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

In the matter of the application of:
PIETRO FAMILY INVESTMENTS, LP. (PLN170612)
RESOLUTION NO. 18-048
Resolution by the Monterey County Planning Commission:
1) Adopting a Mitigated Negative Declaration; and
2) Approving a Combined Development Permit consisting of:
a. Coastal Administrative Permit and Design Approval for the construction of an approximately 4,900-square foot, single family dwelling inclusive of an attached 450-square foot garage, porch and a 1,687-square foot basement with associated grading of 830 cubic yards hauled offsite;
b. Coastal Development Permit to allow development within 750 feet of a known archaeological resource;
3) Adopting a Mitigation Monitoring and Reporting Program.

[PLN170612, Pietro Family Investments, LP., 26338 Valley View Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-463-017-000)]

The Pietro application (PLN170612) came on for public hearing before the Monterey County Planning Commission on October 31, 2018 and was continued to December 5, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE: a) The project has been reviewed for consistency with the text, policies, and regulations in:
- 1982 General Plan;
- Monterey County Coastal Implementation Plan Part 4;
- Monterey County Zoning Ordinance (Title 20);
- Carmel Area Land Use Plan

A Mitigated Negative Declaration was prepared to mitigate for impacts to Archaeological and Tribal Cultural Resources. The subject property is located within the Coastal Zone.

b) The property is located at 26338 Valley View Avenue in Carmel, on the west side of Highway 1 (APN: 009-463-017-000), Carmel Area Land Use Plan. The .15-acre property is zoned Medium Density Residential, maximum of two units per acre, a Design Control overlay, and subject

to an 18-foot height restriction in the Coastal Zone [MDR/2-D(18) (CZ)].

c) The .15-acre lot (6,533-square feet) was created with map entitled "Map of Addition No. 7, Carmel-by-the-sea, Monterey County, California," filed for record on May 4, 1910 in the office of the County Recorder of the County of Monterey in Volume 2 of Maps, "Cities and Towns," on page 24. Therefore, it is a legal lot of record.

d) Coverage. Allowable site coverage in the Medium Density Residential zoning designation is 35% or 2,287-square feet for the subject parcel; project plans show the proposed split-level structure to be 2,285-square feet, or 35%. The proposed FAR is shown to be 42% which meets the allowable 45% FAR in MDR/2. Therefore, the proposed project meets coverage and FAR allowances for its zoning designation. The basement component of the project is completely below grade and does not count against FAR.

e) Design. The proposed project site and surrounding area are designated "D," or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The conceptual plans for PLN170612, show T-shaped massing with the bedrooms and garage sited on the northern end of the parcel and offset on the east and west by a courtyard and terrace. The proposed residence has a split-level design with lower and upper levels separated from each other by a partial flight of stairs. This type of elevation has resulted in a raised California Ranch house style. The applicant proposes to maximize the lot coverage (35%) and height allowance (18 feet). A sunken driveway on the street-facing side is shown adjacent to the proposed courtyard. The courtyard consists of four large strawberry trees and a water feature. Colors and materials proposed for the residence include: cedar shake and stone veneer; dark slate roofing. It is staff's understanding that slate roofing tile is known for its quality and durability and is similar to others in the neighborhood and would not deviate from the aesthetic in the neighborhood.

f) Parking. Pursuant to Chapter 20.58 (Regulations for Parking) under Monterey County Zoning Ordinance Title 20, all residential developments shall have at least 1 covered parking space; covered parking shall count toward the two (2) required parking spaces. The project proposes to add a two-car garage. Therefore, this project meets the parking requirements listed under Residential Use.

g) Hazards. The subject property is located within 660 feet, or 1/8 mile, of an active/potentially active fault known as the Cypress Point Fault (CPF). Pursuant to Section 15.1.2 of the 1982 General Plan, faults classified as "potentially active" shall be treated the same as "active faults" until geotechnical information demonstrating that a fault is not "active" is accepted by the County. The CPF is described as a northwest striking slip fault extending from the City of Carmel-by-the-Sea to the Palo Corona Ranch on the south side of Carmel Valley. Due to the location of the project sites, Geotechnical Report and Geologic Evaluations were required. The scope of the Geotechnical Report

explored the surface and subsurface soil conditions and included geotechnical recommendations; the Geologic Evaluation defined the geologic conditions and identified potential geologic hazards associated with the project sites. In geology, an "active" fault classification is given to faults causing surface displacement in the last 11,000 years. Based on the geologist's evaluation, the CPF would not be considered an active fault. The geologist determined that the Cypress Point Fault crosses at the southwest of the Pietro 2 lot (PLN170613) and is approximately 80 feet southwest of the proposed residence pad at Pietro 1 (PLN170612). Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault unless, a geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury and the project is certified by a registered geologist/soils engineer [Section 20.146.080(f)]. According to the engineering geologist, given the very low level of hazard posed by the Cypress Point Fault, a reduced setback could be supported. It is the engineering geologist's professional opinion that no geologic conditions or geologic hazards would preclude construction of the proposed residence as it is currently proposed and given its current adherence to the fault setback. Regarding the basement proposals specifically, the fault surface rupture is the same: "Fault surface rupture poses an equal level of hazard for the ground or main floor of the proposed residence as it does for the proposed basement (low)." Haro, Kasunich and Associates, Inc. have developed geotechnical recommendations for foundations, retaining walls, slabs-on-grade, subgrade preparation beneath flatwork, and site drainage. RMA-Environmental Services has reviewed the Geologic and Geotechnical Reports and has recommended the following condition to ensure compliance: Geotechnical Certification. Additionally, the Carmel Area Land Use Plan does make a provision to deed restrict development proposed in locations determined to have significant hazards (Section 2.7.3).In accordance with this policy, two conditions were applied, including a non-standard condition:

- PDSP005-NON-STANDARD CONDITION: DEED RESTRICTION (GEOLOGIC HAZARD)
- PD016-NOTICE OF REPORT

h) Visual Resources. Policy 2.2 in the Carmel Area LUP, requires that existing visual access from scenic viewing corridors and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1, be permanently protected as an important component of shoreline access and public recreational use. A site visit was conducted on November 21, 2017 and it was determined that the construction of a single-family dwelling will not cause a significant impact to the visual resources of the Carmel area. Although the project proposes to add a residence reaching the allowed height, the development is being proposed in a built-up neighborhood where the first single-family dwelling is a principal use allowed. The subject property, located on the western side of Valley View Avenue, is not

visible from Scenic Road; the subject parcel is over 300 feet north of Scenic Road. Furthermore, no trees are proposed for removal and the project will adhere to the setbacks.

i) Archaeological & Tribal Cultural Resources. The project is located in a recorded archaeological site known as CA-MNT-17. CA-MNT-17, which extends well beyond the current project area, has been characterized as an expansive and moderately dense accumulation of marine shell, mammal bone, flaked and ground stone tools. Significant archaeological resources have been found, including human remains at multiple sites in this neighborhood. The subject project is within 750-feet of a known archaeological resource and has a high archaeological sensitivity. The Carmel Area Land Use Plan recognizes the intensive prehistoric use of the Carmel area. According to the Carmel Coastal Implementation Plan (Part 4), a "high sensitivity zone" is defined as an area where archaeological sites are already identified with a strong possibility of prehistoric/historic Native American occupation. Carmel's key policy on Archaeological Resources is such that when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites (Chapter 2.8, Section 2.8.2). CEQA puts the onus on the lead agency to determine whether a project may have a significant effect on archaeological resources (CEQA, Section 21083.2 Archaeological Resources: Determination of the effect of a project; EIR or Negative Declaration; Mitigation Measures). Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.
The applicant submitted an Extended Phase 1 report prepared by Albion Environmental, Inc. dated March 2016 on July 18, 2017. At the time the report was prepared, the maximum depth of excavation was unknown. The field methods included an intensive pedestrian survey and excavation using shovel probes (SPs). The report concluded that the Project Area, which included the subject parcel, was a partially disturbed area with limited cultural material where no anthropogenic soils were observed and no intact archaeological deposits were found; however, because of positive surface-level identification of cultural materials, significant archaeological/cultural materials may be located within the Project Area. A suite of protection measures were included in the report with the impression that subsurface investigation confirmed the presence of artifacts associated with CA-MNT-17.
Staff required a second archaeological report given the implications of the first report. On December 12, 2017, staff received a second archaeological report dated December 7, 2017, for the subject project. This time, the applicant retained a different consultant and the results for surface evidence of archaeological materials was negative. Field methods in this report included a general surface reconnaissance, no auger boring testing was conducted. This archaeologist concluded that the project should not be delayed for archaeological reasons; however, recommendations to manage cultural resources were included, noting the possibility of finding deeply buried cultural resources.

A third archaeological report was made available by the applicant on November 20, 2018. The retained archaeologist, Susan Morley (M.A.), provided a brief review of the record and conducted auger testing. On the subject parcel, a shovel test pit was excavated and analyzed to a depth of 305 cm (10 feet); no cultural or shell material was encountered. Morley concludes by stating: "As a result of these findings it is recommended that there is no reason to delay the project due to concerns about cultural resources." The report then lists recommendations and mitigation measures.

Architectural plans dated May 19, 2017, show the proposed basement and garage following the floor plan of the main floor (T-shaped) and sited closer to the northernmost edge of the parcel with the center extending out to the point just before the side setback (5 feet); the proposed basement would require up to 15-feet of excavation and grading would involve over 800 cubic yards.

Since the implementation of the California Environmental Quality Act (CEQA) along with the passage of Assembly Bill 52 (AB 52) which amended Section 5097.94 of the Public Resources Code, onsite monitors have been used in Monterey County to mitigate impacts to cultural and tribal cultural resources to a less than significant level. The earlier law proved to be ineffective because it purported to protect Native American cultural resources but did not explicitly require the involvement of tribes in the consultation process regarding projects affecting their cultural resources and sacred sites. Whereas, the previous law covered archaeological resources which have more scientific value, the new added layers now include more intangible values such as historic, cultural and spiritual value. Due to the findings of the Extended Phase I and Supplemental Archaeological Report, the scope of the project (e.g. depth of basement), high archaeological sensitivity of the area, and compelling evidence found near the subject site, staff determined that a categorical exemption was not appropriate for the proposed project. Staff recommended an Initial Study be prepared for the project. Pursuant to CEQA Section 21082.3, staff consulted the appropriate California Native American tribe (OCEN). OCEN's priority is that their ancestors' remains be protected, undisturbed and the site be preserved. OCEN was not in support of the proposed basement and requested an onsite monitor appointed by their tribe be present during soil disturbance; artifacts to be returned to tribe and remains to be reburied onsite with the proper burial ceremonies.

Because the subject project is associated with similar development (same owner, same developer) on the Point, it becomes necessary to consider the context. The Carmel LUP's Key Policy 2.8.2 states that Carmel's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources. To be clear, basements specifically have not

been prohibited; however, in staff's opinion, they would not be considered to be part of a design where potential impacts to cultural resources are minimized.

In light of additional testing which bolsters the findings in the second archaeological report (i.e. negative report), staff is recommending approval of the project as proposed.
Mitigation measures have been enhanced to provide equal or greater mitigation for the impacts of development. If adopted as recommended, the mitigation measures proposed will serve to: 1) mitigate impact(s) to archaeological and tribal cultural resources to a less than significant level; 2) properly identify and manage recovered human remains and artifacts; and 3) establish process by which a conservation easement may protect resource(s) in perpetuity, if necessary.

In sum, Cultural Resources and Tribal Cultural Resources are analyzed separately in an environmental document. For the subject project, impacts to cultural resources (archaeology) are mitigated to a less-than-significant level with the incorporation of two (2) mitigation measures, which includes an onsite archaeological monitor:

- PDSP001- MITIGATION MEASURE #1: CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)
- PDSP002- MITIGATION MEASURE #2: CULTURAL RESOURCES

Impacts to tribal cultural resources are mitigated to a less-than-significant level with the incorporation of one (1) mitigation measure; a separate mitigation measure (#4) would cover both categories:

- PDSP004- MITIGATION MEASURE #3: PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (OCEN MONITOR)
- PDSP003-NON-STANDARD CONDITION: MM#4 CONSERVATION EASEMENT

j) LUAC. The proposed design was reviewed by the Carmel Area Land Use Advisory Committee on January 16, 2018 and was not given a recommendation of approval based on a number of factors. A motion to not support the project was made with members voting: 4 ayes and 1 no. The following reasons were cited in the minutes for not supporting the project as proposed:
-Removal of large quantities of soil for construction of large basements could disturb possible archaeological resources in an archaeologically sensitive area.
-The development's landscaping plan should be a rural design and not an urban design. It should more naturally relate to its surroundings using indigenous plants and upper canopy trees.

-Recommend the Resource Management Agency (RMA) review building techniques on sites such as this one. The contractor stated that due to unstable topsoil extending at least 6 feet below ground level, he would need to excavate all 6 feet and replace and compact it over the entire footprint of the building. This could, in effect, probably remove most archaeological artifacts if there were any. A basement would require about 10 feet of gross excavation, so the effect on an archaeologically sensitive area could be essentially the same. There are, however, alternative structural systems that are far less intrusive than the proposed excavation solution. These are (a) Caissons and grade beams requiring 12-inch diameter holes; (b) Helical screw anchors and grade beams. Anchors are screwed into the soil requiring less excavation and are less intrusive than the caisson system.
-General recommendation to the Planning Commission to discuss whether to allow or restrict basements close to known archaeological sites and other sensitive areas on Carmel Point.

k) Staking and flagging was installed in time for staff's site visit on November 21, 2017.

l) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170612.

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, Cypress FPD, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and RMA-Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

b) Staff identified potential impacts to Biological, Cultural, Tribal Cultural, and Geology/Soils resources. The following reports have been prepared:

- "Preliminary Archaeological Assessment," (LIB 170269) prepared by Albion Environmental, Inc., March 2016.
- "Supplemental Archaeological Assessment," (LIB170436) prepared by Gary S. Breschini, Ph.D, December 7, 2017.
- "Cultural Resources Auger Testing," prepared by Susan Morley, M.A., November 2018.
- "Geologic Evaluation," (LIB180256), prepared by Craig S. Harwood, December 18, 2017.
- "Geotechnical Investigation," (LIB180049) prepared by Haro, Kasunich and Associates, Inc., December 18, 2017.
- "Biological Assessment," (LIB180289) prepared by Thompson Wildland Management, September 23, 2017.

The above-mentioned technical reports by third-party consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County

staff has independently reviewed these reports and used them as supporting evidence for the Initial Study. The mitigation measures incorporated for this project are modeled after recommendations made in some of these reports regarding archaeological resources.

c) Staff conducted a site inspection on November 21, 2017 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development can be found in Project File PLN170612.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Cypress FPD, RMA-Public Works, RMA-Environmental Services, RMA-Water Resources Agency, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public and private facilities are available: Public water supply is from CAL-AM (additional water credits were obtained from the Malpaso Water Company) and wastewater collection/treatment is serviced by the Carmel Area Wastewater District.

c) Staff conducted a site inspection on November 21, 2017, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170612.

4. **FINDING:** **EXISTING VIOLATION -** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. An existing code enforcement violation exists on the subject property. This violation will be rectified and cleared by the approval of this project.

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of an existing code enforcement violation, 17CE00360. The citation was issued for placement of approximately 100 cubic yards of fill without a grading permit and major removal of indigenous vegetation.

b) Staff conducted a site inspection on November 21, 2017 and observed that the site was being used as a construction/staging area.

c) The violation will be corrected concurrently with the approval of this project (after-the-fact removal of vegetation, grading without a permit).

d) 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 PLN170612.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)-** On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgement and analysis of the County.

EVIDENCE:

a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 requires the preparation of an environmental impact report if there is substantial evidence that the project may have a significant effect on the environment. In the CEQA Guidelines, "significant effect on the environment" means a substantial, or potentially substantial, adverse change in the environment.

b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. Due to common ownership and adjacent proximity, one environmental document was prepared to assess two projects (PLN170612 and PLN170613). The combined Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN170612).

c) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation.

d) The Draft Mitigated Negative Declaration ("MND") for PLN170612 and PLN170613 was prepared in accordance with CEQA and circulated for public review from September 13, 2018 through October 15, 2018. The Lead Agency made corrections to the Mitigated Negative Declaration to amplify and clarify certain sections on the basis of new information. Pursuant to Section 15074.1 of the CEQA Guidelines, the lead agency may conclude that certain mitigation measures identified in the mitigated negative declaration are infeasible or otherwise undesirable and may delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective; no recirculation of the proposed mitigated negative declaration is required where the new mitigation measures are made conditions of, or are otherwise incorporated into, project approval.

e) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which

the wildlife depends. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

f) Monterey County RMA-Planning, located at 1441 Schilling Place, S. 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

6. **FINDING:** **PUBLIC ACCESS -** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) Figure 3 – Carmel Area Local Coastal Program, Carmel Area Land Use Plan does not portray the subject parcel as a property designated for trails or where lateral access is required.

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

EVIDENCE: a) Section 20.86.030. of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.

b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal by an applicant or an aggrieved person who has exhausted all County appeals, or by any two (2) members of the California Coastal Commission because this project is between the sea and the first through public road paralleling the sea.

DECISION

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

1) Adopt a Mitigated Negative Declaration; and
2) Approve a Combined Development Permit consisting of:
   c. Coastal Administrative Permit and Design Approval for the construction of an approximately 4,900-square foot, two-level single family dwelling inclusive of an attached 450-square foot garage, porch and a 1,687-square foot basement with associated grading of 830 cubic yards hauled offsite;
   d. Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and
   e. Adopt a Mitigation Monitoring and Reporting Program.

In general conformance with the attached plans and subject to twenty-seven (27) conditions of approval, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 5th day of December, 2018 upon motion of Commissioner Duflock, seconded by Commissioner Gonzalez, by the following vote:

AYES: Coffelt, Duflock, Getzelman, Gonzalez, Roberts
NOES: Diehl, Vandevere, Wizard
ABSENT: Mendoza
ABSTAIN: Ambriz

12.20.18

Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN 02 2019.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JAN 14 2019

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

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

NOTES

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

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

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County 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.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170612

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170612) allows the construction of a new 2,285-square foot single family dwelling, a 1,687-square foot basement, a 450-square foot attached garage, and associated grading. The property is located at 26338 Valley View Avenue (Assessor's Parcel Number 009-463-017-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Chief 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 18-048) was approved by the Planning Commission for Assessor's Parcel Number 009-463-017-000 on December 5, 2018. The permit was granted subject to 27 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

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

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

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

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

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

4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

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. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an 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 the 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, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

5. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

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

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

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

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

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. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

9. PDSP001- MITIGATION MEASURE #1: CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to: grading and foundation excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the OCEN Monitor or other appropriately NAHC-recognized representative and principal Archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with the concurrence of the lead agency, and implemented. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 1. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

10. PDSP002- MITIGATION MEASURE #2: CULTURAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the project site's location in CA-MNT-17, a recorded prehistoric site and because the project includes excavation for a foundation and basement, there is a potential for human remains or cultural artifacts to be accidentally discovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified professional Archaeologist and the most likely descendant as identified by The Native American Heritage Commission and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition. In the event that non-human remain archaeological materials are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeologist and a tribal cultural monitor. If the find is determined by a qualified archaeologist and a tribal cultural monitor to be historically (as determined by a qualified archaeologist) or culturally (as determined by a Tribal Cultural monitor) significant, appropriate mitigation measures shall be implemented in accordance with the Compliance or Monitoring Actions to be Performed, contained in this Condition of Approval. All mechanical excavation undertaken with a backhoe will be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site.

Compliance or Monitoring Action to be Performed:

Mitigation Measure Monitoring Action No. 2a.: Notes on Plans
Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 2, including the actions to be performed. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Mitigation Measure Monitoring Action No. 2b.: Discovery of Human Remains
If human remains are discovered during construction activities, there shall be no further excavation or
disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request that they determine that no investigation of the cause of death is required;
- The Owner/Applicant/Contractor shall contact the Monterey County Resource Management Agency Planning Department within 24 hours of the find to alert them to the discovery;
- If the coroner determines the remains to be Native American:
  - o The coroner shall contact the Native American Heritage Commission and the RMA Planning Department within 24 hours of the determination.
  - o The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, it believes to be the most likely descendant.
  - o The most likely descendant may make a recommendation 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 5097.98.

- If the remains are determined to be Native American, and the most likely descendant, in concurrence with a qualified archaeologist, determines that:

a. The remains are evidence of a larger burial of human remains, which would qualify as a “unique archaeological resource”, as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or
b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation

The Owner/Applicant/Contractor will work with RMA Planning to move/shrink/modify/redesign the basement portions of the project which will have further impact on those areas of the site containing remains. Modified plans shall be submitted to RMA-Planning. The redesign should be done in a way that allows for maximum use of the property while still preventing additional disturbance to areas likely to contain remains. No work will re-commence on site within 50 meters of the find until the RMA Chief of Planning has approved the revisions to the approved plans.

CONTINUED IN CONDITION NO. 11

11. (CONT) MM#2

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: (CONTINUED FROM CONDITION NO. 10)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

If significant Tribal Cultural artifacts (determined to be significant by the onsite Tribal Cultural Monitor in consultation with the qualified archaeologist – not including human remains which are handled in Action No. 2b.) are discovered during construction activities, there shall be no further mechanical excavation (e.g.: backhoe, trencher, etc.) or ground disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be removed by a qualified archaeologist, and stored safely through the duration of excavation;
- Excavation will continue by hand (shovels) within a perimeter of two (2) meters surrounding the artifact for the subsequent one (1) meter of depth;
- If another significant tribal cultural artifact is found within the perimeter, the perimeter requirement for hand digging will be extended around the newly discovered artifact as well.
- If no additional significant tribal cultural artifacts are found in the original perimeter, or any of the subsequent perimeters, mechanical excavation may resume to completion unless another significant artifact is discovered in the process. If significant artifacts are discovered again after restarting mechanical excavation, hand digging will be required again as dictated by this condition.
- If human remains are found at any time during either hand digging or mechanical excavation, Contractor/Owner/Applicant/Agent will refer to Mitigation Measure Monitoring Action No. 2b. for direction.

After completion of excavation activities, all recovered artifacts will be cataloged by both the Tribal Cultural Monitor and the Qualified Archaeologist. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission. A Final Technical Report shall be submitted to by the qualified archaeologist to RMA-Planning within one year of the discovery.

12. PDSP003-NON-STANDARD CONDITION: MM#4 CONSERVATION EASEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If Native American remains are discovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over those portions of the property where those remains exist. The easement shall be developed in consultation with the Most Likely Descendant recognized by the Native American Heritage Commission and a qualified archaeologist. An easement deed shall be submitted to, reviewed and approved by, the Chief of RMA - Planning and accepted by the Board of Supervisors prior to final building permits.

(RMA PLANNING)

Compliance or Monitoring Action to be Performed: Prior to issuance of final 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 the issuance of final building permits, the Owner/Applicant shall record the conservation and scenic easement deed and corresponding map and submit a copy of the recorded deed and map to RMA-Planning.

13. PDSP004-MITIGATION MEASURE #3: PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (OCEN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor or other appropriately NAHC-recognized representative shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. The tribal monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the property owner shall refer to Mitigation Measure #2. This mitigation is not intended to alleviate the property owner or applicant from contacting the coroner and complying with State law if human remains are discovered.

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 4a:
Prior to issuance of a construction permit for grading and/building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that an OCEN-approved onsite Cultural Resources Monitor or other appropriately NAHC-recognized representative has been retained to monitor the appropriate construction activities. This Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:
Any artifacts found that are not associated with a skeletal finding shall be cataloged by both the Tribal Cultural Monitor and the Qualified Archaeologist. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission. A Final Technical Report shall be submitted to by the qualified archaeologist to RMA-Planning within one year of the discovery. Artifacts associated with a skeletal finding shall be reburied in accordance with Mitigation Measure 2b, and Public Resources Code Section 5097.98, and a conservation easement shall be required to be recorded over the affected portion of the parcel.

Mitigation Measure Action 4c:
Prior to final, the OCEN Monitor or other appropriately NAHC-recognized represenatative shall submit a letter confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

14. PDSP005 - NON-STANDARD CONDITION: DEED RESTRICTION (GEOLOGIC HAZARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit, the applicant shall record a deed restriction which states: "The parcel is located within 660 feet or 1/8 mile of an active and/or potentially active fault(s) and development may be subject to certain restrictions as per section 20.146.080 of the Coastal Implementation Plan and per the standards for development of residential property, including recommendations made in the Geotechnical Report prepared by Haro, Kasunich and Associates on December 18, 2017."

(RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a 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 Director of RMA-Planning.

15. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A Geotechnical Report (Library No. LIB180049), was prepared by Haro, Kasunich and Associates, Inc. on December 18, 2017 and is on file in Monterey County RMA - Planning.

"A Geologic Evaluation (Library No. LIB180256), was prepared by Craig S. Harwood on November 22, 2017 and is on file in Monterey County RMA - Planning.

All development shall be in accordance with these reports and/or the reports that succeed them."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the reports to the RMA - Planning.

16. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

17. 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.

18. 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.

19. 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 Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

20. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

21. 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.

22. 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.

23. 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.

24. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The Stormwater Control Plan shall incorporate the measures identified on the completed the Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

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

25. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

26. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

27. 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.

NOTES

GENERAL

1. Project shall comply with the 2013 U.B.C and 2013 California Residential & Title 24, Plumbing, Mechanical, Electrical, Fire and Energy Codes. 2013 California Green Building Standards.
2. All electrical, CTV, and phone lines shall be placed underground.
3. Fire sprinklers under separate permit.
4. Alarm under separate permit.
5. Grading under separate permit.
6. Truss plans and calculations under deferred submittal, Trusses shall not be installed until an approved job copy of the truss submittal is issued by the Monterey County Building Department.
7. New buildings, building materials, systems, assemblies and methods of construction located within any Fire Hazard Severity Zone or Wildland-Urban Interface Fire Area shall be in accordance per (CRC R327) for exterior wildfire exposure requirements.
8. Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906.
9. Provide a copy of operation and maintenance manual to building occupant or owner per (CBGC 4.410).
10. Refer to structural plans for site retaining walls and light well retaining walls.

NOTIFICATIONS

Notify the Soils Engineer 48 hours before the following times:

1. Prior to the time that the site grading work begins.
2. After foundation excavations have been made and prior to placing reinforcing steel and formwork
3. Prior to all concrete pours.
4.

Notify the Structural Engineer 48 hours before the following times:

1. Prior to the time that the site grading work begins.
2. After foundation excavations have been made and prior to placing reinforcing steel and formwork
3. Prior to all concrete pours.
4. Prior to placing the first course of concrete masonry units.
5. When rough framing is completed and prior to start of finish work.
6. Prior to covering any plywood sheathing nailing.
7. Prior to covering any shear wall hold-down anchors.

Contact County Fire Department for inspection requirements.

TREE PROTECTION AND PLACEMENT

1. All native trees within 25 ft. of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed 6 ft. outside the dripline of each native tree, and shall be staked every 6 ft., to the maximum extent
2. No construction equipment shall be parked, stored, or placed within 6 ft. of any native tree dripline.
3. No fill soil, rocks, or construction materials shall be stored or placed within 6 ft. of the dripline of all native trees.
4. Any roots encountered that are 1 inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D approved arborist/biologist.
5. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
6. No permanent irrigation shall occur within the dripline of any existing oak tree.
7. Any construction activity required within 3 ft. of a native tree's dripline shall be done with hand tools.
8. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This condition may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.
9. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
10. All native trees with grading or construction work occurring within 6 ft. of the dripline shall have trunk protection, constructed of solid material (wood), installed to protect said trunks from damage by machinery/implements.

SPECIAL INSPECTIONS

1. All special inspections shall conform to section 1701 of the Uniform Building Code.
2. Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
3. Required for all installation of epoxied anchors.

STRUCTURAL

In accordance with the california building code (cbc) section 1701, the owner shall employ one or more special inspectors who shall provide inspections during construction on the types of work listed below. The special inspector shall be a qualified person who shall demonstrate competence to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection.

1. Special grading, excavation and filling: during earthwork excavations, grading and filling operations inspection shall be provided by the project geotechnical engineer.
2. Concrete: during the taking of test specimens and placing of reinforced concrete. exceptions:

A. Concrete for building foundations has been designed based on fc=2500 psi and is exempt from inspection during placing.
B. Non-structural slabs on grade
C. Site work concrete fully supported on earth and concrete

3. bolts installed in concrete: prior to and during the placement of concrete around bolts.
4. reinforcing steel: during placing of reinforcing steel for all concrete required to have special inspection by item 1. exceptions:

A. the special inspector need not be present continuously during placing of reinforcing steel, provided the special inspector has inspected for conformance to the approved plans prior to the closing of forms or the delivery of concrete to the jobsite.

5. installation of dowels, threaded rods, and anchors in epoxy.

SOILS

1. during excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities
2. inspection of the finished building pad shall be conducted by the soils engineer.
3. soils engineer to review foundation and grading plans prior to submittal for building permit.
4. a representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.

WASTE MANAGEMENT

1. This project is new construction and there will be no demolition prior to the start of work.
2. Contractor will divert from disposal & recycling any reusable or salvageable materials. All materials on site are to be sorted & source separated into any quality materials for reuse. Waste Management will remove the balance of construction waste in the form of bulk single stream disposal.

All sub-contractors are held to the same standard and procedure. All toxic materials are recycled per local ordinance.

3. Waste Management hauls to one of the local County Regional Waste Management district locations where it is further sorted, separated for recycling and some landfill disposal, in compliance with county guidelines.
4. Site construction materials are categorically separated out as a method for efficiency in both material use and to limit waste. Contractor will use storage area on site to store materials for reusable waste and surplus from other work already completed.
5. Contractor takes every measure to ensure that materials are being used as efficiently as possible and that there is the minimum amount of waste generated during the construction of the project.

SHEET INDEX

ARCHITECTURAL

NO.	DESCRIPTION
A0	TITLE SHEET, VICINITY MAP, PROJECT DATA
A1.1	SITE TOPO SURVEY
A1.2	SITE PLAN
A2.1	FLOOR PLANS 1/4"
A2.2	FLOOR PLANS 1/4"
A3.1	ROOF PLAN
A4.1	REFLECTED CEILING BASEMENT
A4.2	REFLECTED CEILING PLAN FIRST FLOOR
A5.1	BUILDING SECTIONS
A6.1	EXTERIOR ELEVATIONS
A6.2	EXTERIOR ELEVATIONS
~~A8.1~~	~~DOOR SCHEDULE~~
~~A8.2~~	~~WINDOW SCHEDULE~~
A8.3	FINISH SCHEDULE

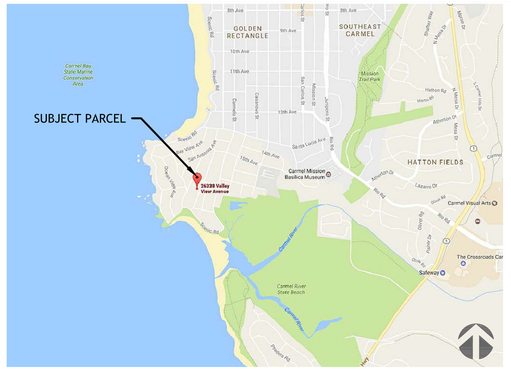
LANDSCAPE

NO.	DESCRIPTION
L-1.0	LANDSCAPE IRRIGATION PLAN
L-2.0	LANDSCAPE PLANTING PLAN
L-3.0	LANDSCAPE LIGHTING PLAN

CIVIL

NO.	DESCRIPTION
C 1	COVER SHEET & GENERAL NOTES
C 2	GRADING & DRAINAGE
C 3	SECTIONS & DETAILS
C 4	EROSION CONTROL PLAN

VICINITY MAP



NOT TO SCALE

PROJECT DATA

PROJECT ADDRESS	26338 VALLY VIEW AVE. CARMEL, CA 93923
OWNER	EMERSON DEVELOPMENT GROUP, INC.
APN	009-463-017-000
ZONE	MDR/2-D(18)(CZ)
COASTAL ZONE	YES
HIGH FIRE HAZARD SEVERITY ZONE	NO
ALLOWABLE HEIGHT	18'
FIRE SPRINKLERS	YES, UNDER SEPARATE PERMIT
SEWER SERVICE	CARMEL AREA WASTEWATER DISTRICT
WATER SERVICE	CAL-AM
SETBACKS	
FRONT	20'
SIDES	5'
REAR	10'
LOT SIZE	6,420 SF

SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE

BUILDING DATA

OCCUPANCY GROUP	R-3
TYPE OF CONSTRUCTION	VB

FLOOR AREAS

PROPOSED FLOOR AREAS	GROSS / NET
RESIDENCE - MAIN **INCLUDING STAIR*	2285 SF / 2161 SF
RESIDENCE - BASEMENT **NOT INCLUDING STAIR*	1687 SF /1532 SF
GARAGE	450 SF / 365 SF
RESIDENCE - STAIR	107 SF
COVERED PORCH	377 SF

SITE DATA

LOT SIZE	6,533 SF
ALLOWABLE FAR 45%	2,940 SF
PROPOSED FAR 42%	2,735 SF
ALLOWABLE LOT COVERAGE 35%	2,287 SF
PROPOSED LOT COVERAGE 35%	2,285 SF
AVERAGE GRADE	47.5'

PROJECT DIRECTORY

ARCHITECT
Tom Meaney Architect
629 State Street, Suite 240
Santa Barbara, CA 93101
(805) 966-7668

SURVEYOR
Lucido Surveyors
2 Saucito Ave.
Del Rey Oaks, California 93940
831.620.5032

ELECTRICAL
JMPE Electrical Engineering
156 W. Alamar Ave.
Santa Barbara, CA 93105
(805) 569-9216

MECHANICAL
Monterey Energy Group
26465 Carmel Rancho Blvd., #8
Carmel, CA 93923
(831) 372-8328

GENERAL CONTRACTOR
Emerson Development
P.O. Box 5837
Carmel, Ca. 93921
931.915.3912

LANDSCAPE
BFS Landscape Architects
425 Pacific St. Ste.201
Monterey Ca. 93940
831.646.1383

STRUCTURAL
Taylor & Syfan
684 Clarion Court
San Luis Obispo, Ca. 93401
805.547.2000

CIVIL
L&S Engineering
2460 Garden Road Suite G
Monterey, CA. 93940
831-655-2723

REVISIONS

TOM MEANEY ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

TITLESHEET

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/17
STATE OF CALIFORNIA

Date 2017-05-19
Scale
Drawn
Job Number
Sheet

A0

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- SL STREET LIGHT
- LP STREET LIGHT
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX
- WOOD FENCE
- x x x WIRE FENCE
- o o o CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- CARMEL STONE

- BP BRICK PLANTER
- BS BRICK STEP
- BSW BRICK SIDEWALK
- BW BRICK WALL
- CS CONCRETE STEP
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- PS PLANTER SECTION
- 12"T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- +49.9 SPOT ELEVATION

SCALE: 1"=16'

0 16 32 48 64

IN PROGRESS DRAWING
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBJECT TO REVISION

BENCHMARK:
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 60.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET NEAR THE NORTHERLY CORNER OF OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS (IF ANY) SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JUNE OF 2015.

PRELIMINARY ONLY
EXP. 12-31-15

PROFESSIONAL LAND SURVEYOR
FREDERICK LUCIDO JR.
No. 8368
STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY

OF

Valley View Property

per

REEL 1898, PAGE 912

Records of Monterey County

PREPARED FOR

Chris Adamski

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

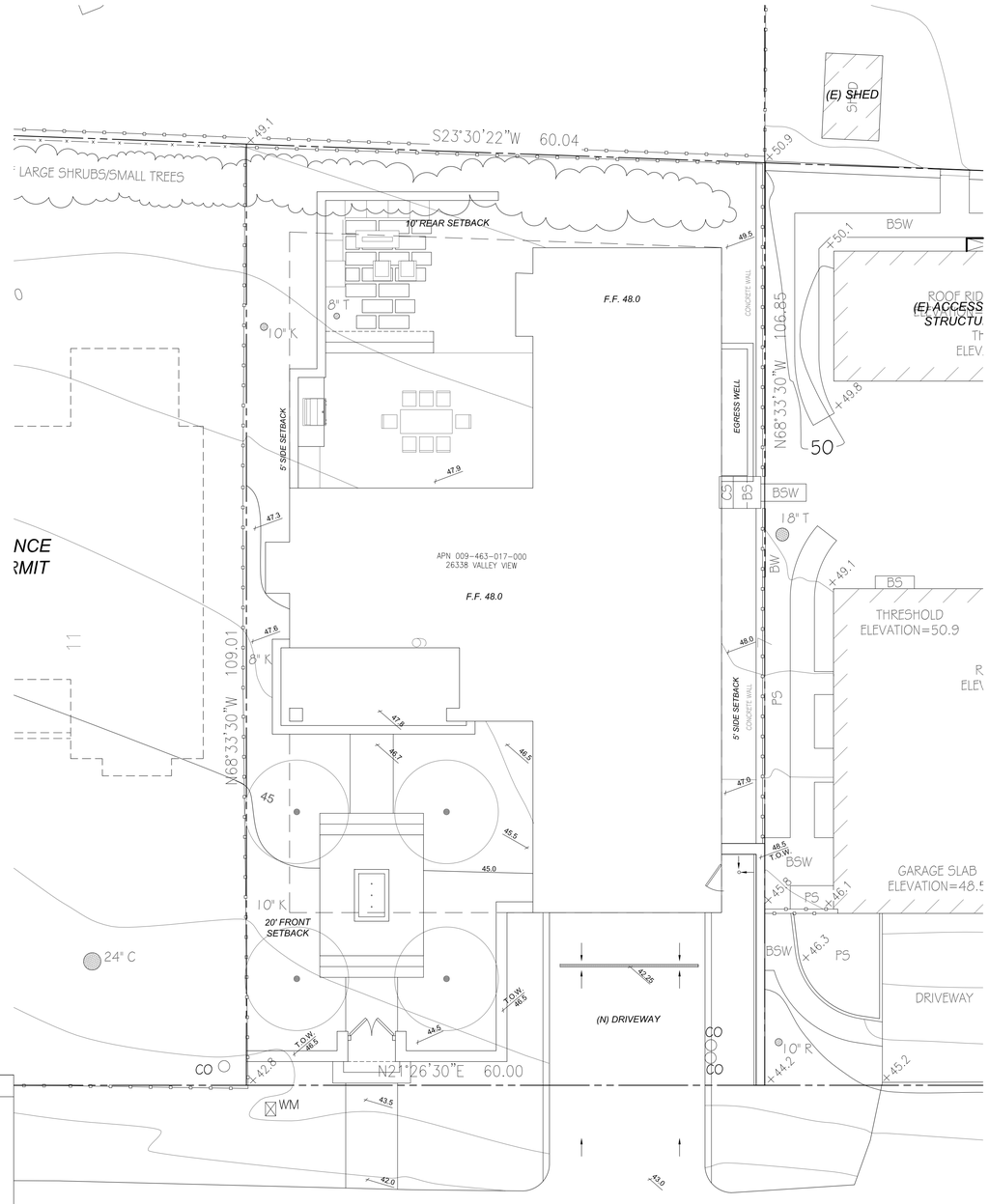
HOME OFFICE
2 SAUCITO AVENUE
DEL REY OAKS, CALIFORNIA 93940
email: info@lucidosurveyors.com

FIELD OFFICE
245 FOAM STREET, SUITE 200
MONTEREY, CALIFORNIA 93940
telephone: 831-620-5032

SCALE: 1"=16' | PROJECT No. 1436 | JUNE 2015

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

APN 009-463-016, APN 009-463-017, APN 009-463-012, and APN 009-463-003



SITE PLAN LEGEND

NEW SITE PAVING	———
SITE DEMO	- - - - -
EXISTING CONTOUR	———
DEMO CONTOUR	- - - - -
NEW CONTOUR	———

SITE PLAN
SCALE: 1/8"=1'-0"

N

REVISIONS

TOM MEANEY | ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

SITE PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/17
STATE OF CALIFORNIA

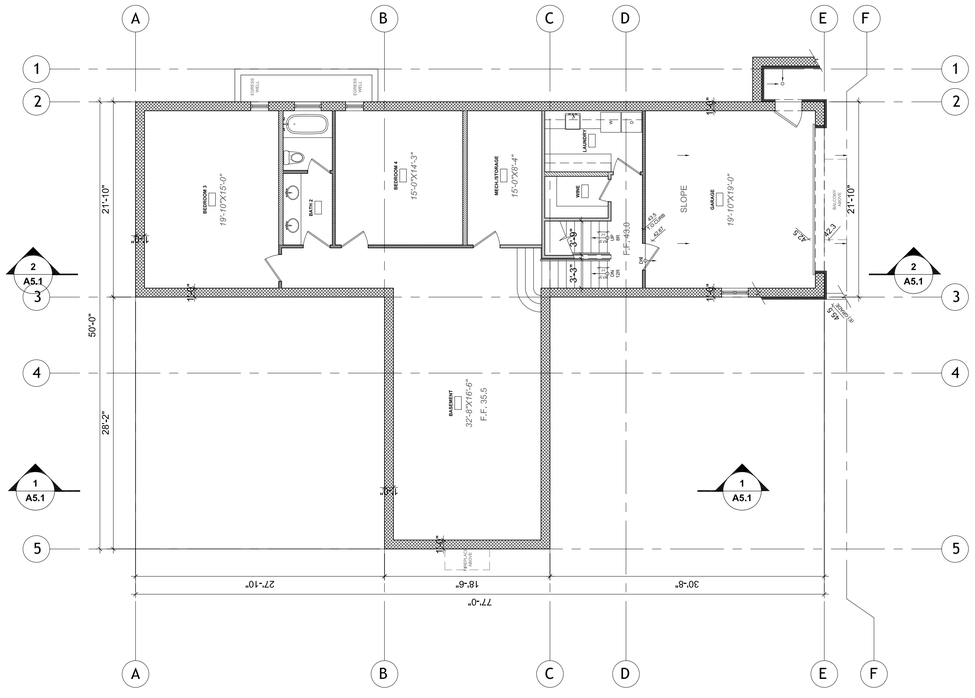
Date 2017-05-19
Scale
Drawn
Job Number
Sheet

A1.2

WALL LEGEND: 1/8" SCALE

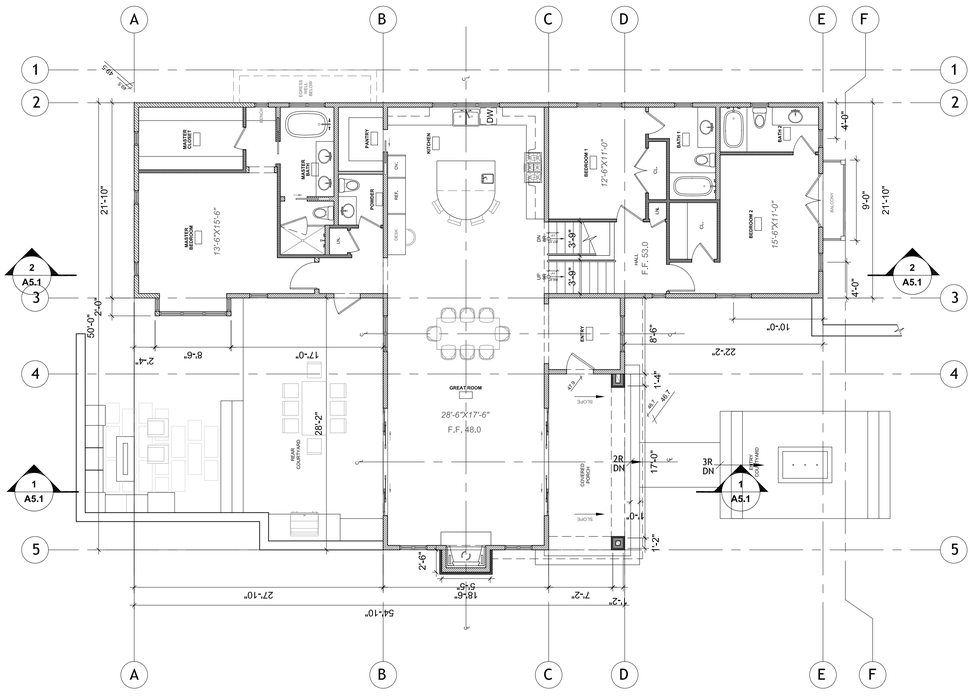
- (E) BUILT OBJECT TO BE REMOVED
- (E) WALL TO REMAIN (P-1 ROSE, COLOR 13)
- FURR (E) WALL TO MATCH (N) WALL THICKNESS
- (N) 2X8 STUD WALL U.N.O.
- (N) 2X6 STUD WALL U.N.O.
- (N) 2X4 STUD WALL
- (N) MASONRY WALL
- (N) STEEL STUD WALL

1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.



GARAGE & BASEMENT FLOOR PLAN

SCALE 1/8"=1'-0"



RESIDENCE MAIN FLOOR PLAN

SCALE 1/8"=1'-0"

REVISIONS

TOM MEANEY ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

NOT FOR CONSTRUCTION

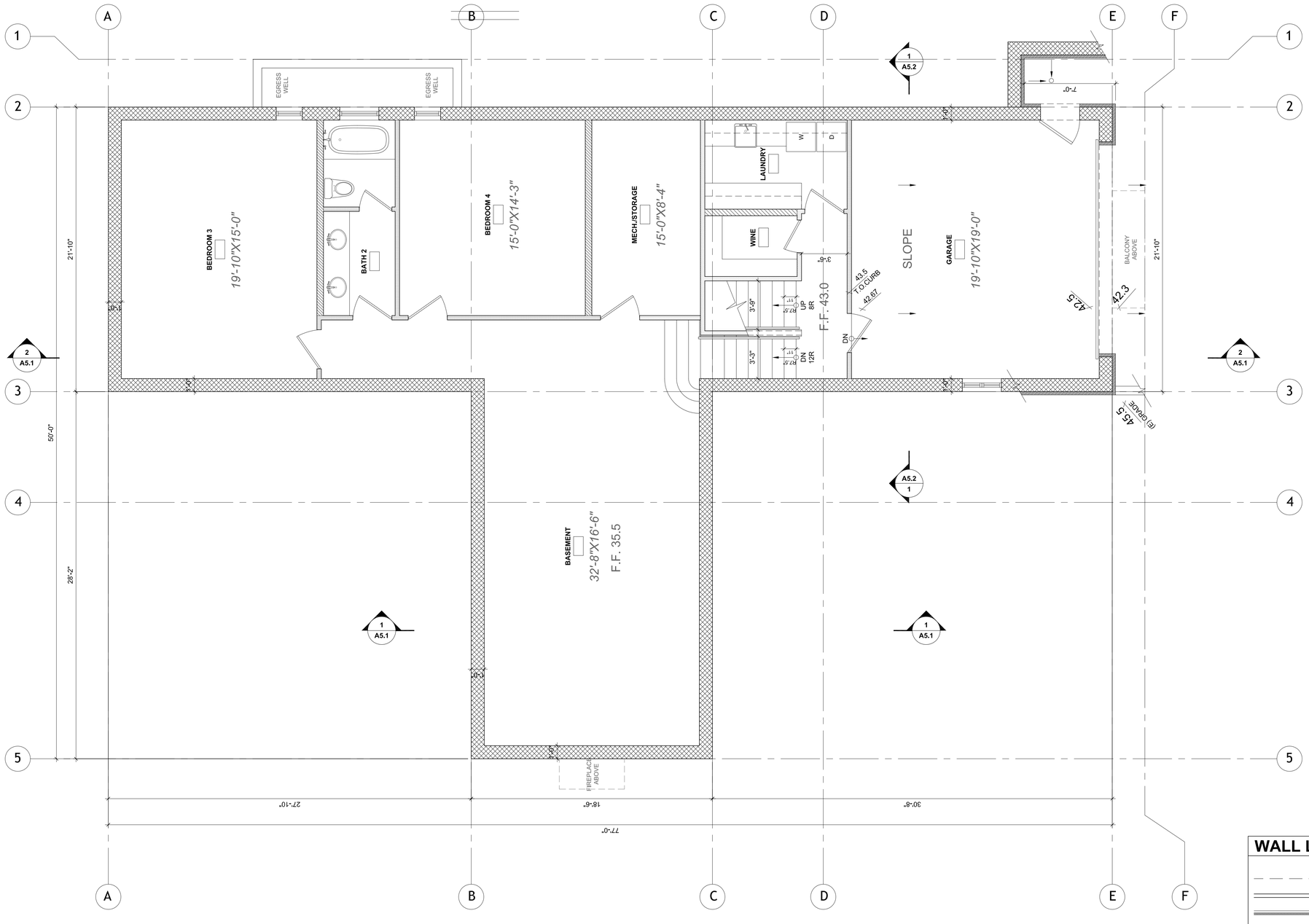
26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

FLOOR PLANS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14808
Renew 8/31/17
STATE OF CALIFORNIA

Date 2017-05-15
Scale 1/8"=1'0"
Drawn
Job Number
Sheet

A2.1



GARAGE & BASEMENT FLOOR PLAN

SCALE 1/4"=1'-0"

WALL LEGEND:

- (E) BUILT OBJECT TO BE REMOVED
- (E) WALL TO REMAIN
- FURR (E) WALL TO MATCH (N) WALL THICKNESS
- (N) 2X8 STUD WALL U.N.O.
- (N) 2X6 STUD WALL U.N.O.
- (N) 2X4 STUD WALL
- (N) CMU WALL
- (N) STEEL STUD WALL

* ALL DIMENSIONS TO FACE OF FRAMING OR PLYWOOD PER PLAN, NOTIFY ARCHITECT OF ANY PLAN DISCREPANCIES.

REVISIONS

NOT FOR CONSTRUCTION

TOM MEANEY | ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

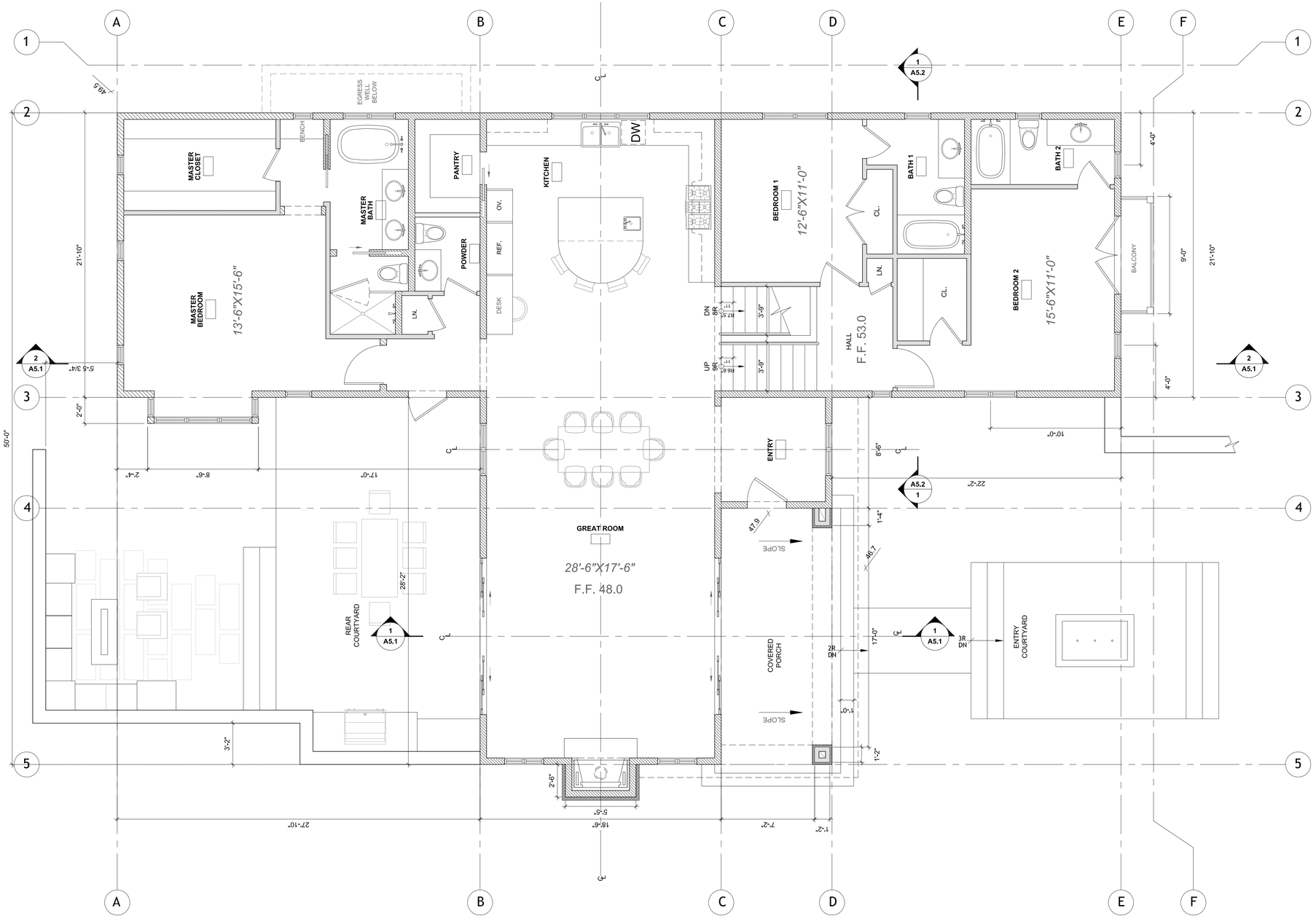
26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

BASEMENT & GARAGE FLOOR PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/17 STATE OF CALIFORNIA

Date 2017-04-27
Scale ¼"=1'0"
Drawn
Job Number
Sheet

A2.2



RESIDENCE MAIN FLOOR PLAN

SCALE 1/4"=1'-0"

N

WALL LEGEND:

- (E) BUILT OBJECT TO BE REMOVED
- (E) WALL TO REMAIN
- FURR (E) WALL TO MATCH (N) WALL THICKNESS
- (N) 2X8 STUD WALL U.N.O.
- (N) 2X6 STUD WALL U.N.O.
- (N) 2X4 STUD WALL
- (N) CMU WALL
- (N) STEEL STUD WALL

* ALL DIMENSIONS TO FACE OF FRAMING OR PLYWOOD PER PLAN, NOTIFY ARCHITECT OF ANY PLAN DISCREPANCIES.

REVISIONS

NOT FOR CONSTRUCTION

TOM MEANEY | ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

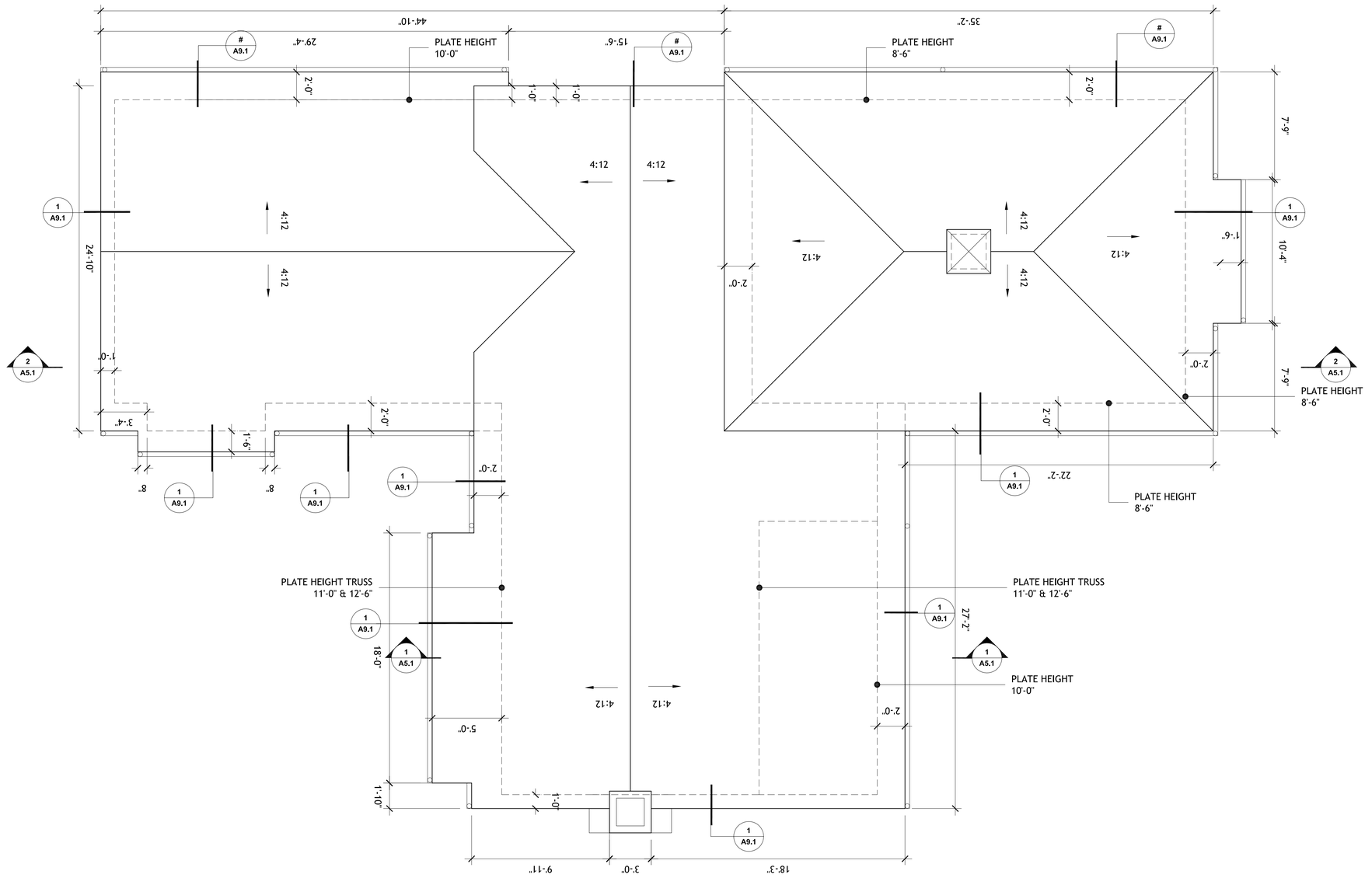
26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

FIRST FLOOR AND SECOND FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/17
STATE OF CALIFORNIA

Date 2017-05-16
Scale 1/4"=1'0"
Drawn
Job Number
Sheet

A2.3



ROOF PLAN

1/4" = 1'-0"

N

REVISIONS

NOT FOR CONSTRUCTION

TM
TOM MEANEY | ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

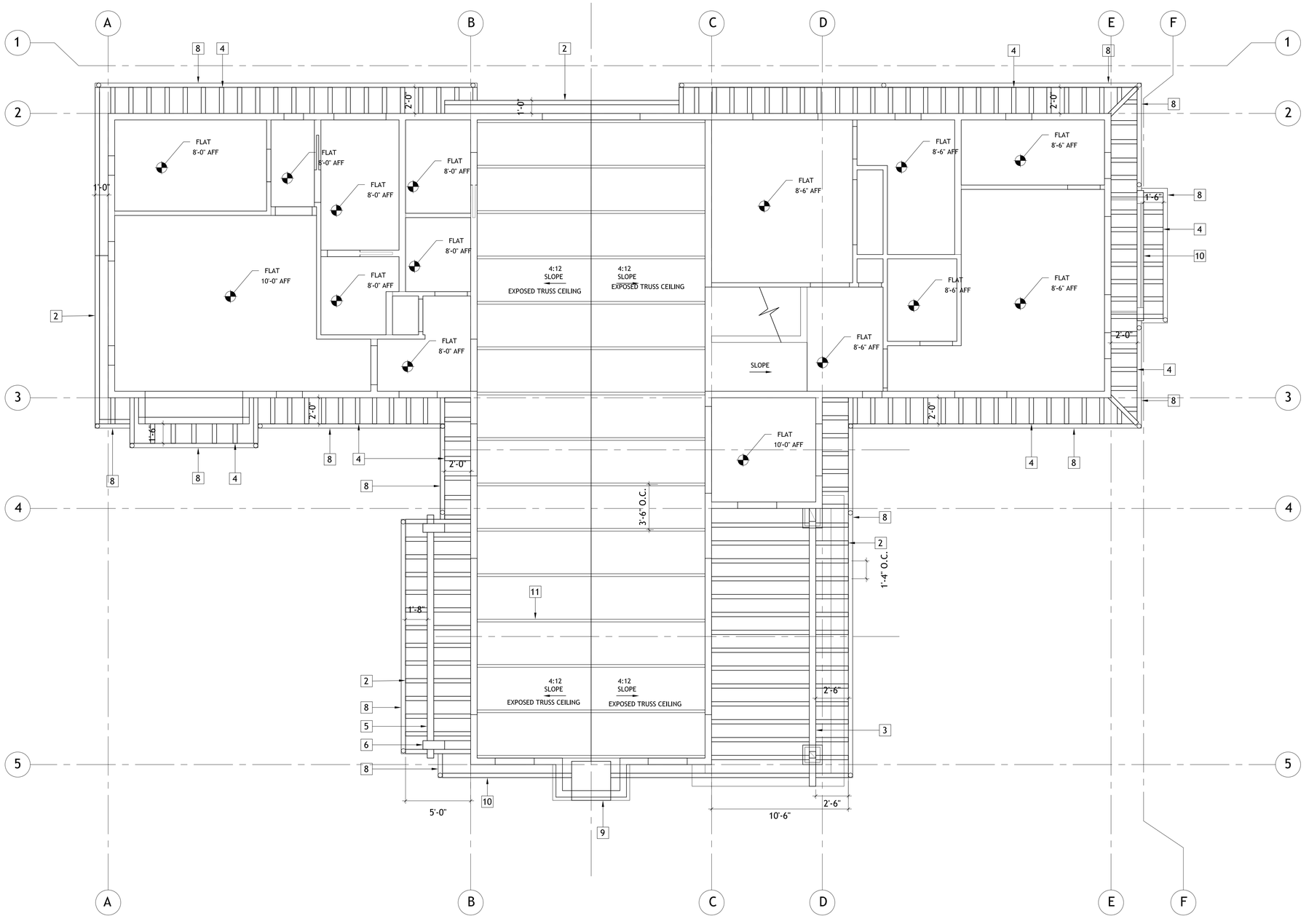
26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

ROOF PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/17
STATE OF CALIFORNIA

Date 2017-05-16
Scale 1/4"=1'-0"
Drawn
Job Number
Sheet

A3.1



FIRST FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

N

LIGHTING LEGEND

- RECESSED CAN LIGHT
- WP RECESSED CAN LIGHT -WATER PROOF
- RECESSED CAN LIGHT -DIRECTIONAL
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- S SWITCH
- S_M SWITCH-MOTION
- FLUORESCENT LIGHT

REVISIONS

TOM MEANEY | ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

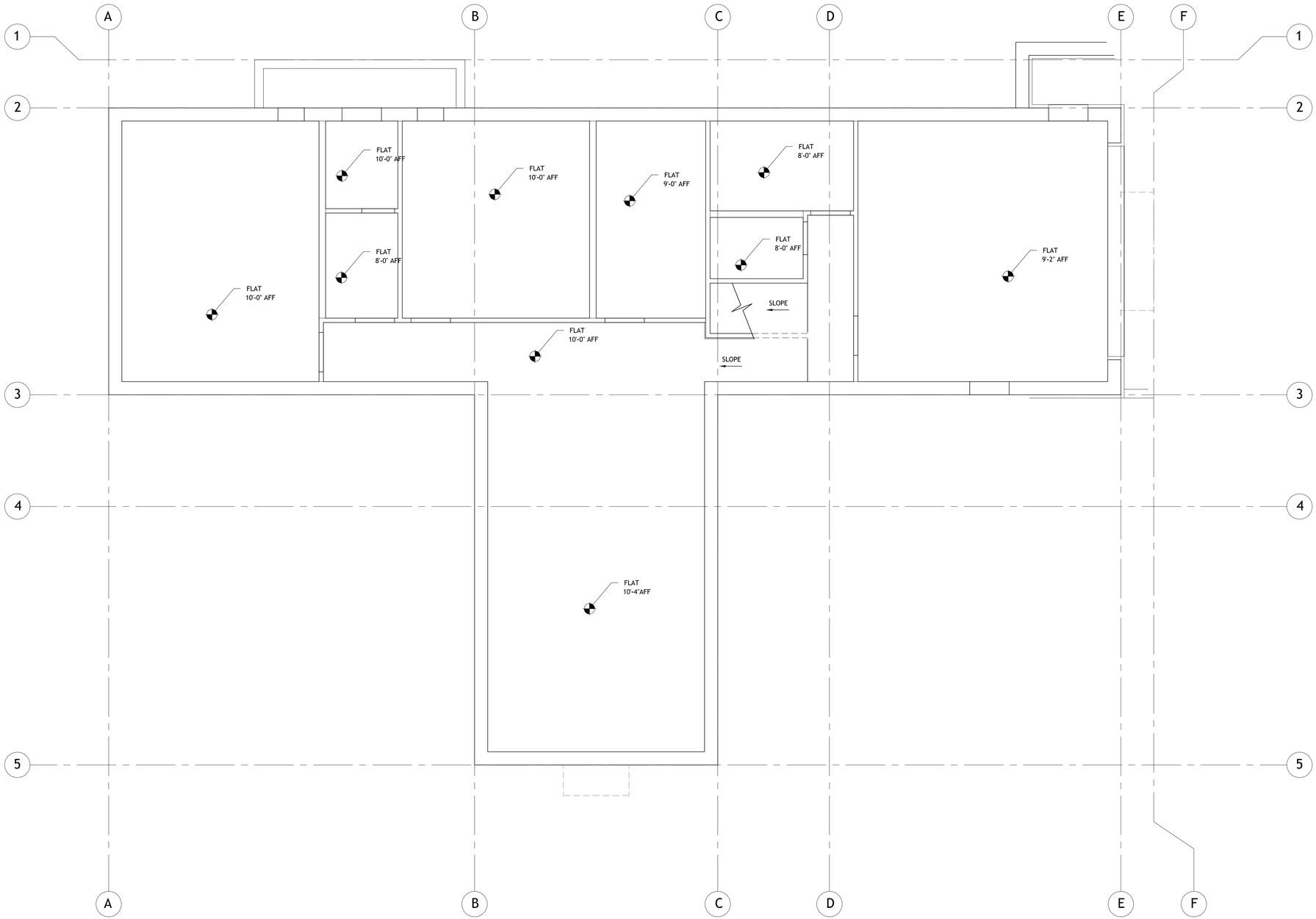
REFLECTED CEILING PLAN FIRST FLOOR

Date 2017-5-19
Scale 1/4" = 1'-0"
Drawn
Job Number
Sheet

A4.1

LIGHTING LEGEND

- RECESSED CAN LIGHT
- WP — RECESSED CAN LIGHT -WATER PROOF
- RECESSED CAN LIGHT -DIRECTIONAL
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- $ — SWITCH
- $M — SWITCH-MOTION
- FLUORESCENT LIGHT



SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

REVISIONS

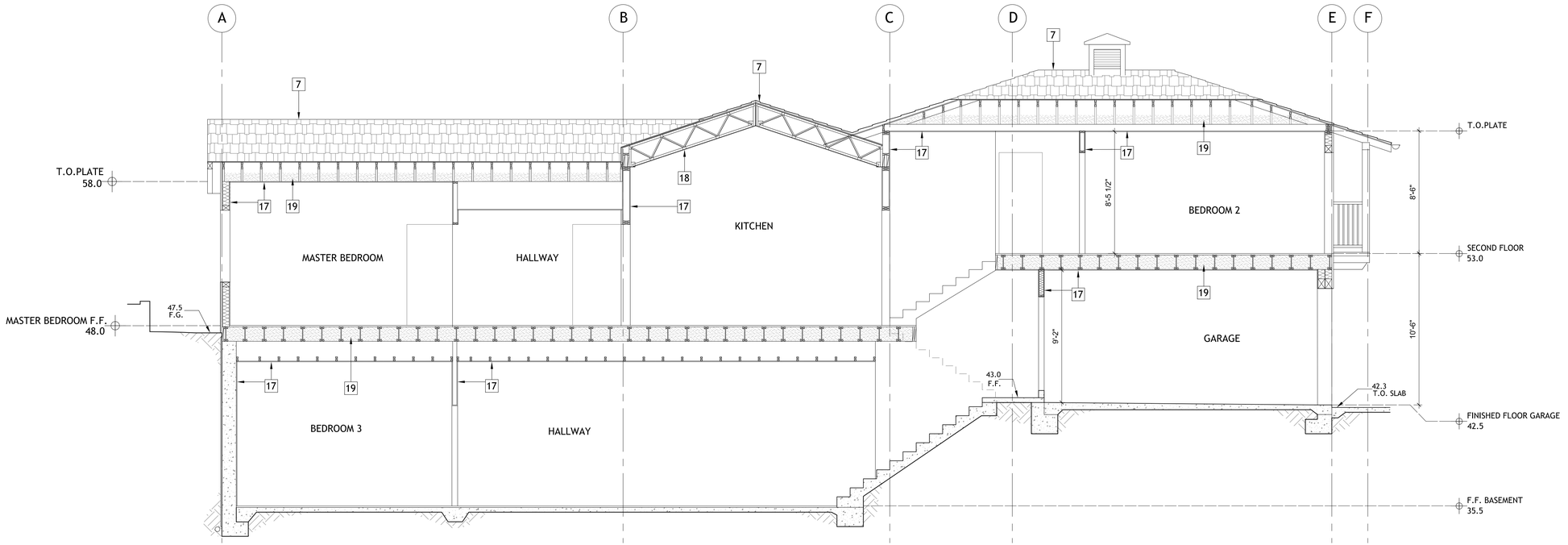
T M
TOM MEANEY ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

REFLECTED CEILING PLAN BASEMENT

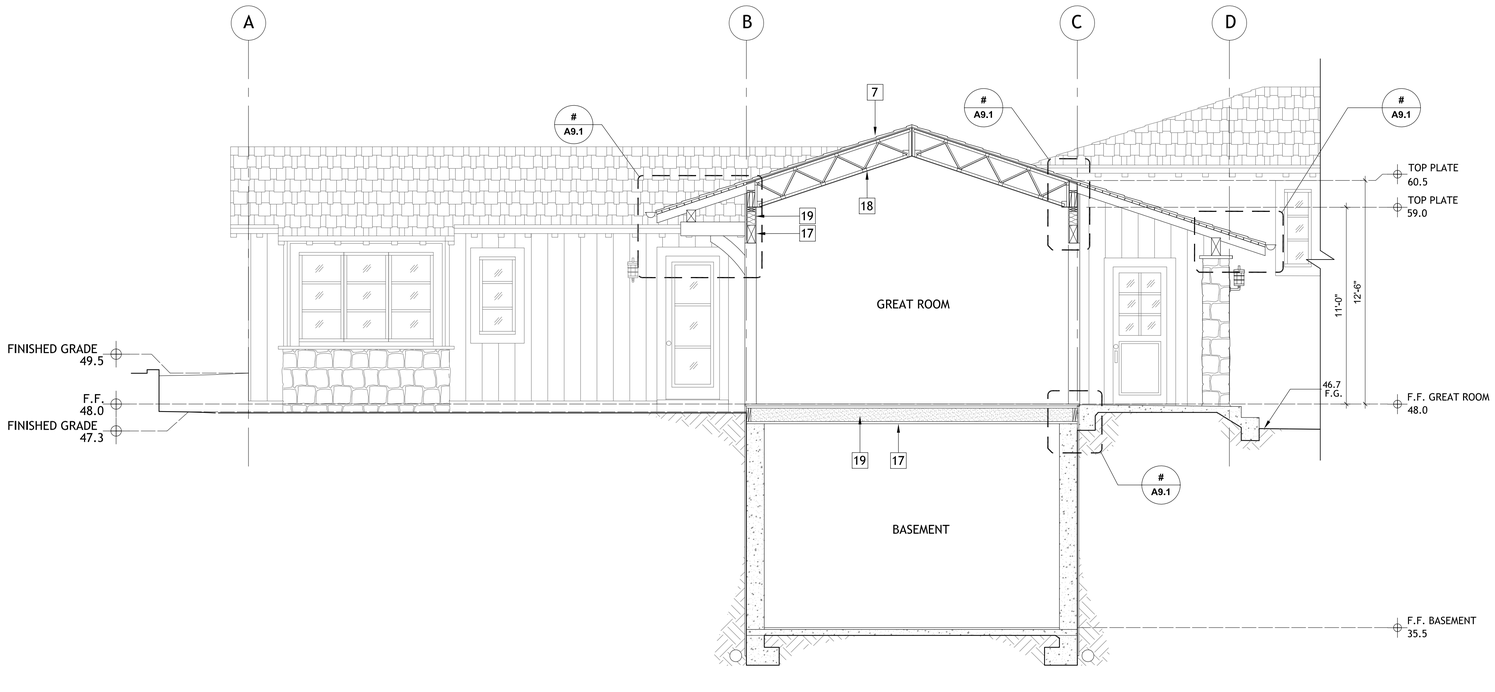
Date 2017-05-19
Scale 1/4" = 1'-0"
Drawn
Job Number
Sheet

A4.2



BUILDING SECTION 02

SCALE 1/4"=1'-0"



BUILDING SECTION 01

SCALE 1/4"=1'-0"

REVISIONS

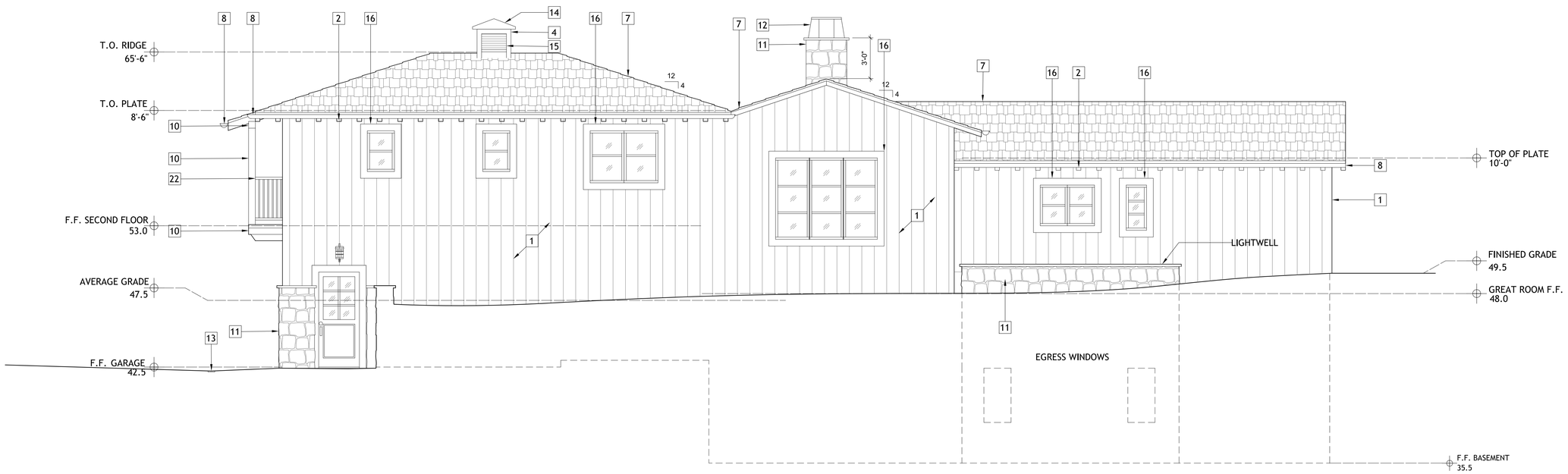
T M
TOM MEANEY ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

BUILDING SECTIONS

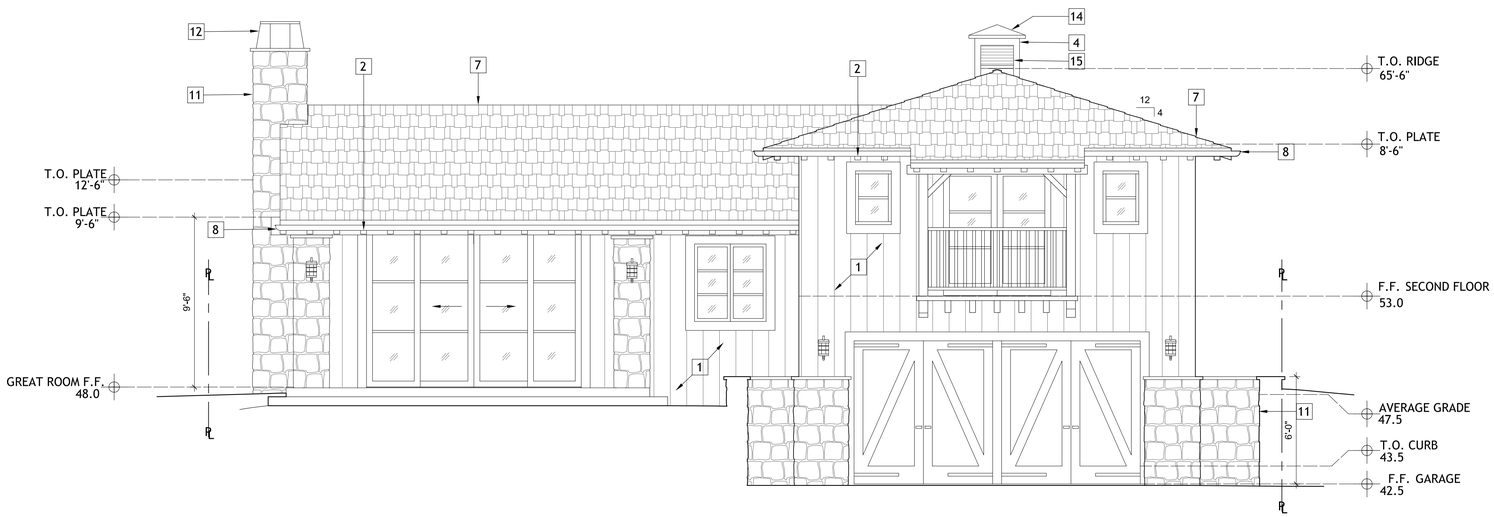
Date 2017-05-19
Scale 1/4"=1'-0"
Drawn
Job Number
Sheet

A5.1



NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



EAST EXTERIOR ELEVATION

1/4" = 1'-0"

REVISIONS

TM
TOM MEANEY ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

NOT FOR CONSTRUCTION

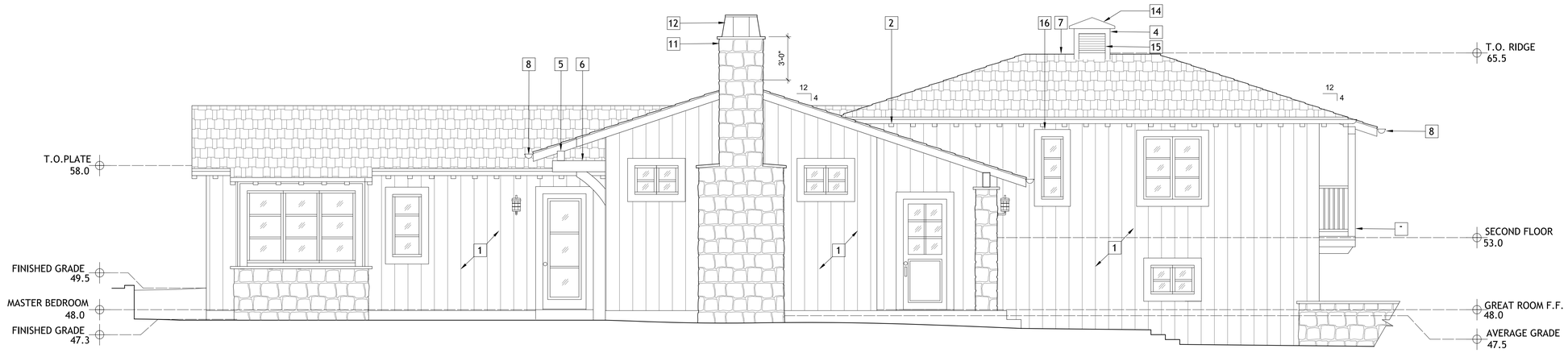
26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

EXTERIOR ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/17
STATE OF CALIFORNIA

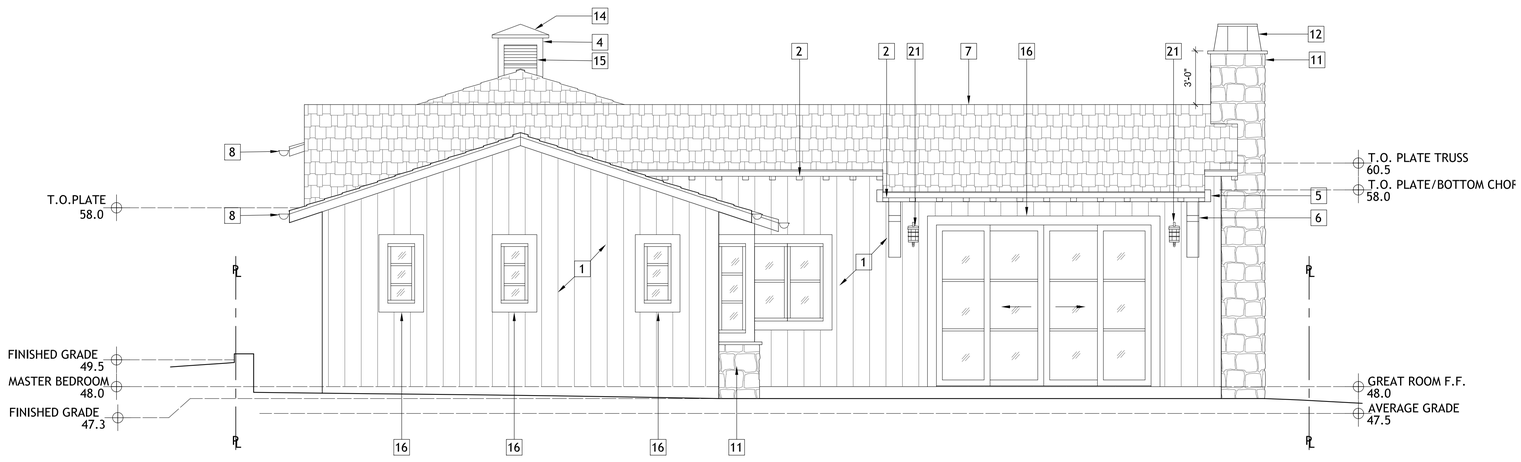
Date 2017-05-19
Scale 1/4"=1'0"
Drawn
Job Number
Sheet

A6.1



SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"



WEST EXTERIOR ELEVATION

1/4" = 1'-0"

REVISIONS

TOM MEANEY ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

EXTERIOR ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/17
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Date 2017-03-30
Scale 1/4"=1'0"
Drawn
Job Number
Sheet

A6.2

MATERIAL INDEX

NOTE: SUBSTITUTIONS PERMITTED IF EQUAL AND APPROVED BY ARCHITECT ONLY. CONTRACTOR TO SUBMIT ALL SUBSTITUTIONS TO THE ARCHITECT IN A TIMELY MANNER THAT DOES NOT IMPEDE THE PROGRESS OF THE CONSTRUCTION PROCESS.

NO.	DESCRIPTION	MANUFACTURER	MANUFACTURER NO.	COLOR / FINISH	REMARKS
1	1"X12" VERTICAL WOOD BOARDS.	TBS	N/A	TBS.	
2	4X6 DOUGLAS FIR RAFTER TAILS - 16" O.C. PER DETAIL,	N/A	N/A	TBS	SEE DETAIL 1/A9.1 AND STRUCTURAL FOR DETAILS
3	6X12 WOOD BEAM	TBS	TBS	TBS	
4	1X WOOD TRIM			SEMI-TRANSPARENT STAIN - PROVIDE SAMPLE TO ARCHITECT- TYPICAL	
5	6x8 WOOD BEAM	TBS	TBS	TBS	
6	WOOD CORBEL			TBS	SEE DETAIL SHEET A9.1
7	CEDAR SHAKE ROOF. CLASS A	TBS	TBS	TBS	
8	COPPER GUTTER				ROOF GUTTERS TO INCLUDE LEAF GUARD FOR PREVENTION OF LEAVES AND DEBRIS IN GUTTER.
9	ISOKERN FIREPLACE	ISOKERN	MAGNUM		MASONRY FIREPLACE PER PLAN, REFER TO DETAILS, MFR: ISOKERN (WWW.ISOKERN.NET), FIREPLACE INSTALLATION PER MFR SPECS, REPORTS & LISTINGS (ICC ESR 2316 / UL127 / ULC610 / UL103HT / ANSI Z223.1 / ANSI Z21.50), FIREBOX SET FLUSH W/ TOP OF HEARTH ON NON-COMBUSTIBLE METAL FRAMING PER MFR. SPEC., HEARTH HEIGHT PER PLAN & 20" MIN. CLEARANCE FROM FIREPLACE OPENING TO COMBUSTIBLE FLOORING, PROVIDE COMBUSTION AIR INTAKE FROM OUTSIDE AIR DIRECTLY INTO FIREBOX MIN. 6 SQUARE INCHES AND EQUIPPED WITH A READILY ACCESSIBLE/OPERABLE/TIGHT- FITTING DAMPER, EXTERIOR AIR INTAKE BELOW FIREBOX AND SCREENED W/ 1/4" CORROSION RESISTANT WIRE MESH, PROVIDE GAS SUPPLY & KEY IN ACCORDANCE TO MFR SPECS. AND WITHIN 6' MAX. FROM THE GAS OUTLET, PROVIDE GLASS DOORS COVERING THE ENTIRE OPENING OF FIREBOX, PROVIDE APPROVED INSTALLATION INSTRUCTIONS AT JOB SITE AT TIME OF INSPECTION. PROVIDE APPROVED SPARK ARRESTER FOR FIREPLACES THAT BURN SOLID FUEL.
10	6X6 WOOD POST/BEAM	N/A	N/A		
11	STONE	N/A	N/A		
12	COPPER CHIMNEY CAP				
13	TRENCH DRAIN				
14	COPPER CUPOLA CAP				
15	LOUVERED VENT				
16	1x WOOD WINDOW TRIM				
17	TYPE X ⅝" GYP.				
18	18" PARALLEL CHORD TRUSS				
19	ICYNENE INSULATION				
20	R-19 BATT INSULATION				
21	EXTERIOR SCONCE				
22	WOOD RAILING				

NO.	DESCRIPTION	CSI#	MANUFACTURER	MANUFACTURER NO.	COLOR / FINISH	REMARKS

GENERAL MATERIAL NOTES

NOTE: PROVIDE SAMPLE SUBMITTALS OF EACH MATERIAL TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING

1) WALLS
   A) GYP. BD. WALLS
1. All gypsum board installed on vertical surfaces shall have vertical joints only. No horizontal joints shall be installed below 9'-0" AFF.
2. Joints between sheets of gypsum board shall occur only at studs.
3. Joints at slab to slab gypsum board shall be fire taped above ceilings (at unexposed locations) and finish taped (ready for paint) at locations where no ceilings occur.
4. At locations of multiple layers of gypsum board: all joints shall be tight, with no gaps; stagger all joints; do not glue layers of gypsum board together; all gypsum board screws shall penetrate studs.
5. All penetrations of slab to slab gypsum board above finish ceiling (i.e. ductwork, conduit, structural steel, fluted openings in metal decking at underside of concrete slab) shall be sealed air tight. Drywall compound and drywall tape are not acceptable sealants. Use non-shrink, non-hardening materials only, w/ neat and clean application.
6. Install continuous acoustical sealant between gypsum board and concrete floor slab at all slab to slab acoustical partitions.
7. Apply base material per finish schedule & interior elevations.

B) PLASTER, INTERIOR
1. Interior cement plaster over lath over stud framing or plywood with 3 coat process; Scratch Coat, Brown Coat and Finish Coat. Allow for proper curing intervals between each coat. Paint and plaster finish per schedule. Contractor to submit samples for approval & provide 4' x 4' test area for review prior to performing work.
   C) TILE (SEE ALSO 7.A)
1. Tile over well braced wood studs or furring only. Apply metal lath and scratch coat followed by a mortar bed and bond coat.
2. Wet Areas (Tubs/Showers), In wet areas, protect wood studs and furring from moisture with an approved membrane.
3. Exterior Applications, applications may require solid backing certified by mfr. for intended use between studs and membranes.

2) CEILINGS
A) NEW GYPSUM BOARD CEILING: USG 5/8" gypsum board over stud framing.
1. Same as items 2,4,5,6 & 7 of Gyp. Board Walls
B) PLASTER, INTERIOR
1. Same as items 2,4,5,6 & 7 of Plaster, Interior
C) ACOUSTIC PANELED CEILING
1. See finish schedules for specifications. See architectural details for edge conditions and relationships to other materials.

3) DOORS/ HARDWARE
A) WD/SC (PER SCHEDULE)
B) WOOD FRENCH DOORS (PER SCHEDULE)
C) GLASS DOORS (PER SCHEDULE)
D) HARDWARE NOTES: See Schedules. Contractor to verify all door and window conditions, handedness etc.. prior to ordering hardware. Contractor to coordinate "keying" requirements for owner. Contractor to submit hardware schedule with detailed specifications for architect's approval prior to installation.

4) CARPET
Direct glue installation, prep and smooth as required. Use adhesives per manufacturer's recommendation. Seam seal all carpet edges completely. Submit control joint diagram to architect for approval prior to installation. Submit production sample to arch. for approval before shipment. Immediately after installation, cover with plastic, taped at edges for protection from on-going construction.

5) NEW EXPOSED CONCRETE FLOOR, COLUMN, WALL, CEILING FINISHES
A) PREPARATION: Concrete floor to be removed of adhesives, mechanical fasteners and stains per architect's approval. Patch all major surface divots and cracks. All surfaces must be thoroughly cleaned & free from dust, grease, oil, efflorescence, release agents, frost, loose paint or any surface contaminants. Caulking and other sealants should be in place, whenever possible, before any color treatments or final finish sealants are applied. Check with the mfr. specs. for optimal temperature & moisture conditions prior to installation of color treatments or final finish sealants. Prepare surfaces per mfr. specs. Avoid using curing compounds, fiberglass mesh and limit use of fly ash if possible when preparing a floor to be color treated or sealed. Consult mfr. specs. to determine proper mix when preparing a floor to be color treated or sealed. Any or all structural concrete mixture/installation specifications are strictly per the structural engineers specifications only. No exceptions should be made that compromise the structural engineers directives, calculations and specifications for concrete.
NOTE:
--Interior Applications, To achieve a polished marble like, hard slick finish, the concrete finishers must power trowel (burnished slab).
--Exterior Applications, To achieve a slip resistant, limestone like finish, the concrete finishers must apply a heavy rock salt finish or a light broom finish.
B) CONCRETE COLOR TREATMENT: Apply all color treatments and stains per mfr. specs. only. Contractor to provide sample area for architect's approval prior to installation.
C) CONCRETE STAINING AND FINISHING: Apply sealer following any coloring or staining process. An acrylic sealer can be applied to create a high luster gloss with a durable finish. A water based sealer can be applied followed by a wax finish for a matte finish.
D) PROTECTION: Contractor to protect all concrete surfaces and/ or slabs during construction process with adequate measures to prevent marring, scratching, staining, cracking or chipping by other contractors engaged in construction activity.

6) PAINTING
A) PAINT ALL NEW WALLS and FURRING AT COLUMNS & EXISTING WALLS; Contractor to submit samples for approval and provide 4'x 4' test area for review prior to performing work; All paint materials as manufactured by ICI Paint Corp. or equal; All drywall surfaces to receive 1 coat of opaque primer, 2 coats finish. Use Eggshell Finish UNO. Color to be determined on site. All steel to receive 1 coat opaque primer, 2 coats gloss UNO.
1. Prepare & Paint/ Color Coat all exterior and interior walls per schedule.
2. Prepare & Paint/ Color Coat/ Stain all exterior and interior wood trim, wood doors, cabinetry, shelving, exposed wood beams, rafters, t&g overhangs, columns, trellis, etc. per schedule.
3. Prepare & Paint/ Color Coat all exterior roof top accessories, attic vents, exposed sheet metal, etc, to match adjacent surfaces UNO per schedule. Do not paint copper, bonderized metal, stainless steel, bronze materials UNO.
4. Prepare & Paint/ Color Coat all metal & wood door/window frames per schedule.

7) FLOORING
A) Stone / Marble: Use 3/8" thick stone UNO. Install over thinset mortar bed over slip sheet UNO. Use Compa-seal gold slip sheet or equal. Glue directly to slab, but join slip sheet, no overlapping, using a 1/8" diamond notch trowel & straight acrylic gray thinset. Use 60-80 lb. roller & allow to dry for 24 hours. Use "Custom Flex" thinset.
A) TILE: Install tile using the methods and materials set forth in the Tile Council of America (TCA) 2003 Handbook for Ceramic Tile Installation, 41st Edition.
   1) Tile over concrete sub floors, slab to be well cured, dimensionally stable and free of cracks, waxy or oily films and curing compounds.
   2) Tile over wood sub floors, floor areas over which tile is to be applied to have a deflection not greater than 1/360 of the span. Make allowances for live and dead loads.

8) MILLWORK
A) All cabinets shall be of flush full overlay construction.
B) All interior surfaces of cabinets shall be finished match exterior at opening UNO.
C) All worktops shall have 1/4" radius on work edges UNO.
D) All exposed edges of cabinets shall be maple veneer or clear sealed MDF UNO.
E) All cabinet doors and drawers shall be maple veneer or clear sealed MDF UNO.
F) All counter tops shall have square edges, and shall be clear sealed MDF or 18 GA. G.I. sheet metal finish UNO.
G) All drawer boxes shall be made 1/2" sides, 1/2" backs, and 1/4" bottom UNO.
H) All cabinet shelves shall be 3/4" thick adjustable, with pegs and hole supports.
I) All cabinet pulls to be per schedules.
J) All cabinet pegs shall be Blum PS306-14 Spoon shaped, bright nickel.
K) All cabinet door hinges shall be fully concealed clip on hinges, 170 deg. self closing.
L) All cabinet drawer slides shall be side mount, self closing.
M) Contractor to furnish shop drawings for architects approval prior to installation UNO.

9) ELECTRICAL RECEPTACLES
A) All switches and outlets to be PASS AND SEYMOUR (or equal) decor style, color-white with stainless steel plates. provide stainless steel gang plates at all locations where two or more switches occur, provide samples of plates, switches and outlets to architect for approval.

NOTE: SUBSTITUTIONS PERMITTED IF EQUAL & APPROVED BY ARCHITECT ONLY

REVISIONS

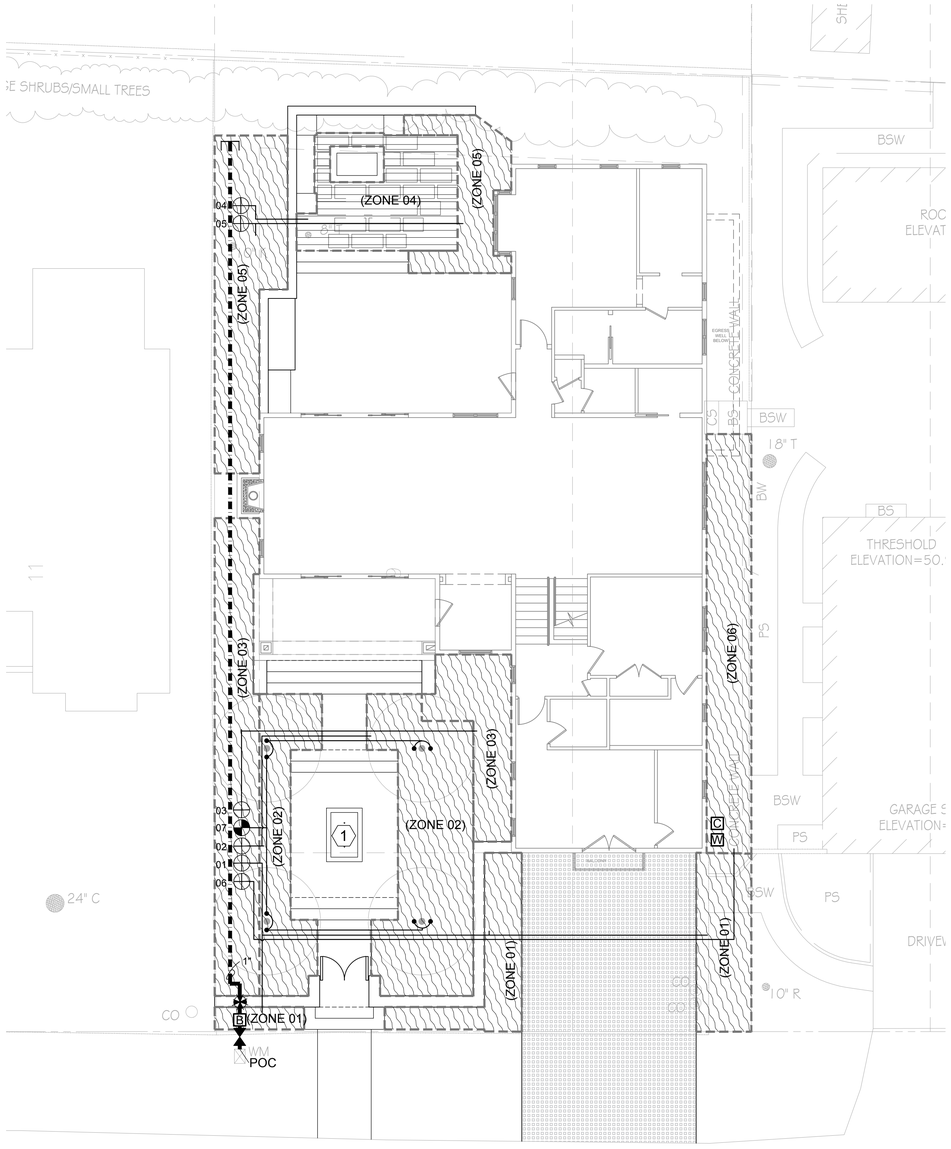
TOM MEANEY ARCHITECT
629 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668(SB) 831.624.4278(CARMEL)
WWW.TOMMEANEY.COM

26338 VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA, 93923

FINISH SCHEDULE

Date 2017-05-15
Scale
Drawn
Job Number
Sheet

A8.3



MWELO COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

Signed	Name	CLA#	Date
	Simon Phillips	4532	03-27-2017

MONTEREY COUNTY DESIGN STATEMENT

I, Simon Phillips, certify that this landscaping plan complies with all Monterey County landscaping requirements including use of native drought tolerant, non-invasive species, limited turf and low flow, water conserving irrigation fixtures.

Signed	Name	CLA#	Date
	Simon Phillips	4532	03-27-2017

VALVE LEGEND

Valve Station Number	Bubbler Drip Rotor Spray	GPM	Size	Irrigation Zone (Z) & Notes
1	D	1.2	1"	Z01 (Shrubs)
2	D	2.6	1"	Z02 (Meadow)
3	D	.9	1"	Z03 (Shrubs)
4	D	1.6	1"	Z04 (Groundcover between pavers)
5	D	1.2	1"	Z05 (Shrubs)
6	D	.4	1"	Z06 (Shrubs)
7	B	4	1"	Z07 (Trees)

GENERAL NOTES

1. GUARANTEE:
Guarantee the irrigation system for one year from date of acceptance.

2. VERIFICATION:
For new systems, design is based on 50 P.S.I. and 15 G.P.M. required at discharge outlet of point of connection. Verify same and notify Owner's Representative if such data adversely affects the operation of the system. Such notice shall be made in writing and prior to commencing any irrigation work.

3. UTILITIES:
Verify location of all on-site utilities. Restoration of damaged utilities shall be made to the satisfaction of the Owner's Representative, and at no additional cost to the Owner.

4. SCHEMATIC:
System features are shown schematically for graphic clarity. Install all piping and valves in common trenches where feasible and inside planting areas adjacent to walkways and inside medians whenever possible.

5. CODES:
Irrigation system shall be installed in accordance with all local codes and manufacturer's specifications. Notify Owner's Representative by telephone and in writing of any conflicts prior to installation.

6. CHECK VALVES:
Install in-head check valves for sprinklers, and in-line check valves in drip irrigation supply lines, as required to minimize line drainage. Allow in bid price an amount sufficient to provide and install additional check valves to accommodate any necessary field changes.

7. SLEEVING:
Adequately size Sch. 40 PVC pipe for all wiring and irrigation lines installed under paving areas and that pass through drainage trenches with drain rock. Install (with ends clearly marked above grade) at the necessary depth prior to the construction of paving areas or field bases. Sleeving to extend 12" from edge of paving or drainage trench into adjacent subgrade. No unsleeved piping, angle-bends, 90-degree bends, or joints shall be allowed under paving.

8. DRIP VALVES
Group drip valve run times together to ensure a minimum flow of X GPM as required by the flow sensor.

9. SUB-SURFACE DRIP IRRIGATION
Sub-surface dripper line rows are shown for illustration only. Average no. of rows indicated. On slopes, increase row spacing by 25% for lowest 1/3 of zone.

10. CONTROLLER:
Install controller as shown on the Drawings. All above-grade conduit shall be rigid steel securely fastened to structure and to controller.

11. PROGRAMMING / SCHEDULING:
Prior to the end of the maintenance period, program the controller per manufacturer's directions.

12. MASTER VALVE / FLOW SENSOR:
Connect master valve and flow sensor to controller with communication cable. See Irrigation Details. Install in dedicated 1" diameter PVC conduit.

REFERENCE NOTES

1 Fountain: Install recirclating water system.

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name 26338 Valley View Status Calc By JL
Project Number 17.018 Date 3/27/2017

Reference Evapotranspiration (ETo) 36.00

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b] s or d	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Z01	0.3	d	0.81	0.37	259	95.93	2141.07
Z02 (meadow)	0.5	d	0.81	0.62	475	293.21	6544.44
Z03	0.3	d	0.81	0.37	383	141.85	3166.13
Z04	0.3	d	0.81	0.37	192	71.11	1587.20
Z05	0.3	d	0.81	0.37	356	131.85	2942.93
Z06	0.3	d	0.81	0.37	234	86.67	1934.40
Z07	0.3	d	0.81	0.37	100	37.04	826.67
Fountain	1		0.75	1.33	15	20.00	446.40
				Totals	(A) 2014	(B) 877.65	19589.24
Special Landscape Areas							
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total	19589.24
				Maximum Allowed Water Allowance (MAWA)[e]			24723.86

[a]Hydrozone #/Planting Description E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b]Irrigation Method overhead spray or drip

[c]Irrigation Efficiency 0.75 for spray head 0.81 for drip

[d]ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e]MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	877.65
Total Area	(A)	2014.00
Average ETAF	**B ÷ A**	0.44

All Landscape Areas

Total ETAF x Area	(B+D)	877.65
Total Area	(A+C)	2014.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.44

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
		Main Line: 24" minimum cover. Sch/Class per Specs. See Plan for sizes.
		Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.
		Stub Out: See Irrigation Details
	King Brothers (kbi)	Full Port, True Union, PVC Ball Valve: Line Size
B	Febco	1-1/2" Backflow Preventer 825YA w/ Bronze Wye Strainer
C	Irritrol	Controller (TC-9 EX-R), Wall Mount
W	Hunter / Irritrol	Wired Rain Sensor. RC / RS500
	Rainbird / Hunter / Toro	PEB / ICV / P-220 Remote Control Valve: Size as shown on plan. For tree bubbler zones, include the MFR's adjustable pressure regulating dial.

POC Point of Connection VIF Verify in Field UON Unless Otherwise Noted

Total irrigated landscape area=0.05 acres. Annual water requirement=0.06 acre-feet

LEGEND - BUBBLERS

SYMBOL	MANUFACTURER / DESCRIPTION	MODEL/DESCRIPTION	PSI	GPM	RAD	PRECIP In/hr
•	Rainbird / Hunter Root Watering Sys	RWS-M-B-C-1402 RZWS-18"-50-CV	30	.5		

LEGEND - DRIP IRRIGATION

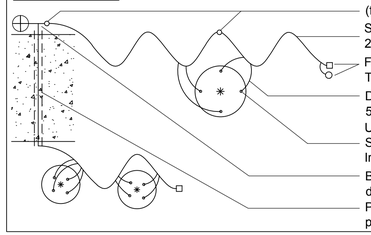
SYMBOL	MANUFACTURER	DESCRIPTION
Zone designation (ZONE 00)		POINT-SOURCE: 3/4" (0.820") I.D. PE supply pipe w/ flush ports & 1/4" I.D. PE distribution tubes. See drip irrigation typical layout below. Emitters: 1.0 GPH pressure compensating. Rainbird Xeri-Bug / Toro N.G.E. / Netafim WPC (w/ bug cap). Toro T-DL-MP9 Indicator w/ flush valve at end of each zone.
Zone designation CENTER FEED (ZONE 00)		SUB-SURFACE: Netafim Techline CV / Rainbird XFCV. Dripper interval 12" O.C. Row spacing 12" O.C. UON. Dripper flow 0.4-0.6 GPH. Install manual flushing valves & pressure gauges as shown.
		Netafim LVCZS8010075-HF / LF Control Zone Kit. HF> 4.5 GPM LF < 4.5 GPM as required per zone
XX	Netafim / Rainbird / Toro Pre-assembled Kit	Rainbird XCZLF-100- / XCZ-075 Control Zone Kit. PRBR filter. -100 > 5.0 GPM, -075 < 5.0 gpm as required per zone
		Toro DZK-TPV-1-LF / MF Drip Zone Valve Kit. MF > 4.5 GPM LF < 4.5 GPM as required per zone

DRIP IRRIGATION POINT SOURCE TYP. SCHEMATIC DIAGRAM

See planting plan for plant sizes and locations. PE supply pipe and PE distribution tube alignments per requirements of planting. Install emitters per Emitter Schedule, and allow for additional ports to each plant for future needs. Locate emitters towards the uphill side of plants on slopes. See irrigation details.

EMITTER SCHEDULE	
1 gal.	1
5 gal.	2
15 gal.	3
24" box	4

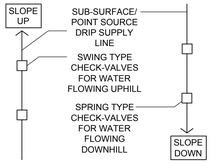
TYPICAL LAYOUT



PIPE SIZING CHART - SCHEDULE 40
BUBBLER LATERALS
POINT-SOURCE DRIP SUPPLY LINES
SUB-SURFACE DRIP SUPPLY / EXHAUST HEADERS

Zone / Partial Zone Flow	Pipe Size
0-8 GPM	PVC 3/4"
8.1-13 GPM	PVC 1"
13.1-22 GPM	PVC 1-1/4"
22.1-30 GPM	PVC 1-1/2"

3/4" is minimum pipe size. For rotor pipe sizing, see Plans - do not use this chart.



1. INSTALL VALVE EVERY 8' OF HEAD FOR POINT-SOURCE DRIP; EVERY 4' OF HEAD FOR SUB-SURFACE DRIP.

2. POINT-SOURCE CV EMITTERS HOLD BACK 9' OF HEAD. SUB-SURFACE CV EMITTERS HOLD BACK 4.5' OF HEAD.

IN-LINE CHECK VALVE DIAGRAM

8 0 8 16

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS
No. 4532
Signature
11-30-17
Renewal Date
03-02-17
Date
STATE OF CALIFORNIA

PROJECT:
26338 VALLEY VIEW
CARMEL, CA

ISSUANCE:

REVISION:

PROJECT NO: 17.018
DATE: 03/27/2016
SCALE: 1" = 8'-0"
DRAWN | CHECKED: KB/SP

SHEET:
LANDSCAPE IRRIGATION PLAN

SHEET NO:
L-1.0

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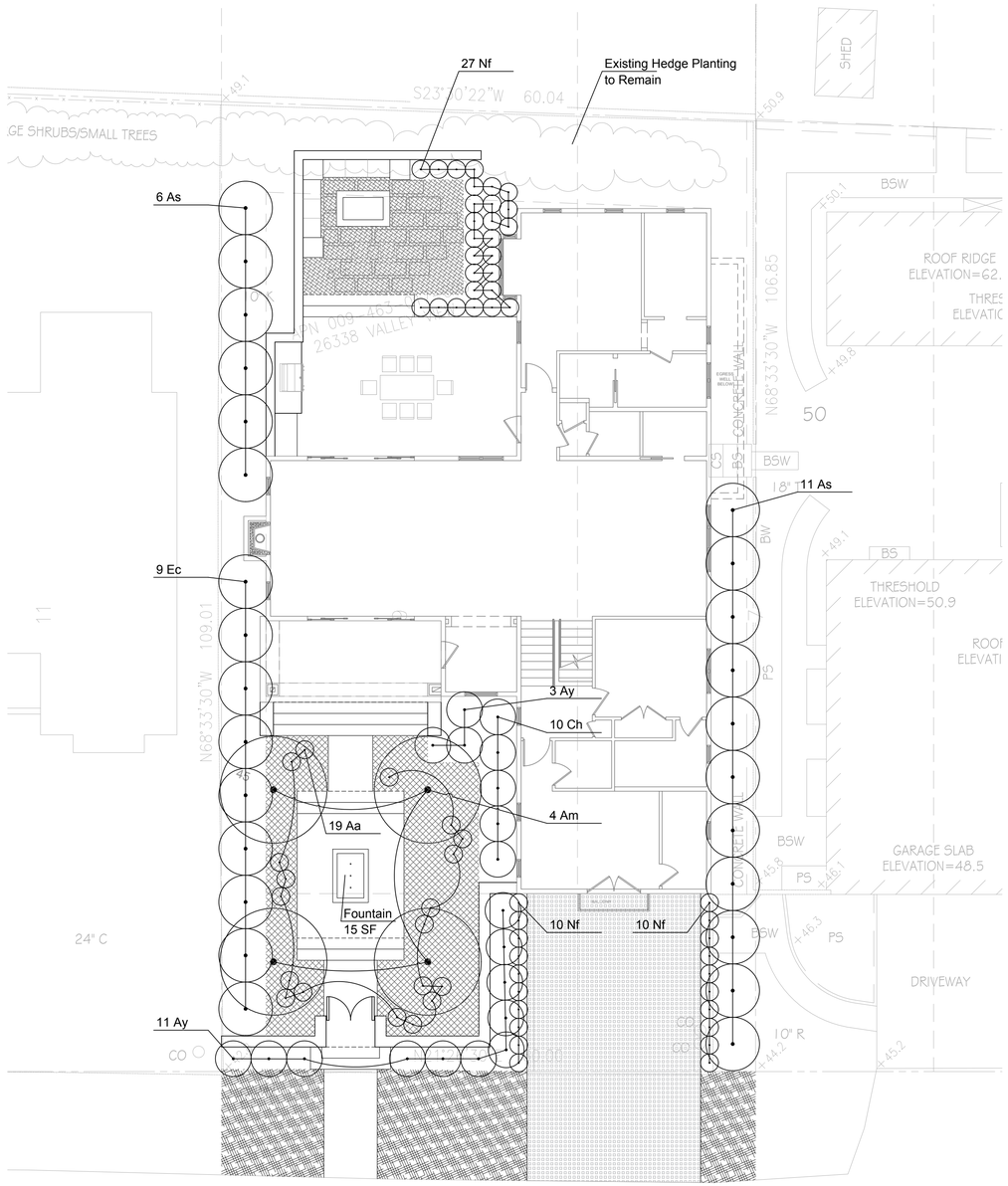
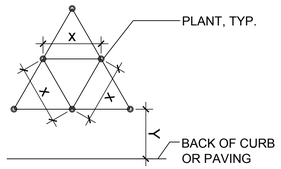


PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		Trees			
L	Am	Arbutus 'Marina'	Marina Strawberry Tree	24" Box	Multi-trunk. 3 canes min.
		Shrubs / Perennials			
L	Aa	Agave attenuata 'Nova'	Foxtail Agave	5 Gal.	
L	Ay	Anigozanthos 'Big Red'	Big Red Kangaroo Paw	5 Gal.	
L	As	Arctostaphylos 'Sunset'	Sunset Manzanita	15 Gal.	
L	Ec	Echium candicans	Pride of Madeira	15 Gal.	
L	La	Lavandula angustifolia	English Lavender	5 Gal.	
L	Nf	Nepeta x faassenii	Catmint	5 Gal.	
L	Ch	Chondropetalum tectorum	Cape Rush	5 Gal.	
		Groundcovers			
L		Thymus praecox	Mother-of-Thyme	Flat	
		Grasses			
M		Carex pansa	Sand Dune Sedge	1 Gal.	@ 24" O.C.
		Mulch: See General notes		421 SF	

GROUNDCOVER SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12"

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

GENERAL NOTES

1. Landscape Architect to approve plant material and layout BEFORE planting commences.
2. Apply pre-emergent herbicide to all planting areas, excluding naturalized hydroseed areas.
3. Apply post-emergent herbicide to all naturalized hydroseed areas.
4. Prepare, amend, and fertilize existing soil. Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. Contractor is responsible for preparing the soil analysis and that the recommendations of the report are followed during soil preparation and planting. Soil Amendments:
   A. Nitrogen Stabilized Organic Amendment: shall be mineralized and nitrogen stabilized bark or sawdust humus, with wetting agent and properly pulverized and shall have a minimum of 270 lbs. per cubic yard of amendment. Submit sample analysis for approval.
   B. Gypsum: Agricultural Grade. Cal-Sul Pelletized Gypsum by North Pacific, Portland OR, or approved
   C. Sulfur: granular degradable sulfur product, Tiger Organic 0-0-0-90 Sulfur by TigerSul.com, or approved equal.
5. Plant shrubs per spacing detail.
6. Mulch: Install a minimum of 3" of mulch at all planting areas. Mulch shall be recycled wood decorative mulch with biodegradable coloring. Pre-approved suppliers- Recology, Stockton CA; Republic Services, Milpitas CA (formerly BFI); CCL Organics, Benicia, CA; Z-Best Products, Gilroy CA. Mulch color shall be dark brown. Stabilized mulch and jute netting to be used on slopes 3:1 and greater.
7. Compost: Compost minimum of 4 cubic yards per 1,000 sq. ft. of permeable area to a depth of 6".

MWELO COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Signed	Name	CLA#	Date
	Simon Phillips	4532	03-27-2017

MONTEREY COUNTY DESIGN STATEMENT

I, Simon Phillips, certify that this landscaping plan complies with all Monterey County landscaping requirements including use of native drought tolerant, non-invasive species, limited turf and low flow, water conserving irrigation fixtures.

Signed	Name	CLA#	Date
	Simon Phillips	4532	03-27-2017

8 0 8 16

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS NO. 4532
Signature 11-30-17
Renewal Date 03-02-17
Date
STATE OF CALIFORNIA

PROJECT:
26338 VALLEY VIEW
CARMEL, CA

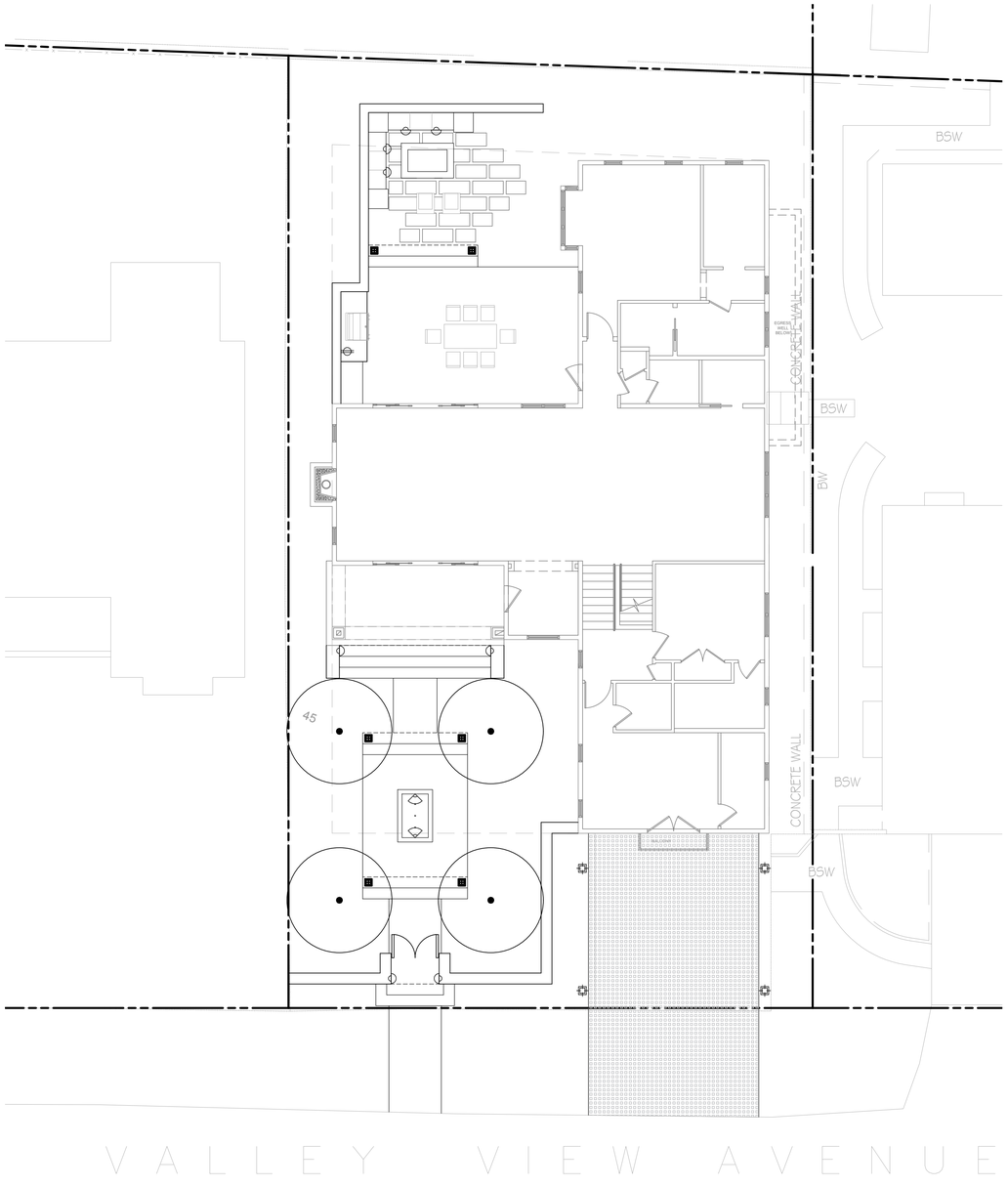
ISSUANCE:

REVISION:

PROJECT NO: 17.018
DATE: 03/27/2016
SCALE: 1" = 8'-0"
DRAWN | CHECKED: KB/SP

SHEET:
LANDSCAPE PLANTING PLAN

SHEET NO:
L-2.0



FIXTURE LEGEND

SYM	Item No	TYPE	NUMBER	LAMP
■		Custom Lantern	Ground Lantern	8W LED
⊡		LED In-grade Fixture	BK Lighting DR2-LED e/Integral Driver-TR-e58 (6WLED/3K) BZP-4-MT 12VOLT	6W LED/3K
◇		Fountain Light	Focus Industries, SL-33 ABAC-ULT-LED	2W LED
⊖		Wall Light	FX-PO	2.7K LED
⊖		GFCI Electrical Outlet: Locate in weatherproof enclosure.		

GENERAL NOTES

1. System shown schematically for graphic clarity. Verify all light locations and cable runs in field with Landscape Architect. Cabling to be sized to provide a minimum 10.5 volts and a maximum of 11.5 volts to all fixtures. Minimum cable size is 12 guage multi strand direct burial cable.
2. Allow 30% of transformer capacity for future additional site lighting.
3. Coordinate switching zones for site lighting with Owner.
4. Provide GFCI electrical outlets for all appliances in outdoor kitchen.
5. Run maximum of 10 lights in daisy chain.
6. Run additional 2" sleeves under all paving areas for possible future site lighting- Review locations in field with Landscape Architect
7. 8" depth minimum cable burial.
8. All wire connections shall be water-proofed using fully encapsulated, direct burial waterproof connectors.
9. Space lights evenly.
10. Site lighting to be controlled via Lutron Homeworks system with minimum 3 master switch locations. Switching locations to be at front door, at family door off kitchen, and at garage.
11. Transformer locations to be determined.
12. Create a single switch run for instances of multiple callouts of the same number.

8 0 8 16

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS No. 4512
Signature
11-30-17
Renewal Date
03-02-17
Date
STATE OF CALIFORNIA

PROJECT:
26338 VALLEY VIEW
CARMEL, CA

ISSUANCE:

REVISION:

PROJECT NO: 17.018
DATE: 03/27/2016
SCALE: 1" = 8'-0"
DRAWN | CHECKED: KB/SP

SHEET:
LANDSCAPE LIGHTING PLAN

SHEET NO:
L-3.0

F:\PRODUCTION\Projects\2017\17.018\CAD\17018_L-3.0 Site Lighting.dwg 9/3/2015

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
– LATEST REVISION OF THE CITY OF PACIFIC GROVE DESIGN STANDARDS AND SPECIFICATIONS
– THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
– THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).
– THE PROJECT GEOTECHNICAL INVESTIGATION (DATED JUNE 10, 2016, BY ROCK SOLID ENGINEERING, INC.)

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

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

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

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

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

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

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

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

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

11. STOP WORK WITHIN 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.

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

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

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

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

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

17. ALL NEW UTILITIES AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

18. THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA–ENVIRONMENTAL SERVICES DURING ACTIVE CONSTRUCTION, TO REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED INTO RECEIVING WATER BODIES.

19 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.

20. 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.

GRADING & DRAINAGE

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

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

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

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

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

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

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

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

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

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

11. EARTHWORK QUANTITIES:
CUT = 857 CY
FILL = 27 CY
NET = 830 CY CUT
MAXIMUM HEIGHT OF EXCAVATION 14.0'±
MAXIMUM HEIGHT OF EMBANKMENT 2.5'±

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

12. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

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

14. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB–DRAINS AND FOUNDATION SUB–DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

15. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

16. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

17. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

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

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

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

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806–16.12.090)

18. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

19. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSIONS. (16.08.300 C.1)

20 NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (16.08.300 C.2)

21. PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.

22. PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL,

23. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH. (16.08.310 E)

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP–LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL OF THE ADMINISTRATIVE OFFICIAL.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO EMPLOY BARK PROTECTION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION. (SEE GENERAL NOTES, NOTE 7)

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"–24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE–S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS–N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

SANITARY SEWER

1. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.

2. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI–RIGID PVC SEWER PIPE AND AS DIRECTED BY THE CITY.

3. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

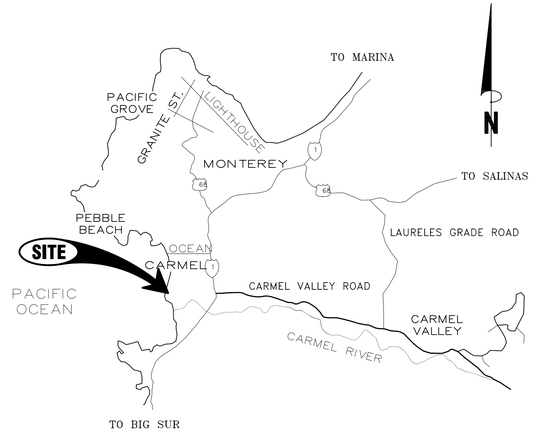
4. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
SD	STORM DRAIN MAIN	35LF ~ SD S=1%
	ROOF DRAIN LATERAL	
SS	SANITARY SEWER MAIN	35LF ~ SS S=1%
W	WATER MAIN	W
	DRAINAGE FLOW LINE	
	SAWCUT	
	GRADE BREAK	GB GB GB GB GB
	ACCESSIBLE PATH OF TRAVEL	
170	MAJOR CONTOUR	170
167	MINOR CONTOUR	171
X X X X X	FENCE	X X
× 405.46	SPOT ELEVATION	TC 99.99
	DRAINAGE FLOW	
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	
	STORM DRAIN MANHOLE (SDMH)	
	SANITARY SEWER MANHOLE (SSMH)	
	FIRE HYDRANT (FH)	
	WATER VALVE (WV)	
	CLEANOUT	

SHEET INDEX

C1 COVER & GENERAL NOTES
C2 GRADING & DRAINAGE PLAN
C3 SECTIONS
C4 EROSION CONTROL PLAN



VICINITY MAP

REV.	DATE	DESCRIPTION	BY

PROUDLY MADE IN USA

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

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/17
CIVIL
STATE OF CALIFORNIA

COVER SHEET & GENERAL NOTES

26338 VALLEY VIEW RESIDENCE

26338 Valley View, Carmel, CA 93923
PREPARED FOR: Chris Adamski

SCALE:	AS NOTED
DATE:	04/12/2017
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:

C1

OF 4 SHEETS

PROJECT# 117–123

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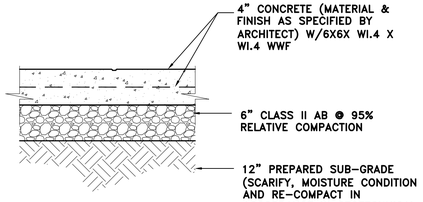
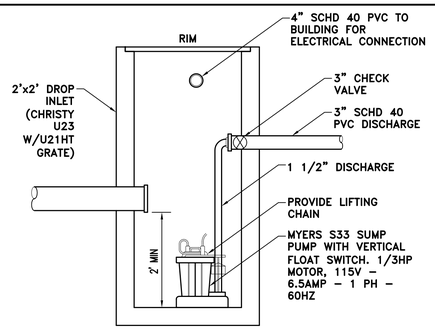


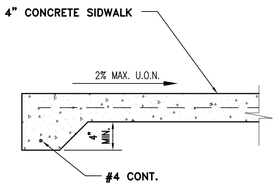
A / C2 CONCRETE PAVEMENT

NTS



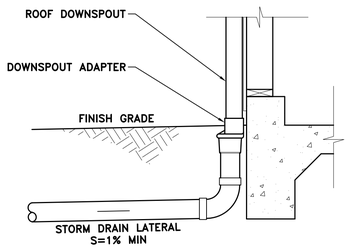
E / C2 C.B. W/PUMP

NTS



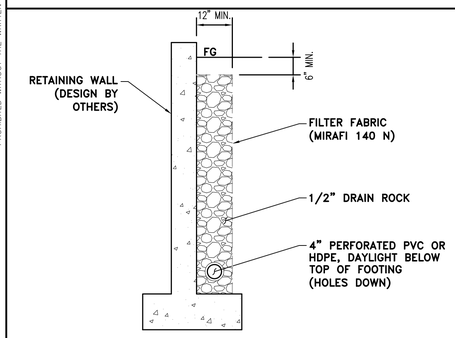
B / C2 THICKENED EDGE

NTS



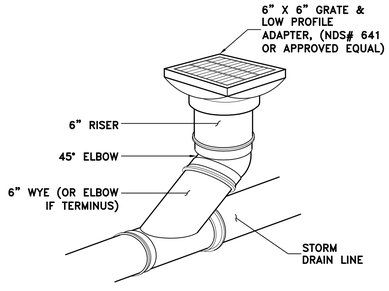
F / C2 ROOF DRAIN CONNECTION

NTS



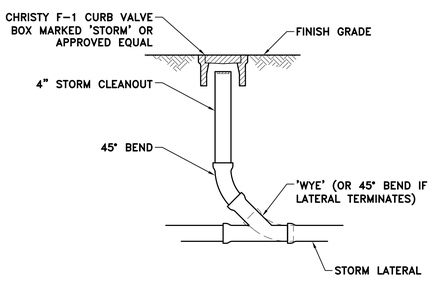
C / C2 RET. WALL SUBDRAIN

NTS



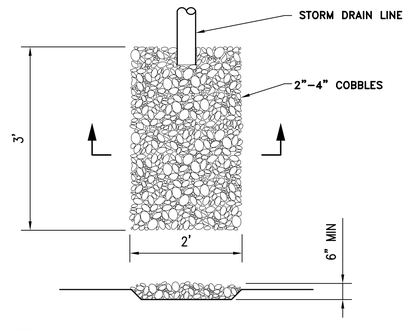
G / C2 6" X 6" AREA DRAIN

NTS



D / C3 CLEAN-OUT @ GRADE

NTS



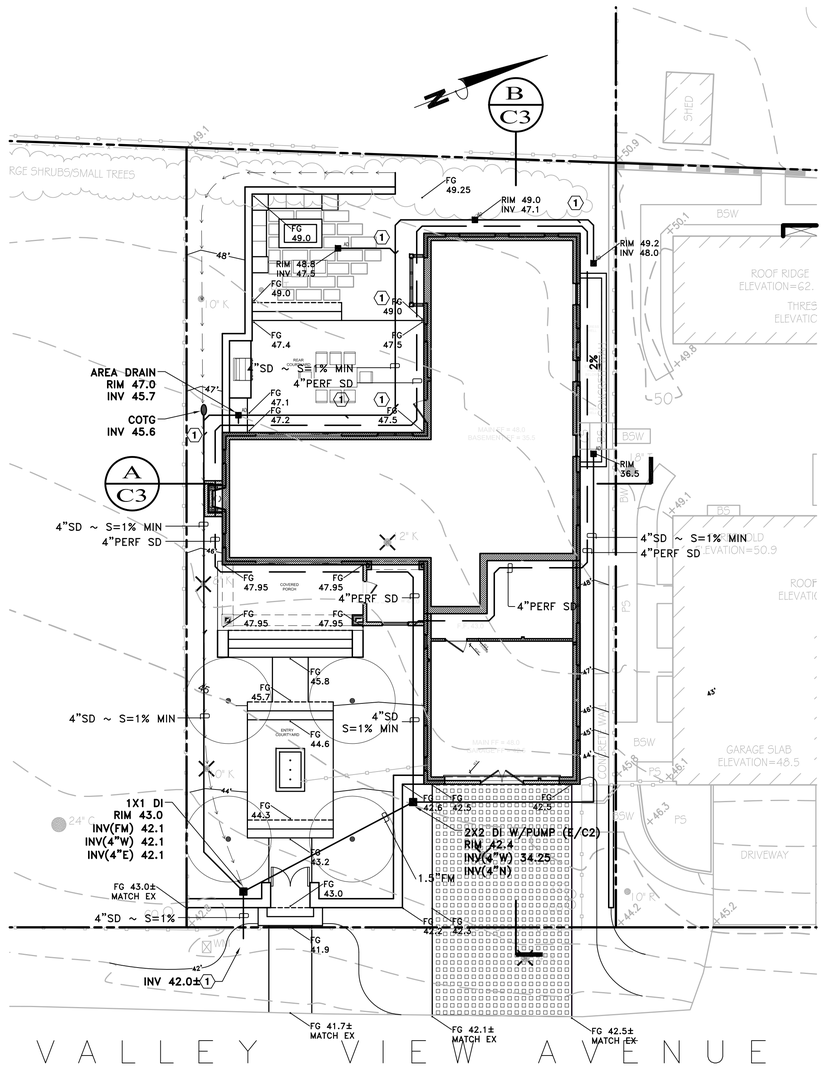
H / C2 ENERGY DISSIPATER

NTS

KEY NOTES

1. FIELD LOCATE DOWNSPOUT & CONNECT TO STORMDRAIN, SEE (F/C2)
2. DISCHARGE THRU WALL ONTO ENERGY DISSIPATOR AT GRADE, SEE H/C2

FLOW LINE



GRADING & DRAINAGE

1" = 10'

5 0 5 10 15

Scale 1" = 5'

REV.	DATE	DESCRIPTION	BY

PROUDLY MADE IN USA

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

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPBELL No. 61350 CIVIL STATE OF CALIFORNIA EXP. 06/30/17

GRADING & DRAINAGE

26338 VALLEY VIEW RESIDENCE

26338 Valley View, Carmel, CA 93923
PREPARED FOR: Chris Adamski

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SHEET NUMBER:	C2
OF 4 SHEETS	
PROJECT#	117-123

Drawing file: Z:\Projects\117123 EDG-26338 Valley View\DWG\117123 xBase.dwg
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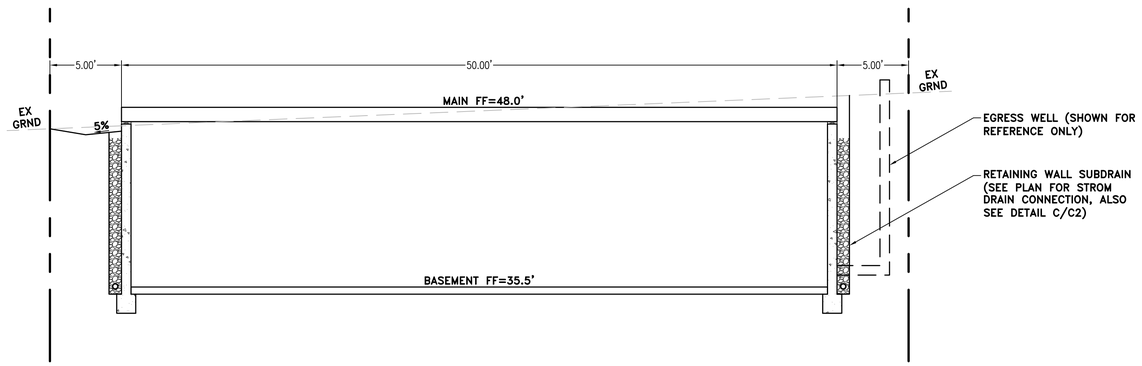
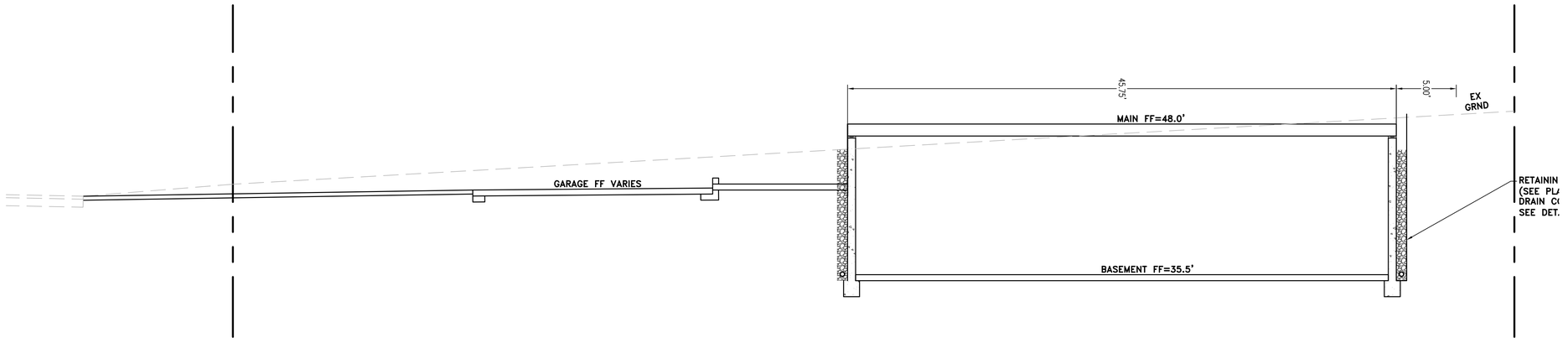


1 / C3 SECTION 1-1

NTS



2 / C3 SECTION 2-2

NTS

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Scale 1" = 5'

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Plotted: May 02, 2017 - 3:27pm

REV.	DATE	DESCRIPTION	BY

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

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPOS
No. 61350
EXP. 06/30/17
CIVIL
STATE OF CALIFORNIA

SECTIONS AND DETAILS

26338 VALLEY VIEW
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PREPARED FOR: Chris Adamski

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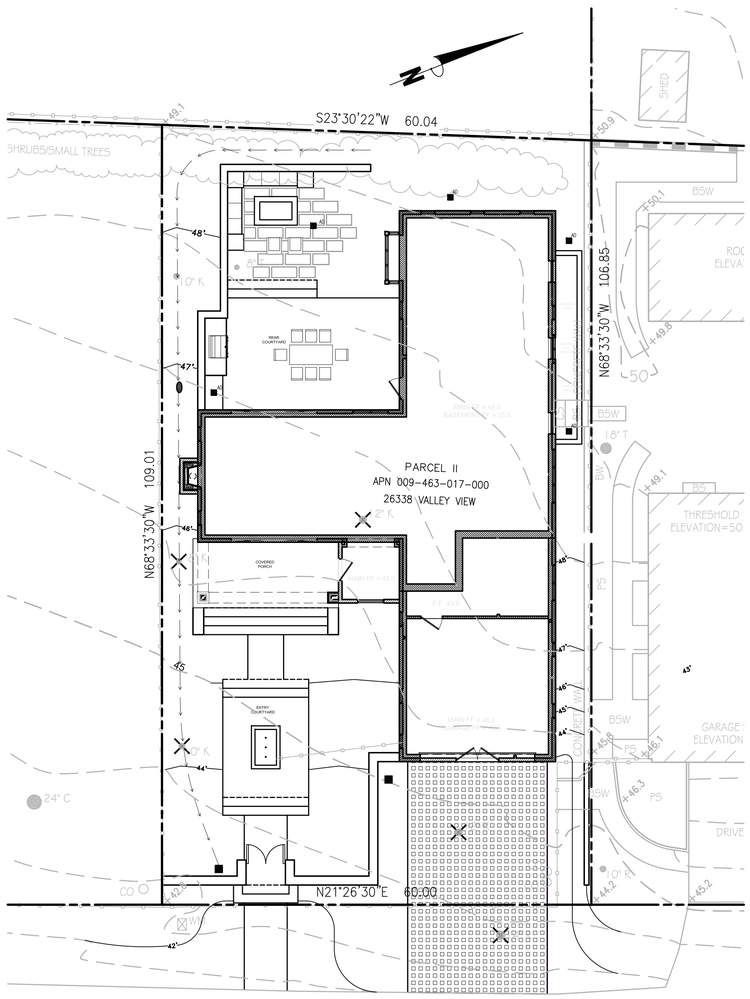


EROSION CONTROL PLAN

1" = 10'

LEGEND

FIBER ROLL
(SEE DETAIL B/C4)

CURB INLET PROTECTION
(SEE DETAIL C/C4)

DRAINAGE FLOW

BMP'S

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-4 HYDROSEEDING
EC-8 WOOD MULCHING

SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 SANDBAG BARRIER
SE-10 STORM DRAIN INLET PROTECTION
SE-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

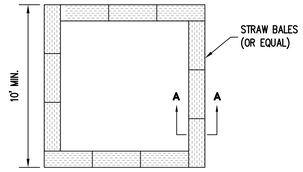
NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

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

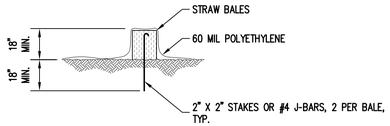
WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

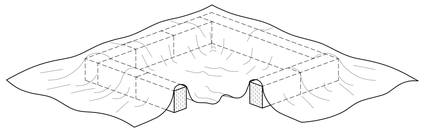
REFER TO THE CASQA BMP
ANDBOOK FOR BMP FACT SHEETS.



BALE CONFIGURATION



SECTION A-A



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

NOTES:
1.- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2.- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES
3- USE OF PRE-FABRICATED CONCRETE WASHOUT BOX MAY BE USED IN LIEU OF STRAWBALE

D C4 CONCRETE WASHOUT
NTS

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

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

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;

EROSION CONTROL NOTES

7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;

8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY

9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

STORMWATER MANAGEMENT

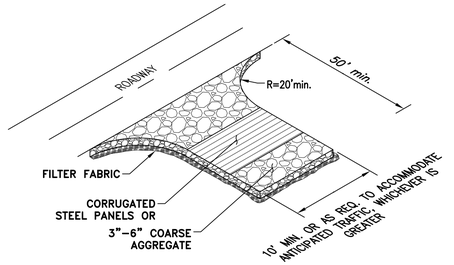
THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

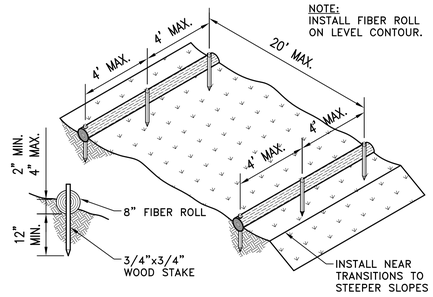
PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

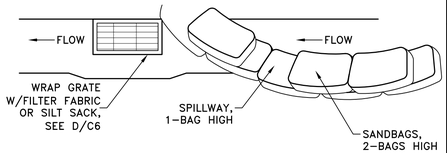
EARTH MOVING/GRADING:
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.



A C4 CONSTRUCTION ENTRANCE
NTS



B C4 FIBER ROLL
NTS



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

C C4 CURB INLET PROTECTION
NTS

10 0 10 20 30
Scale 1" = 10'

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26338 Valley View Color Chart

Windows/Doors

Roofing:

Siding: