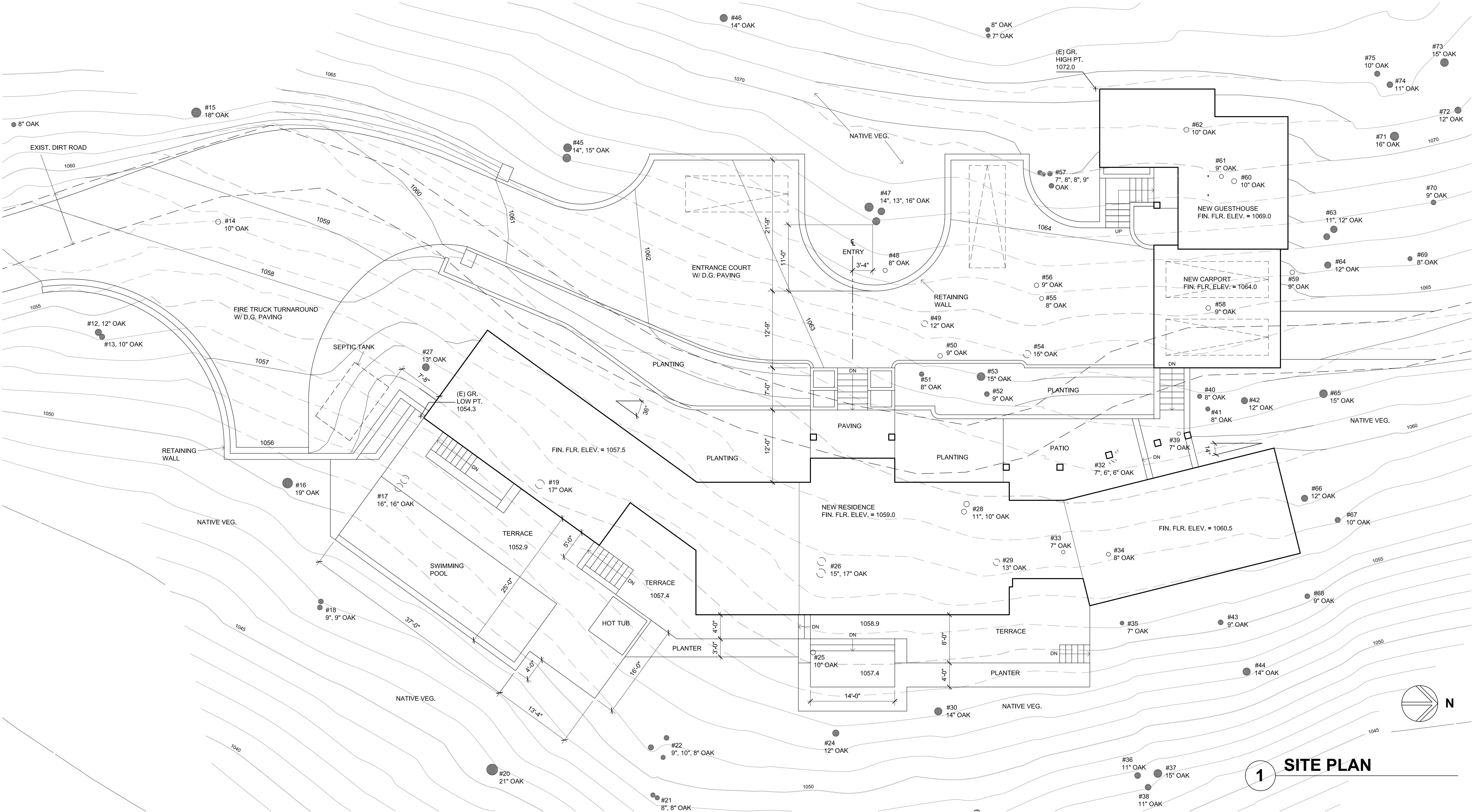
PRELIMINARY
NOT FOR
CONSTRUCTION

Title:
SITE PLAN

Revisions:

Scale: 1/8" = 1'-0"
Date: FEB. 9, 2018

Sheet No:
A1.2



CLIFTON
WOLSKE
RESIDENCE

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

2014.01

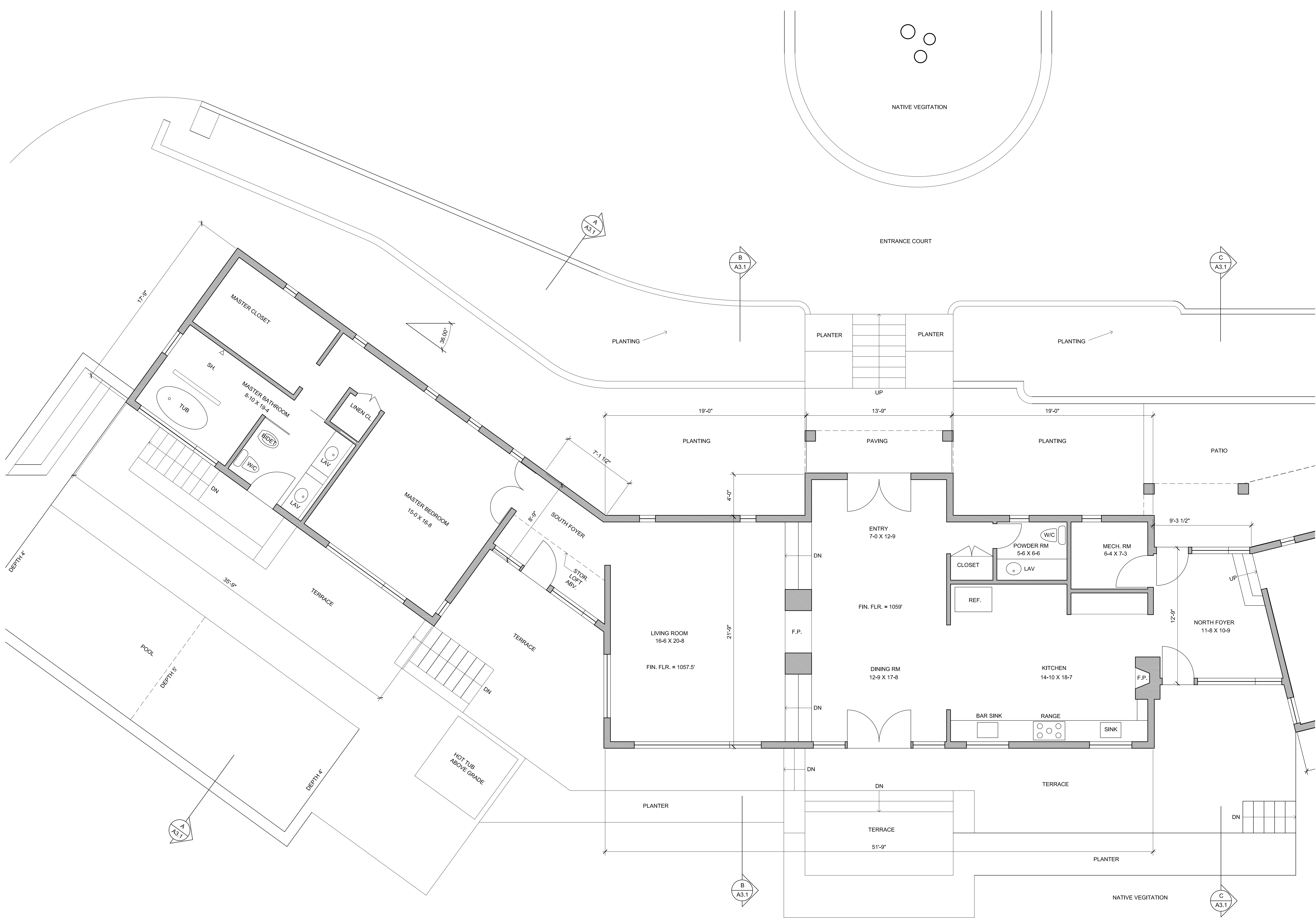
PRELIMINARY
NOT FOR
CONSTRUCTION

Title:
FLOOR PLAN - SOUTH

Revisions:

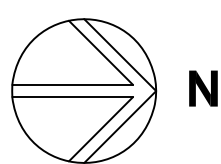
Scale: 1/4" = 1'-0"
Date: FEB. 9, 2018

Sheet No:
A2.1



1 FLOOR PLAN

LEGEND
NEW WALLS



CLIFTON
WOLSKE
RESIDENCE

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

2014.01

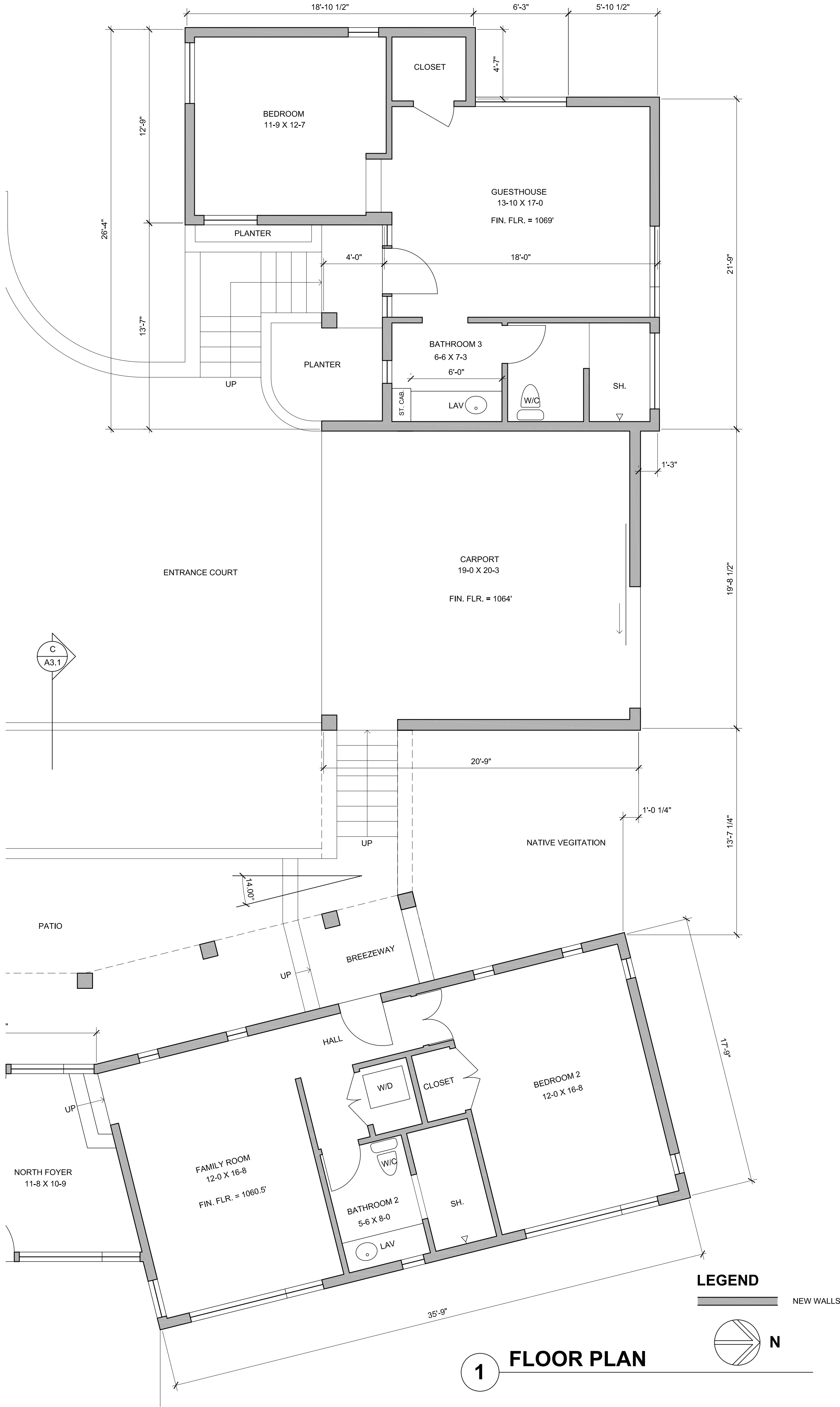
PRELIMINARY
NOT FOR
CONSTRUCTION

Title:
FLOOR PLAN - NORTH

Revisions:

Scale: 1/4" = 1'-0"
Date: FEB. 9, 2018

Sheet No:
A2.2





CLIFTON WOLSKE RESIDENCE

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

2014.01

PRELIMINARY
NOT FOR
CONSTRUCTION

Title:

BUILDING SECTIONS

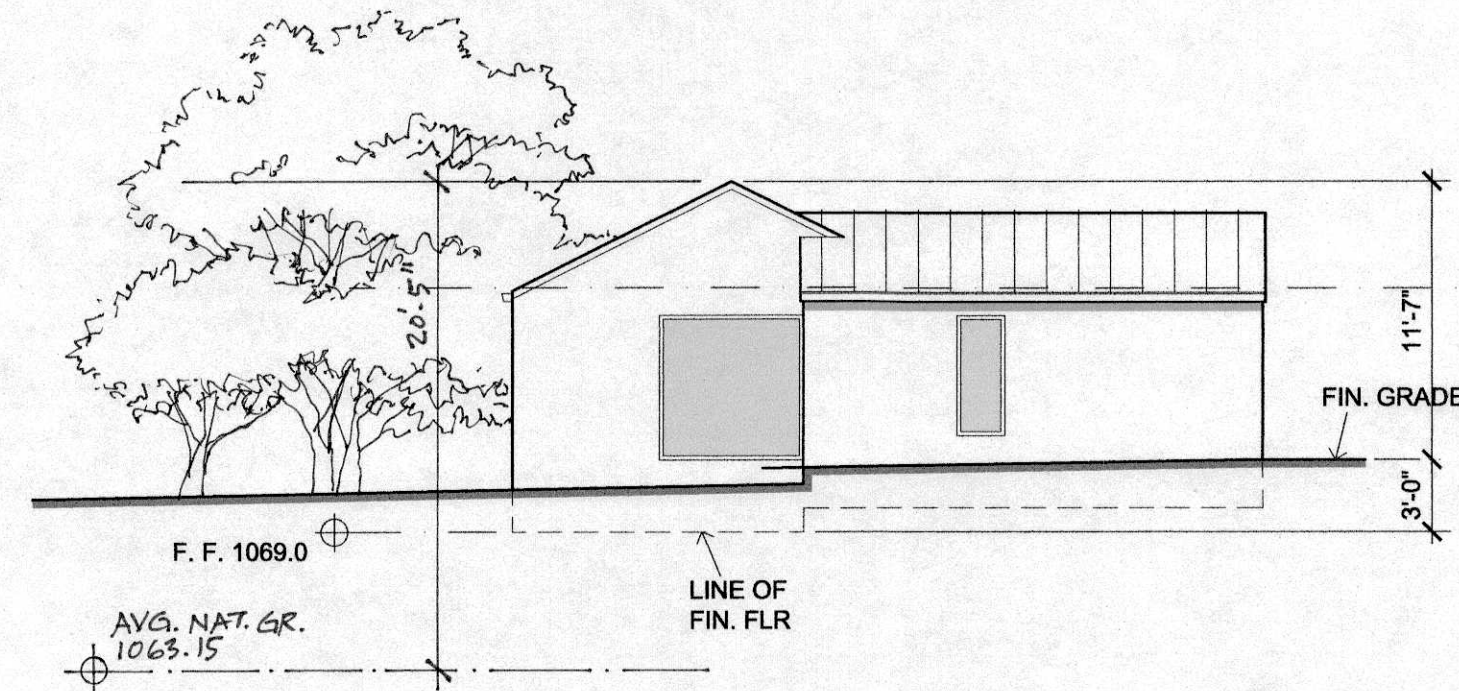
Revisions:

Scale: 1/8" = 1'-0"

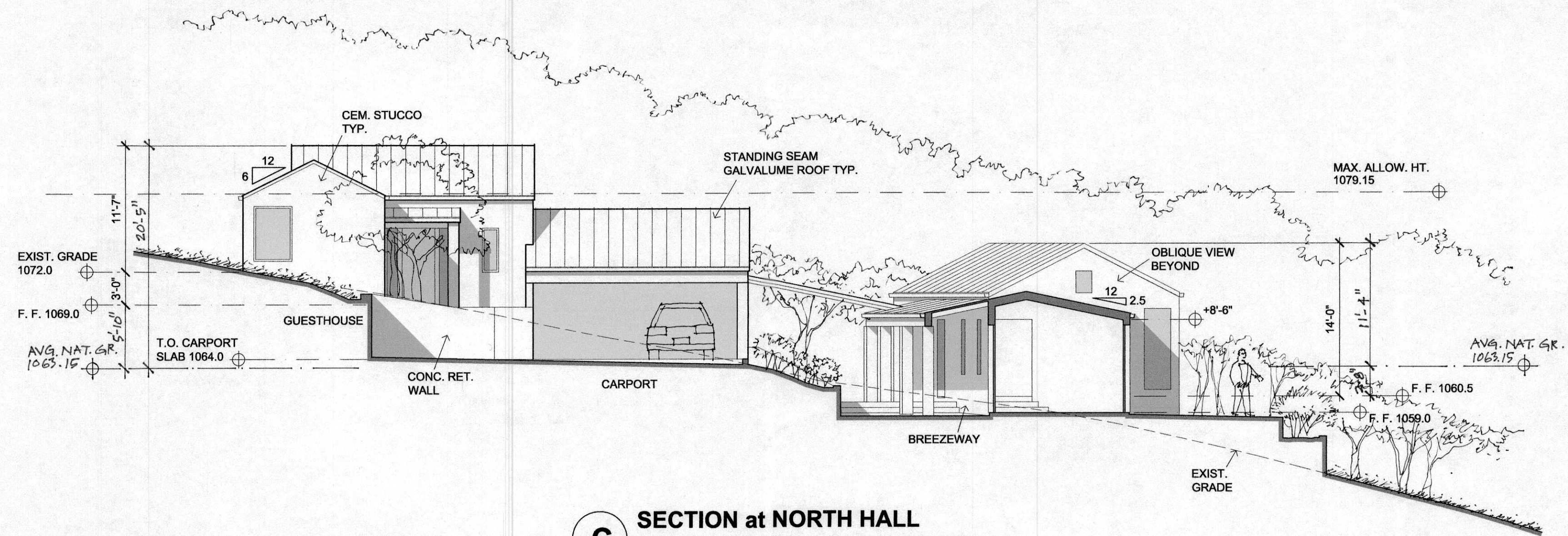
Date: FEB. 9, 2018

Sheet No:

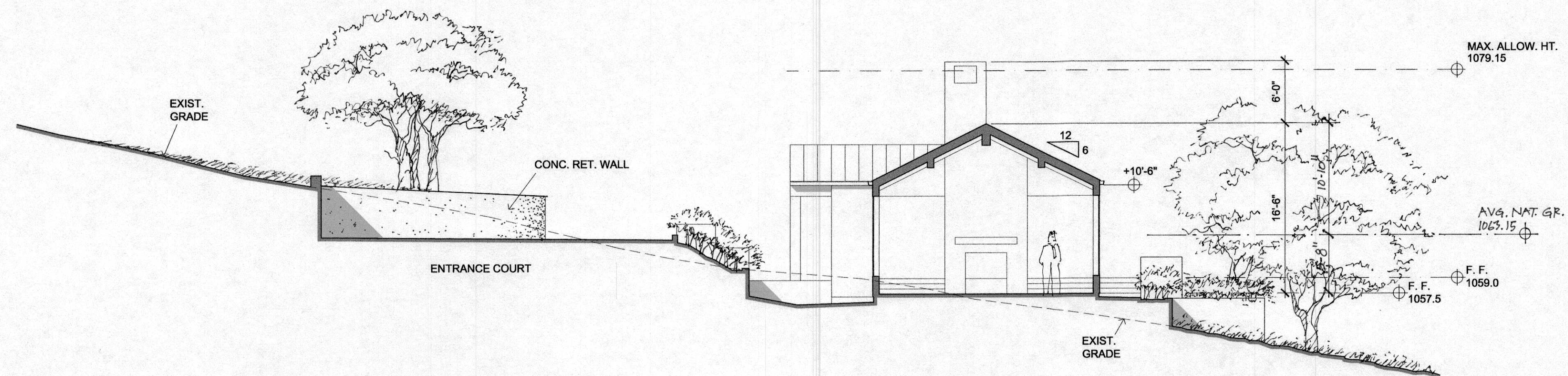
A3.1



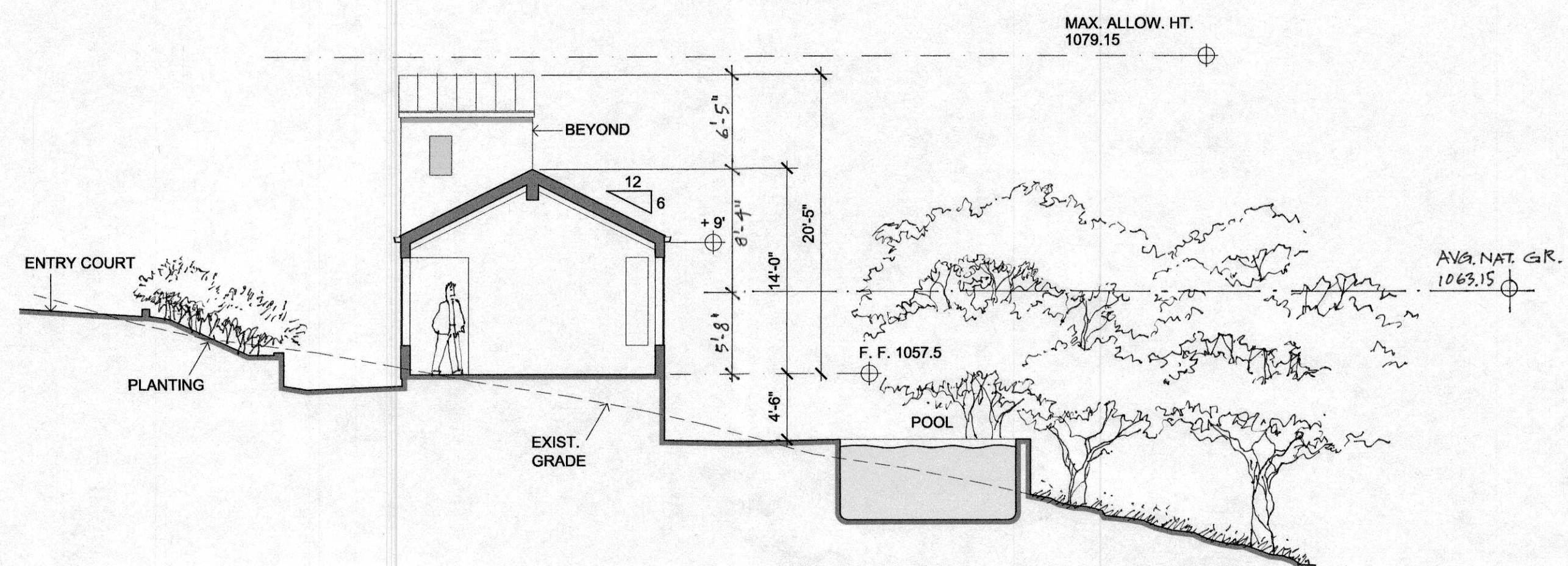
D WEST ELEVATION at GUEST HOUSE



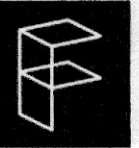
C SECTION at NORTH HALL



B SECTION at LIVING ROOM



A SECTION at MASTER BEDROOM



CLIFTON WOLSKE RESIDENCE

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

2014.01

PRELIMINARY
NOT FOR
CONSTRUCTION

Title:
EXTERIOR ELEVATIONS

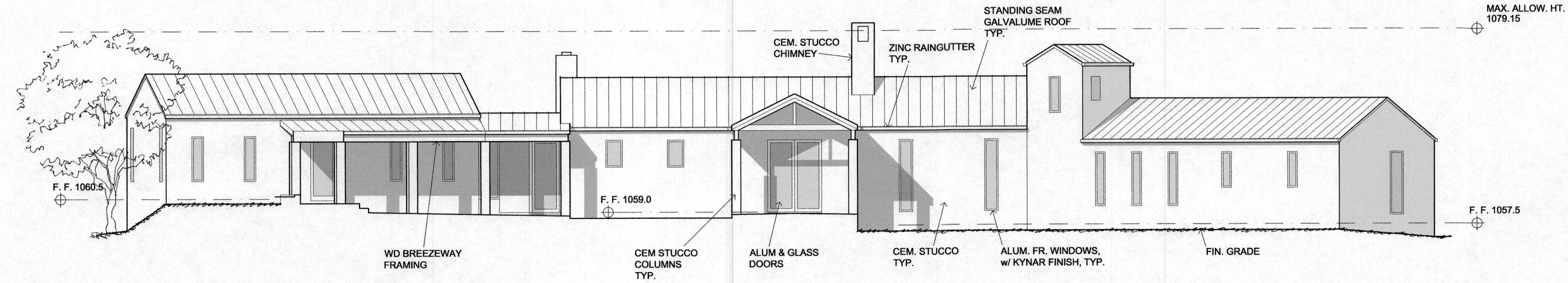
Revisions:

Scale: 1/8" = 1'-0"

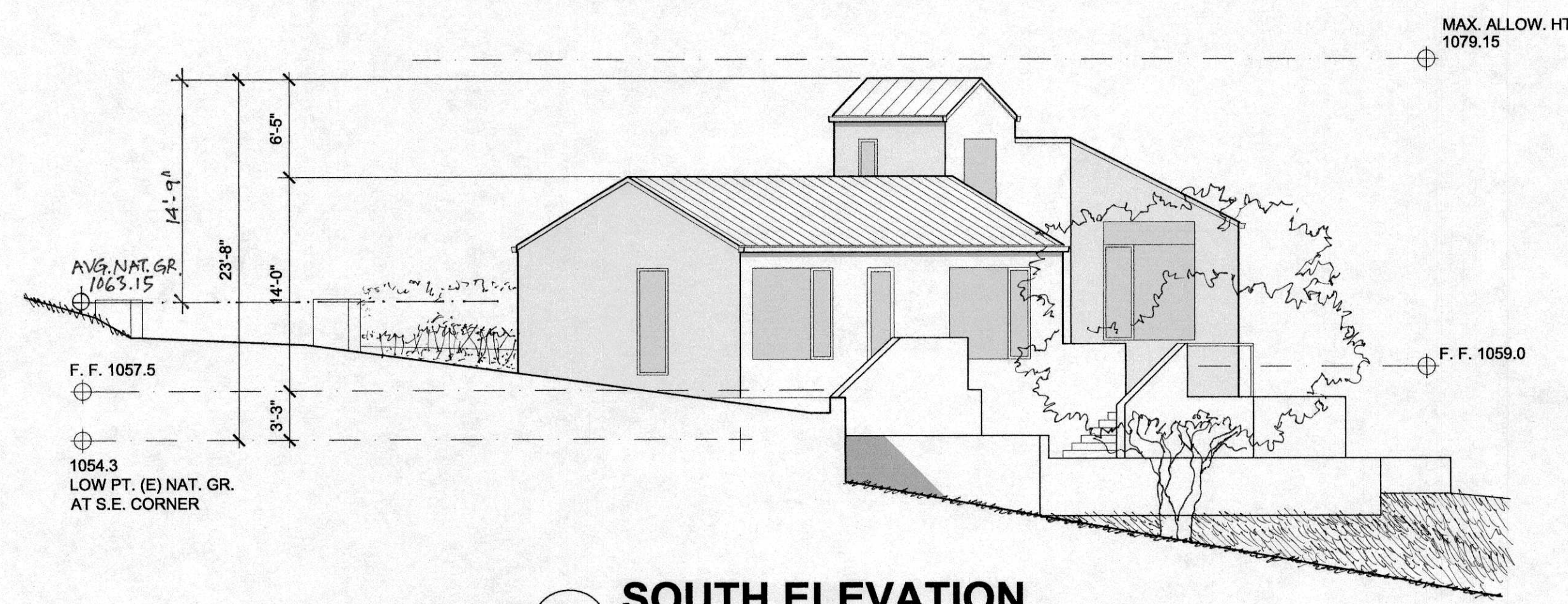
Date: FEB. 9, 2018

Sheet No:

A3.2



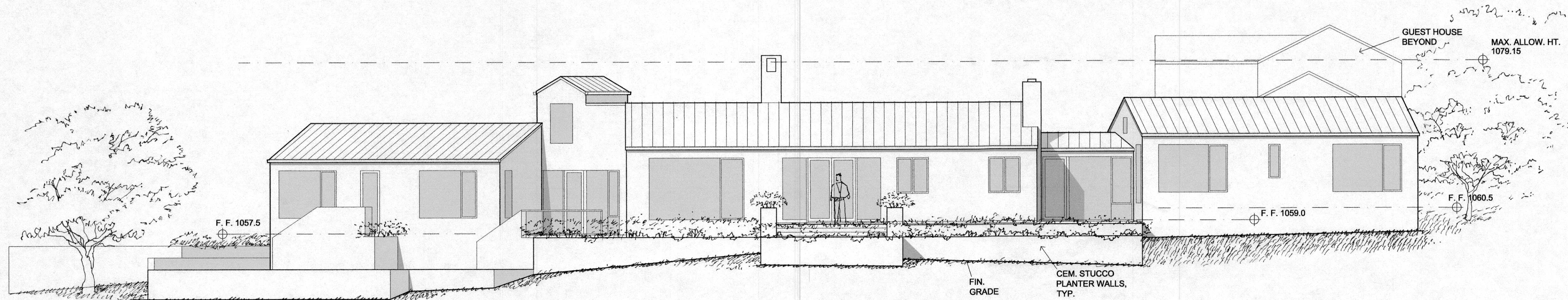
4 WEST ELEVATION



3 SOUTH ELEVATION



2 NORTH ELEVATION



1 EAST ELEVATION

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
- A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
- B. THE 2016 CALIFORNIA BUILDING STANDARDS CODE (CBC TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY.
- C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- D. THE PROJECT PLANS AND SPECIFICATIONS
- E. THE 2015 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM
http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
- F. THE 2010 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM
http://www.dot.ca.gov/hq/esc/oe/construction_standards.html
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: CONSTRUCTION OF ONE NEW SINGLE FAMILY RESIDENCE, DRIVEWAY AND ASSOCIATED SITE WORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
7. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY 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.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

	CUT (CY)	FILL (CY)	NET
HOUSE	313.5	219.0	94.5 (CUT)
COURTYARD	306	58.5	247.5 (CUT)
DRIVEWAY	1183.5	1881.0	697.5 (FILL)
TOTAL	1803	2158.5	355.5 CY (IMPORT)

ESTIMATED AREA OF DISTURBANCE = 1.05 AC

THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE. AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.

10. OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCG PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
11. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
12. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

7. TOPOGRAPHY WAS PREPARED BY WHITSON ENGINEERS DATED JULY 2013 AND ON OCTOBER 10 & 12, 2016.
8. BENCHMARK: REBAR WITH CAP ELEVATION = 1100.55'
9. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
10. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)
11. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
12. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
13. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
- GEOTECHNICAL INVESTIGATION FOR PROPOSED SINGLE FAMILY RESIDENCE AND GUESTHOUSE TO BE LOCATED WITHIN PARCEL 1, ON RINCONADA DRIVE.
 - BY SOIL SURVEYS GROUP INC., DATED APRIL 21, 2017, PROJECT NO. 6814
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1-1804.2)
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. FOLLOWING SITE PREPARATION IN THE AREAS TO RECEIVE FILL, THE UPPER 12 TO 18 INCHES OF TOPSOIL SHOULD BE REMOVED (OVEREXCAVATED). THE SOILS EXPOSED BY OVEREXCAVATION SHOULD BE SCARIFIED APPROXIMATELY 12 INCHES; MOISTURE CONDITIONED TO OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO A MINIMUM 90 PERCENT OF MAXIMUM DRY DENSITY.
12. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
13. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
14. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 1:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY.
17. WHERE CUTS IN THE BUILDING AREAS EXCEED DEPTHS OF 15-FEET, OVEREXCAVATION OF ADDITIONAL SOIL WILL NOT BE NECESSARY. HOWEVER, THE CUTS SHOULD BE OBSERVED BY A REPRESENTATIVE OF THIS FIRM TO VERIFY THAT NO DELETERIOUS MATERIALS ARE PRESENT AND THAT THE EXPOSED SOIL IS SUFFICIENTLY UNIFORM TO SUPPORT SLABS AND FOUNDATIONS. THE CUT SURFACES SHOULD THEN BE SCARIFIED APPROXIMATELY 12 INCHES; MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM 90 PERCENT OF MAXIMUM DRY DENSITY.
18. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
19. WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 2% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 12" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21. ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
- SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - ROCK OVER 3 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
23. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
- SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
 - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 3 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2.5 INCHES
 - SOIL SHALL BE GRANULAR, HAVING A PLASTIOTY INDEX OF LESS THAN 12.
 - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW FOOTING AND UNSHORED EXCAVATIONS WITHOUT CAVING
24. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
25. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.

LEGEND

	100	GROUND CONTOUR
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		HOMELAND BOUNDARY
		EASEMENT LINE
		CENTER LINE
	△100	CONTROL POINT
	BM	BENCHMARK
	F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
	CUM BM#301	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
	BH-1	BORE HOLE / BORING LOCATION
	+ 928.30	SPOT GRADE
	12" OAK	TREE WITH CRITICAL ROOT ZONE
		STUMP OR SNAG (DEAD)
		TREE DRIP LINE
		DRAINAGE PATH
		CREEK/RIVER FLOW
	100.00	WATER SURFACE ELEVATION
		FLOW LINE
		AREA OF 30% OR GREATER SLOPE
		SIGN
	OH	OVERHEAD UTILITY LINE(S)
	E	UNDERGROUND ELECTRIC LINE
	UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
	LT	LIGHT, ELECTROLUER
	TS	TRAFFIC SIGNAL
	G	GAS LINE
	GV	GAS VALVE, IRRIGATION CONTROL VALVE
	12" SD	STORM DRAIN LINE
	SDMH RIM: 00.00 INV: 00.00	STORM DRAIN MANHOLE
		STORM DRAIN INLET
		DOWNSPOUT
	SS	SANITARY SEWER LINE (GRAVITY)
	SSFM	SANITARY SEWER FORCE MAIN
	SSMH RIM: 00.00 INV: 00.00	SANITARY SEWER MANHOLE
	SSCO	CLEANOUT
	T	UNDERGROUND TELEPHONE LINE
	W	WATER LINE
		WELL
	WV	WATER VALVE
	PIV	POST INDICATOR VALVE
	FDC	FIRE DEPARTMENT CONNECTION
	FH	FIRE HYDRANT
	HB	HOSE BIB
	BFP	BACKFLOW PREVENTION DEVICE
		UTILITY VAULT
	1541.00	TOP OF WALL ELEVATION

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
AB	AT
AC	AGGREGATE BASE
AD	ASPHALT CONCRETE
AD APPROX	AREA DRAIN
ASB	APPROXIMATE
BC	AGGREGATE SUBBASE
BVC	BEGIN CURVE
BVCE	BEGIN VERTICAL CURVE
BVCS	BVC ELEVATION
BS	BVC STATION
BW	BOTTOM OF STAIR
C&G	BACK OF WALK
CATV	CURB AND GUTTER
CGSW	CABLE TV
CL	CURB, GUTTER AND SIDEWALK
CLR	CENTERLINE
CMP	CLASS
CO	CLEAR
CONC	CORRUGATED METAL PIPE
CONST	CLEANOUT
CONT	CONCRETE
DEMO	CONSTRUCT
D.G.	CONTINUOUS
DI	DEMOLISH AND DISPOSE OF
DIA	DECOMPOSED GRANITE
DS	DRAIN INLET
(E)	EXISTING
EC	EXISTING
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVC E	EVC ELEVATION
EVC S	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PRC	POWER POLE
PVC	POINT OF REVERSE CURVATURE
PVI	POLYVINYL CHLORIDE
PTDF	POINT OF VERTICAL INTERSECTION
R	PRESSURE TREATED DOUG-FIR
R.C.	RADIUS
RCF	RELATIVE COMPACTION
RT	REINFORCED CONC PIPE
RW	RIGHT
RWL	RECYCLED WATER
SD	RAIN WATER LEADER
SL	STORM DRAIN
SS	STREET LIGHT
STA	SANITARY SEWER
SW	STATION
TBM	SIDEWALK
TC	TEMPORARY BENCH MARK
TF	TOP OF CURB
TG	TOP OF FLUSH CURB
TOP	TOP OF GRATE
TS	TOP OF PIPE
TW	TOP OF STAIR / TRAFFIC SIGNAL
TYP	TOP OF WALL
UFT	TYPICAL
UG	UPPER FINISH FLOOR
U.O.N.	UNDERGROUND
UP	UNLESS OTHERWISE NOTED
UNKN	UTILITY POLE
VAR	UNKNOWN
VERT.	VARIES
W	VERTICAL
WM	WATER
WV	WATER METER
XFMR	WATER VALVE
	TRANSFORMER

SITE ADDRESS & APN

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

APN: 416-361-043

ARCHITECT

WILLIAM E. FOSTER ARCHITECTURE
716 LIGHHOUSE AVENUE, SUITE F
PACIFIC GROVE, CA 93950

TEL: (831) 373-7000

CIVIL ENGINEER/SURVEYOR

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

TEL: (831) 649-5225

GEOTECHNICAL ENGINEER

SOIL SURVEYS GROUP
103 CHURCH STREET
SALINAS, CA 93901

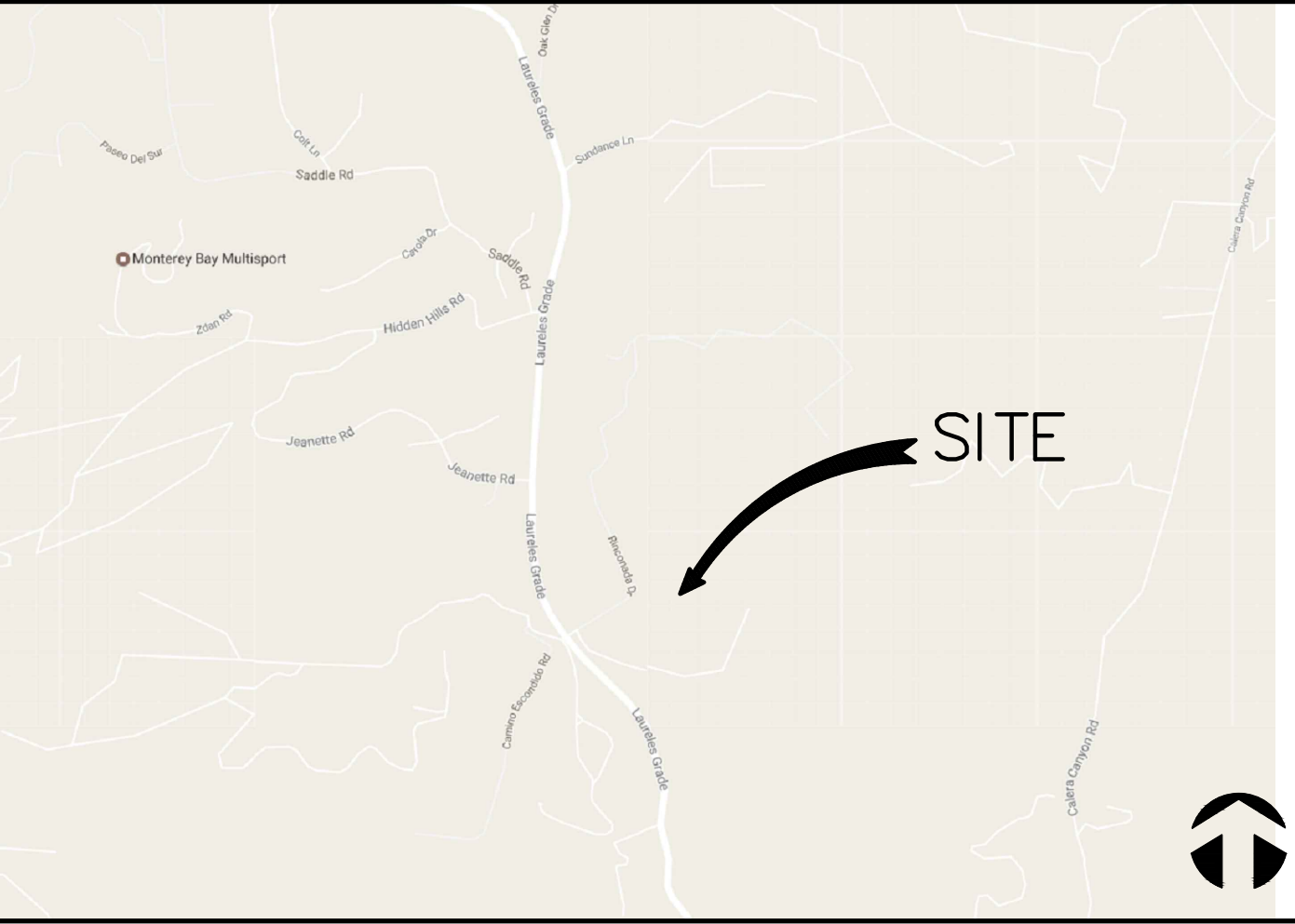
TEL: (831) 757-2172

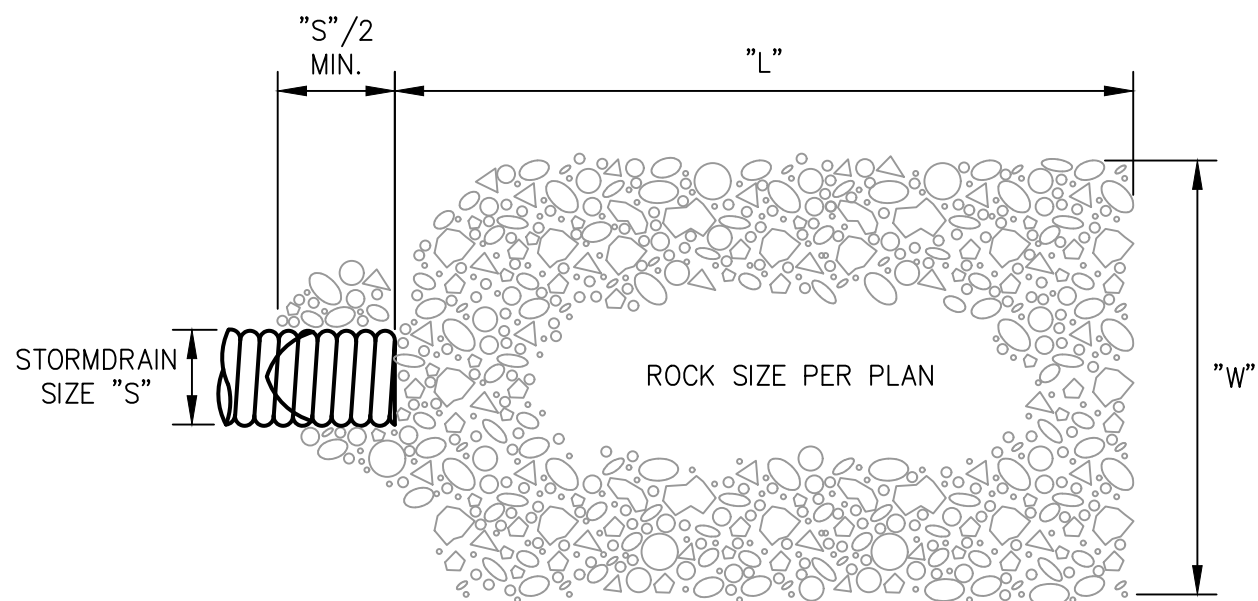
CONTRACTOR

TBD

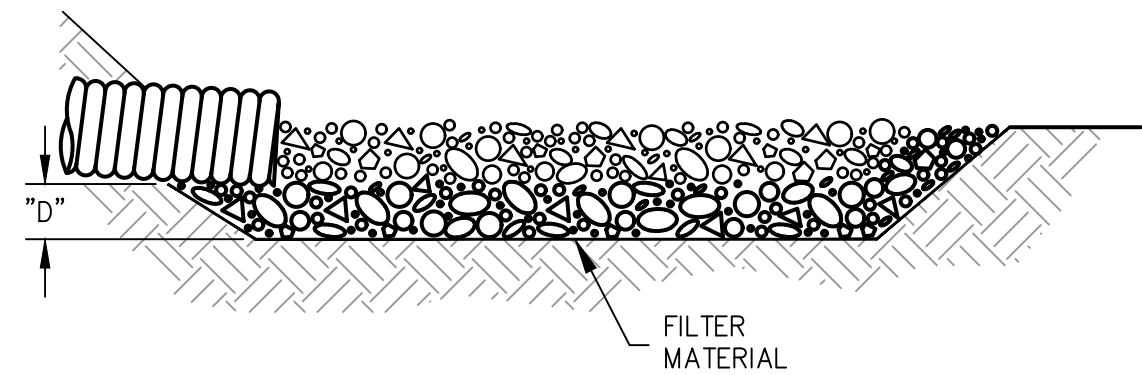
LANDSCAPE ARCHITECT

TBD





PLAN



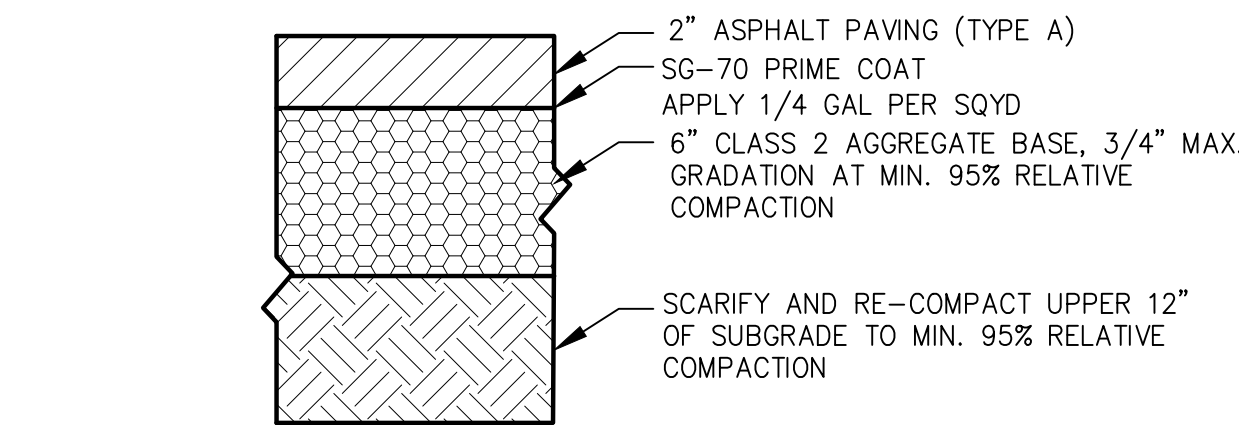
SECTION

TYPE SHOWN ON PLANS			
TYPE	L (FT)	W (FT)	D (IN)
A	8	5	12
B	5	3	8
C	3	2	8

- NOTES:
- "S" AS SHOWN ON PLANS
 - APRON SHALL BE SET AT ZERO GRADE AND ALIGNED STRAIGHT
 - FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" THICK MINIMUM GRADED GRAVEL LAYER
 - ROCK SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

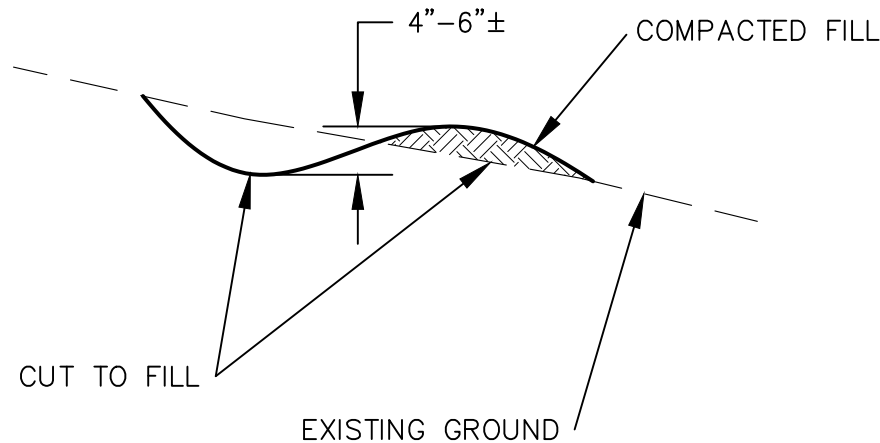
1 COBBLE ENERGY DISSIPATER

SCALE: NONE



3 ASPHALT CONCRETE SECTION

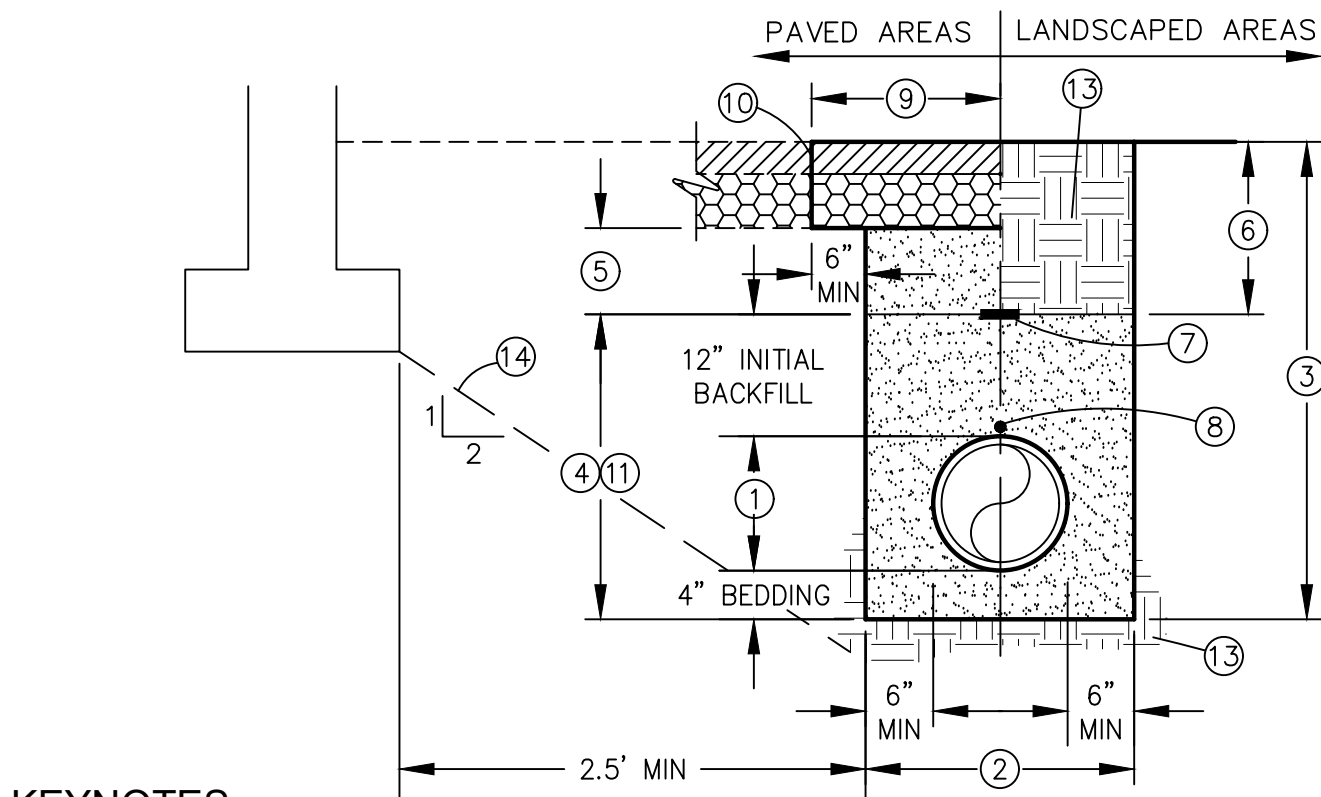
SCALE: NONE



NOTE: SEED OR PLANT DISTURBED AREAS

4 BROW DITCH DETAIL

SCALE: 1" = 6'

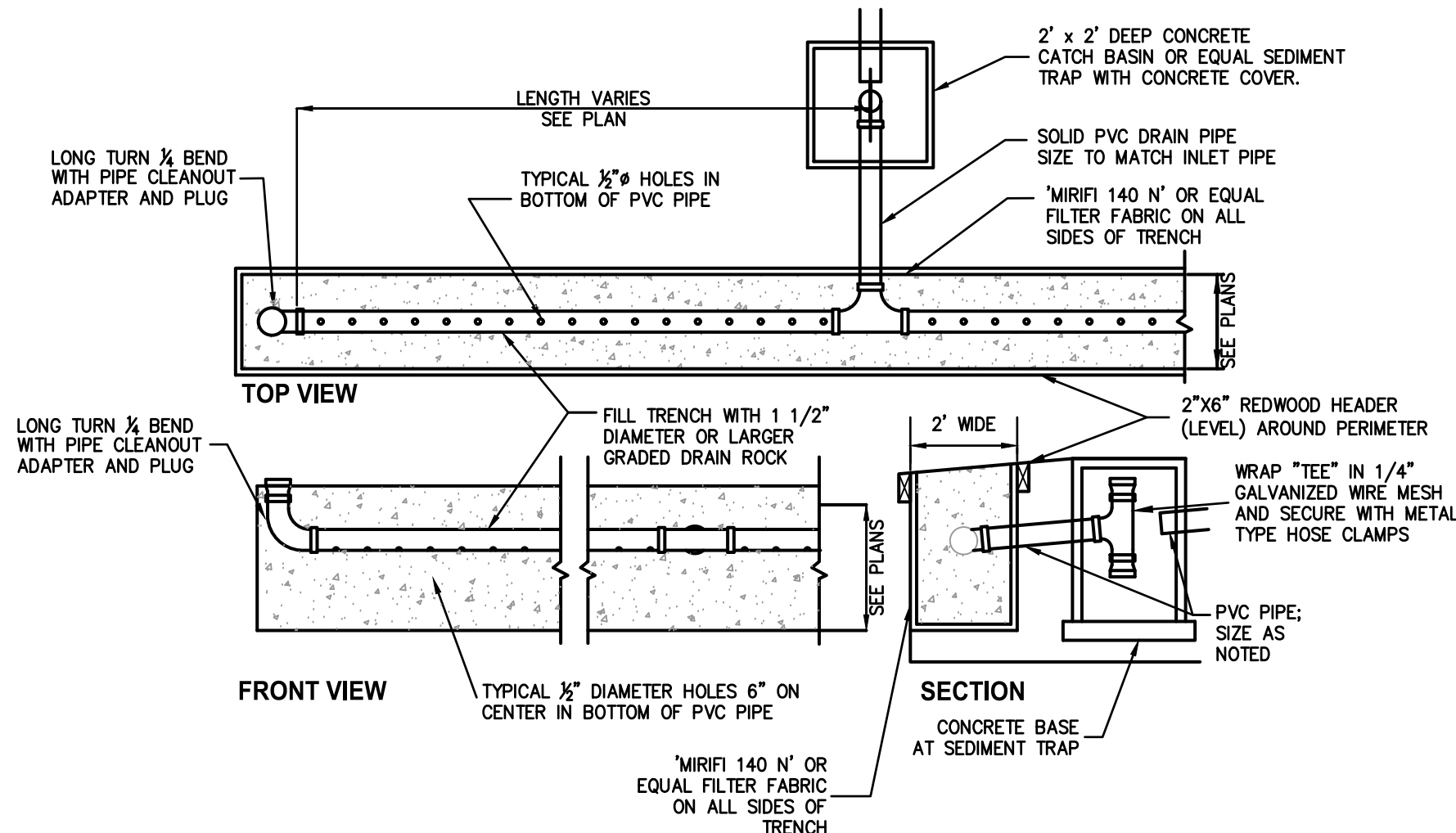


KEYNOTES

- PROPOSED PRIVATE UTILITY; PIPE ZONE
- MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
- TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
- PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
- FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
- FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 85% R.C.
- PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
- PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
- PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
- ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
- IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
- ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
- UTILITY TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 1:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
- WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

6 PRIVATE UTILITY TRENCHING

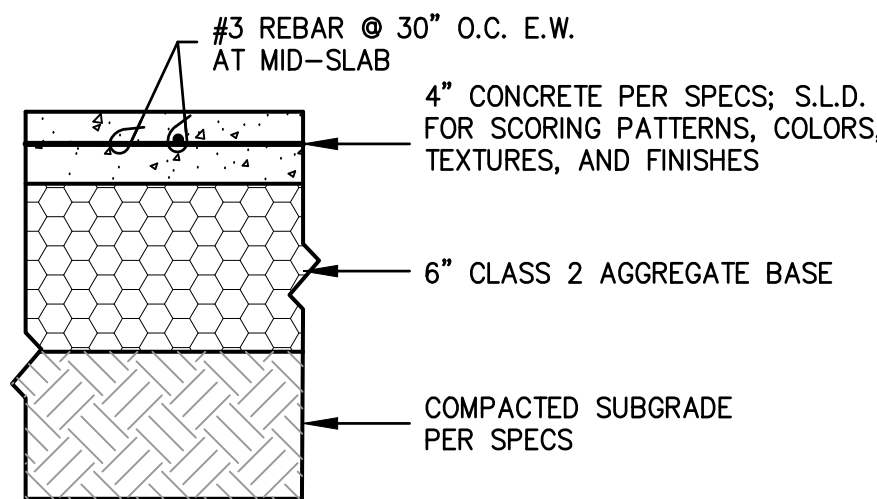
SCALE: NONE



- NOTES:
- DISPERSION PIPE SHALL BE LEVEL W/ REDWOOD HEADER AROUND THE PERIMETER AND TRENCH SHALL BE PARALLEL TO CONTOURS.
 - 'MIRIFI 140 N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP AND BOTTOM OF TRENCH.
 - DISPERSION TRENCH SHALL BE LOCATED 20', AT A MINIMUM, FROM ANY STRUCTURES.
 - DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
 - DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.
 - DO NOT ALLOW STORMWATER RUNOFF TO ENTER THE DISPERSION TRENCH DURING CONSTRUCTION. THE SEDIMENT IN CONSTRUCTION RUNOFF MAY CAUSE SILTATION AND PREMATURE FAILURE OF THE DISPERSION TRENCH. PROVIDE TEMPORARY BYPASS AROUND THE DISPERSION TRENCH, OR PLUG THE UPSTREAM ENDS OF STORM DRAIN TO PREVENT STORM WATER FROM FLOWING TO THE DISPERSION TRENCH. STORMWATER MAY ENTER THE DISPERSION TRENCH ONLY AFTER CONSTRUCTION IS COMPLETE AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs ARE IN PLACE.

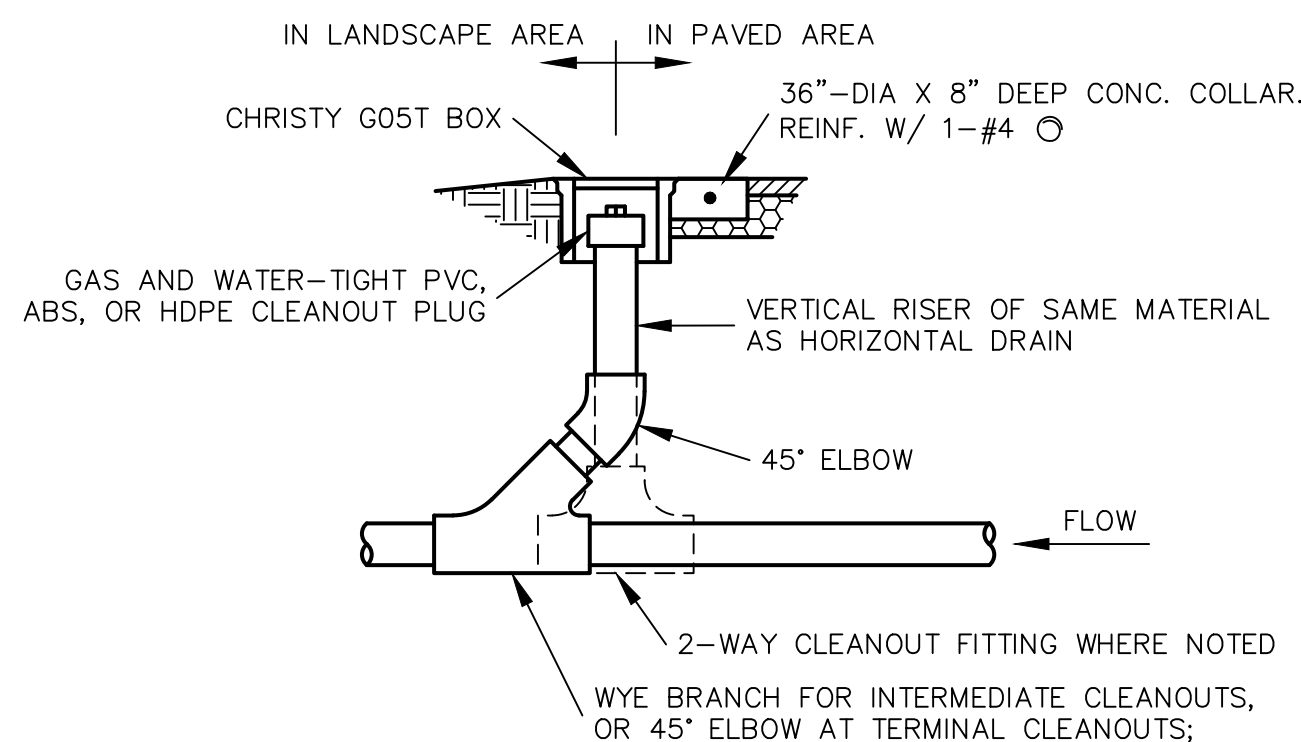
7 DISPERSION TRENCH

SCALE: NONE



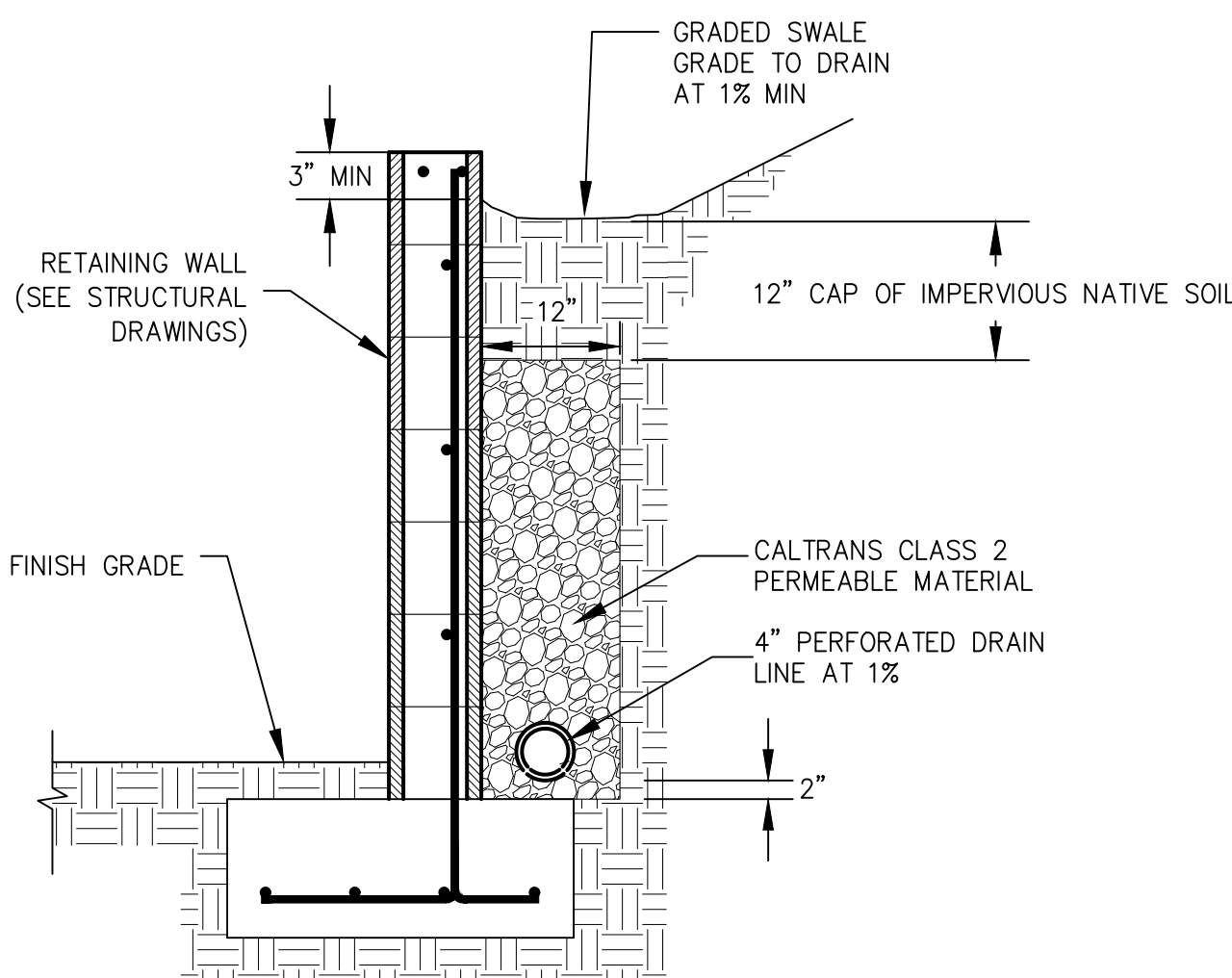
8 CONCRETE PEDESTRIAN PAVEMENT

SCALE: NONE



2 CLEAN OUT

SCALE: NONE



5 WALL DRAIN DETAIL

SCALE: NONE

PLANNING REVIEW ONLY
NOT FOR CONSTRUCTION

REVISIONS:

NO.	BY	DATE	DESCRIPTION

DATE: 2/9/2018

SCALE: AS NOTED

ENGR: SJ

JOB NO.: 3032.00

PROFESSIONAL ENGINEER

RICHARD P. WEBER

No. 55219

RES. 12/1/14

CIVIL

STATE OF CALIF.

WHITSON ENGINEERS

6 Harris Court • Monterey, CA 93940

831 649-5225 • Fax 831 373-5065

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

CLIFTON WOLSKE RESIDENCE

MONTEREY COUNTY

CALIFORNIA

CIVIL DETAILS

SHEET

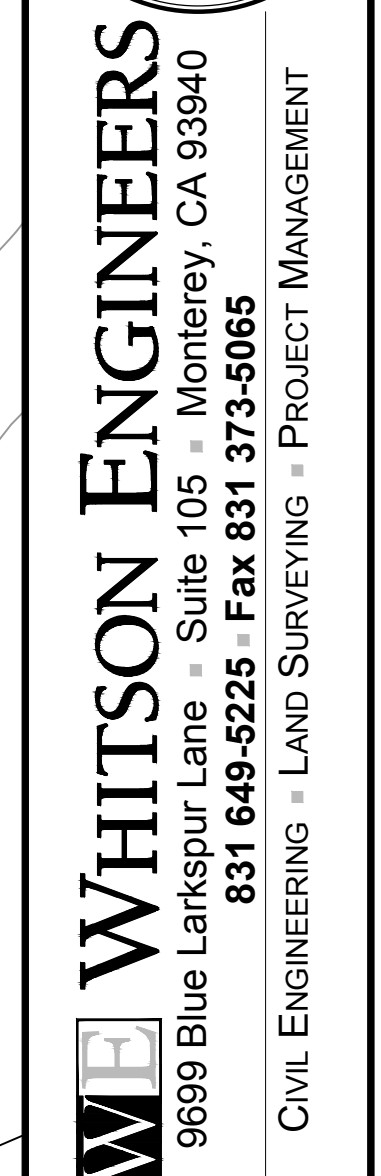
C0.2

OF 8

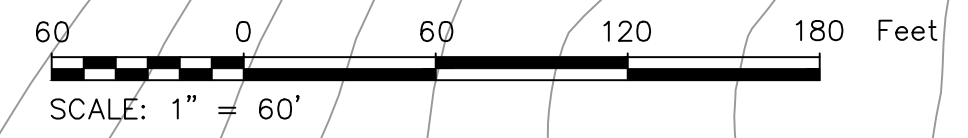
APN 416-361-043




DATE: 11/13/17	SCALE: 1"=60'	ENGR.	JOB NO.: 3032.00
--------------------------	-------------------------	-------	----------------------------



SHEET
C1.0
OF 1



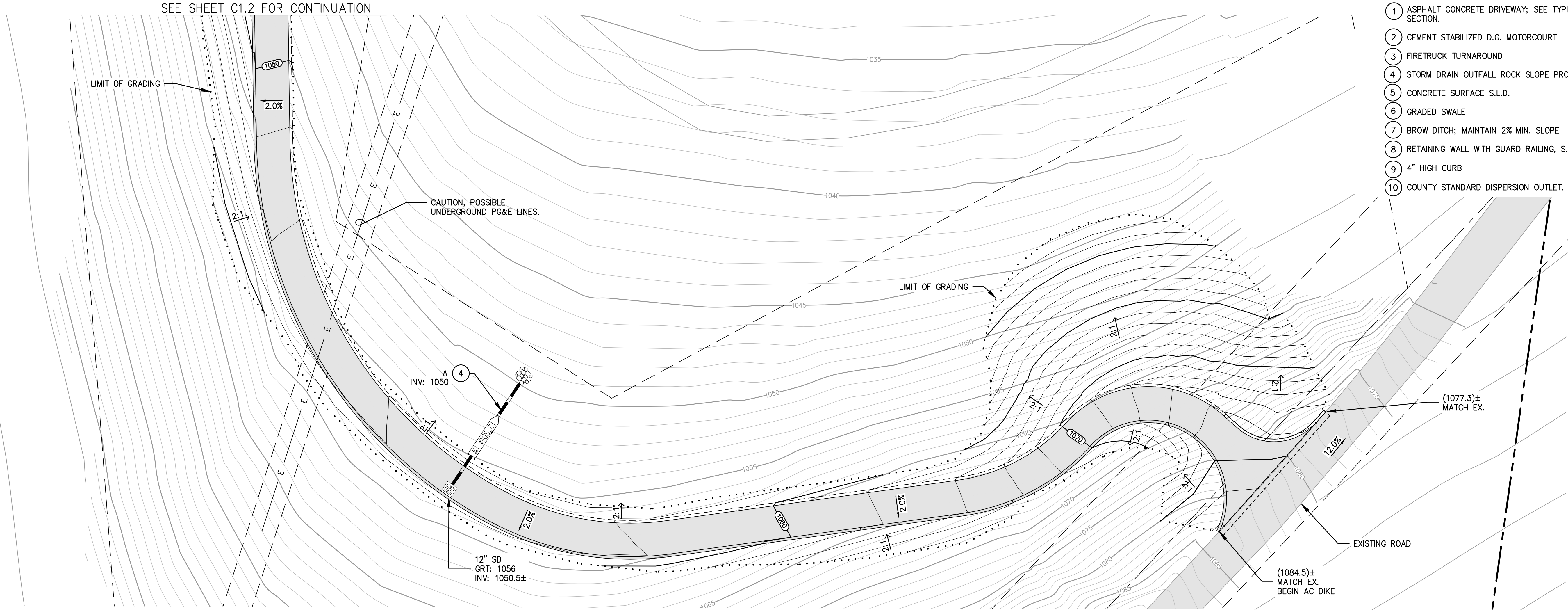
FOR REDUCED PLANS ORIGINAL
SCALE IS IN INCHES



A horizontal scale bar with tick marks at 0, 1, 2, and 3 inches. The text 'FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES' is positioned to the left of the bar.



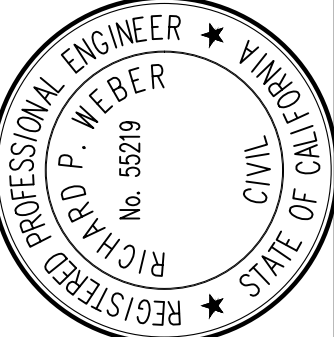
SEE SHEET C1.2 FOR CONTINUATION



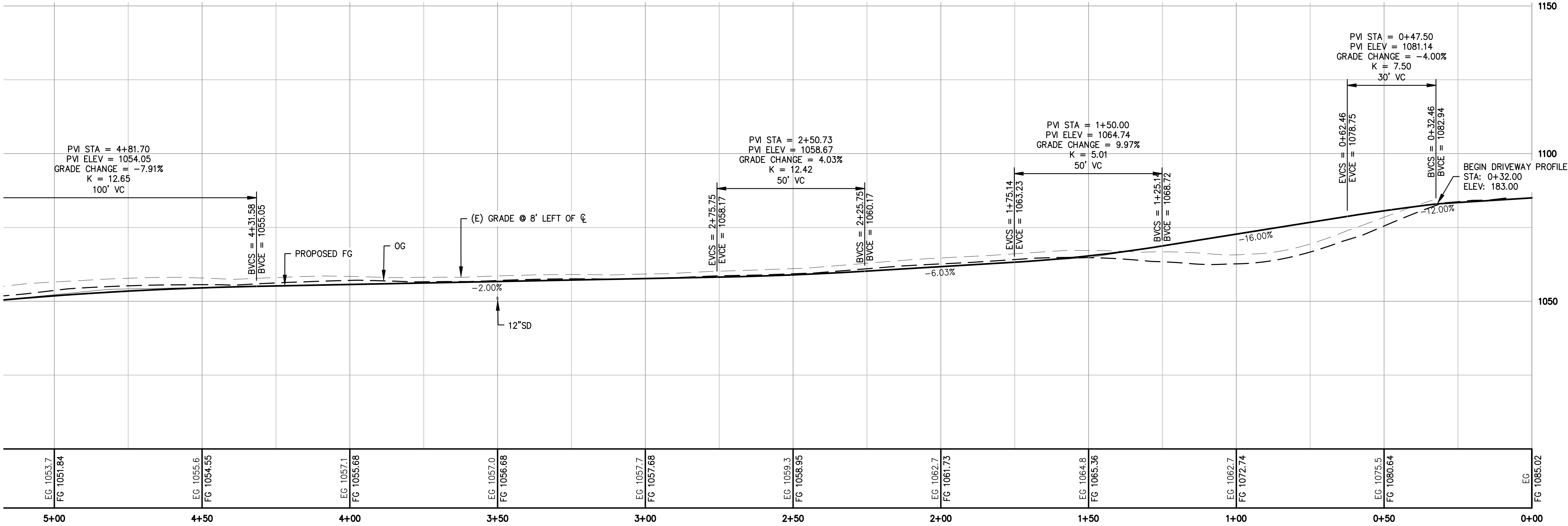
KEYNOTES

- 1 ASPHALT CONCRETE DRIVEWAY; SEE TYPICAL SECTION.
- 2 CEMENT STABILIZED D.G. MOTORCOURT
- 3 FIRETRUCK TURNAROUND
- 4 STORM DRAIN OUTFALL ROCK SLOPE PROTECTION
- 5 CONCRETE SURFACE S.L.D.
- 6 GRADED SWALE
- 7 BROW DITCH; MAINTAIN 2% MIN. SLOPE
- 8 RETAINING WALL WITH GUARD RAILING, S.S.D.
- 9 4" HIGH CURB
- 10 COUNTY STANDARD DISPERSION OUTLET.

REVISIONS:		DATE:	BY:	DESCRIPTION:
NO.	BY:	DATE:	DESCRIPTION:	
1		2/9/2018		
2		2/9/2018		
3		2/9/2018		
4		2/9/2018		
5		2/9/2018		
6		2/9/2018		
7		2/9/2018		
8		2/9/2018		
9		2/9/2018		
10		2/9/2018		

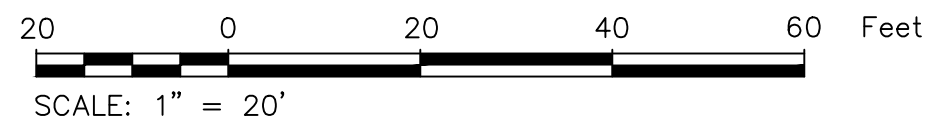


WHITSON ENGINEERS
6 Harris Court • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT



DRIVEWAY CENTERLINE PROFILE

SCALE: 1" = 20'

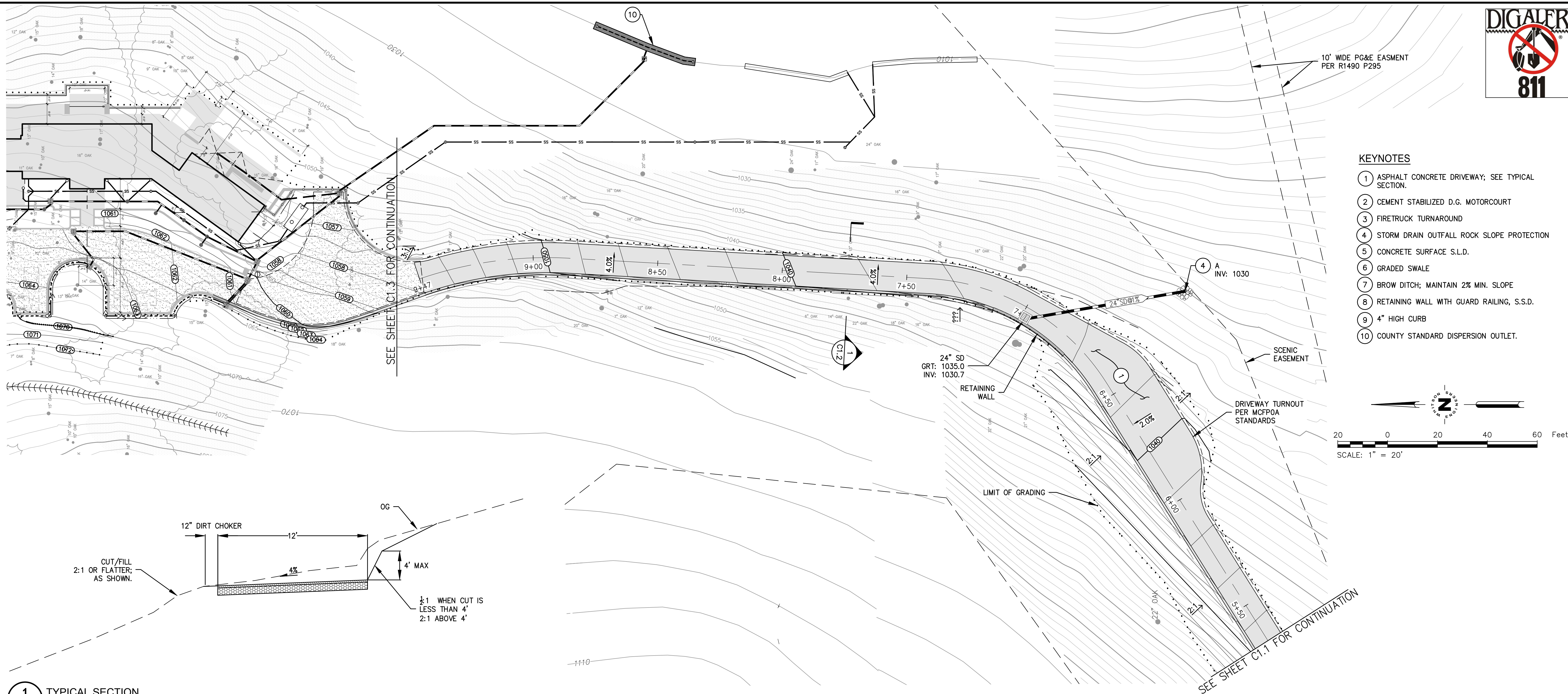


PLANNING REVIEW ONLY
NOT FOR CONSTRUCTION

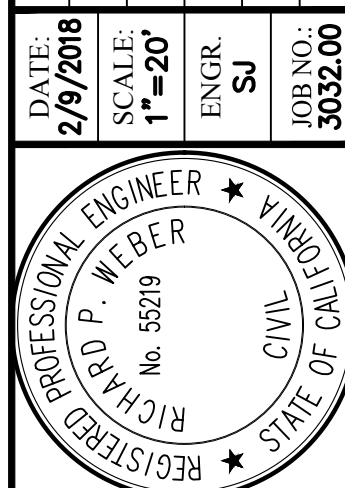
CLIFTON WOLSKES RESIDENCE
MONTEREY COUNTY
DRIVEWAY PLAN AND PROFILE
APN 416-361-043

SHEET
C1.1
OF 8
INCHES 3

C:\Users\jvornan\appdata\local\temp\AutoCAD_814A_3032-DWL-PLANNING-A1T_4.dwg Feb 12, 2018 - 4:36pm

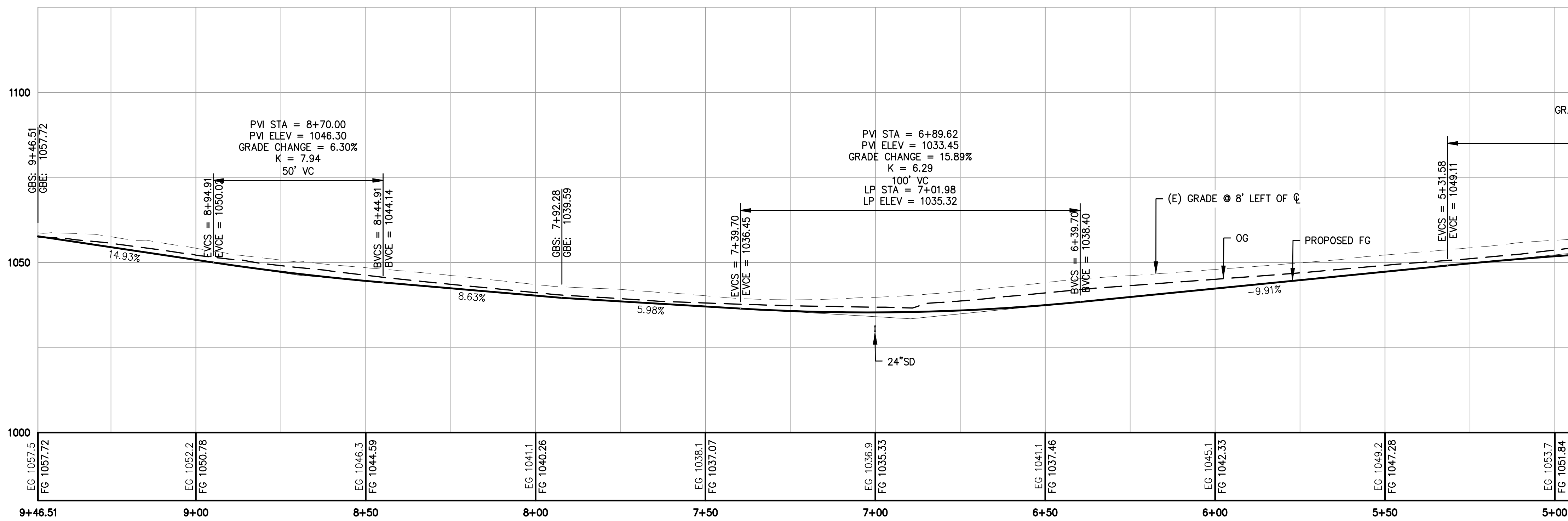
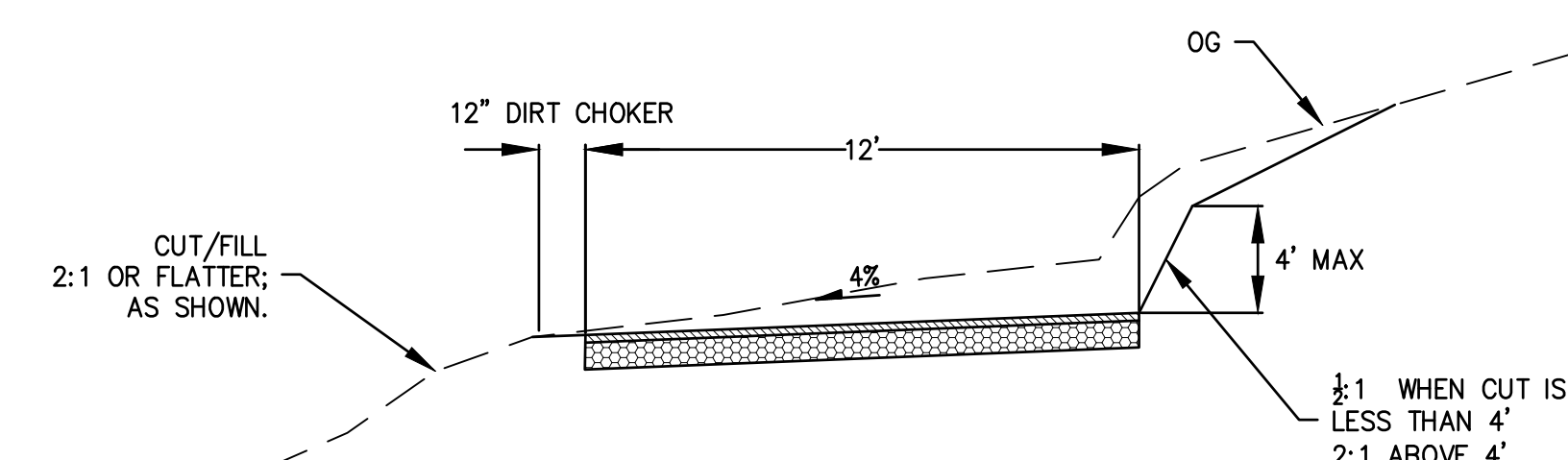


REVISIONS:		DATE:	BY:	DESCRIPTION:
NO.	NO.	NO.	NO.	NO.
1	1	2/9/2018	SC	1"=20'
2	2	2/9/2018	SC	1"=20'
3	3	2/9/2018	SC	1"=20'
4	4	2/9/2018	SC	1"=20'
5	5	2/9/2018	SC	1"=20'
6	6	2/9/2018	SC	1"=20'
7	7	2/9/2018	SC	1"=20'
8	8	2/9/2018	SC	1"=20'
9	9	2/9/2018	SC	1"=20'
10	10	2/9/2018	SC	1"=20'



WHITSON ENGINEERS
6 Harris Court • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

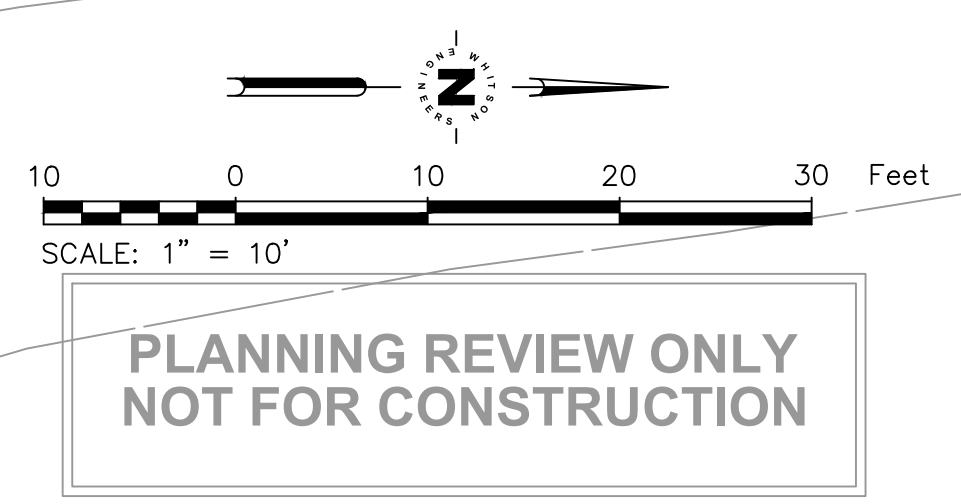
CLIFTON WOLSKE RESIDENCE
MONTEREY COUNTY
DRIVEWAY PLAN AND PROFILE
APN 416-361-043



PLANNING REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET
C1.2
OF 8
INCHES 3

- 1 ASPHALT CONCRETE DRIVEWAY; SEE TYPICAL SECTION.
- 2 CEMENT STABILIZED D.G. MOTORCOURT
- 3 FIRETRUCK TURNAROUND
- 4 STORM DRAIN OUTFALL ROCK SLOPE PROTECTION
- 5 CONCRETE SURFACE S.L.D.
- 6 GRADED SWALE
- 7 BROW DITCH; MAINTAIN 2% MIN. SLOPE
- 8 RETAINING WALL WITH GUARD RAILING, S.S.D.
- 9 4" HIGH CURB
- 10 COUNTY STANDARD DISPERSION OUTLET.

[illegible]

SEPTIC SYSTEM NOTES AND SPECIFICATIONS:

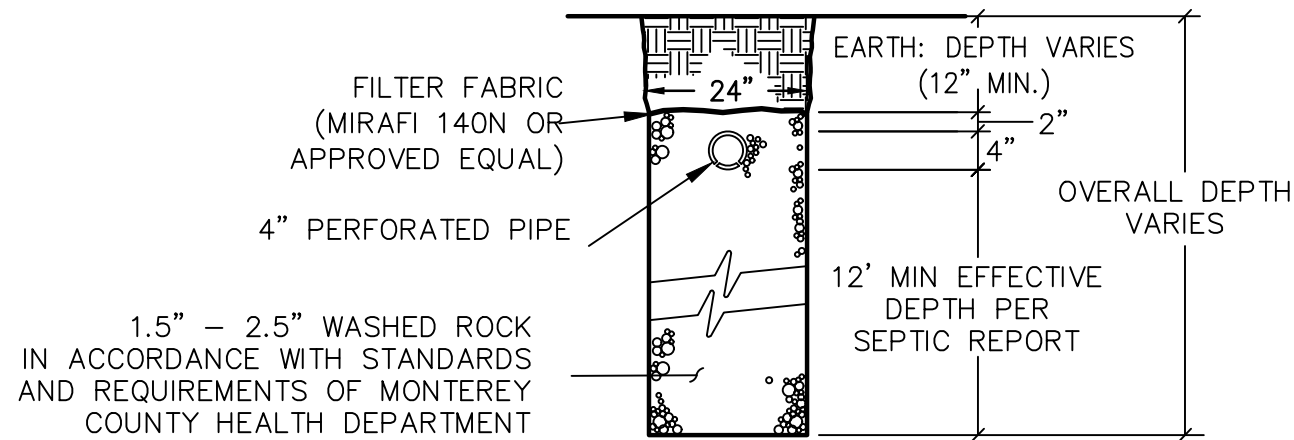
1. **CODES AND STANDARDS:**
ALL WORK SHALL BE IN CONFORMANCE WITH:
1.1. 2013 CALIFORNIA PLUMBING CODE
1.2. MONTEREY COUNTY SEWAGE DISPOSAL ORDINANCE #04055
2. **SANITARY SEWER PIPE:** 4" SOLVENT-WELD ABS, OR 4" SOLVENT-WELD OR RUBBER GASKETED PVC PIPE WITH WATERTIGHT JOINTS, CONFORMING TO ONE OF THE FOLLOWING: ASTM D-2661; ASTM D-1785, SCH 40; ASTM D-3034, SCH 35; OR ASTM D-2729. PIPE SHALL BE PLACED AT 2% OR GREATER SLOPE.
3. **PERFORATED PIPE:** SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35 OR SDR 25; OR ASTM D-2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40. PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729.
4. **DIVERSION VALVE:** 4"-DIA PVC VALVE WITH THREADED FEMALE SOCKETS DESIGNED FOR DIVERSION OF FLOWS TO SEPTIC FIELDS, AND OPERATED THROUGH A VERTICAL RISER USING A STANDARD WATER METER KEY. "BULL RUN VALVE" OR APPROVED EQUAL. VALVE RISER SHALL BE OF SAME MATERIAL AS SANITARY SEWER PIPE. IN PLANTER AREAS RISER SHALL TERMINATE 4" ABOVE THE SURFACE WITH WATER-TIGHT THREADED CLEANOUT PLUG. IN VEHICULAR AREAS, TERMINATE CLEANOUT PLUG IN A CHISTRY G03 TRAFFIC-RATED VALVE BOX, OR APPROVED EQUAL. INSTALL VALVE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND MONTEREY COUNTY SEWAGE DISPOSAL ORDINANCE #04055.
5. **SEPTIC TANK:** PRECAST CONCRETE SEPTIC TANK SHALL CONFORM TO MONTEREY COUNTY REQUIREMENTS, SHALL BE UPC CERTIFIED, AND SHALL CONFORM TO IAPMO/ANSI Z1000-2007. TANK, RISERS, AND LIDS SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA, OR RATED FOR A MINIMUM OF 500 PSF IF LOCATED OUTSIDE VEHICULAR AREAS, AND SOIL COVER IS 3 FEET OR LESS. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644. PRECAST SECTION JOINTS SHALL BE SEALED USING JOINT SEALANT OR GASKETS SUPPLIED BY MANUFACTURER. TANK AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. A TWO-WAY SEWER LINE CLEANOUT, WITH RISER TO THE SURFACE, LOCATED TWO FEET FROM THE INLET END OF THE SEPTIC TANK SHALL BE INSTALLED UNLESS MANHOLE RISERS TO THE SURFACE ARE OTHERWISE PROVIDED. INLINE EFFLUENT FILTERS SHALL BE INSTALLED. EFFLUENT FILTERS SHALL BE APPROVED BY THE MONTEREY COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

DISPERSAL TRENCH VOLUME CALCULATION		
IMPERVIOUS ROOF AREA (SQ.FT):	VOLUME REQUIRED (CF):	VOLUME PROVIDED (CF):
3806	514	516

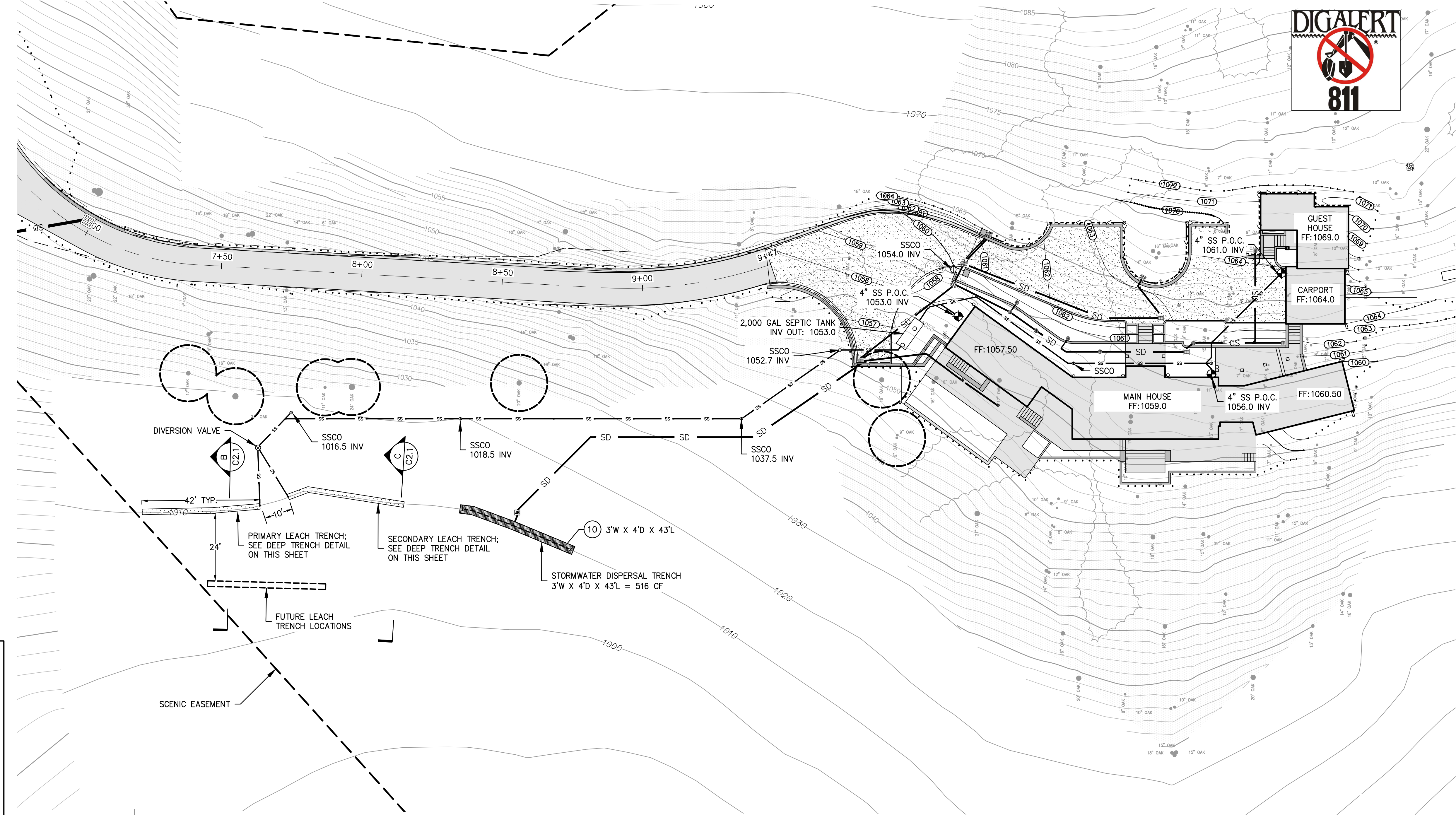
SEPTIC SYSTEM DESIGN CRITERIA:

NUMBER OF BEDROOMS = MAIN HOUSE(2) + GUEST HOUSE (1) + KITCHEN SINK DISPOSAL
REQUIRED SEPTIC TANK SIZE = 2,000 GAL (4 PERSONS)
NUMBER OF PERSONS = 4
REQUIRED SEEPAGE AREA = 4 PERSONS X 75 GPD/PERSON / (3/10 GPD/SF)
= 1000 SF
PROVIDED SEEPAGE AREA = 1 TRENCH X 12' X 2 SIDEWALLS X 42 LF
= 1008 SF
PROVIDED SECONDARY SEEPAGE AREA = SAME AS PRIMARY
FUTURE SEEPAGE AREA = SAME AS PRIMARY

PLANNING REVIEW ONLY
NOT FOR CONSTRUCTION

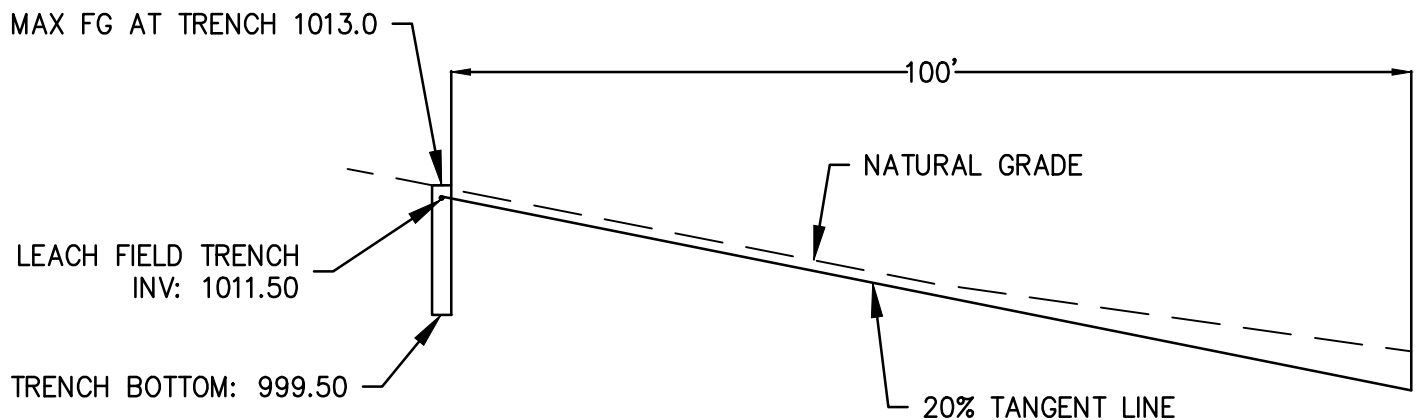


A LEACH FIELD TRENCH
C2.1 SCALE: NONE

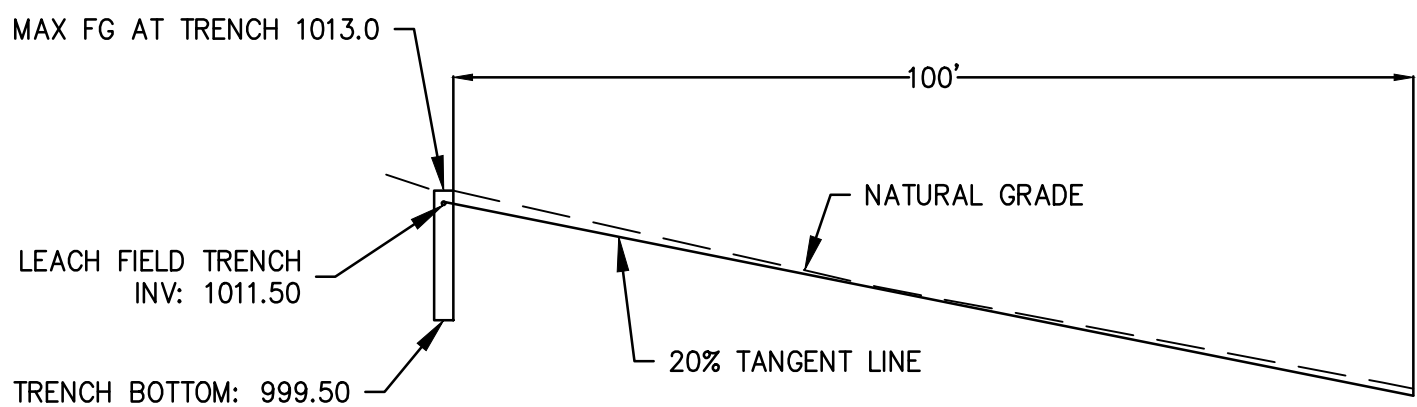


SEPTIC SYSTEM LEGEND:

- ○ SEPTIC TANK
- ⊗ DIVERSION VALVE
- ⊙ CLEANOUT
- SS — SANITARY SEWER
- ▬ DEEP TRENCH
- - - FUTURE TRENCH
- - - SETBACK



B PRIMARY LEACH TRENCH SECTION
C2.1 SCALE: 1"=20'



C SECONDARY LEACH TRENCH SECTION
C2.1 SCALE: 1"=20'



REVISIONS:
NO. BY: DATE: DESCRIPTION:

DATE: 2/9/2018
SCALE: 1"=20'
ENGR: SJ
JOB NO.: 3032.00

PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 93919
RESIDED
STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

CALIFORNIA
CLIFTON WOLSKE RESIDENCE
MONTEREY COUNTY
SEPTIC PLAN
APN 416-361-043

SHEET
C2.1
OF 8

WATER POLLUTION CONTROL PLAN NOTES

- ESTIMATED TOTAL DISTURBED AREA: 1.20 AC.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT [HTTP://WWW.DOT.CA.GOV/HQ/CONSTRUC/STORMWATER/STORMWATER/DOCUMENTS/SWPPP_PREP_MANUALJUNE2011.PDF](http://www.dot.ca.gov/hq/CONSTRUC/STORMWATER/STORMWATER/DOCUMENTS/SWPPP_PREP_MANUALJUNE2011.PDF)
 - THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT [HTTP://WWW.CABMPHANDBOOKS.COM/](http://www.cabmphandbooks.com/)
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATELY REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/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.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)

MONTEREY COUNTY REQUIREMENTS

- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND COUNTY OF MONTEREY.
- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
- REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
- REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
- REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
	SC-7	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	T53	TEMPORARY STOCKPILES
	WM-9	-	SANITARY FACILITIES
	-	-	DIRECTION OF DRAINAGE



DATE: 2/9/2018
SCALE: 1" = 60'
ENGR: SJ
JOB NO.: 3493.00

REVISIONS:
NO. BY: DATE: DESCRIPTION:

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 5529
CIVIL
STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

CLIFTON WOLSKES RESIDENCE
MONTEREY COUNTY
CALIFORNIA

EROSION CONTROL PLAN
SHEET C3.1 OF 8
APN 416-361-043

C:\Users\jromana\appdata\local\temp\AutoCAD_8144_10302-DWG-PLANNING-A11.dwg Feb 12, 2018 - 4:37pm

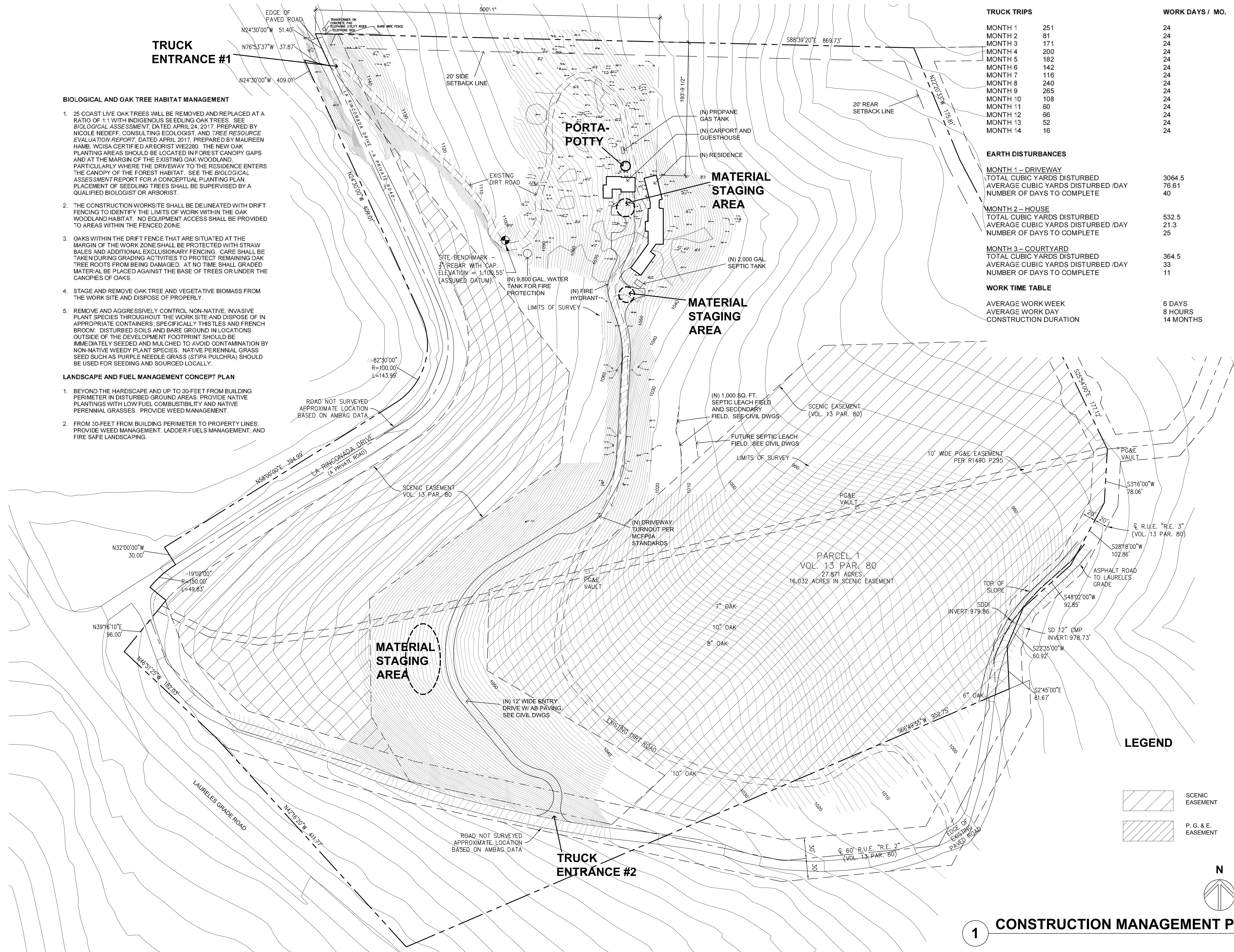
TRUCK
ENTRANCE #1

BIOLOGICAL AND OAK TREE HABITAT MANAGEMENT

- 25 COAST LIVE OAK TREES WILL BE REMOVED AND REPLACED AT A RATIO OF 1:1 WITH INDIGENOUS SEEDLING OAK TREES. SEE BIOLOGICAL ASSESSMENT, DATED APRIL 24, 2017, PREPARED BY NICOLE NEDEFF, CONSULTING ECOLOGIST, AND TREE RESOURCE EVALUATION REPORT, DATED APRIL 2017, PREPARED BY MAUREEN HAMB, WCISA CERTIFIED ARBORIST WE2280. THE NEW OAK PLANTING AREAS SHOULD BE LOCATED IN FOREST CANOPY GAPS AND AT THE MARGIN OF THE EXISTING OAK WOODLAND, PARTICULARLY WHERE THE DRIVEWAY TO THE RESIDENCE ENTERS THE CANOPY OF THE FOREST HABITAT. SEE THE BIOLOGICAL ASSESSMENT REPORT FOR A CONCEPTUAL PLANTING PLAN. PLACEMENT OF SEEDLING TREES SHALL BE SUPERVISED BY A QUALIFIED BIOLOGIST OR ARBORIST.
- THE CONSTRUCTION WORKSITE SHALL BE DELINEATED WITH DRIFT FENCING TO IDENTIFY THE LIMITS OF WORK WITHIN THE OAK WOODLAND HABITAT. NO EQUIPMENT ACCESS SHALL BE PROVIDED TO AREAS WITHIN THE FENCED ZONE.
- OAKS WITHIN THE DRIFT FENCE THAT ARE SITUATED AT THE MARGIN OF THE WORK ZONE SHALL BE PROTECTED WITH STRAW BALES AND ADDITIONAL EXCLUSIONARY FENCING. CARE SHALL BE TAKEN DURING GRADING ACTIVITIES TO PROTECT REMAINING OAK TREE ROOTS FROM BEING DAMAGED. AT NO TIME SHALL GRADED MATERIAL BE PLACED AGAINST THE BASE OF TREES OR UNDER THE CANOPIES OF OAKS.
- STAGE AND REMOVE OAK TREE AND VEGETATIVE BIOMASS FROM THE WORK SITE AND DISPOSE OF PROPERLY.
- REMOVE AND AGGRESSIVELY CONTROL NON-NATIVE, INVASIVE PLANT SPECIES THROUGHOUT THE WORK SITE AND DISPOSE OF IN APPROPRIATE CONTAINERS, SPECIFICALLY THIS TLES AND FRENCH BROOM. DISTURBED SOILS AND BARE GROUND IN LOCATIONS OUTSIDE OF THE DEVELOPMENT FOOTPRINT SHOULD BE IMMEDIATELY SEEDED AND MULCHED TO AVOID CONTAMINATION BY NON-NATIVE WEEDY PLANT SPECIES. NATIVE PERENNIAL GRASS SEED SUCH AS PURPLE NEEDLE GRASS (STIPA PULCHRA) SHOULD BE USED FOR SEEDING AND SOURCED LOCALLY.

LANDSCAPE AND FUEL MANAGEMENT CONCEPT PLAN

- BEYOND THE HARDSCAPE AND UP TO 30- FEET FROM BUILDING PERIMETER IN DISTURBED GROUND AREAS, PROVIDE NATIVE PLANTINGS WITH LOW FUEL COMBUSTIBILITY AND NATIVE PERENNIAL GRASSES. PROVIDE WEED MANAGEMENT.
- FROM 30- FEET FROM BUILDING PERIMETER TO PROPERTY LINES, PROVIDE WEED MANAGEMENT, LADDER FUELS MANAGEMENT, AND FIRE SAFE LANDSCAPING.



TRUCK TRIPS

MONTH 1	251
MONTH 2	81
MONTH 3	171
MONTH 4	200
MONTH 5	182
MONTH 6	142
MONTH 7	116
MONTH 8	240
MONTH 9	265
MONTH 10	108
MONTH 11	60
MONTH 12	66
MONTH 13	52
MONTH 14	16

WORK DAYS / MO.

24
24
24
24
24
24
24
24
24
24
24
24
24
24

EARTH DISTURBANCES

MONTH 1 - DRIVEWAY

TOTAL CUBIC YARDS DISTURBED	3064.5
AVERAGE CUBIC YARDS DISTURBED /DAY	76.61
NUMBER OF DAYS TO COMPLETE	40

MONTH 2 - HOUSE

TOTAL CUBIC YARDS DISTURBED	532.5
AVERAGE CUBIC YARDS DISTURBED /DAY	21.3
NUMBER OF DAYS TO COMPLETE	25

MONTH 3 - COURTYARD

TOTAL CUBIC YARDS DISTURBED	364.5
AVERAGE CUBIC YARDS DISTURBED /DAY	33
NUMBER OF DAYS TO COMPLETE	11

WORK TIME TABLE

AVERAGE WORK WEEK	6 DAYS
AVERAGE WORK DAY	8 HOURS
CONSTRUCTION DURATION	14 MONTHS

William E. Foster
ARCHITECTURE



716 Lighthouse Ave, Ste F | 831-373-7000
Pacific Grove, CA 93950 | bill@fosterarchs.com

CLIFTON
WOLSKE
RESIDENCE

26735 LAURELES GRADE
CARMEL VALLEY, CA 93924

PRELIMINARY
NOT FOR
CONSTRUCTION

2014.01

ROY POSS CONSTRUCTION

26735 Laureles Grade Road
Carmel Valley, CA 93924

Title:

CONSTRUCTION
MANAGEMENT PLAN

Revisions:

Scale: 1" = 60'

Date: FEB. 9, 2018

Sheet No:

CM 1