

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

In the matter of the application of:

MCNICKLE & ALLAIRE (PLN170659)

RESOLUTION NO. 19-001

Resolution by the Monterey County Hearing Body:

- 1) Finding the project is a single-family residence which qualifies for a categorical exemption pursuant to Section 15303 of the California Environmental Quality Act and that none of the exceptions under Section 15300.2 apply; and,
- 2) Approving a Restoration Plan to correct tree removal and a portion of grading that occurred on slopes over 25% without a permit (estimated 454cy of fill and 11.8cy of cut)
- 3) Approve an After-the-Fact Use Permit for remaining grading on slopes over 25 percent (estimated 370cy of cut) which was done without a permit.
- 4) Approve an Administrative Permit and Design Approval to allow the construction of:
 - a. Two-story single family dwelling (approximately 2,595 sq. ft.) with attached Garage (approximately 480 sq. ft.),
 - b. Shed (approximately 120 sq. ft.);
 - c. Deck and Patio (approximately 558 sq. ft., second floor);
 - d. Patio (approximately 660 sq. ft. patio, on grade); and
 - e. Associated construction related grading of approximately 71cy of cut and 71cy of fill, in addition to the unpermitted grading

[PLN170659, McNickle and Allaire, 26425 Laureles Grade, Salinas, CA 94940, Toro Area Plan (APN: 416-051-005-000)]

The McNickle and Allaire application (PLN170659) came on for public hearing before the Monterey County Planning Commission on January 9, 2019. 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - The 2010 Monterey County General Plan;
 - The Toro Area Plan
 - Monterey County Zoning Ordinance (Title 20);
 - Monterey County Subdivision Ordinance (Title 19);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 26425 Laureles Grade, Salinas, CA (Assessor's Parcel Number 416-051-005-000), Toro Area Plan. The parcel is zoned Rural Density Residential, which allows a single-family dwelling. Therefore, the project is an allowed land use for this site.
 - c) The parcel zoning includes a VS overlay, which is intended to provide regulations for the review of development in those areas of the County of Monterey in which such development could potentially create visual impacts when viewed from a common public viewing area. The project is consistent with requirements of the VS district as the requested entitlements include an Administrative Permit and a Design Approval and the house has been sited and designed to avoid visual impacts through screening from existing trees and its location below grade from Laureles Grade Rd.
 - d) The parcel zoning includes a B-8 overlay, which is intended to restrict development and/or intensification of land use in areas where, due to additional development and/or intensification of land use is found to be detrimental to the health, safety and welfare of the residents of the area, or the County as a whole. The B-8 zoning restrictions do not affect construction of the first single family dwelling on a building site. Since this project is the first single-family dwelling on the parcel, it is consistent with the B-8 regulations.
 - e) The project is not located within the visually sensitive area designated by the Scenic Highway Corridors and Visual Sensitivity Map (Figure 16 Toro Land Use Plan) referenced by Policy 3.3 of the Toro Area Plan; nevertheless, the home has been sited to minimize visibility from Laureles Grade Road and from any public road or viewing area through topography and existing vegetation and is consistent with Policy OS-1.2 of the 2010 General plan which states that development in designated visually sensitive areas shall be subordinate to the natural features of the area. The house is located below the grade line of Laureles Grade Road and is screened by existing oak and Monterey Pine trees. Colors and materials, including grey plaster and wood siding, will be subordinate to the natural surroundings.
 - f) The project meets all height setback requirements of the RDR zoning designation. Required setbacks RDR zoning designation are 30 feet (front), 20 feet (side), and 20 feet (rear). The front setback is 135 feet, the side setbacks are 355 feet and 223 feet, and the rear setback is 99

feet. Maximum allowed height is 30 feet for main structures. The proposed residence will be 24 feet at its highest point.

- g) The project planner conducted site inspections on October 12, 2017 and on January 4, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The project is consistent with the required findings for development on Slopes over 25% as required by Policy OS-3.5 of the 2010 General Plan. There is no feasible alternative which would allow development on slopes of less than 25% because the entire parcel contains steep slopes, and the proposed development better achieves Policies for Visually Sensitive Areas, including Policy OS-1.2, which requires development to be subordinate to the natural features of the area, and Policy OS-1.3, which does not allow ridgeline development. Locating the home below the ridgeline of Laureles Grade Road prevents visibility from the road and allows the home to stay below the ridgeline. Additionally, as required by Policy OS-3.5, measures for erosion control, slope stabilization, visual mitigation, drainage, and construction techniques have been identified in Geotechnical (LIB180438) and Biological (LIB180437) reports and required as conditions of approval.
- i) The project was referred to the Toro Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it included a Design Approval subject to review by the Planning Commission. The LUAC recommended approval by a vote of 8 to 0 but expressed concerns relative to water availability, effective implementation of recommendations in the restoration plan, and nighttime lighting. These concerns have been addressed in Conditions of Approval 4, 5, 8, 9, 11, 12, 13, 14, 15, 16, and 17.
- j) 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 PLN170659.

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, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Biological Resources, Tree Resources, and Soil/Slope Stability. The following reports have been prepared:
 - “Biological Impact Assessment for property located 26425 Laureles Grade Rd” (LIB180437) prepared by Thompson Wildland Management, Monterey, CA, January 28, 2018.

- “Tree Removal Impact Assessment for Property Located at 26425 Laureles Grade” (LIB180436) prepared by Thompson Wildland Management, Monterey, CA, January 28, 2018.
- “Geotechnical Investigation” (LIB180438) prepared by Soil Surveys Group, Salinas, CA, October 19, 2017.

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

- c) Staff conducted a site inspection on October 12, 2017 and on January 4, 2018 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 PLN170659.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA – Planning, Monterey County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. A CalAm water meter already exists on the site, and CalAm has provided a letter stating that water service will continue to be available for the proposed residence. An on-site septic system will be installed to serve the residence. Environmental Health has reviewed percolation investigation reports and has found the proposed design acceptable.
 - c) Staff conducted a site inspection on October 12, 2017 and on January 4, 2018 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 Monterey County RMA - Planning for the proposed development found in Project File PLN170659.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in not compliance with all rules and regulations pertaining to grading of slopes over 25% and tree removal. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of violations existing on subject property.
 - b) Staff conducted a site inspection on October 12, 2017 and discovered that unpermitted grading had occurred on the subject property.

- c) The proposed project corrects an existing violation regarding unpermitted grading and tree removal (17CE00378). When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations. The project includes a Use Permit to legalize a portion of the unpermitted grading, which formed the building pad, and a Restoration Plan to restore the remainder of the unpermitted grading, which formed secondary dirt roads that will now be returned to original grade. The Restoration Plan, as part of this project, has been reviewed and approved by the Planning Commission and includes restoring the dirt roads to natural grade, sedimentation and erosion control measures including planting with a native seed mix, and the planting of ten 5-gallon oak trees. Implementation of said Plan and issuance of the after-the-fact Use Permit brings the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.
- d) Zoning violation abatement costs have been paid.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170659.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts small structures, including a single-family residence, in a residential zone.
 - b) The project is located in a residential zone and consists of small structures, including a single-family dwelling and attached garage, and a shed; therefore the project qualifies for this exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 12, 2017 and on January 4, 2018.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
 - e) Recommendations in the Biological Report, Tree Impact Assessment, and Geotechnical Report included measures for restoration that are consistent with standard requirements pursuant to Monterey County Code, including tree replacement and grading and erosion control plans and inspections. These recommendations have been included as standard Conditions of Approval.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170659.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.


DECISION

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

1. Find the project is a single-family residence which qualifies for a categorical exemption pursuant to Section 15303 of the California Environmental Quality Act and that none of the exceptions under Section 15300.2 apply;
2. Approve a Restoration Plan to correct tree removal and a portion of grading that occurred on slopes over 25% without a permit (estimated 454cy of fill and 11.8cy of cut)
3. Approve an After-the-Fact Use Permit for remaining grading on slopes over 25 percent (estimated 370cy of cut) which was done without a permit.
4. Approve an Administrative Permit and Design Approval to allow the construction of:
 - i. Two-story single family dwelling (approximately 2,595 sq. ft.) with attached Garage (approximately 480 sq. ft.),
 - ii. Shed (approximately 120 sq. ft.);
 - iii. Deck and Patio (approximately 558 sq. ft., second floor);
 - iv. Patio (approximately 660 sq. ft. patio, on grade); and
 - v. Associated construction related grading of approximately 71cy of cut and 71cy of fill, in addition to the unpermitted gradingin general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of January, 2019 upon motion of Commissioner Diehl, seconded by Commissioner Roberts, by the following vote:

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



Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JAN 24 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 **FEB 04 2019**

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

PLN170659

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Restoration Plan, After-the-Fact Use Permit, After-the-fact Tree Removal Permit, Administrative Permit, and Design Approval (PLN170659) allows restoration to correct unpermitted grading on slopes over 25 percent, after-the-fact approval of grading on slopes over 25% for a building pad, and the construction of a 2,592 square foot house. The property is located at 26425 Laureles Grade (Assessor's Parcel Number 416-051-005-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Restoration Plan, after-the-fact Use Permit, after-the-fact Tree Removal Permit, an Administrative Permit, and a Design Approval was approved by the Planning Commission (Resolution 19-001) for Assessor's Parcel Number 416-051-005-000 on January 9, 2019. The permit was granted subject to 22 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be Performed: shall provide proof of recordation of this notice to the RMA - Planning.

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

Responsible Department: RMA-Planning

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

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

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by measures as identified in the arborist report, including but not limited to: fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, installing sedimentation control measures, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees, avoiding storage of construction tools or materials within critical root zones, . Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection and a statement from the project arborist that protection measures have been installed in accordance with the arborist report to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence and an interim report from the project arborist that tree protection measures are in place and successful through out grading and construction phases.

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

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: - Replacement ratio recommended by arborist: 10 trees to replace 2 removed

Replacement tree(s) shall be located within the same general location as the tree being removed or as approved by the project arborist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

Two years after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

6. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

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

Responsible Department: RMA-Planning

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

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

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

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

8. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Geotechnical Investigation and the approved grading and stormwater control plans. (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 professional engineer.

9. WR002 - STORMWATER CONTROL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

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

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

10. 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.

11. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a stormwater control plan to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by RMA-Environmental Services. (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.

12. 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.

13. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

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

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

14. 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 Soil Surveys Group, Inc. The grading plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (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.

15. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the erosion control plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

16. 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.

17. 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.

18. PW0045 – COUNTYWIDE TRAFFIC IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Impact 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 RMA-Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-Development.

19. 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.

20. PDNSD001_RESTORATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Restoration of unpermitted grading on site, with the exception of the building pad and driveway which were permitted with an after-the-fact Use Permit, must be completed in accordance with the submitted restoration plan and recommendations in the Biological Impact Assessment (LIB180473). Unpermitted grading not in the immediate vicinity of the building site shall be restored prior to issuance of construction permits. Areas in the immediate vicinity of the building site that will be disturbed by construction activities shall be restored prior to final inspection for the construction permit for the single-family dwelling.

Compliance or Monitoring Action to be Performed: Prior to construction permit issuance, the Applicant shall apply for a grading permit to conduct restoration in accordance with the approved restoration plan and recommendations in the Biological Impact Assessment.

Prior to construction permit issuance, restoration of areas not in the immediate vicinity of the building site, which will be further disturbed by construction activities, shall be completed. The applicant shall submit a letter from a qualified biologist that restoration work was completed in accordance with the recommendations in the report (LIB180473).

Prior to final of the construction permit, areas identified for restoration that are within the vicinity of the building site which were disturbed by construction shall be restored in accordance with the approved restoration plan and recommendations in the Biological Impact Assessment. The applicant shall submit a letter from a qualified biologist that restoration work was completed in accordance with the recommendations in the report (LIB180473).

21. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any ground disturbance 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, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

22. 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.

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PROPOSED EXTERIOR MATERIALS



DARK WOOD SIDING



GRAY PLASTER



FIBERGLASS WINDOWS & DOORS - 'ALUMINUM' FINISH



ALUMINUM GUARDRAIL



GARAGE DOORS

EXISTING PROPERTY PHOTOS



(E) DRIVEWAY GATE SEEN FROM LAURELES GRADE



VIEW SOUTHEAST OF (E) DIRT DRIVEWAYS



VIEW SOUTHEAST OF (P) BUILDING SITE



VIEW SOUTH OF (P) BUILDING SITE



VIEW NORTH, KNOLL ABOVE (P) BUILDING SITE

SHEET INDEX

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G1.1	CONSTRUCTION MANAGEMENT & GRADING PLAN
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G1.4	SURVEY
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A2.0	PROPOSED FLOOR PLANS
A2.1	PROPOSED ROOF PLAN
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A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A4.0	BUILDING SECTION (AVERAGE NATURAL GRADE)
L1.0	CONCEPTUAL LANDSCAPE PLAN
C.1	SEPTIC SYSTEM SITE PLAN

SITE RESTORATION DRAWINGS:	
1.0	EXISTING SITE PLAN
2.0	PROPOSED SITE PLAN - GRADING RESTORATION
3.0	RESTORATION GRADING SECTIONS
4.0	PROPOSED SITE PLAN - EROSION CONTROL
5.0	PROPOSED SITE PLAN - VEGETATION RESTORATION
6.0	FINAL SITE PLAN POST RESTORATION
7.0	EROSION CONTROL DETAILS

SCOPE OF WORK

CONSTRUCTION OF A NEW 2,592 SF TWO STORY SINGLE FAMILY HOME, 480 SF ATTACHED GARAGE, 120 SF UTILITY SHED, 660 SF OF CONC. PATIOS ON GRADE, AND 558 SF OF EXTERIOR DECKS.

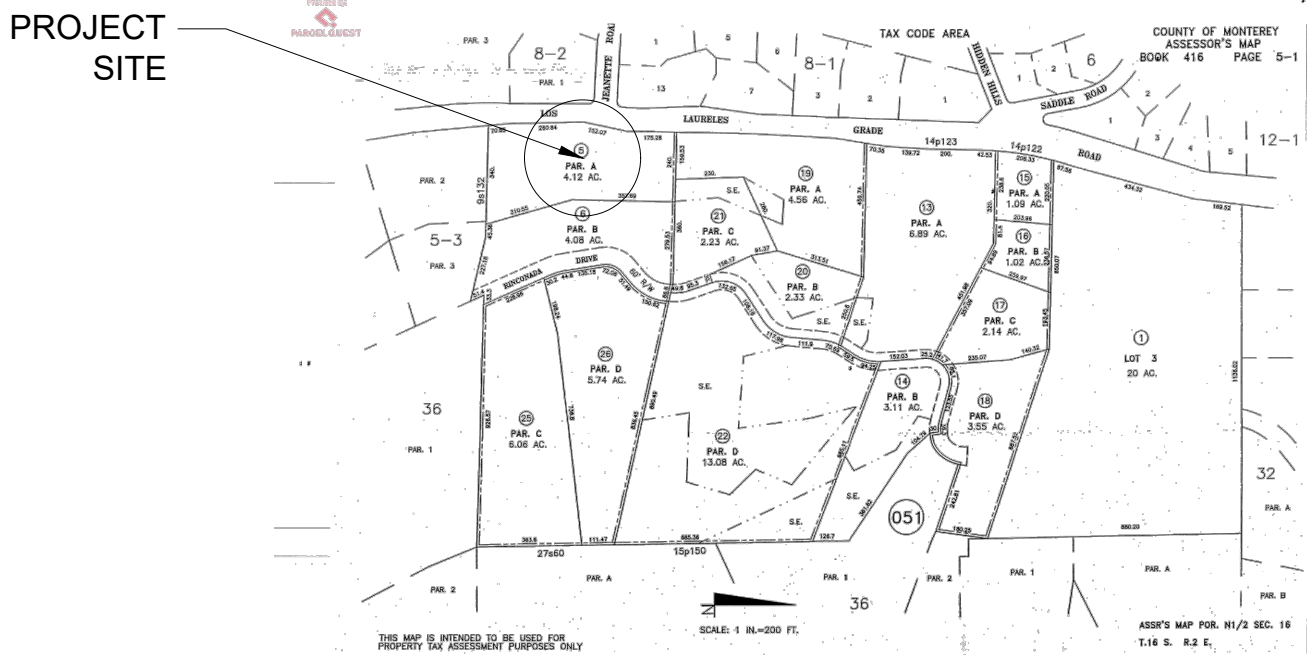
SCOPE OF WORK ALSO INCLUDES THE INSTALLATION OF A NEW PROPANE TANK, PLACEMENT OF A NEW PG&E METER AND 400 AMP ELECTRICAL PANEL, UNDERGROUND TRENCHING OF UTILITIES TO THE (P) HOUSE, CONSTRUCTION OF A NEW 12'W DRIVEWAY GATE, AND APPROXIMATELY 190 LF OF NEW WIRE FENCE TO CONNECT TO (E) WIRE FENCE AROUND PROPERTY.

A CAL-AM WATER METER IS ALREADY (E) AS WELL AS AN (E) 2,000 GALLON SEPTIC TANK. NEW SEEPAGE PITS TO BE INSTALLED.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

PARCEL MAP



VICINITY MAP



PROJECT TEAM

OWNER	RYAN MCNICKLE & RACHEL ALLAIRE 209 DUNDEE DRIVE MONTEREY, CA 93940
ARCHITECT	SAMUEL PITNICK ARCHITECTS PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL.PITNICK@GMAIL.COM
SURVEYOR	RASMUSSEN LAND SURVEYING 2150 GARDEN ROAD, SUITE A3, MONTEREY, CA 93940 PHONE: (831) 375-7240
GEOTECHNICAL ENGINEER & SEPTIC SYSTEM DESIGN	SOIL SURVEYS, INC. 103 CHURCH ST, SALINAS, CA 93901 PHONE: (831) 757-2172
BIOLOGIST/ARBORIST	THOMPSON WILDLAND MANAGEMENT 57 VIA DEL REY, MONTEREY, CA 93940 PHONE: (831) 372-3796

PROJECT INFORMATION

PROPERTY ADDRESS	26425 LOS LAURELES GRADE CARMEL VALLEY, CA 93924
APN	416-051-005-000
ZONING	RDR/B-8-VS
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
AVERAGE NATURAL GRADE (A.N.G.)	500.75'
ALLOWABLE HEIGHT ABV. A.N.G.	30'-0"
PROPOSED HEIGHT ABV. A.N.G.	23'-9"

WILDLAND URBAN INTERFACE AREA: ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2016 CBC

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	4.12 ACRES (179,467 SF) PER MONTEREY COUNTY ASSESSOR
ALLOWABLE SITE COVERAGE	25% OR 44,866 SF
(P) LOT COVERAGE:	
(P) HOUSE & GARAGE	1,728 SF
(P) UTILITY SHED	120 SF
(P) DECKS >24" ABV. GRADE	186 SF
TOTAL	2,034 SF OR 1.1%
(P) FLOOR AREA:	
(P) FIRST FLOOR	1,248 SF
(P) SECOND FLOOR	1,344 SF
(P) GARAGE	480 SF
TOTAL	3,072 SF
(P) UTILITY SHED	120 SF
(P) UPSTAIRS PATIO/DECK	558 SF
(P) CONC. PATIOS ON GRADE	660 SF

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEPTIC
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	
(P) GRADING CUT	71 CU.YDS.
(P) GRADING FILL	71 CU.YDS. (BALANCED)
(P) PARKING	2 SPACES (COVERED)

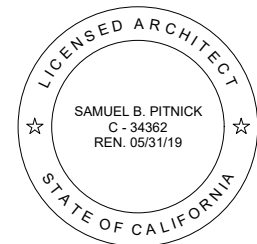
BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

DEFERRED SUBMITTALS

FIRE SPRINKLER SYSTEM & SOLAR PANEL SYSTEM

LAURELES
GRADE
RESIDENCE
26425 LAURELES GRADE
CARMEL VALLEY, CA
93924



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
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EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

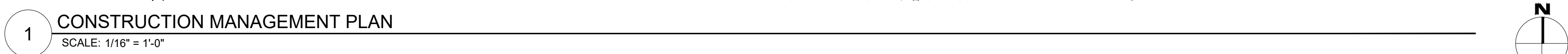
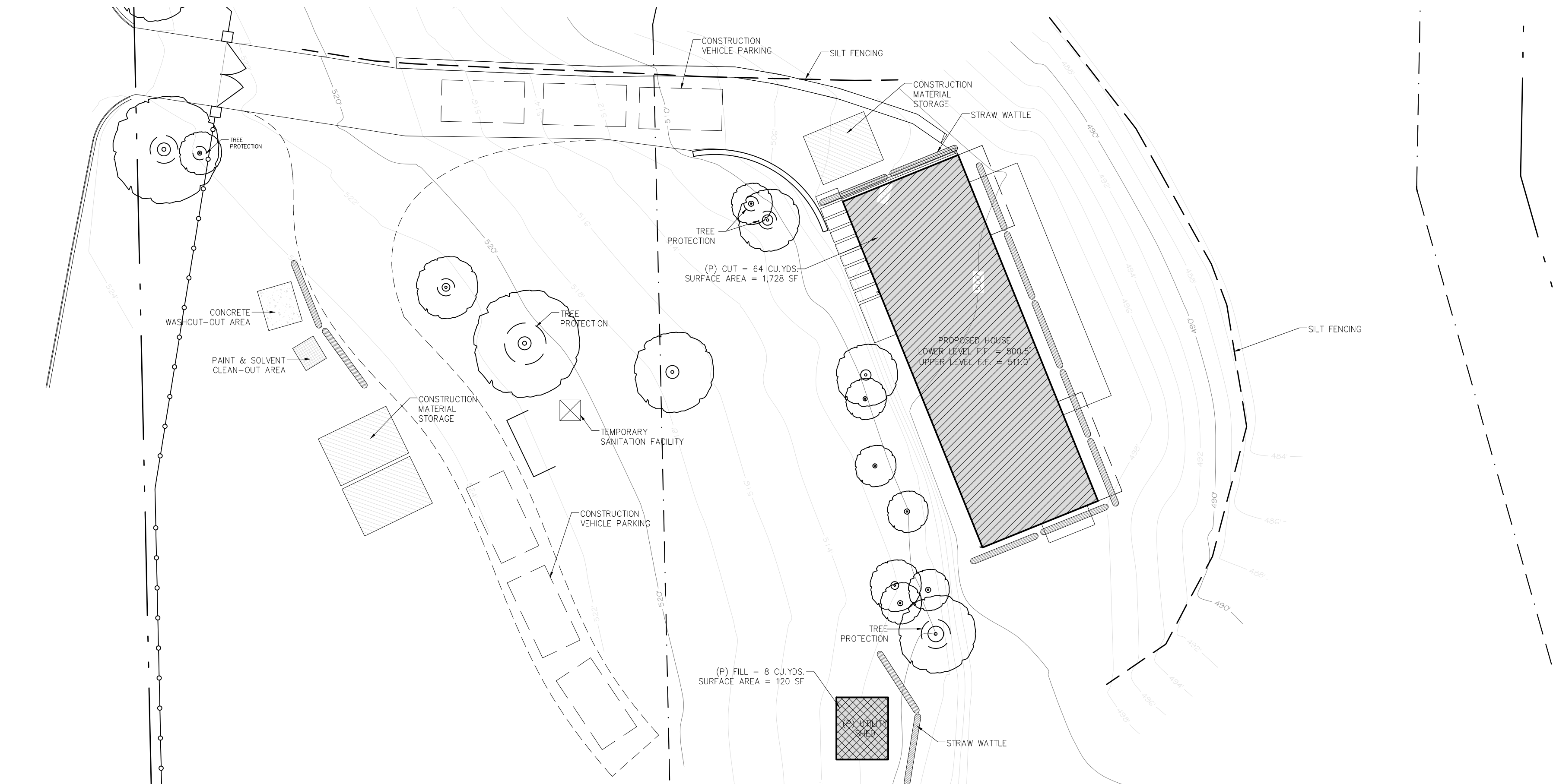
PROJECT
INFORMATION

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.0

10/28/2018

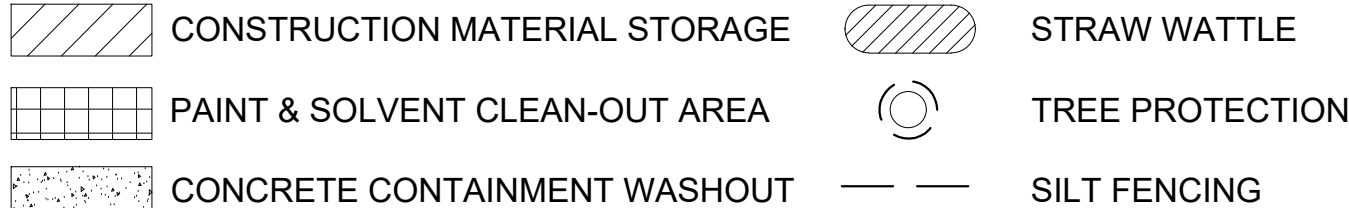
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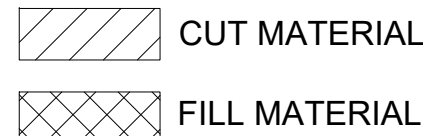
CONSTRUCTION MANAGEMENT NOTES

- TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED.
- ALSO SEE BEST MANAGEMENT PRACTICES NOTES ON SHEET G1.2

CONSTRUCTION MANAGEMENT LEGEND:



GRADING LEGEND:



GRADING ESTIMATES:

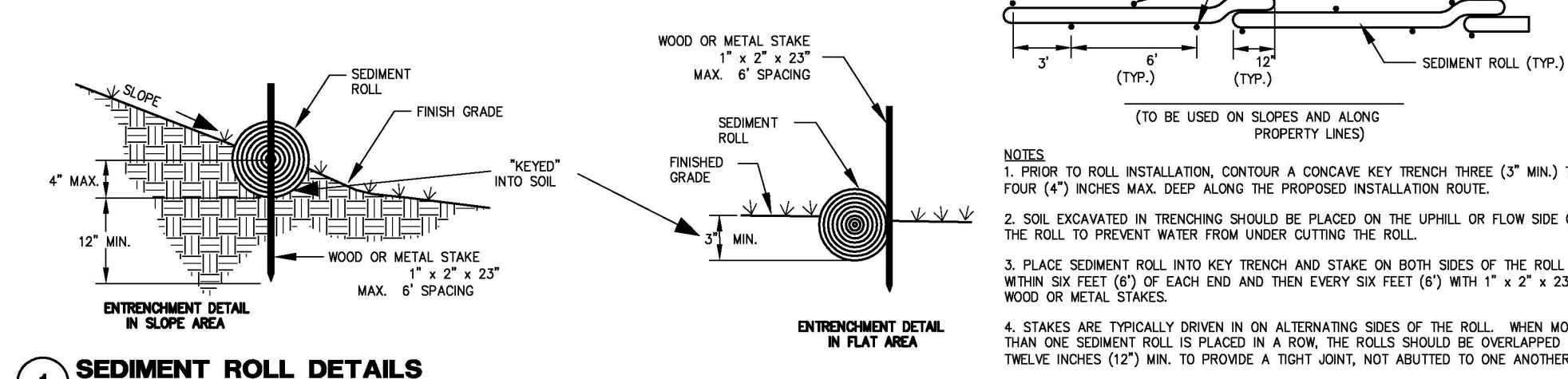
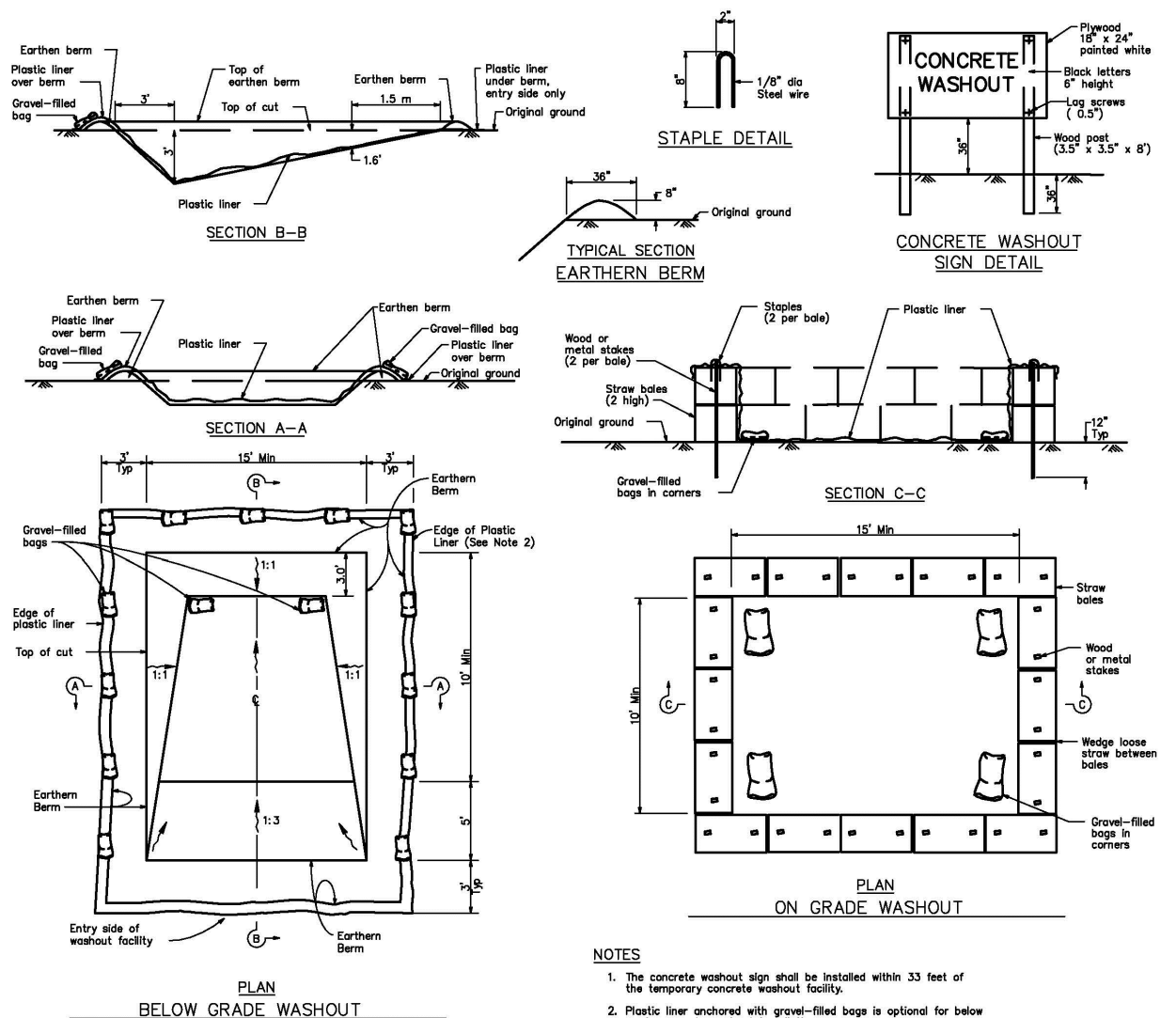
(P) CUT = 71 CU.YDS.
(P) FILL = 71 CU.YDS.*
(P) NET CUT/FILL = 0 CU.YDS.

GRADING SURFACE AREA ESTIMATES:

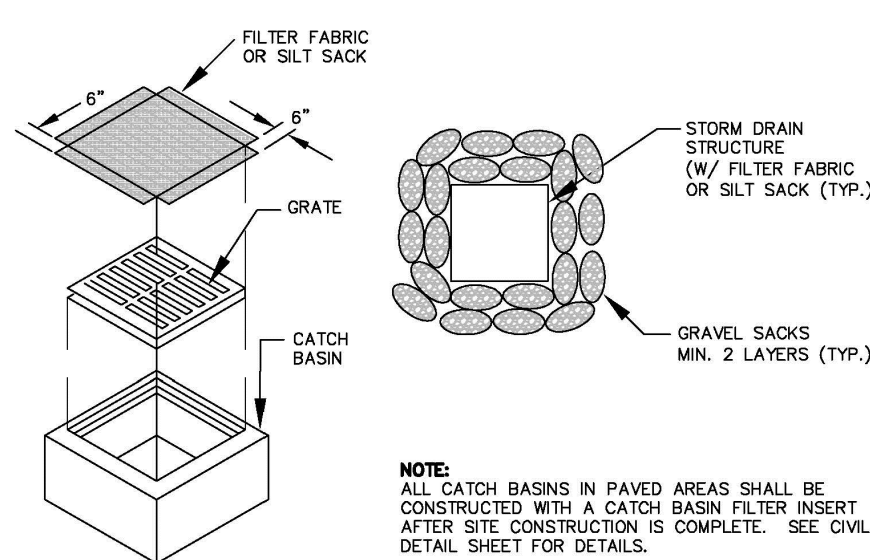
(P) CUT = 2,141 SF
(P) FILL = 1,140 SF
TOTAL = 3,281 SF

GRADING NOTES:

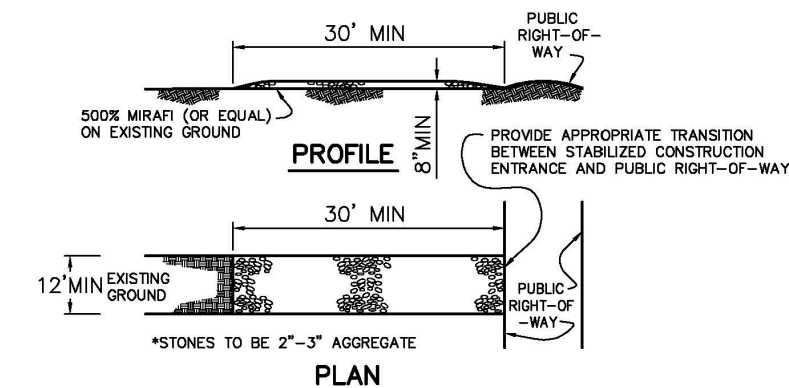
- SPREAD CUT MATERIAL ALONG (E) DIRT DRIVEWAY TO REDUCE STEEPNESS & IMPROVE DRAINAGE
- ALSO REFER TO SITE RESTORATION EXHIBITS FOR CUT & FILL QUANTITIES NECESSARY TO FACILITATE SITE RESTORATION.



1 SEDIMENT ROLL DETAILS
NO SCALE



2 FABRIC INLET PROTECTION
NO SCALE



MAINTENANCE
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

3 CONSTRUCTION ENTRANCE
NO SCALE

EROSION CONTROL NOTES

- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE SANTA LUCIA PRESERVE.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
F. RILLS AND GULLIES MUST BE REPAIRED.
- STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.
- EROSION AND SEDIMENT CONTROL MEASURES
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENuded SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
- APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.

STANDARD DETAIL

TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL

TRENCH WITH GRAVEL

MAINTENANCE

- SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEED.
- SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

4 SILT FENCE DETAIL

NO SCALE

- IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.

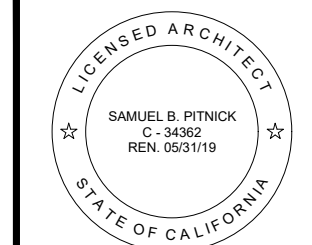
OBSERVATION AND MAINTENANCE

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

NON-STORM WATER DISCHARGES

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

LAURELES
GRADE
RESIDENCE
26425 LAURELES GRADE
CARMEL VALLEY, CA
93924



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EMAIL: SAMUEL@PITNICK.COM

REVISIONS

DATE

ARCHITECTURAL

CONSTRUCTION
& GRADING PLAN

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.1

10/28/2018

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PAINTING AND PAINT REMOVAL

PAINTING CLEANUP:

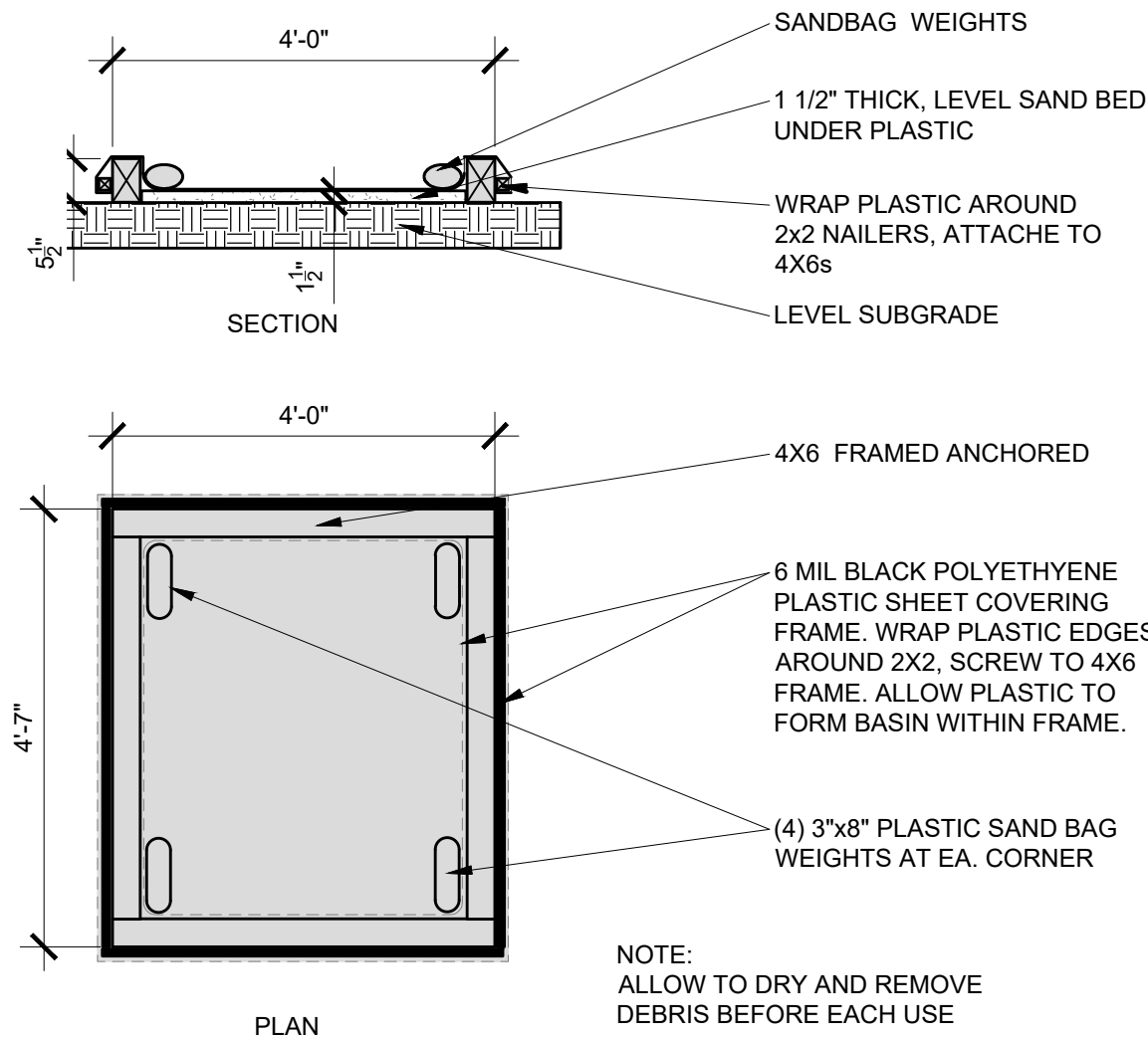
1. NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR SURFACE WATERS.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE. RINSE TO THE SANITARY SEWER ONCE YOU HAVE GAINED PERMISSION FROM THE LOCAL WASTEWATER TREATMENT AUTHORITY. NEVER POUR PAINT DOWN A DRAIN.
3. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND CLEAN WITH THINNER OR SOLVENT IN PROPER CONTAINER. FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF RESIDUE AND UNUSABLE THINNER / SOLVENTS AS HAZARDOUS WASTE.

PAINT REMOVAL:

4. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS HAZARDOUS WASTE.
5. PAINT CHIPS AND DUST FROM NON-HAZARDOUS DRY STRIPPING AND SAND BLASTING MAY BE SWEEPED UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH.

LANDSCAPE MATERIALS

1. CONTAIN STOCKPILED LANDSCAPING MATERIALS BY STORING THEM UNDER TARPS WHEN THEY ARE NOT ACTIVELY BEING USED.
2. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS. COVER OR STORE THESE MATERIAL WHEN THEY ARE NOT ACTIVELY BEING USED OR APPLIED.
3. DISCONTINUE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECAST RAIN EVENT OR DURING WET WEATHER.



1 PAINT & SOLVENT CLEAN OUT
SCALE: 1/2"=1'-0"

EARTHWORK AND CONTAMINATED SOILS

EROSION CONTROL:

1. SCHEDULE GRADING AND EXCAVATION WORK FOR DRY WEATHER ONLY.
2. STABILIZE ALL DENUDED AREAS, INSTALL AND MAINTAIN TEMPORARY EROSION CONTROLS (SUCH AS EROSION CONTROL FABRIC OR BONDED FIBER MATRIX) UNTIL VEGETATION IS ESTABLISHED.
3. SEED OR PLANT VEGETATION FOR EROSION CONTROL ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED.

SEDIMENT CONTROL:

4. PROTECT STORM DRAIN INLETS, GUTTERS, DITCHES, AND DRAINAGE COURSES WITH APPROPRIATE BMP'S, SUCH AS GRAVEL BAGS, FIBER ROLLS, BERMS, ETC.
5. PREVENT SEDIMENT FROM MIGRATING OFFSITE BY INSTALLING AND MAINTAINING SEDIMENT CONTROLS, SUCH AS FIBER ROLLS, SILT FENCES, OR SEDIMENT BASINS.
6. KEEP EXCAVATED SOIL ON SITE WHERE IT WILL NOT COLLECT INTO THE STREET.
7. TRANSFER EXCAVATED MATERIALS TO DUMP TRUCKS ON THE SITE, NOT IN THE STREET.

CONTAMINATED SOILS:

8. IF ANY OF THE FOLLOWING CONDITIONS ARE OBSERVED, TEST FOR CONTAMINATION AND CONTACT THE REGIONAL WATER QUALITY CONTROL BOARD:
 - UNUSUAL SOIL CONDITIONS, DISCOLORATION, OR ODOR
 - ABANDONED WELLS
 - BURRIED BARRELS, DEBRIS OR TRASH

PAVING AND ASPHALT WORK

1. AVOID PAVING AND SEAL COATING IN WET WEATHER, OR WHEN RAIN IS FORECAST BEFORE FRESH PAVEMENT WILL HAVE TIME TO CURE.
2. COVER STORM DRAIN INLETS AND MANHOLES WHEN APPLYING SEAL COAT, TACK COAT, SLURRY SEAL, FOG SEAL, ETC.
3. COLLECT AND RECYCLE OR APPROPRIATELY DISPOSE OF EXCESS ABRASIVE GRAVEL OR SAND. DO NOT SWEEP OR WASH IT INTO THE GUTTERS.
4. DO NOT USE WATER TO WASH DOWN FRESH ASPHALT CONCRETE PAVEMENT.

SAW-CUTTING & ASPHALT / CONCRETE REMOVAL:

5. COMPLETELY COVER OR BARRICADE STORM DRAIN INLETS WHEN SAW CUTTING. USE FILTER FABRIC, CATCH BASIN INLET FILTERS, OR GRAVEL BAGS TO KEEP SLURRY OUT OF THE STORM DRAIN SYSTEM.
6. SHOVEL, ABSORB, OR VACUUM SAW-CUT SLURRY AND SIPOSE OF ALL WASTE AS SOON AS FINISHED IN ONE LOCATION OR AT THE END OF EACH WORK DAY (WHICHEVER IS SOONER).
7. IF SAW-CUT SLURRY ENTERS A CATCH BASIN, CLEAN UP IMMEDIATELY.

CONCRETE, GROUT AND MORTAR APPLICATION

1. STORE CONCRETE, GROUT AND MORTAR UNDER COVER, ON PALLETS AND AWAY FROM DRAINAGE AREAS. THESE MATERIALS MUST NEVER REACH A STORM DRAIN.
2. WASH OUT CONCRETE EQUIPMENT / TRUCKS OFFSITE OR IN A CONTAINED AREA, SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL OR ONTO SURROUNDING AREAS. LET CONCRETE HARDEN AND DISPOSE OF AS GARBAGE.
3. COLLECT THE WASH WATER FROM WASHING EXPOSED AGGREGATE CONCRETE AND REMOVE IT FOR APPROPRIATE DISPOSAL OFFSITE.

DE-WATERING

1. EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE, AND ALL RUNOFF THAT DISCHARGES FROM THE SITE. DIVERT RUN-ON WATER FROM OFFSITE AWAY FROM ALL DISTURBED AREAS OR OTHERWISE ENSURE COMPLIANCE.
2. WHEN DEWATERING, NOTIFY AND OBTAIN APPROVAL DISCHARGING WATER TO A STREET GUTTER OR STORM DRAIN. FILTRATION OR DIVERSION THROUGH A BASIN, TANK, OR SEDIMENT TRAP MAY BE REQUIRED.
3. IN AREAS OF KNOWN CONTAMINATION, TESTING IS REQUIRED PRIOR TO THE REUSE OR DISCHARGE OF GROUNDWATER. CONSULT WITH THE ENGINEER TO DETERMINE WHETHER TESTING IS REQUIRED AND HOW TO INTERPRET RESULTS. CONTAMINATED GROUNDWATER MUST BE TREATED OR HAULED OFF-SITE FOR PROPER DISPOSAL.

MATERIALS & WASTE MANAGEMENT

NON-HAZARDOUS MATERIALS:

1. BERM AND COVER STOCKPILES OF SAND, DIRT OR OTHER CONSTRUCTION MATERIAL WITH TARPS WHEN RAIN IS FORECAST OR IF NOT ACTIVELY BEING USED WITHIN 14 DAYS.
2. USE (BUT DON'T OVERUSE) RECLAIMED WATER FOR DUST CONTROL.

HAZARDOUS MATERIALS:

3. LABEL ALL HAZARDOUS MATERIALS AND HAZARDOUS WASTES (SUCH AS PESTICIDES, PAINTS, THINNERS, SOLVENTS, FUEL, OIL AND ANTIFREEZE) IN ACCORDANCE WITH CITY, COUNTY, STATE AND FEDERAL REGULATIONS.
4. STORE HAZARDOUS MATERIALS AND WASTES IN WATER TIGHT CONTAINERS, STORE IN APPROPRIATE SECONDARY CONTAINMENT, AND COVER THEM AT THE END OF EVERY WORK DAY OR DURING WET WEATHER OR WHEN RAIN IS FORECAST.
5. FOLLOW MANUFACTURER'S APPLICATION INSTRUCTIONS FOR HAZARDOUS MATERIALS AND BE CAREFUL NOT TO USE MORE THAN NECESSARY. DO NOT APPLY CHEMICALS OUTDOORS WHEN RAIN IS FORECAST WITHIN 24 HOURS.
6. ARRANGE FOR APPROPRIATE DISPOSAL OF ALL HAZARDOUS WASTES.

WASTE MANAGEMENT:

7. COVER WASTE DISPOSAL CONTAINERS SECURELY WITH TARPS AT THE END OF EVERY WORK DAY AND DURING WET WEATHER.
8. CHECK WASTE DISPOSAL CONTAINERS FREQUENTLY FOR LEAKS AND TO MAKE SURE THEY ARE NOT OVERFILLED. NEVER HOSE DOWN A DUMPSTER ON THE CONSTRUCTION SITE.
9. CLEAN OR REPLACE PORTABLE TOILETS AND INSPECT THEM FREQUENTLY FOR LEAKS AND SPILLS.
10. DISPOSE OF ALL WASTES AND DEBRIS PROPERLY. RECYCLE MATERIALS AND WASTES THAT CAN BE RECYCLED (SUCH AS ASPHALT, CONCRETE, AGGREGATE BASE MATERIALS, WOOD, GYP BOARD, PIPE, ETC)
11. DISPOSE OF ALL LIQUID RESIDUES FROM PAINTS, THINNERS, SOLVENTS, GLUES, AND CLEANING FLUIDS AS HAZARDOUS WASTE.

CONSTRUCTION ENTRANCES AND PERIMETER:

12. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES RFOM SITE AND TRACKING OFF SITE.
13. SWEEP OR VACUUM ANY STREET TRACKING IMMEDIATELY AND SECURE SEDIMENT SOURCE TO PREVENT FURTHER TRACKING. NEVER HOSE DOWN STREETS TO CLEAN UP TRACKING.

EQUIPMENT MANAGEMENT & SPILL CONTROL

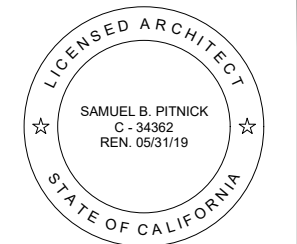
MAINTENANCE AND PARKING:

1. DESIGNATE AN AREA, FITTED WITH APPROPRIATE BMP'S FOR VEHICLE AND EQUIPMENT PARKING AND STORAGE.
2. PERFORM MAJOR MAINTENANCE, REPAIR JOBS, AND VEHICLE AND EQUIPMENT WASHING OFF SITE.
3. IF REFUELING OR VEHICLE MAINTENANCE MUST BE DONE ONSITE, WORK IN A BERMED AREA AWAY FROM STORM DRAINS AND OVER A DRIP PAN BIG ENOUGH TO COLLECT FLUIDS. RECYCLE OR DISPOSE OF FLUIDS AS HAZARDOUS WASTE.
4. IF VEHICLE OR EQUIPMENT CLEANING MUST BE DONE ONSITE, CLEAN WITH WATER ONLY IN A BERMED AREA THAT WILL NOT ALLOW RINSE WATER TO RUN INTO GUTTERS, STREETS, STORM DRAINS, OR SURFACE WATERS.
5. DO NOT CLEAN VEHICLE OR EQUIPMENT ONSITE USING SOAPS, SOLVENTS, DEGREASERS, STEAM CLEANING EQUIPMENT, ETC.

SPILL PREVENTION AND CONTROL:

6. KEEP SPILL CLEANUP MATERIALS (RAGS, ABSORBENTS, ETC) AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
7. INSPECT VEHICLES AND EQUIPMENT FREQUENTLY FOR AND REPAIR LEAKS PROMPTLY. USE DRIP PANS TO CATCH LEAKS UNTIL REPAIRS ARE MADE.
8. CLEAN UP SPILLS OR LEAKS IMMEDIATELY AND DISPOSE OF CLEANUP MATERIALS PROPERLY.
9. DO NOT HOSE DOWN SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEANUP METHODS (ABSORBENT MATERIALS, CAT LITTER, AND OR RAGS)
10. SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. DO NOT TRY TO WASH THEM AWAY WITH WATER, OR BURY THEM.
11. CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
12. REPORT SIGNIFICANT SPILLS IMMEDIATELY. CONTRACTOR IS REQUIRED BY LAW TO REPORT ALL SIGNIFICANT RELEASES OF HAZARDOUS MATERIALS, INCLUDING OIL.

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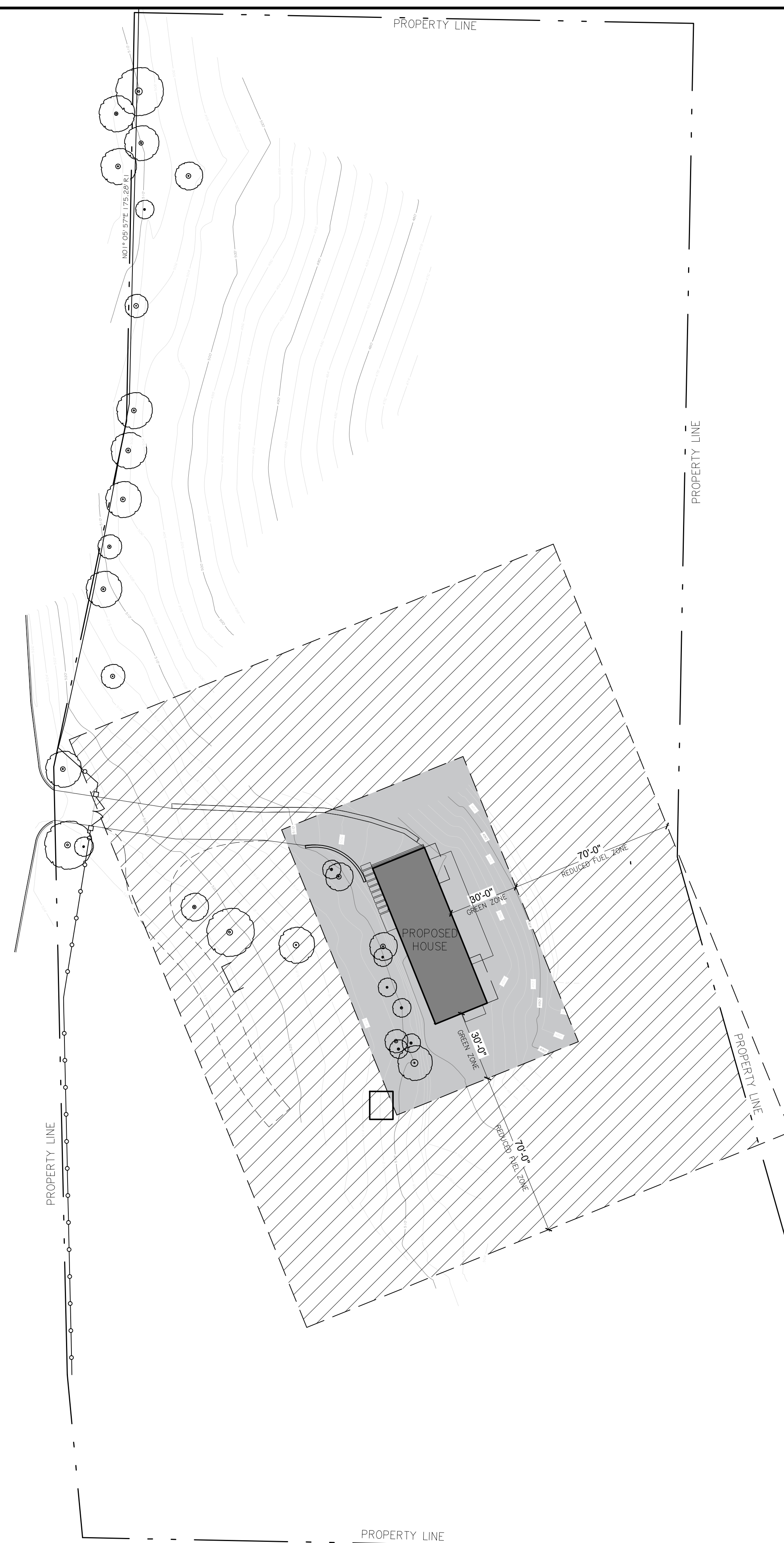
ARCHITECTURAL

BEST
MANAGEMENT
PRACTICES

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.2

10/28/2018



FUEL MANAGEMENT NOTES

'GREEN ZONE' WITHIN 30 FEET SURROUNDING THE BUILDING:

1. CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
 - 1.1. CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
 - 1.2. MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATIVE GROWTH.
 - 1.3. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
 - 1.4. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE. O TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET FROM THE GROUND.
 - 1.5. REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.
 - 1.6. REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
 - 1.7. REMOVE ALL CUT MATERIAL FROM THE AREA.
2. REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
3. PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.
4. POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING:

1. CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE "TOPPED OFF" LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.
2. CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
3. CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
4. CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
5. DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

FUEL MANAGEMENT LEGEND



'GREEN ZONE'
WITHIN 30 FEET SURROUNDING THE BUILDING



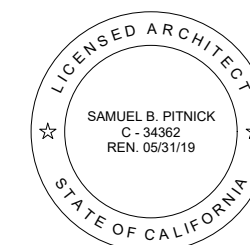
'REDUCED FUEL ZONE'
BETWEEN 30 AND 100 FEET AROUND THE BUILDING

1 FUEL MANAGEMENT PLAN
SCALE: 1/32" = 1'-0"



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FUEL MANAGEMENT PLAN

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.3

10/28/2018

Map Legend:

Basis of Bearings: As shown or noted hereon.

Horizontal Datum: Assumed.

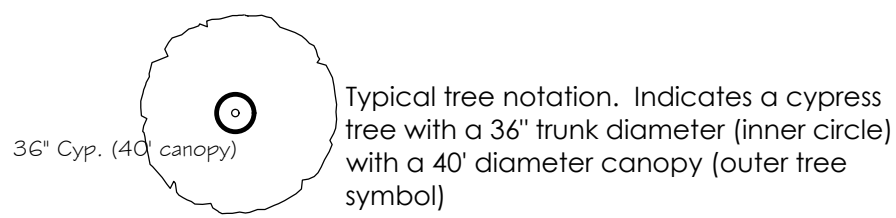
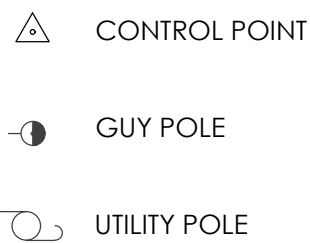
Vertical Datum: Assumed. Elevation 500.00' assigned to Control Point #1 shown hereon (near northwest corner of parcel).

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations

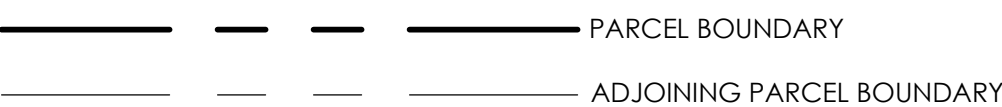
Record Map References:

R1 = Parcel Map filed in Volume 9 of Parcel Maps at Page 132, filed in the Monterey County Recorder's Office, State of California.

CF = CALCULATED FROM
CL = CENTER LINE
COL = COLUMN
CP = CONTROL POINT
CYP = CYPRESS
DW = DRIVEWAY
EDD = EDGE OF DIRT DRIVE
EDR = EDGE OF DIRT ROAD
FENWR = WIRE FENCE
FND/FD = FOUND
GB = GRADE BREAK
LS = LAND SURVEYOR
M = MEASURED
NG = NATURAL GRADE
MAG = MAG NAIL
MON = MONUMENT
PP = POWER/UTILITY POLE
TFOC = TOP FACE OF CURB



INDICATES MONUMENT FOUND AS NOTED



APN: 416-061-019

APN: 416-061-006
Parcel B per R1

APN: 416-061-006
Parcel B per R1

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

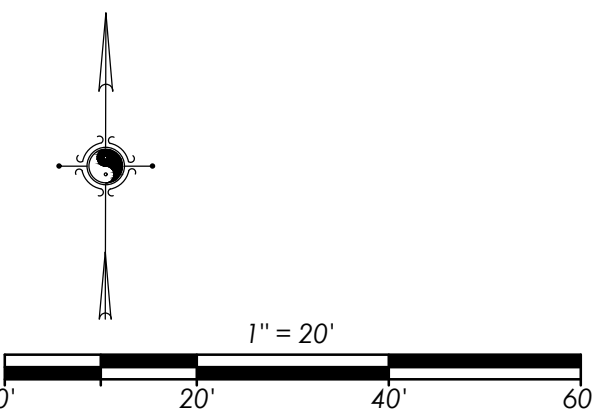
Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (+) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary lines were made to graphically show existing features however a complete boundary survey was not performed.



DRAWING REVISIONS:
June 2017 - ORIGINAL SURVEY



Topographic Survey
26425 Laureles Grade Rd., APN: 416-051-005
Located in Carmel Valley, Monterey County, State of California

Prepared For: Ryan McNickle
Requested By: Sam Pinlick

June 2017
Updated January 2018

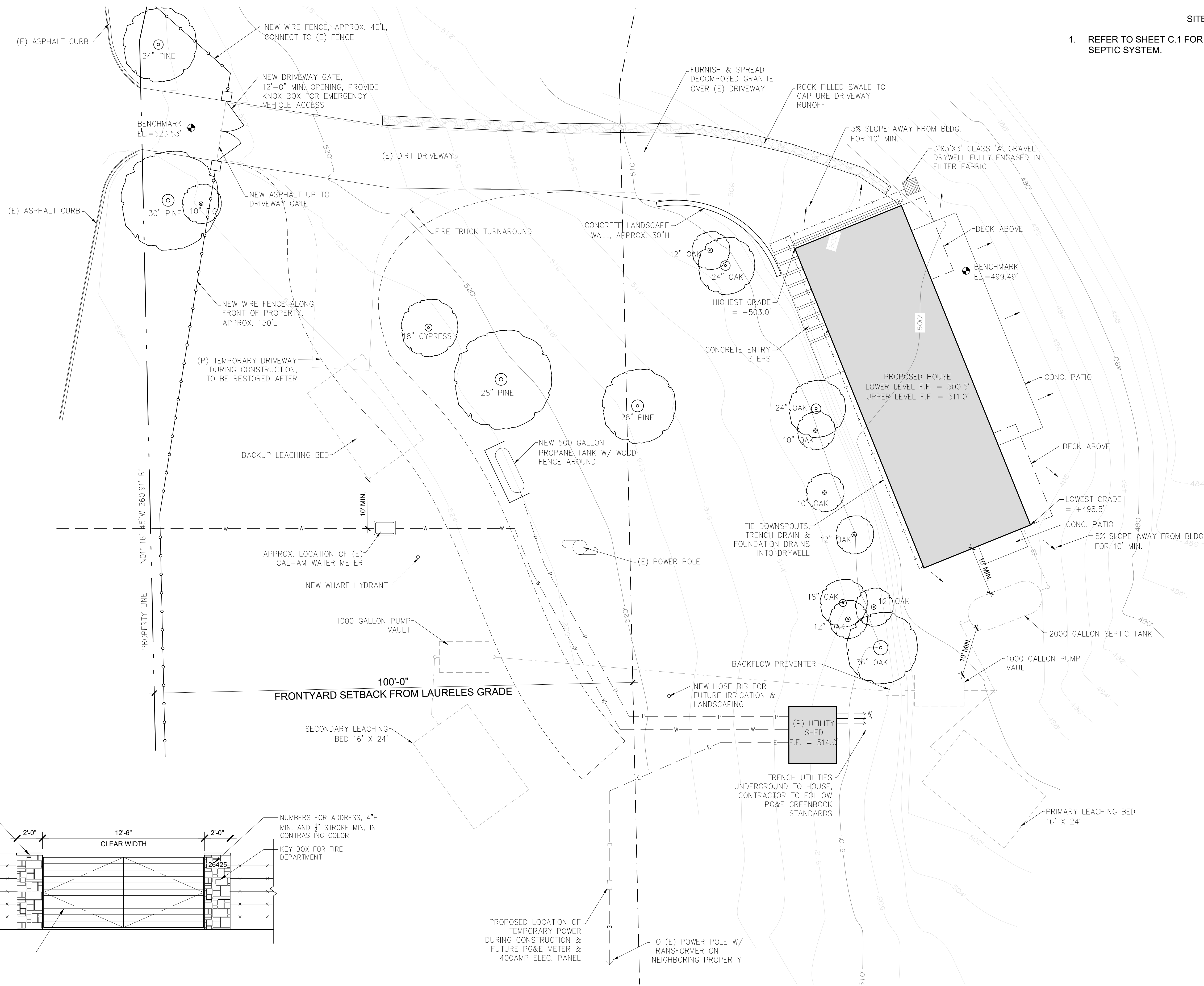
Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 17060

Sheet 1 of 1

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LAURELES GRADE



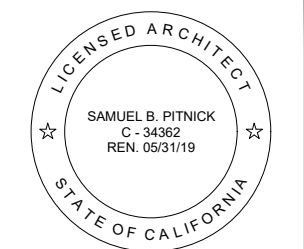
SITE PLAN NOTES

1. REFER TO SHEET C.1 FOR MORE INFORMATION ON PROPOSED SEPTIC SYSTEM.

2 DRIVEWAY GATE & FENCE
SCALE: 1/4" = 1'-0"

1 SITE PLAN
SCALE: 3/32" = 1'-0"

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SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

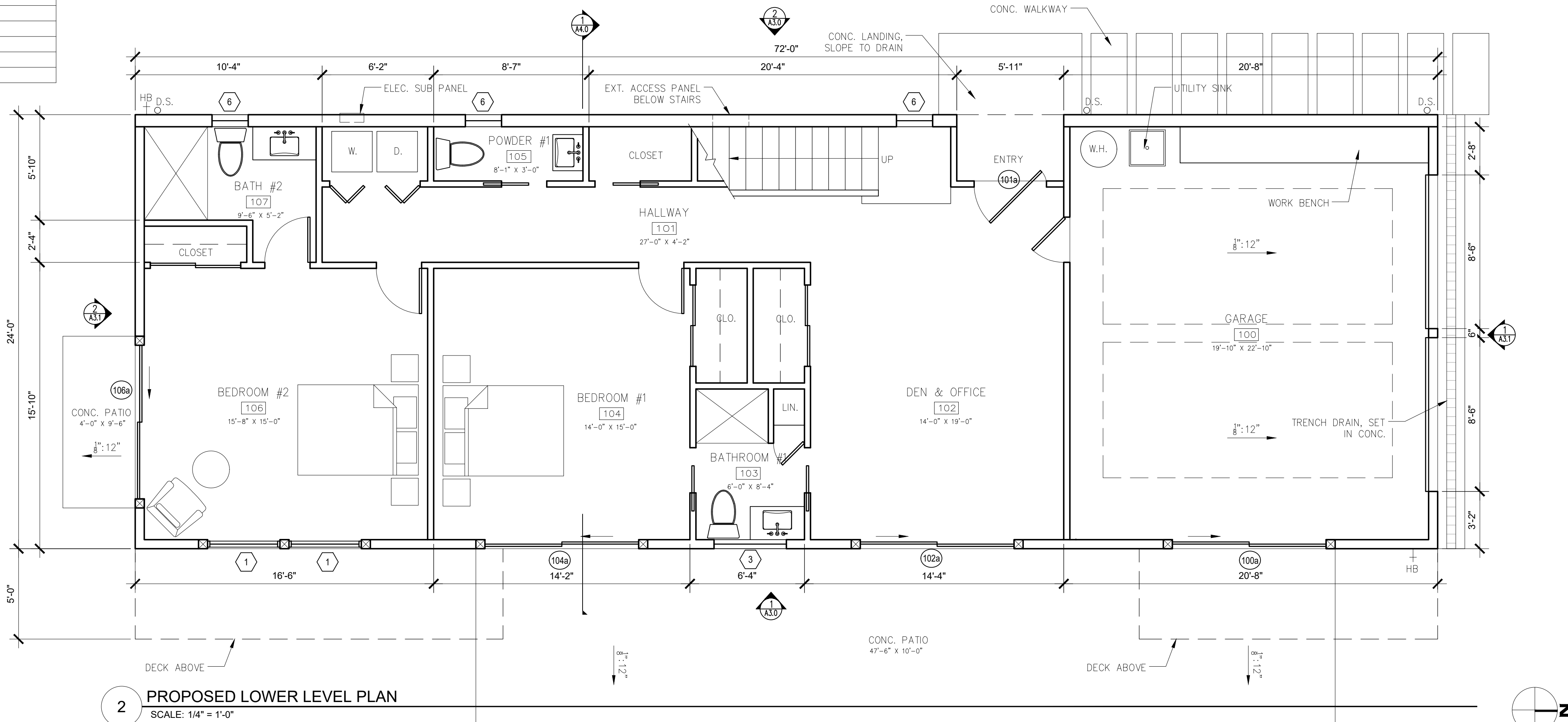
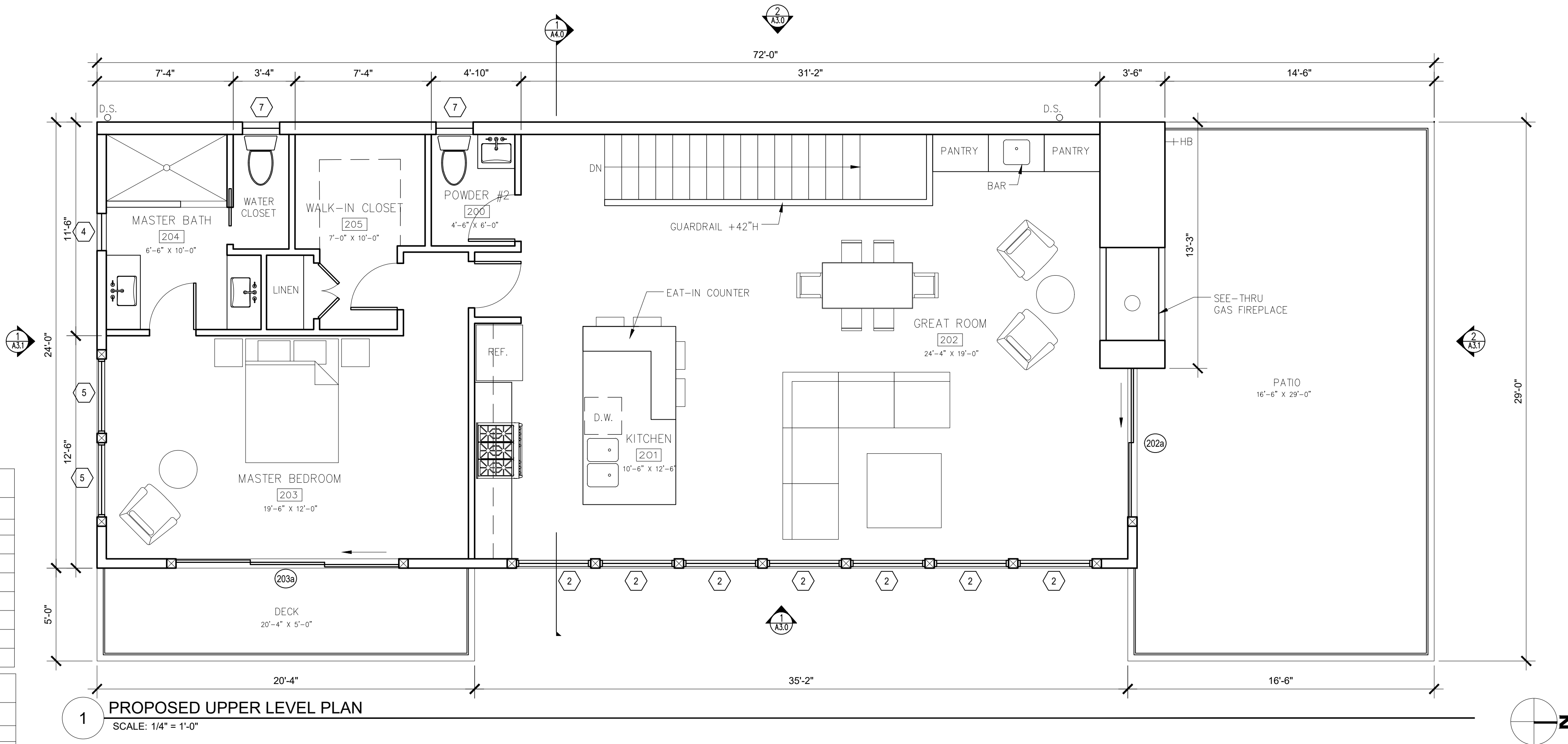
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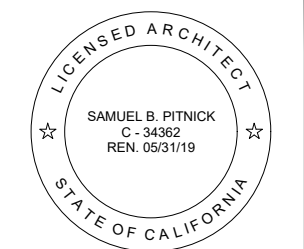
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WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	4'-0"	7'-6"		GLASS	FIBERGLASS	FIXED / AWNING	
2	4'-0"	9'-6"		GLASS	FIBERGLASS	FIXED / AWNING	
3	4'-0"	1'-6"		GLASS	FIBERGLASS	AWNING	
4	2'-0"	6'-0"		GLASS	FIBERGLASS	FIXED	
5	4'-0"	8'-6"		GLASS	FIBERGLASS	FIXED / AWNING	
6	2'-0"	4'-6"		GLASS	FIBERGLASS	CASEMENT	
7	2'-0"	5'-0"		GLASS	FIBERGLASS	CASEMENT	
8	4'-0"	2'-0"		GLASS	FIBERGLASS	FIXED	

DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE / ACTION	COMMENTS
100a	8'-6"	8'-0"		FIBERGLASS	FIBERGLASS	SLIDER	
101a	4'-0"	8'-0"		FIBERGLASS	FIBERGLASS	PIVOT	
102a	8'-6"	8'-0"		FIBERGLASS	FIBERGLASS	SLIDER	
104a	8'-6"	8'-0"		FIBERGLASS	FIBERGLASS	SLIDER	
106a	8'-6"	8'-0"		FIBERGLASS	FIBERGLASS	SLIDER	
202a	8'-0"	10'-0"		FIBERGLASS	FIBERGLASS	SLIDER	
203a	12'-0"	9'-0"		FIBERGLASS	FIBERGLASS	LIFT & SLIDE	



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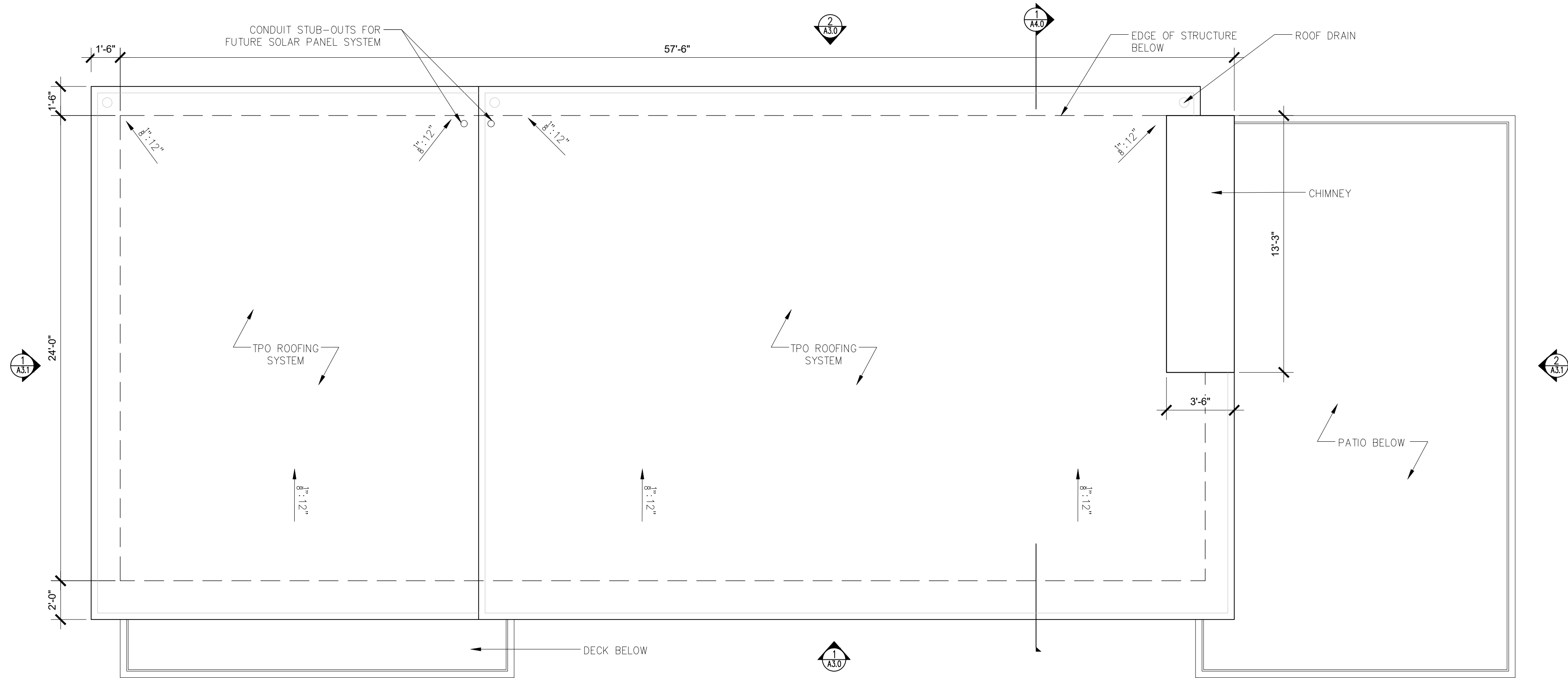
ARCHITECTURAL

**PROPOSED
FLOOR
PLANS**

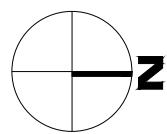
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Drawn By: SBP
Job: -

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10/28/2018

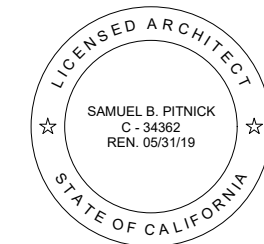
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1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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PROPOSED
ROOF
PLAN

Scale: SEE DWG.

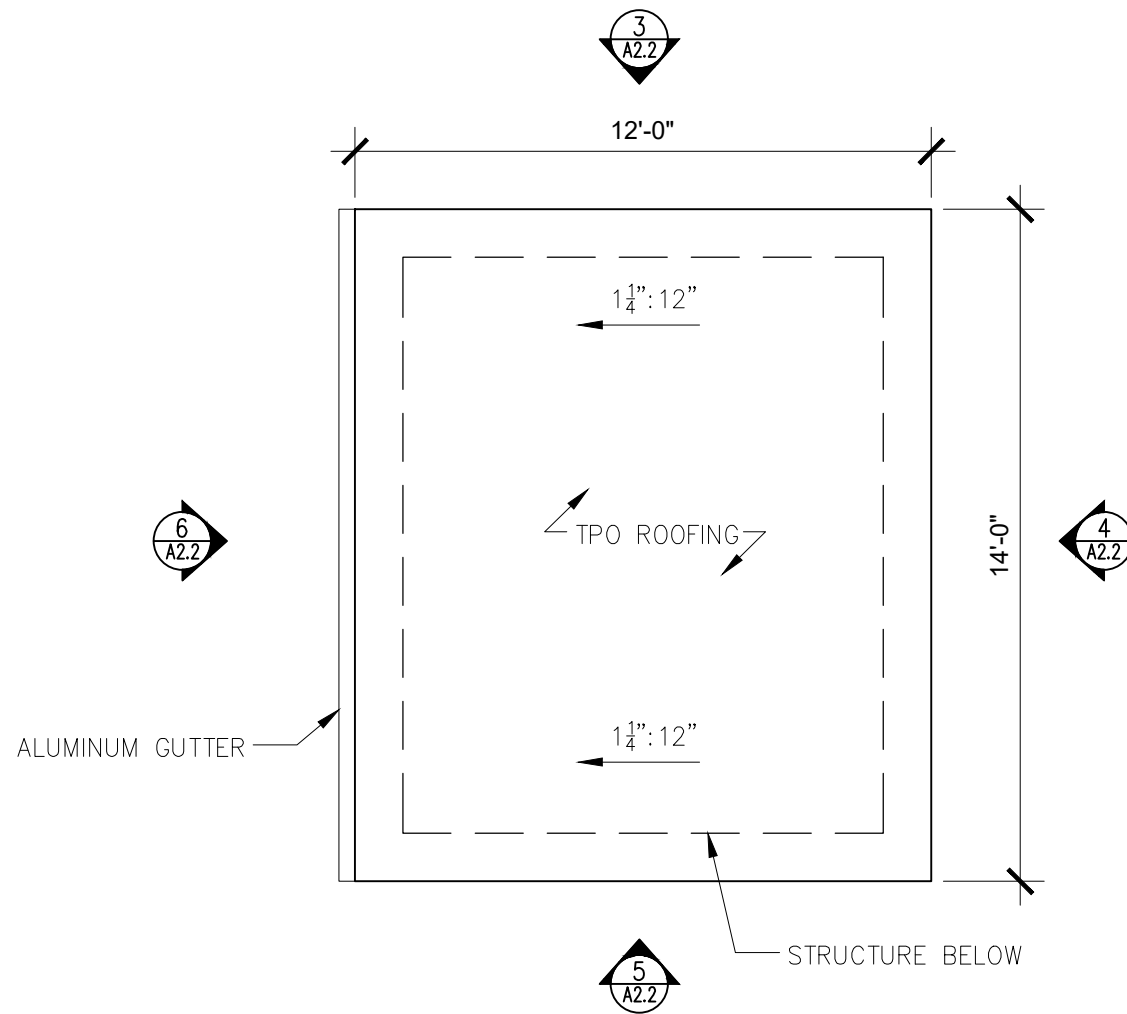
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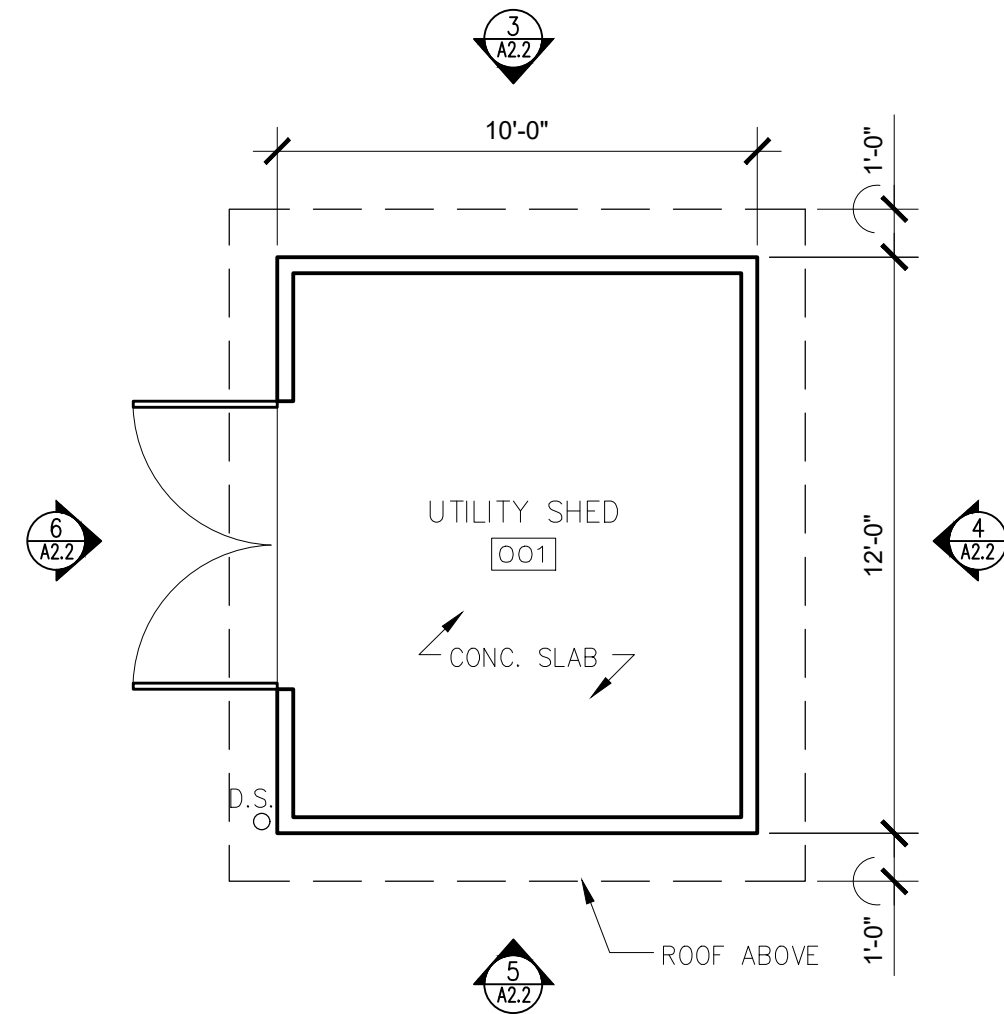
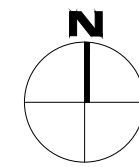
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10/28/2018

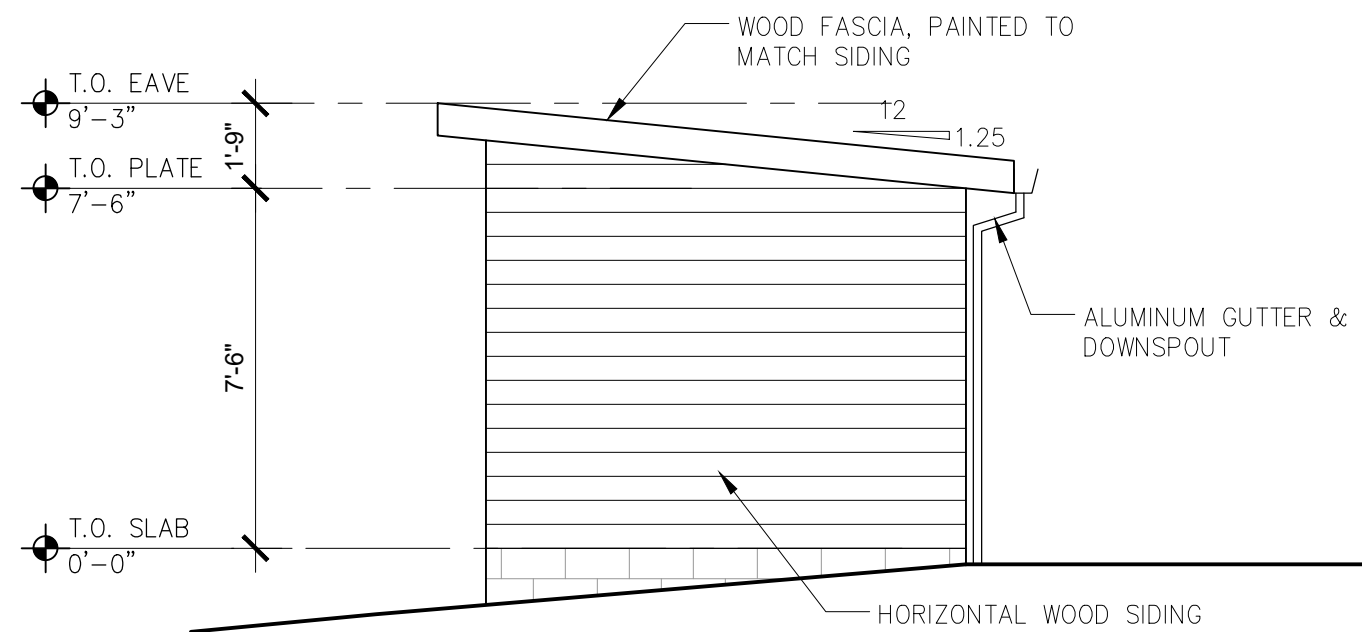
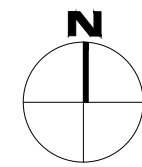
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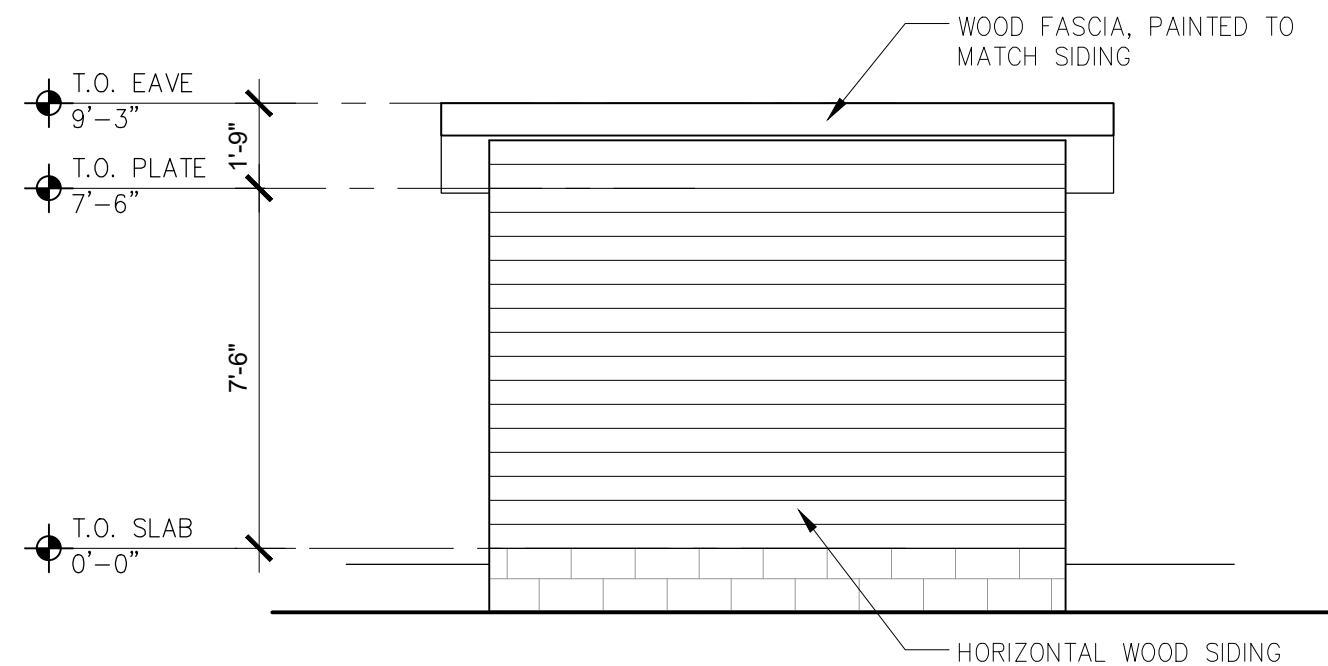
2 PROPOSED UTILITY SHED ROOF PLAN
SCALE: 1/4" = 1'-0"



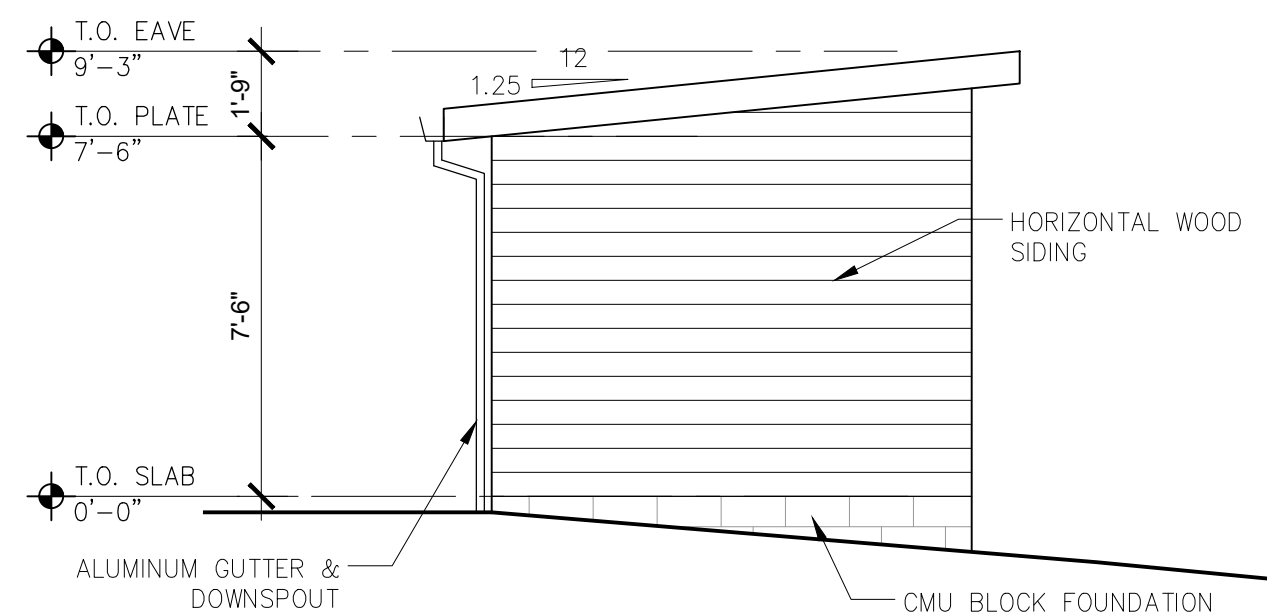
1 PROPOSED UTILITY SHED FLOOR PLAN
SCALE: 1/4" = 1'-0"



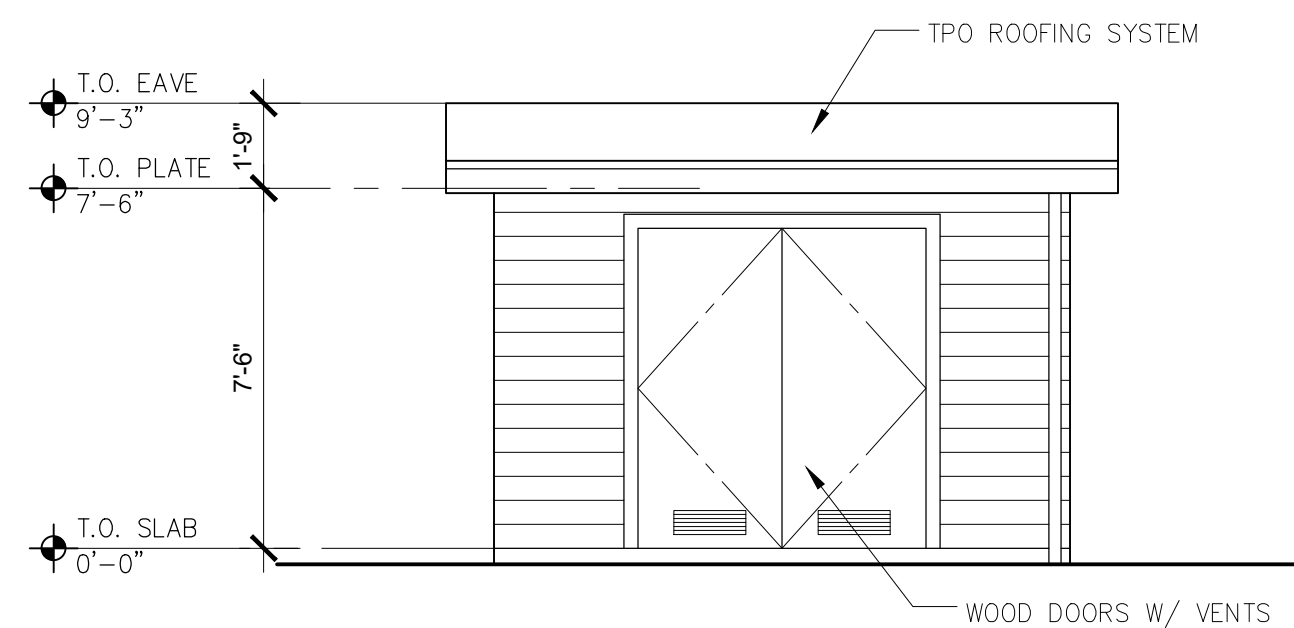
3 UTILITY SHED - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 UTILITY SHED - EAST ELEVATION
SCALE: 1/4" = 1'-0"

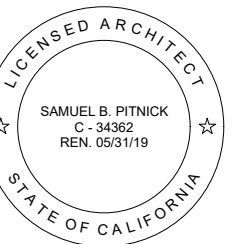


5 UTILITY SHED - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



6 UTILITY SHED - WEST ELEVATION
SCALE: 1/4" = 1'-0"

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RESIDENCE
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REVISIONS	DATE

ARCHITECTURAL

PROPOSED
UTILITY SHED
PLANS & ELEV'S.

Scale: SEE DWG.

Drawn By: SBP

Job: -

A2.2

10/28/2018

REVISIONS	DATE

BUILDING ELEVATIONS

A3.0

0/28/2018

A close-up photograph of a dark, weathered wooden surface. The image shows several horizontal planks with a prominent grain pattern. The wood is a deep, dark brown or black color, with lighter, yellowish-brown highlights where the grain is more pronounced. There are several small, dark knots and some lighter, possibly damaged or worn areas on the surface. The lighting is somewhat uneven, creating a sense of depth and texture.

A dark, textured surface, possibly a book cover or endpaper, showing signs of wear and discoloration. The color is a mottled grey-brown with some lighter and darker patches, suggesting age and handling. There are some small, faint marks and fibers visible on the surface.

A photograph of a modern building's exterior. A balcony or upper floor is visible, enclosed by a glass railing system. The railing consists of vertical glass panels held together by a metal frame. The building has a light-colored, possibly stone or concrete, facade. The sky is blue with some clouds, and some greenery is visible in the background.

Architectural elevation drawing of a building facade, showing the upper and lower levels. The drawing includes dimensions and material callouts.

Dimensions:

- Upper Level: 10'-0" (Total height), 1'-6" (Top section), 1'-6" (Middle section), 3'-6" (Bottom section).
- Lower Level: 9'-0" (Total height), 1'-6" (Top section), 3'-6" (Middle section).
- Roof: 24'-0" (Total width), 2'-0" (Overhang).
- Ground Level: 0'-0" (Total width).

Materials and Features:

- Metal fascia around roof, painted.
- Horizontal wood siding.
- Fiberglass windows & doors, typ.
- Aluminum guardrail.
- Metal reglet, painted to match stucco.
- Stucco siding.

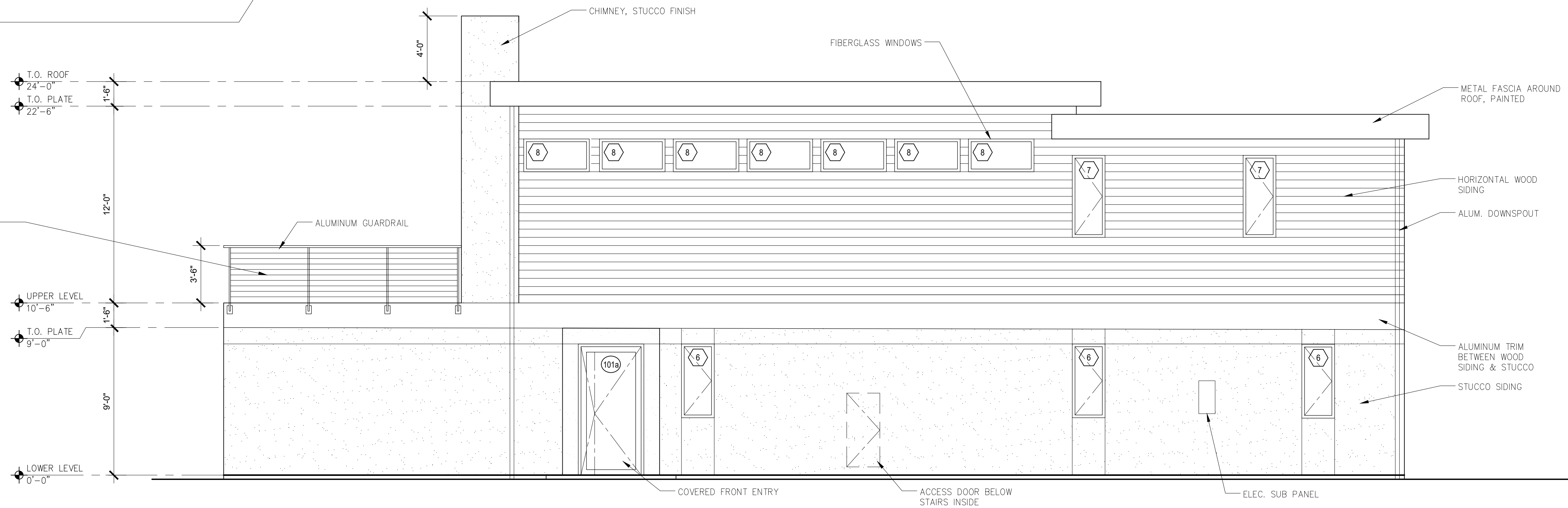
Windows and Doors:

- Upper Level: Seven windows, each labeled with a circled "2".
- Lower Level: Two windows labeled with circled "1", a door labeled with circled "104a", a window labeled with circled "3", a door labeled with circled "102a", and a door labeled with circled "100a".

Other Details:

- LED downlight.
- Stucco finish on the lower level.

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



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

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PROPOSED EXTERIOR MATERIALS



DARK WOOD SIDING



GRAY PLASTER



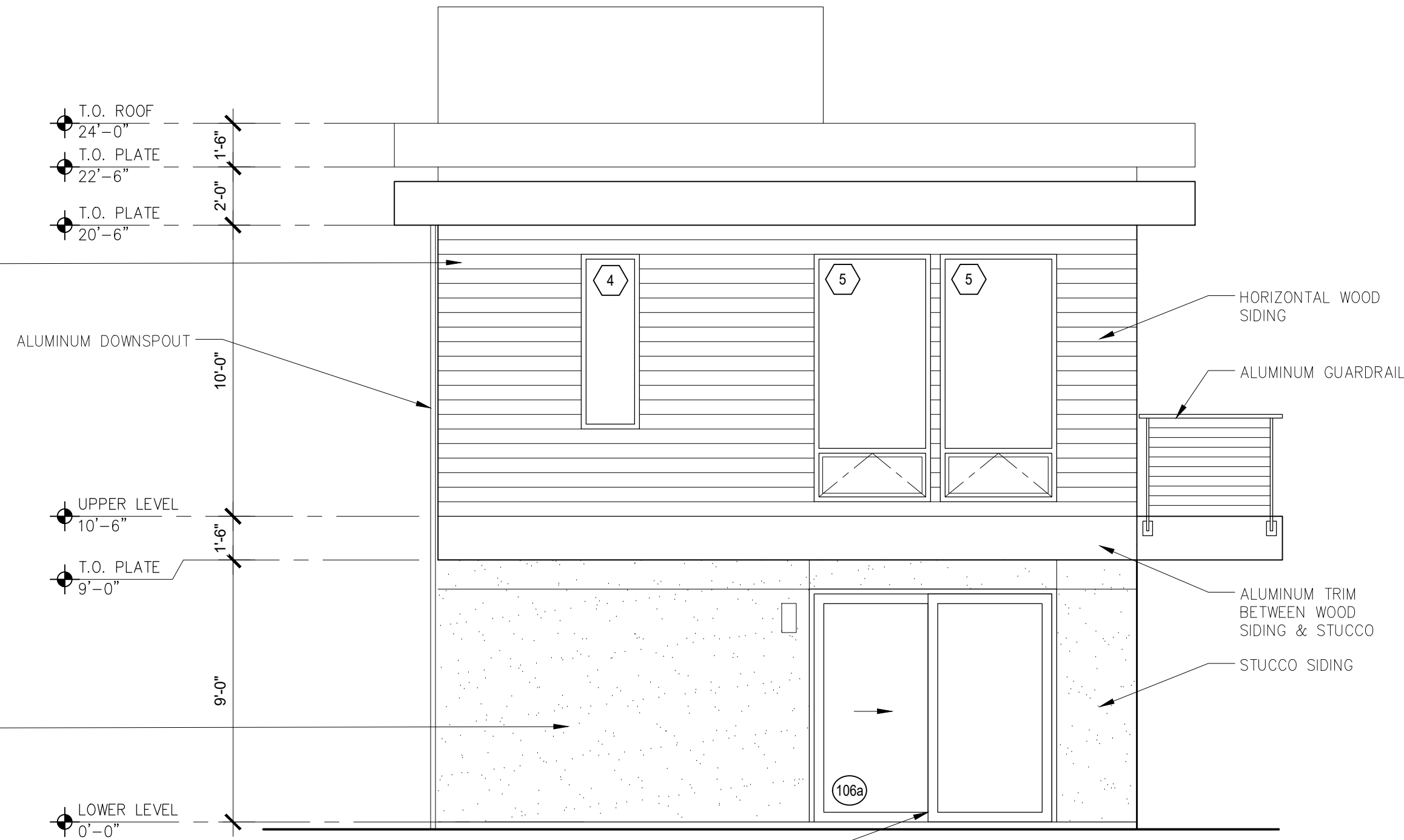
FIBERGLASS WINDOWS & DOORS - 'ALUMINUM' FINISH



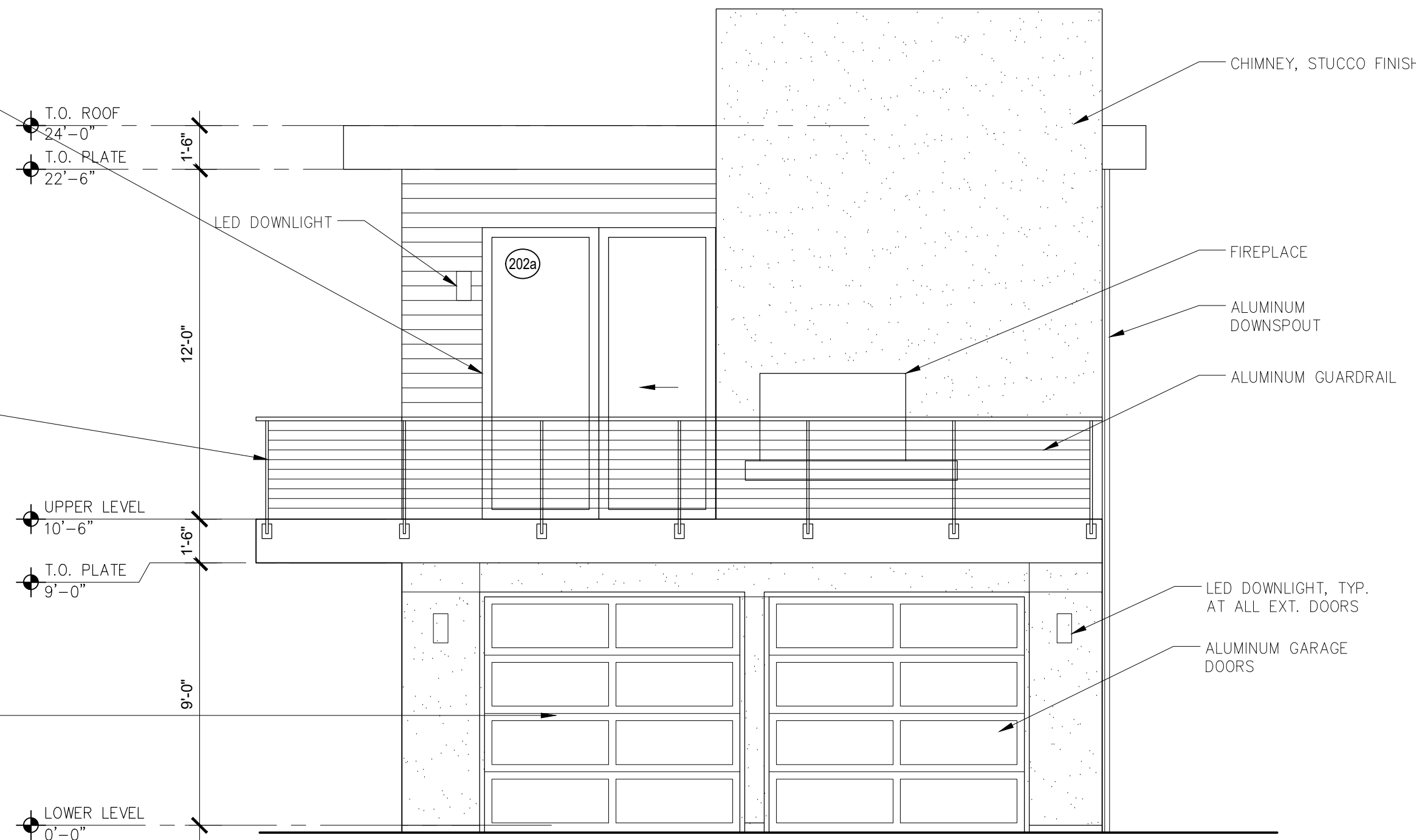
ALUMINUM GUARDRAIL



GARAGE DOORS

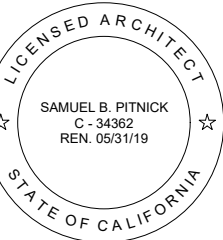


1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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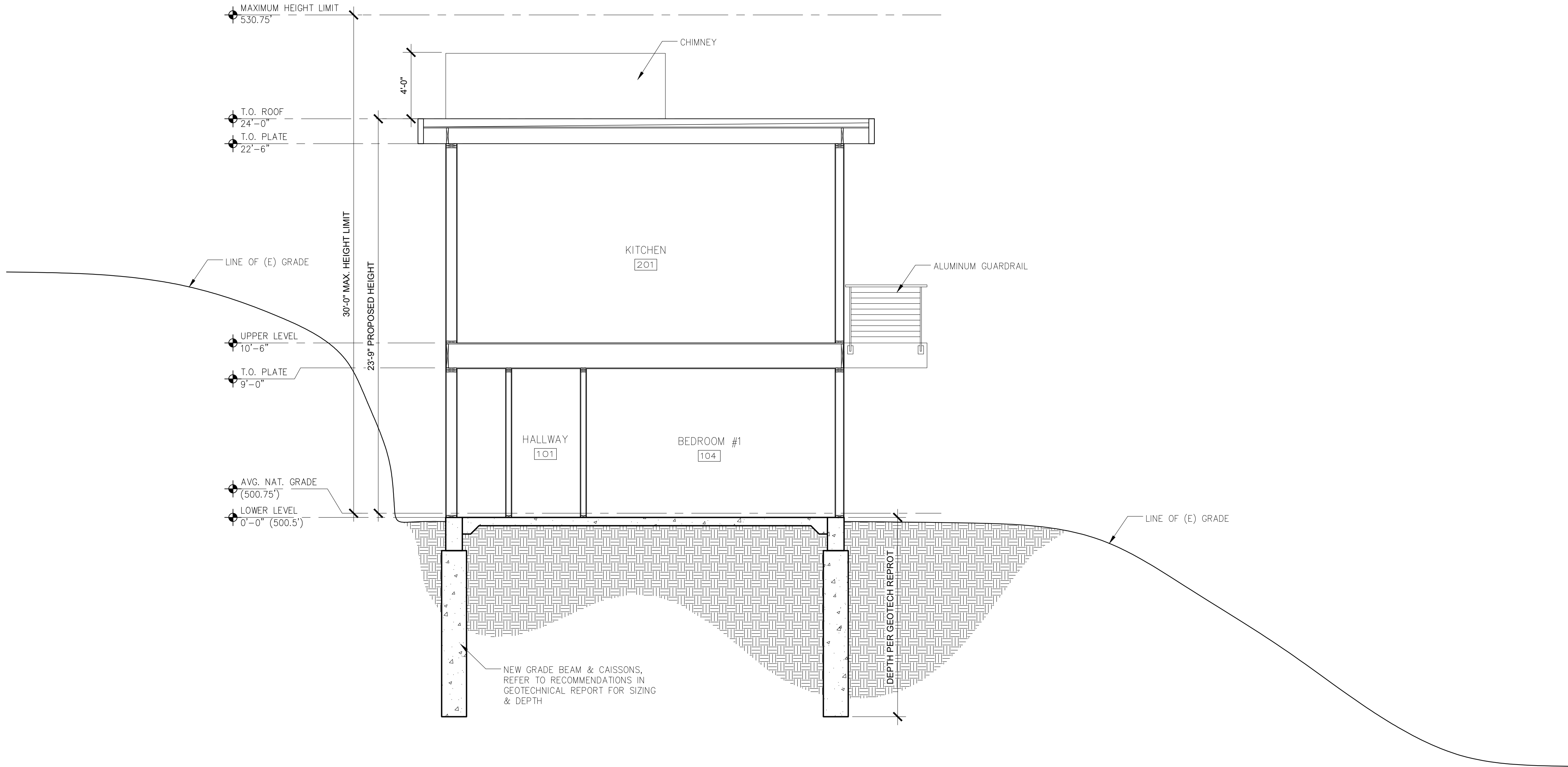
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.1

10/28/2018

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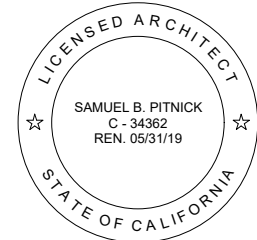


1 BUILDING SECTION (AVERAGE NATURAL GRADE SECTION)
SCALE: 1/4" = 1'-0"

CROSS SECTION NOTES

- REFER TO RECOMMENDATIONS IN GEOTECHNICAL REPORT PREPARED BY SOIL SURVEYS GROUP FOR ALTERNATE SLOPE SETBACK AND FOUNDATION REQUIREMENTS.

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ARCHITECTURAL

BUILDING
SECTION

Scale: SEE DWG.

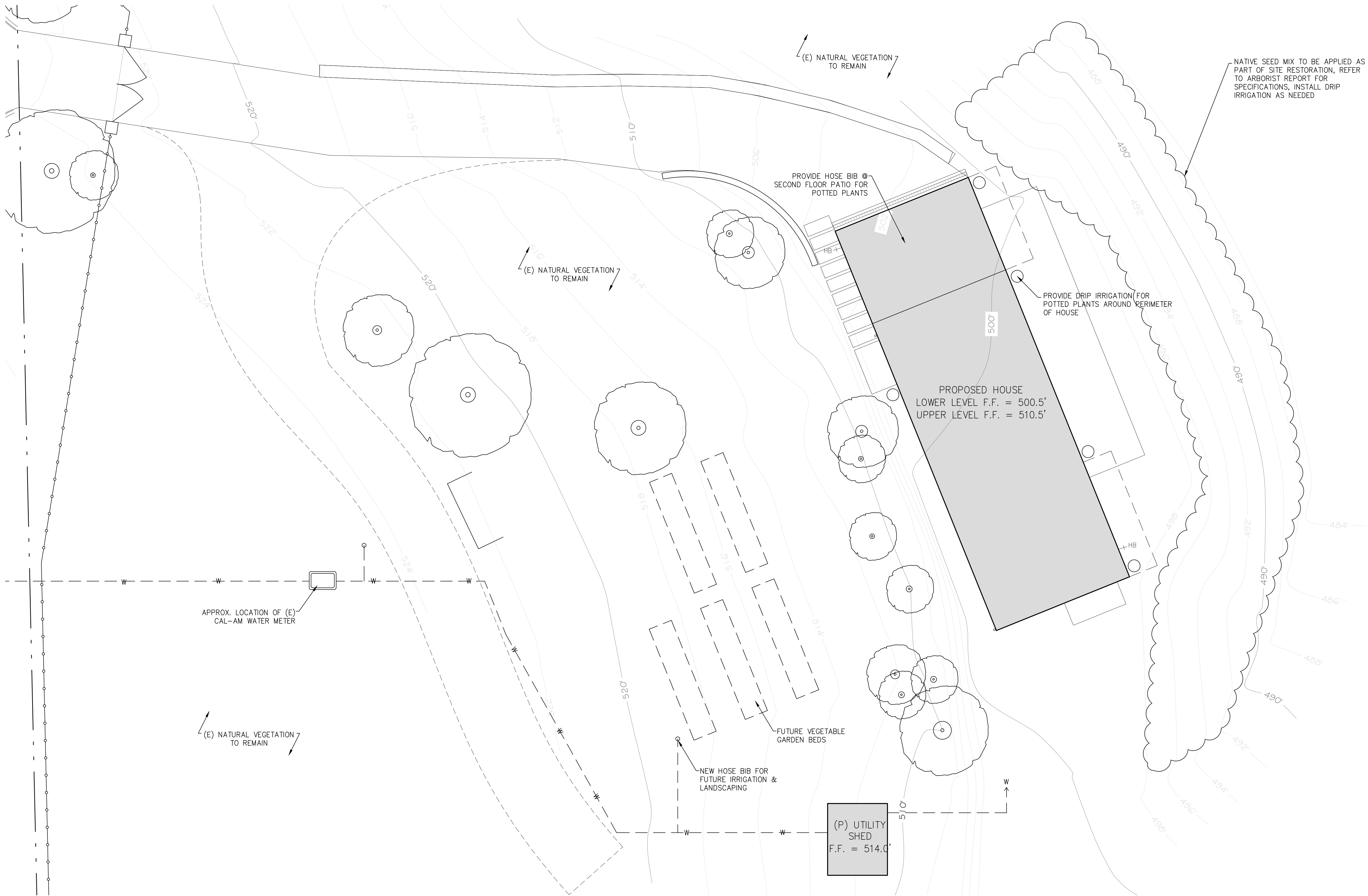
Drawn By: SBP

Job: -

A4.0

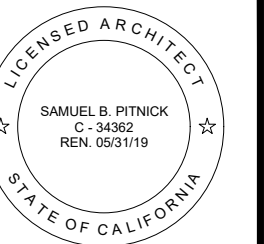
10/28/2018

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1 CONCEPT LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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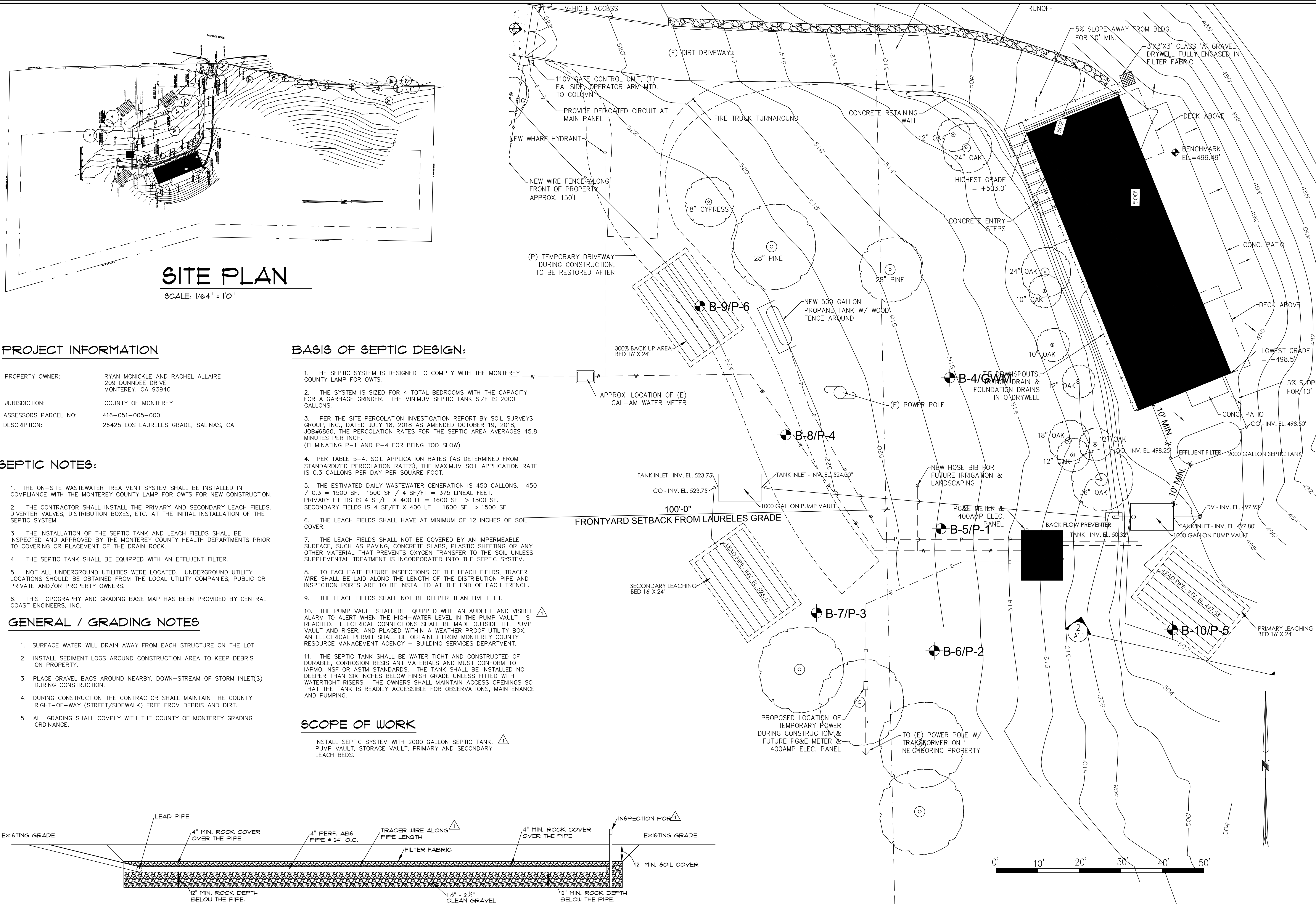
REVISIONS	DATE

ARCHITECTURAL
CONCEPTUAL
LANDSCAPE
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

L1.0

10/28/2018



SITE PLAN

SCALE: 1/64" = 1'0"

PROJECT INFORMATION

PROPERTY OWNER: RYAN MCNICKLE AND RACHEL ALLAIRE
209 DUNDEE DRIVE
MONTEREY, CA 93940

JURISDICTION: COUNTY OF MONTEREY

ASSESSORS PARCEL NO: 416-051-005-000

DESCRIPTION: 26425 LOS LAURELES GRADE, SALINAS, CA

SEPTIC NOTES:

1. THE ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE MONTEREY COUNTY LAMP FOR OWTS FOR NEW CONSTRUCTION.
2. THE CONTRACTOR SHALL INSTALL THE PRIMARY AND SECONDARY LEACH FIELDS, DIVERTER VALVES, DISTRIBUTION BOXES, ETC. AT THE INITIAL INSTALLATION OF THE SEPTIC SYSTEM.
3. THE INSTALLATION OF THE SEPTIC TANK AND LEACH FIELDS SHALL BE INSPECTED AND APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENTS PRIOR TO COVERING OR PLACEMENT OF THE DRAIN ROCK.
4. THE SEPTIC TANK SHALL BE EQUIPPED WITH AN EFFLUENT FILTER.
5. NOT ALL UNDERGROUND UTILITIES WERE LOCATED. UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE LOCAL UTILITY COMPANIES, PUBLIC OR PRIVATE AND/OR PROPERTY OWNERS.
6. THIS TOPOGRAPHY AND GRADING BASE MAP HAS BEEN PROVIDED BY CENTRAL COAST ENGINEERS, INC.

GENERAL / GRADING NOTES

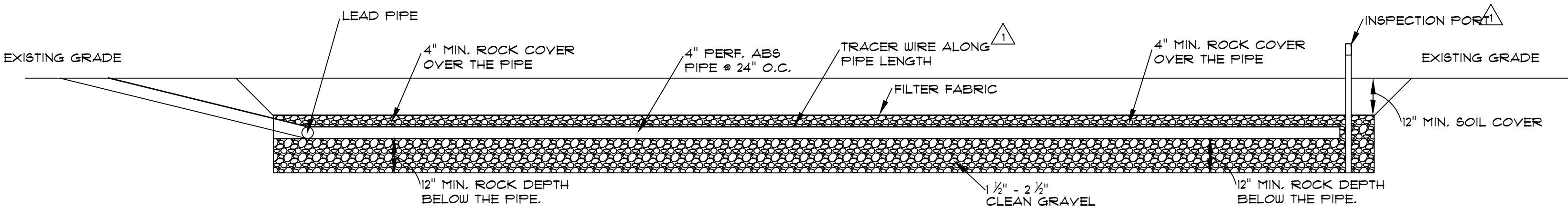
1. SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT.
2. INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
3. PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM OF STORM INLET(S) DURING CONSTRUCTION.
4. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COUNTY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.
5. ALL GRADING SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING ORDINANCE.

BASIS OF SEPTIC DESIGN:

1. THE SEPTIC SYSTEM IS DESIGNED TO COMPLY WITH THE MONTEREY COUNTY LAMP FOR OWTS.
2. THE SYSTEM IS SIZED FOR 4 TOTAL BEDROOMS WITH THE CAPACITY FOR A GARBAGE GRINDER. THE MINIMUM SEPTIC TANK SIZE IS 2000 GALLONS.
3. PER THE SITE PERCOLATION INVESTIGATION REPORT BY SOIL SURVEYS GROUP, INC., DATED JULY 18, 2018 AS AMENDED OCTOBER 19, 2018, JOB#6860, THE PERCOLATION RATES FOR THE SEPTIC AREA AVERAGES 45.8 MINUTES PER INCH. (ELIMINATING P-1 AND P-4 FOR BEING TOO SLOW)
4. PER TABLE 5-4, SOIL APPLICATION RATES (AS DETERMINED FROM STANDARDIZED PERCOLATION RATES), THE MAXIMUM SOIL APPLICATION RATE IS 0.3 GALLONS PER DAY PER SQUARE FOOT.
5. THE ESTIMATED DAILY WASTEWATER GENERATION IS 450 GALLONS. 450 / 0.3 = 1500 SF. 1500 SF / 4 SF/FT = 375 LINEAL FEET. PRIMARY FIELDS IS 4 SF/FT X 400 LF = 1600 SF > 1500 SF. SECONDARY FIELDS IS 4 SF/FT X 400 LF = 1600 SF > 1500 SF.
6. THE LEACH FIELDS SHALL HAVE AT MINIMUM OF 12 INCHES OF SOIL COVER.
7. THE LEACH FIELDS SHALL NOT BE COVERED BY AN IMPERMEABLE SURFACE, SUCH AS PAVING, CONCRETE SLABS, PLASTIC SHEETING OR ANY OTHER MATERIAL THAT PREVENTS OXYGEN TRANSFER TO THE SOIL UNLESS SUPPLEMENTAL TREATMENT IS INCORPORATED INTO THE SEPTIC SYSTEM.
8. TO FACILITATE FUTURE INSPECTIONS OF THE LEACH FIELDS, TRACER WIRE SHALL BE LAID ALONG THE LENGTH OF THE DISTRIBUTION PIPE AND INSPECTION PORTS ARE TO BE INSTALLED AT THE END OF EACH TRENCH.
9. THE LEACH FIELDS SHALL NOT BE DEEPER THAN FIVE FEET.
10. THE PUMP VAULT SHALL BE EQUIPPED WITH AN AUDIBLE AND VISIBLE ALARM TO ALERT WHEN THE HIGH-WATER LEVEL IN THE PUMP VAULT IS REACHED. ELECTRICAL CONNECTIONS SHALL BE MADE OUTSIDE THE PUMP VAULT AND RISER, AND PLACED WITHIN A WEATHER PROOF UTILITY BOX. AN ELECTRICAL PERMIT SHALL BE OBTAINED FROM MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY - BUILDING SERVICES DEPARTMENT.
11. THE SEPTIC TANK SHALL BE WATER TIGHT AND CONSTRUCTED OF DURABLE, CORROSION RESISTANT MATERIALS AND MUST CONFORM TO IAPMO, NSF OR ASTM STANDARDS. THE TANK SHALL BE INSTALLED NO DEEPER THAN SIX INCHES BELOW FINISH GRADE UNLESS FITTED WITH WATERTIGHT RISERS. THE OWNERS SHALL MAINTAIN ACCESS OPENINGS SO THAT THE TANK IS READILY ACCESSIBLE FOR OBSERVATIONS, MAINTENANCE AND PUMPING.

SCOPE OF WORK

INSTALL SEPTIC SYSTEM WITH 2000 GALLON SEPTIC TANK, PUMP VAULT, STORAGE VAULT, PRIMARY AND SECONDARY LEACH BEDS.



LEACH FIELD BED DETAIL

SEPTIC PLAN

SCALE: 1" = 20'0"

REVISIONS

1	10.24.18	BT

TALUBAN ENGINEERING, INC.

103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 292 SALINAS, CALIFORNIA, 93902

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103 CHURCH STREET
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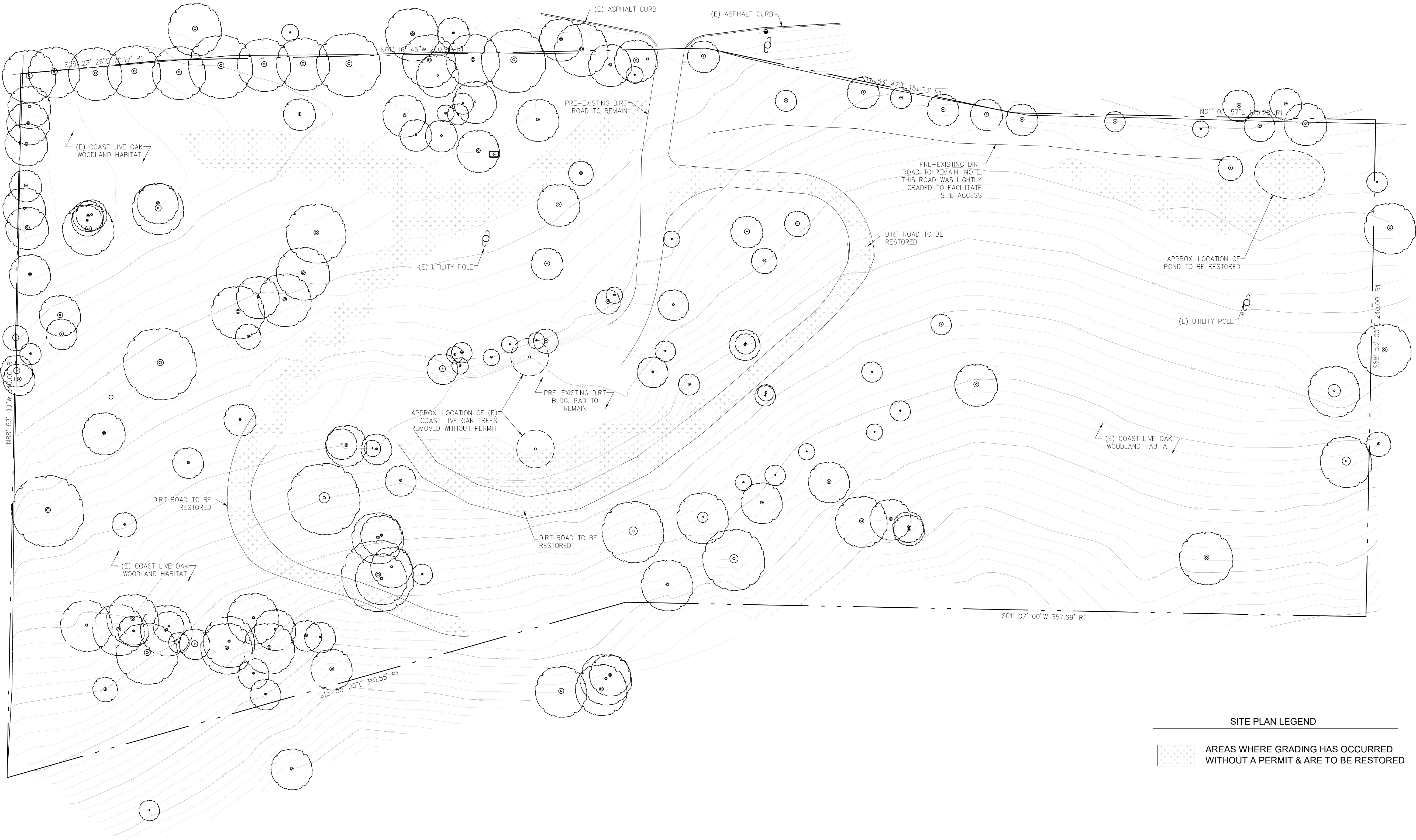
REGISTERED PROFESSIONAL ENGINEER
No. 44217
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

SEPTIC SYSTEM SITE PLAN

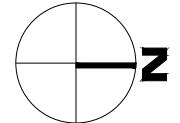
MCNICKLE / ALLAIRE RESIDENCE
26425 LOS LAURELES GRADE
SALINAS, CALIFORNIA 93908

DATE: 10/19/18
SCALE: AS SHOWN
DRAWN: BT
JOB: 18-026
APN: 416-051-005-000
SHEET
C.1
OF SHEETS

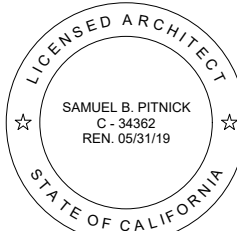
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1 EXHIBIT 1 - EXISTING SITE PLAN
SCALE: 1' = 25'-0"



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[illegible]

ARCHITECTURAL

EXISTING
SITE PLAN

Scale: SEE DWG.

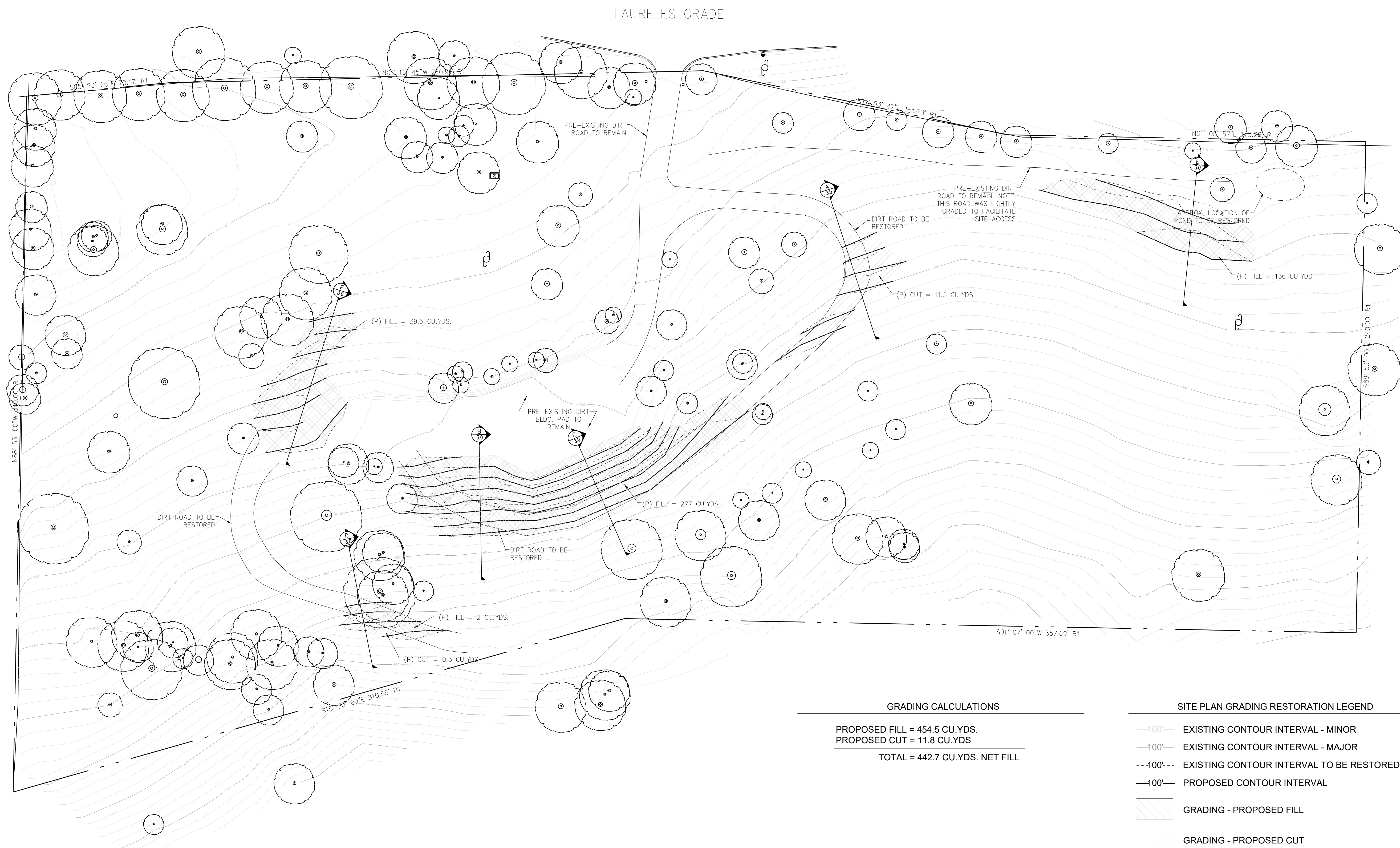
Drawn By: SBP

Job: -

1.0

05/01/2018

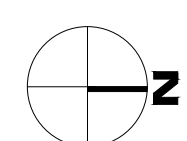
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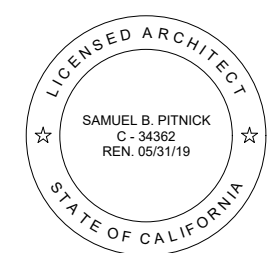
GRADING CALCULATIONS
PROPOSED FILL = 454.5 CU.YDS.
PROPOSED CUT = 11.8 CU.YDS
TOTAL = 442.7 CU.YDS. NET FILL

- SITE PLAN GRADING RESTORATION LEGEND
- 100' EXISTING CONTOUR INTERVAL - MINOR
 - 100' EXISTING CONTOUR INTERVAL - MAJOR
 - - 100' - - EXISTING CONTOUR INTERVAL TO BE RESTORED
 - 100' PROPOSED CONTOUR INTERVAL
 - GRADING - PROPOSED FILL
 - GRADING - PROPOSED CUT

1 EXHIBIT 2 - PROPOSED SITE PLAN GRADING RESTORATION
SCALE: 1" = 25'-0"



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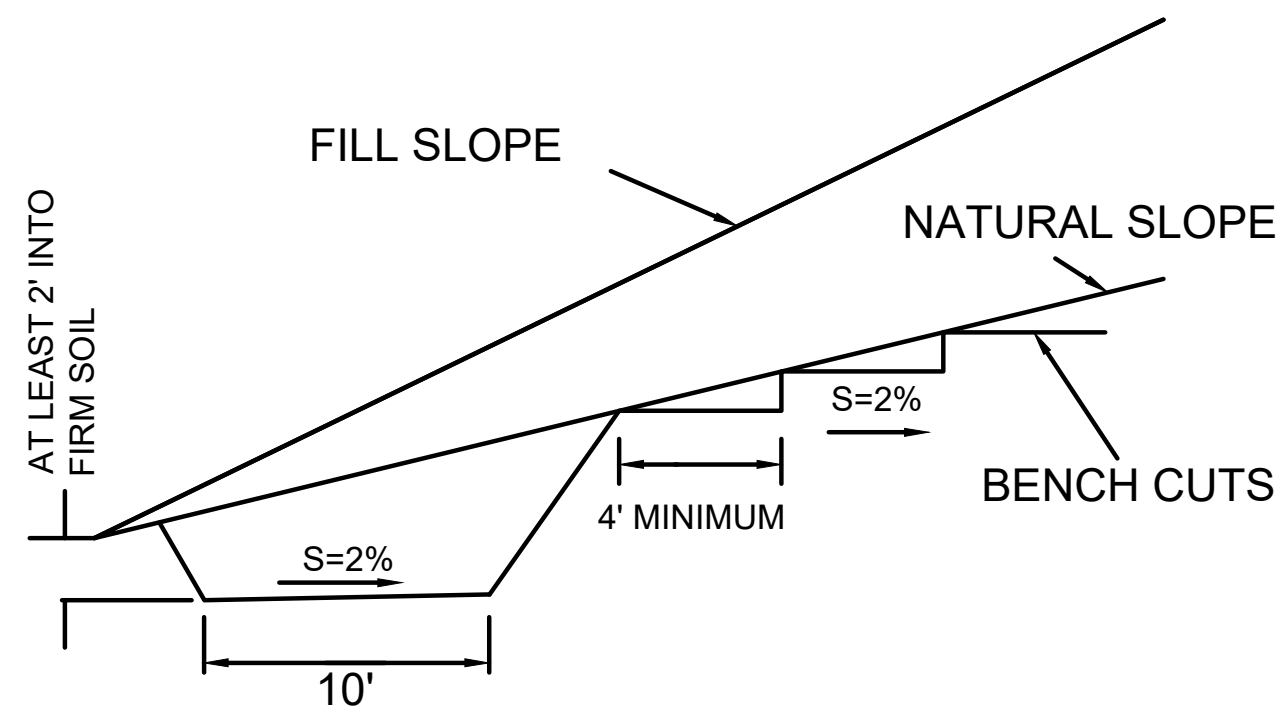
REVISIONS	DATE

ARCHITECTURAL

(P) SITE PLAN
GRADING
RESTORATION

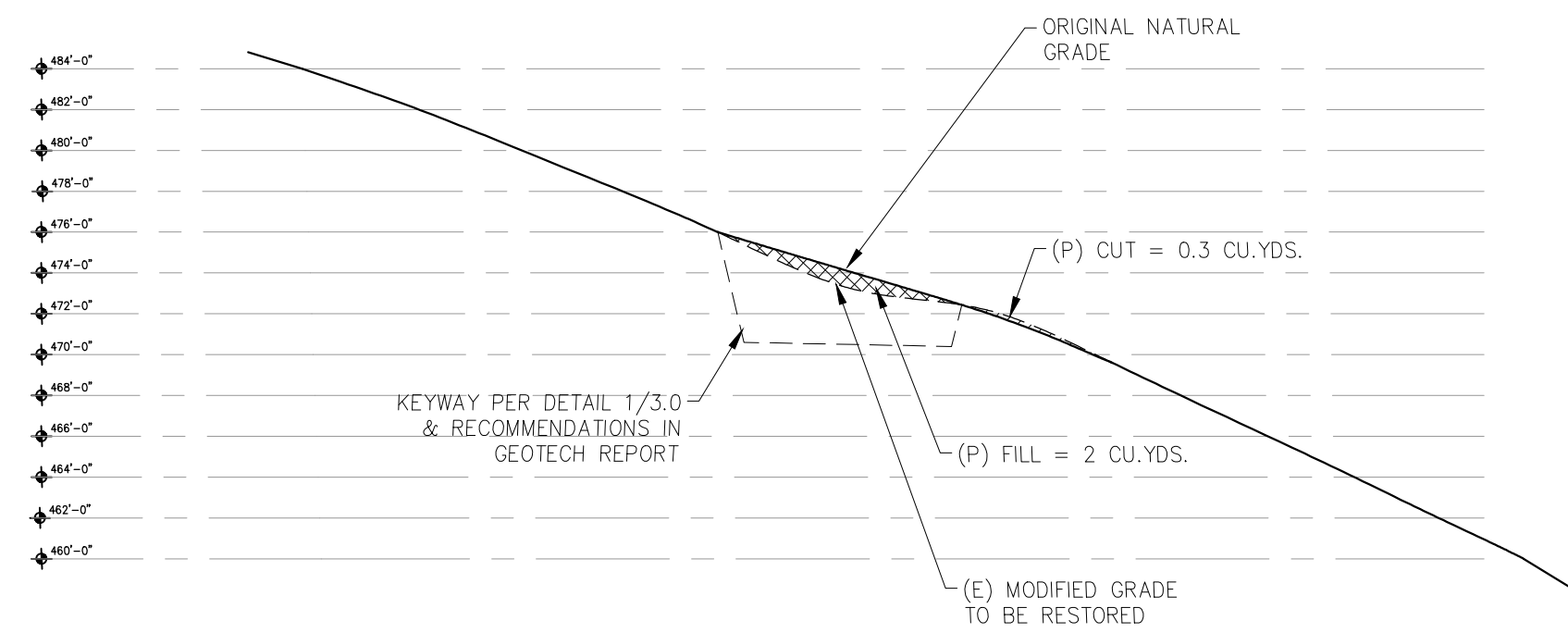
Scale: SEE DWG.
Drawn By: SBP
Job: -

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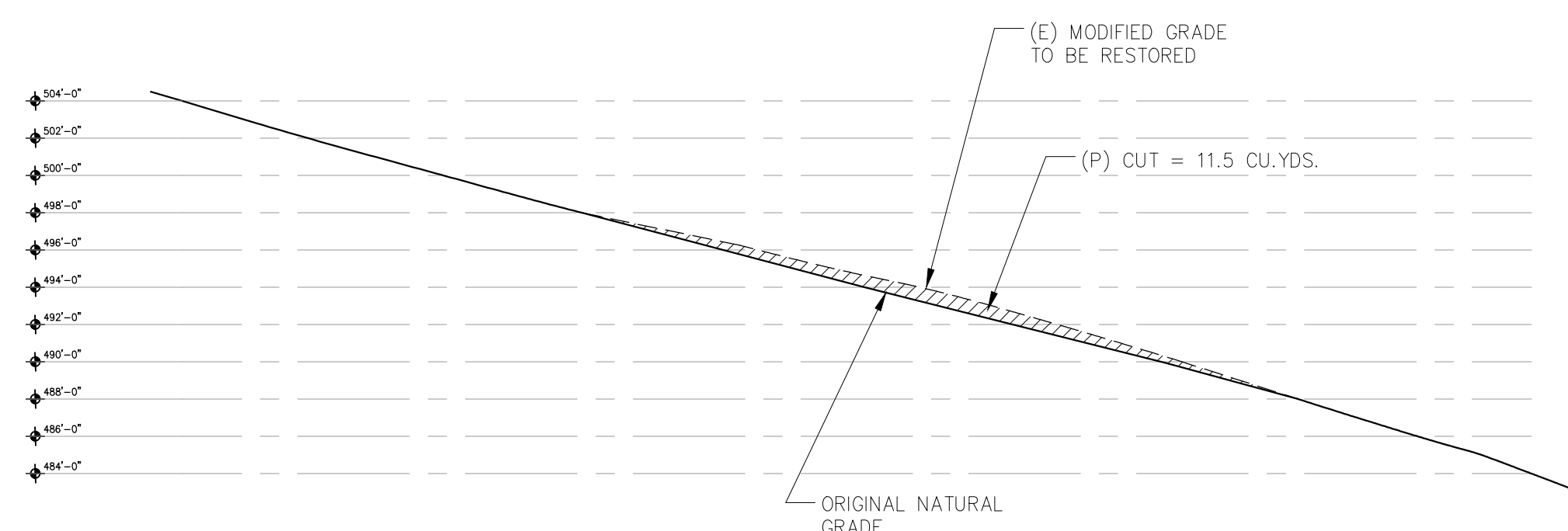


1 KEYWAY DETAIL
SCALE: N.T.S.

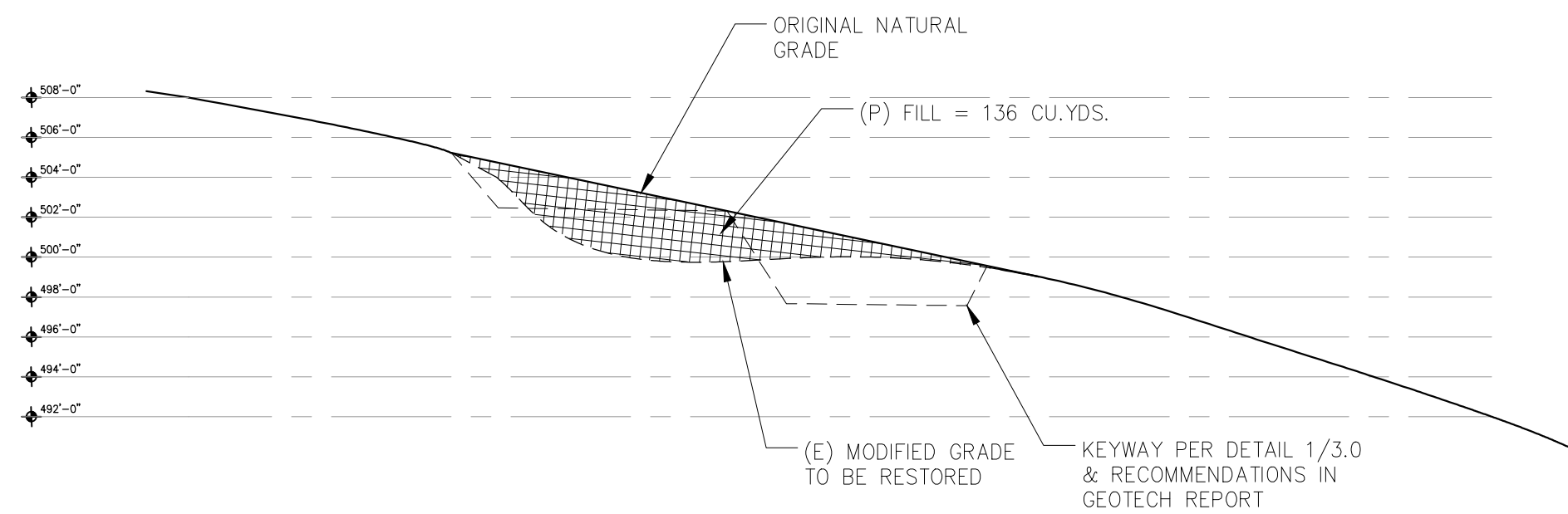
- NOTE:
1. ALSO REFER TO SITE SPECIFIC GRADING RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY SOIL SURVEYS GROUP.



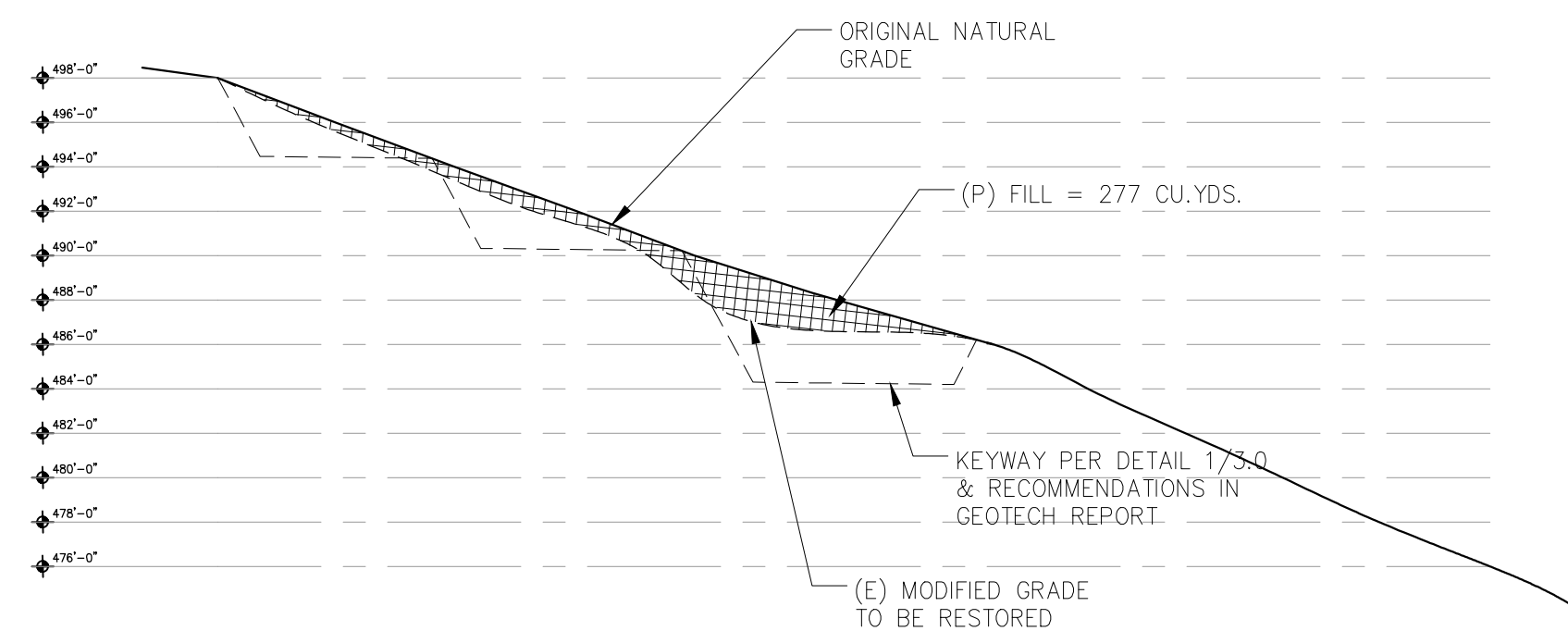
D SITE SECTION 'D'
SCALE: 1/8"=1'-0"



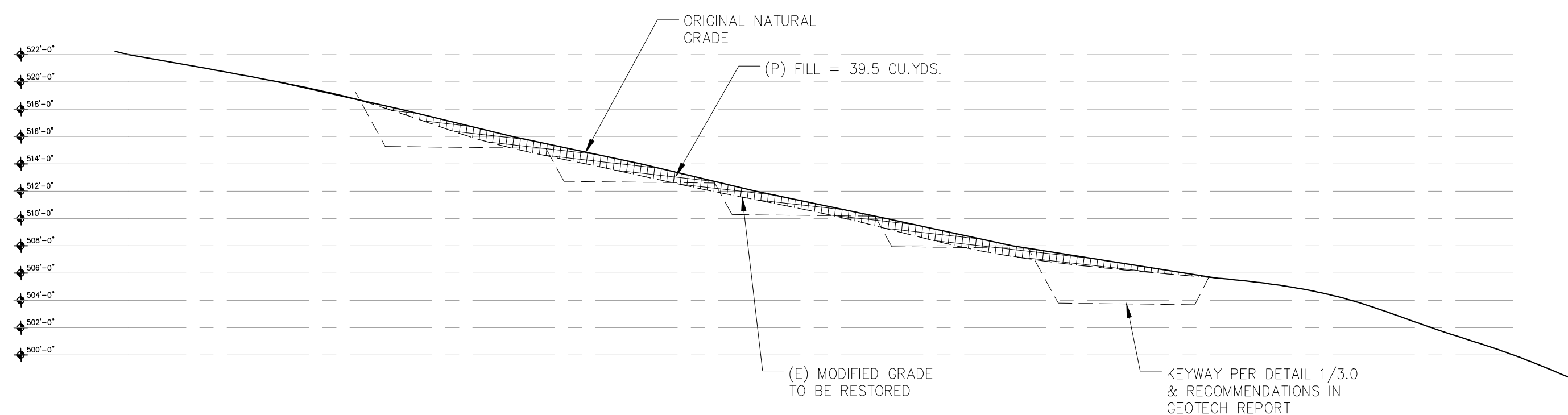
A SITE SECTION 'A'
SCALE: 1/8"=1'-0"



E SITE SECTION 'E'
SCALE: 1/8"=1'-0"



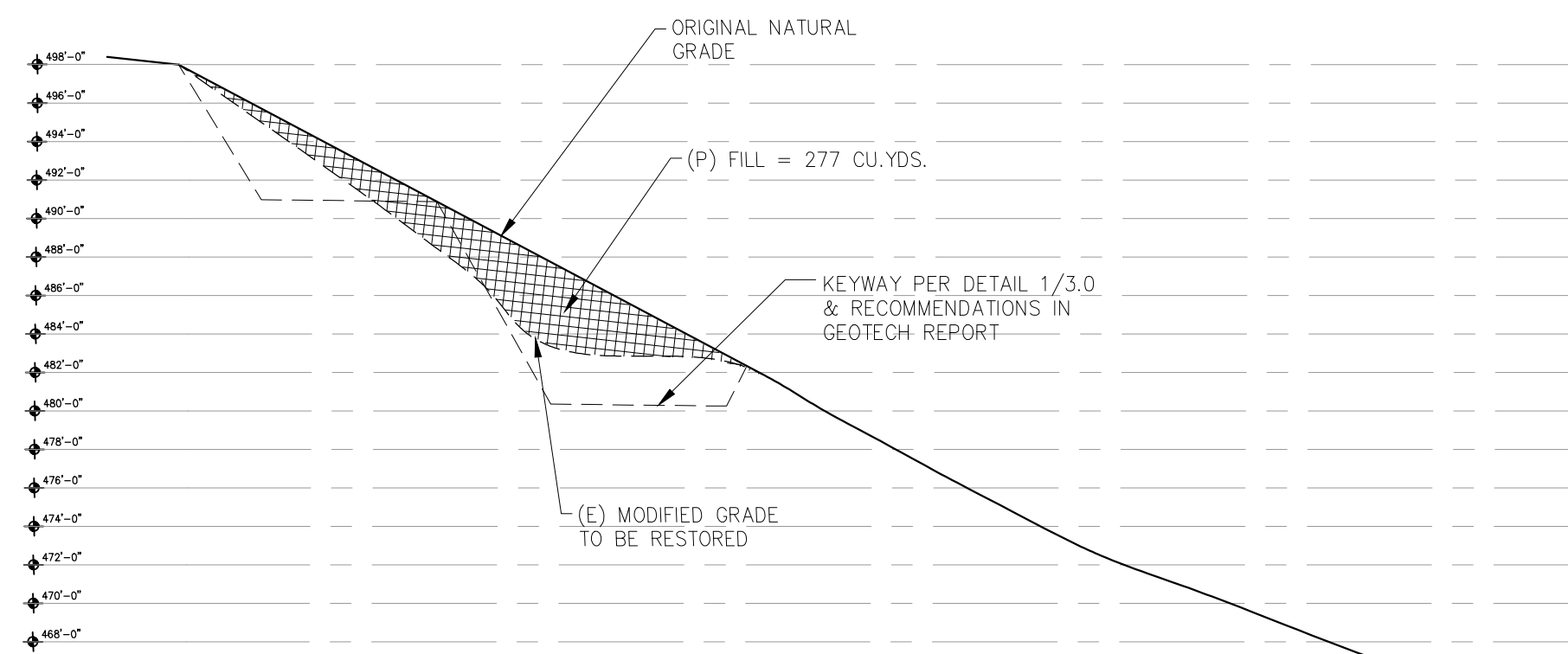
B SITE SECTION 'B'
SCALE: 1/8"=1'-0"



F SITE SECTION 'F'
SCALE: 1/8"=1'-0"

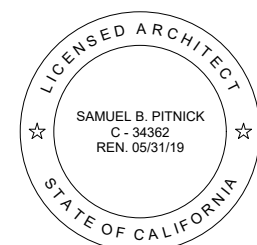
SITE SECTION LEGEND

- GRADING - PROPOSED FILL
- GRADING - PROPOSED CUT



C SITE SECTION 'C'
SCALE: 1/8"=1'-0"

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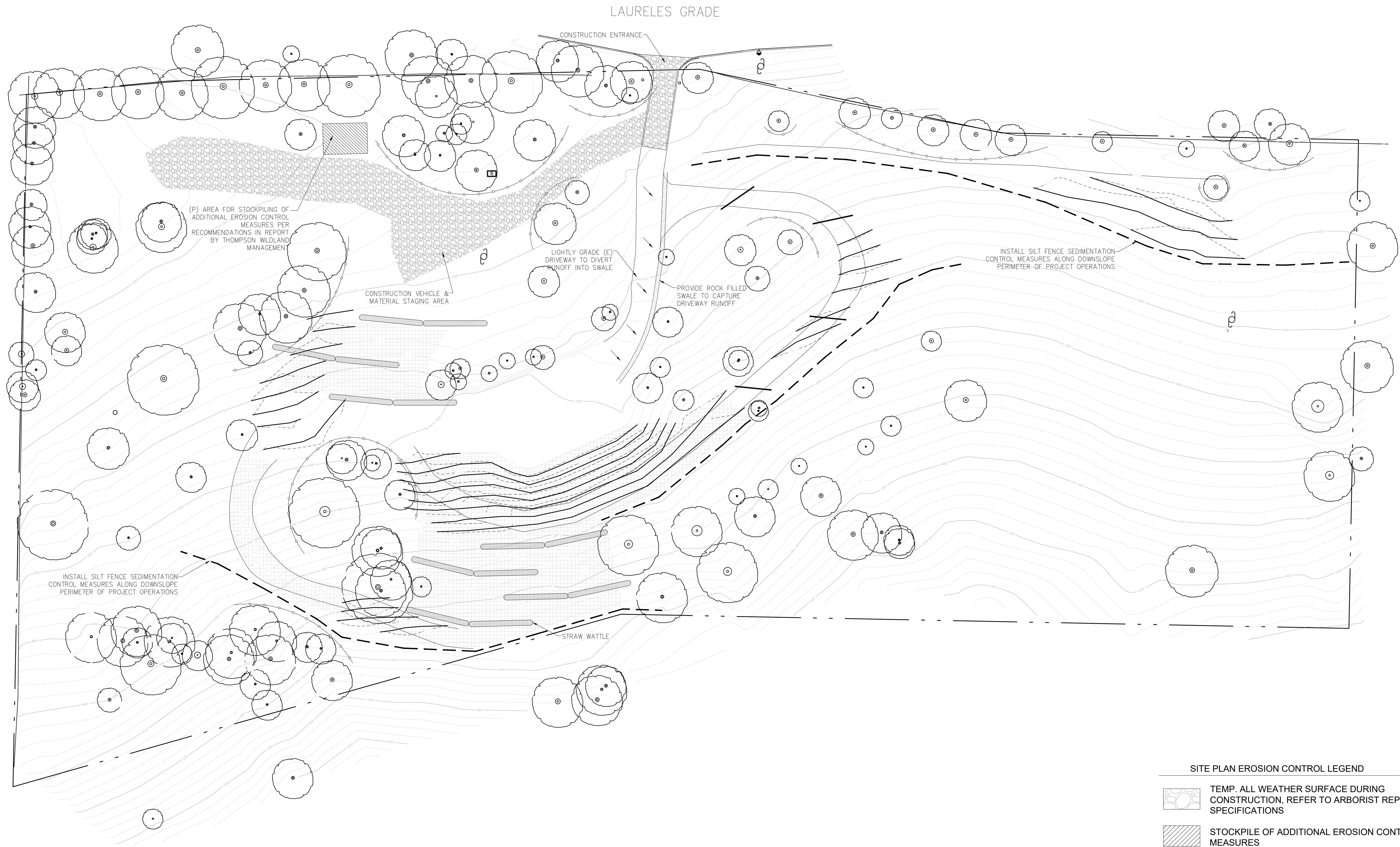
REVISIONS	DATE

ARCHITECTURAL
RESTORATION
GRADING
SECTIONS
Scale: SEE DWG.
Drawn By: SBP
Job: -

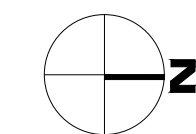
3.0

05/01/2018

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1 EXHIBIT 4 - PROPOSED SITE PLAN EROSION CONTROL
SCALE: 1" = 25'-0"

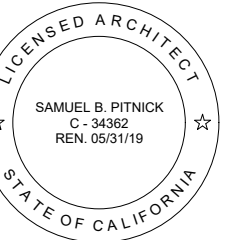


SITE PLAN EROSION CONTROL LEGEND

- TEMP. ALL WEATHER SURFACE DURING CONSTRUCTION, REFER TO ARBORIST REPORT FOR SPECIFICATIONS
- STOCKPILE OF ADDITIONAL EROSION CONTROL MEASURES
- EROSION CONTROL BLANKETS - INSTALL ON STEEPER AREAS
- SILT FENCING
- STRAW WATTLE
- EARTHEN / SAND BAG WATER BARS EVERY 50'
- EXCLUSIONARY FENCING AROUND CRITICAL ROOT ZONES OF TREES

NOTE: REFER TO SHEET 7.0 FOR EROSION CONTROL MEASURE DETAILS

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REVISIONS DATE

ARCHITECTURAL

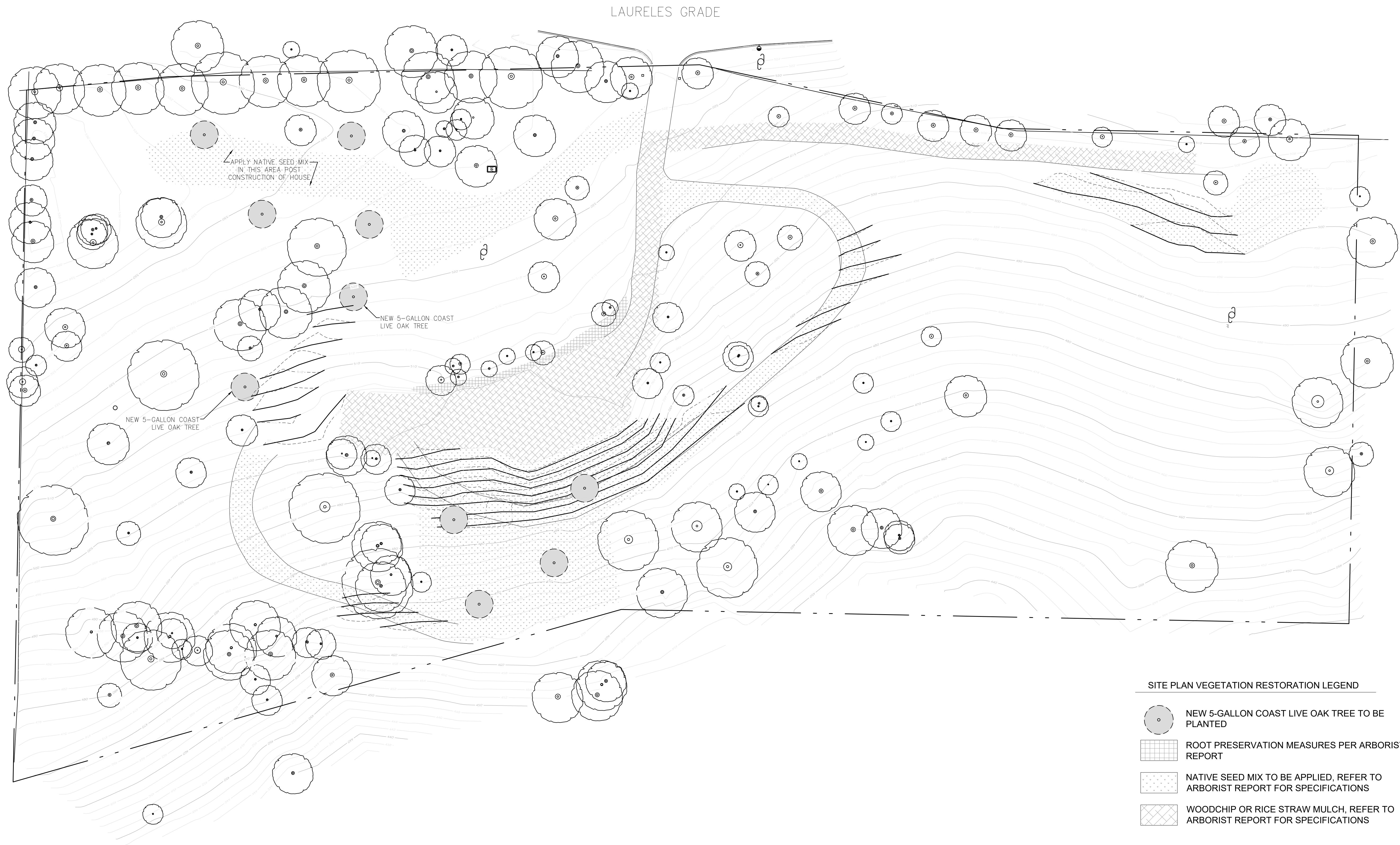
(P) SITE PLAN
EROSION
CONTROL

Scale: SEE DWG.
Drawn By: SBP
Job: -

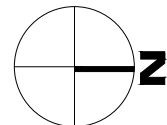
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05/01/2018

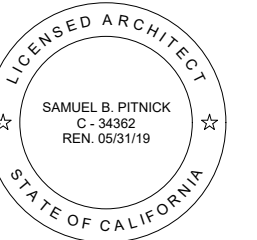
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1 EXHIBIT 5 - PROPOSED SITE PLAN VEGETATION RESTORATION
SCALE: 1" = 25'-0"



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RESIDENCE
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REVISIONS	DATE

ARCHITECTURAL

(P) SITE PLAN
VEGETATION
RESTORATION

Scale: SEE DWG.

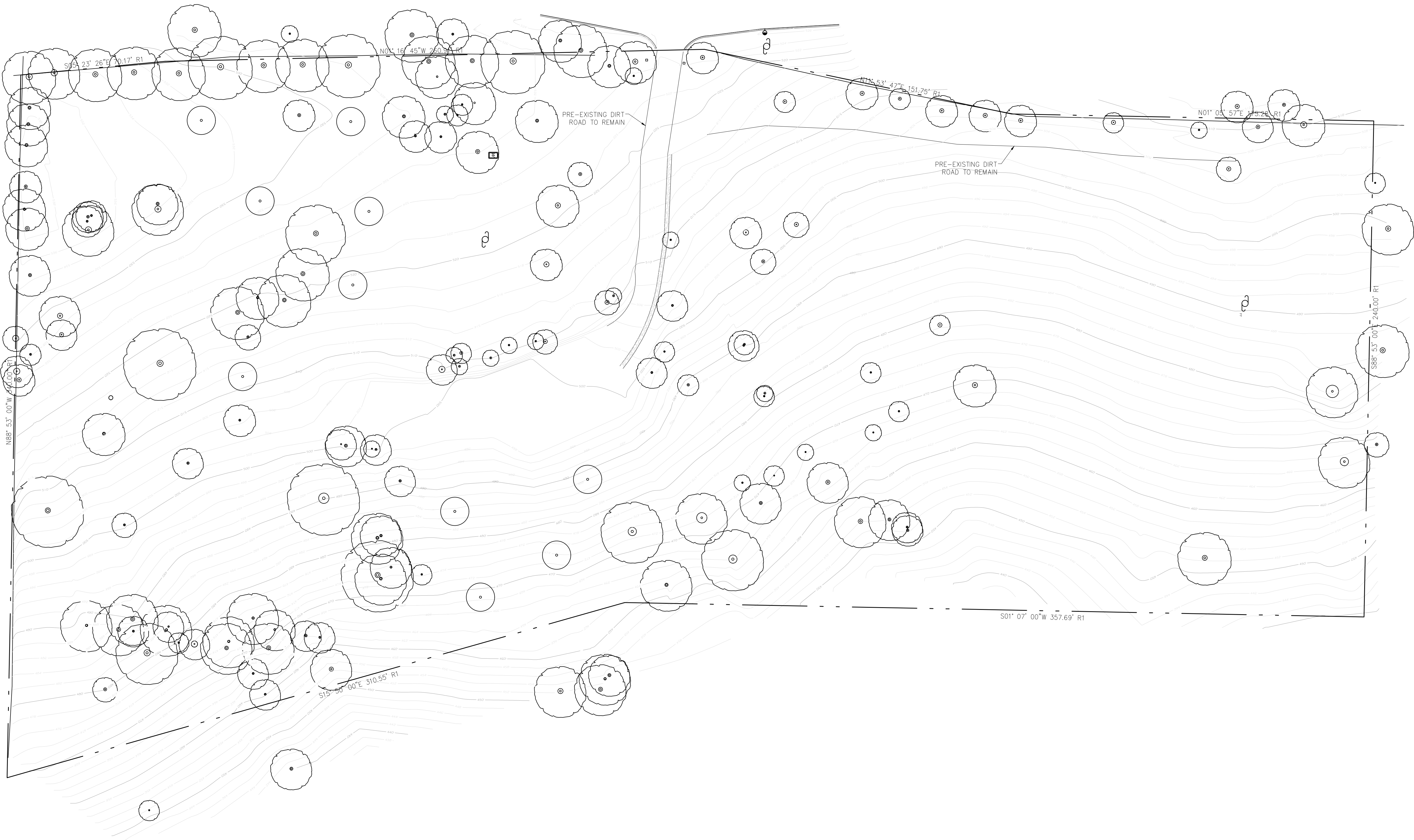
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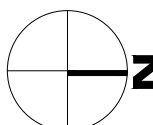
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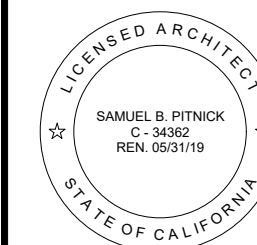
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1 EXHIBIT 6 - FINAL SITE PLAN POST-RESTORATION
SCALE: 1" = 25'-0"



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REVISIONS	DATE

ARCHITECTURAL

FINAL SITE PLAN
POST
RESTORATION

Scale: SEE DWG.

Drawn By: SBP

Job: -

6.0

05/01/2018

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EROSION CONTROL NOTES

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

- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.

- STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

EROSION AND SEDIMENT CONTROL MEASURES

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
- APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.

- IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKFIER AND MULCH.

- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

EMPLOYEE TRAINING

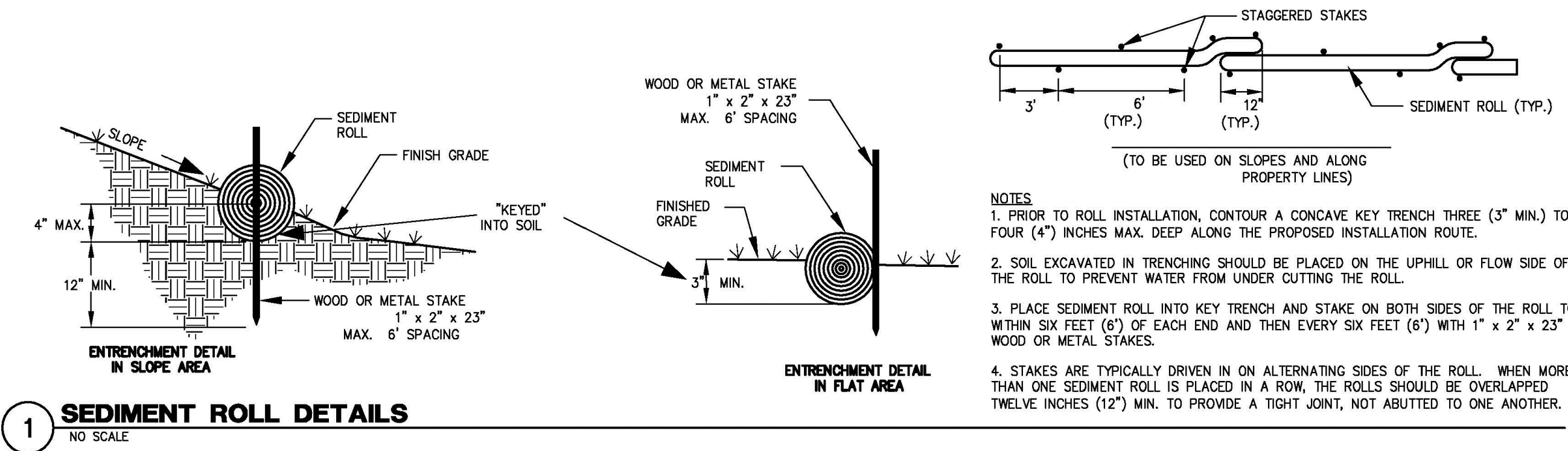
- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.

OBSERVATION AND MAINTENANCE

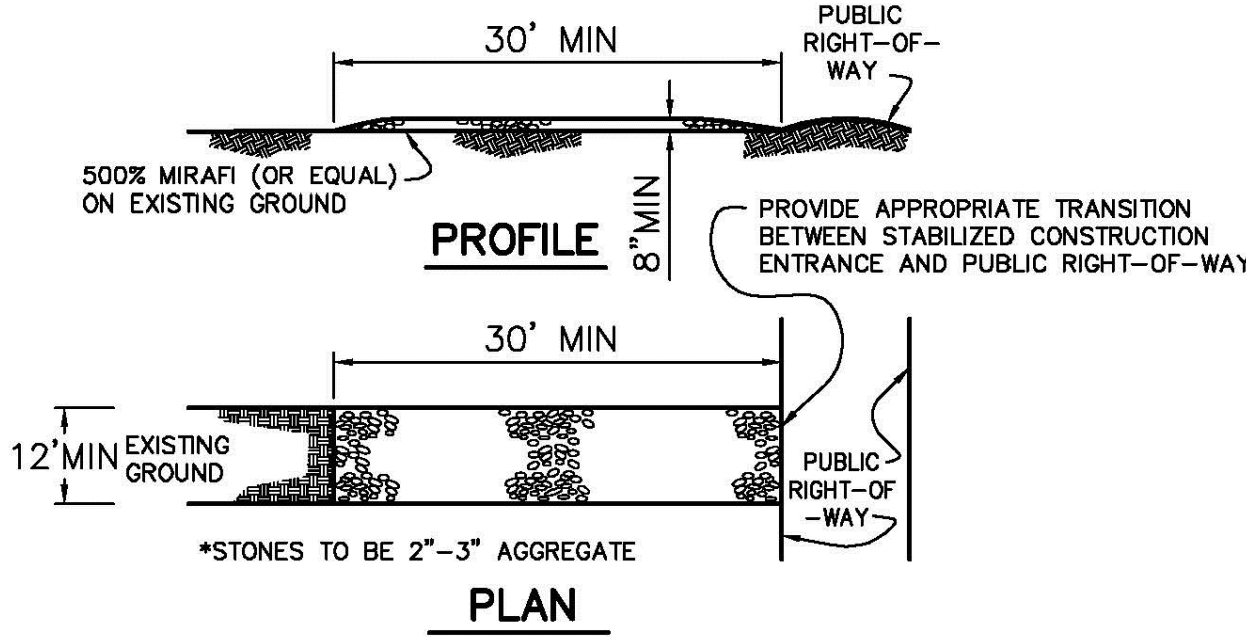
- VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS:
 - INSPECT BMPs:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
 - SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT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

NON-STORM WATER DISCHARGES

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

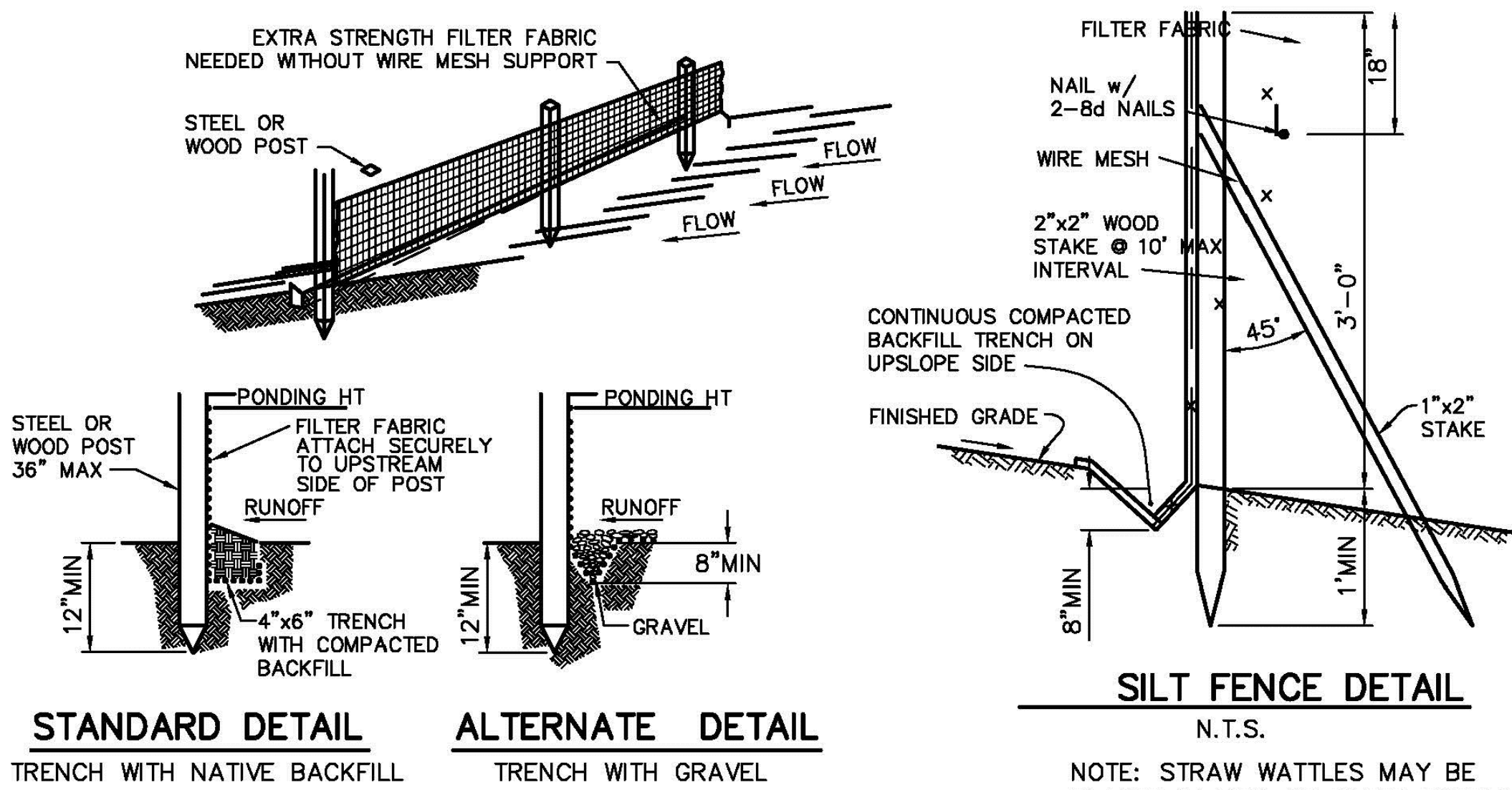


1 SEDIMENT ROLL DETAILS
NO SCALE



MAINTENANCE
— THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
— ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
— WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

3 CONSTRUCTION ENTRANCE
NO SCALE



STANDARD DETAIL TRENCH WITH NATIVE BACKFILL
ALTERNATE DETAIL TRENCH WITH GRAVEL

MAINTENANCE
— SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
— SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
— SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
— ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
— SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

4 SILT FENCE DETAIL
NO SCALE

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