

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

THE HIDDEN VALLEY MUSIC SEMINARS (PLN160427)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project is for the merger of two legal lots of record which is categorically exempt per CEQA Guidelines Section 15305; a General Development Plan recognizing existing facilities and uses at the site which is categorically exempt per CEQA Guidelines Section 15301; and the construction of a faculty housing building accessory to the established use of the property which is categorically exempt per CEQA Guidelines Section 15303;
- 2) Approving a General Development Plan for a 7.31-acre campus consisting of:
 - a. a 300-seat theatre, 5,184 square feet (existing),
 - b. a dance studio, 1,932 square feet (existing),
 - c. 2 rehearsal gazebos, 782 square feet (existing),
 - d. Waddell Center containing 20 student dorm rooms to house up to 85 students, classrooms, dining/recreation hall, 6,936 square feet (existing),
 - e. kitchen, 1,000 square feet (existing),
 - f. 6-unit a faculty housing building, 2,018 square feet (proposed),
 - g. conversion of 12 existing student dorm units to classrooms, approximately 1,800 square feet (future), and
 - h. construction of 3 dorm pods with 12 units to replace the student dorms, approximately 1,000 square feet each (future);
- 3) Approving a Lot Line Adjustment to allow the merger of two legal lots of record of approximately 3.65 acres (Parcel 1) and 3.66

- acres (Parcel 2) resulting in one 7.31 acre lot, respectively; and
- 4) Approving a Design Approval to allow the construction of a 2,018 square foot faculty dormitory building containing 6 separate units without cooking facilities.
- [PLN160427, The Hidden Valley Music Seminars, 104 Carmel Valley Road, Carmel Valley Master Plan (APNs: 189-201-014-000 and 189-201-017-000)]

The Hidden Valley Music Seminar application (PLN160427) came on for public hearing before the Monterey County Planning Commission on May 29, 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:
 - 2010 Monterey County General Plan (General Plan);
 - Carmel Valley Master Plan (CVMP);
 - Monterey County Zoning Ordinance (Title 21);
 - 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 properties are located at 104 Carmel Valley Road, Carmel Valley (Assessor's Parcel Numbers 189-201-014-000 and 189-201-017-000), Carmel Valley Master Plan and are zoned Visitor Serving/Professional Office with Design Control and Site Plan Review district overlays or "VO-D-S". Title 21 Section 21.22.050.C allows accessory structures appurtenant to a permitted use, provided there is no intensification of the permitted use, and Section 21.22.060.E allows employee housing, accessory to an allowed use, in the Visitor Serving Professional Office zoning district. The project includes a General Development Plan and Use Permit that describes the existing permitted use (the Hidden Valley Music Seminar or "HVMS" art institute for music, theatre, opera, and dance), allows an expansion of overnight accommodations from 85 to 91 (consisting of 6 new faculty units for guest teachers/faculty to remain on campus instead of traveling to and from hotels in the area), and establishes future development for full buildout of the campus (conversion of 12 student dorm units to classrooms and the construction of 12 student dorm units). Therefore, the project is consistent with the zoning and is an allowed land use for this site.
 - c) Lot Line Adjustment – General Plan Policy LU-1.17 allows voluntary lot mergers, especially in cases where the merger would remedy a threat

to public health and safety. The project includes utilizing existing septic infrastructure located on a 3.65 acre parcel (APN 189-201-014-000) to serve the new faculty dormitory units. Project plans for wastewater, prepared by BioSphere Consulting, indicate that the anticipated design flow of the system is 1,360 gallons per day, which requires a minimum lot size of 4.53 acres to accommodate the effluent per County requirements. Thus, the 7.31 acre lot resulting from the merger will provide project consistency with Environmental Health Bureau requirements. Also see Finding 6.

- d) General Development Plan – The established use of the property, Hidden Valley Music Seminars, was approved by a Use Permit in 1964 (Monterey County Permit No. 1151) and amended in 1972 (Monterey County Permit No. 1388), which allowed a theater building, dormitories, classrooms, and a dining facility as well as a maximum of 85 overnight accommodations for students. However, these approvals did not include a General Development Plan or “GDP”. In accordance with Title 21 Section 21.22.030, this application includes approval of a GDP which describes existing development on the site, the current proposal of a 6-unit faculty dormitory building, and establishes a permit path for allowed development of future improvements consisting of the conversion of 12 existing student dorms units to classrooms and their replacement through the construction of 3 new student dorm pods. The GDP would allow the overall buildout of the site to increase overnight accommodations from 85 to 91 (85 students and 6 faculty members). All future development on the property shall be in conformance with the approved GDP.
- e) Visitor Serving/Professional Office or “VO” Zoning Development Standards – In accordance with Title 21 Section 21.22.030, and as described in Evidence “d” above, the project includes a General Development Plan that addresses the existing HVMS facility and uses and outlines their long range operations. The project meets site development standards listed in Title 21 Section 21.22.070; the location of the faculty building meets the 30-foot front setback from Carmel Valley Road within the Carmel Valley Village area; the height is 18-feet tall, under the 26-foot maximum height; and lot coverage is 6.7%, below the 50% maximum coverage.
- f) Design Control District – Title 21 Section 21.44.010 states that the purpose of the Design Control district is to provide regulations for the location, size, configuration, materials, and colors of structures to assure protection of the public viewshed and neighborhood character. In addition, CVMP Policy CV-1.1 requires development to follow a “rural architectural theme”. Carmel Valley Road, which is considered public viewshed, is nearby the site and the traveled roadway sits at an elevation between 370 and 380 feet above sea level. Mature stands of oak trees found are on both sides of the road. At its nearest point, the 18-foot tall faculty building is located over 350 feet to the west from the centerline of Carmel Valley Road, at an elevation of approximately 325 feet above sea level. Therefore, it is unlikely that the structure would impact the public viewshed, even without the existing vegetation. Colors and materials of the faculty building consist of weathered board and batten

wood siding and doors, a brown asphalt shingle roof, and dark bronze vinyl windows. The architectural style, territorial ranch with a double sloped roof, and colors and materials of the faculty building are rural in character and match existing structures on the site. Therefore, the location and design of the structure is consistent with the applicable design requirements.

- g) Site Plan Review or “S” District – Title 21 Section 21.45.010 states that the purpose of this district is to provide regulations for review of development located in areas that would have the potential to adversely affect, or be adversely affected, by natural resources or site constraints. The subject property contains existing development that has been in operation for over 50 years. Monterey County Geographic Information System does not identify the potential for biological resources to be located on the subject properties and the area of the proposed faculty building contains raised vegetable garden planting beds and no native trees and/or vegetation. Therefore, the project would not have the potential to adversely affect a natural resource. Topography in this area is relatively flat, requiring very little grading (approximately 50 cubic yards of excavation) to balance the building pad. As demonstrated in Finding 2, the site is physically suitable for the site and there are no constraints that would adversely affect the project.
- h) Special Use Facilities – CVMP Policy CV-1.16 states that applications for service and special use facilities (including Hidden Valley Music Seminars), are to be considered on their merits and shall not automatically be deemed inconsistent with the Plan. They must, however, conform to all applicable plan policies. Based on the evidence contained within this finding, the project is consistent with all applicable Carmel Valley Master Plan policies.
- i) Carmel Valley Visitor Accommodation Unit Cap – CVMP Policy CV-1.15.e limits additional visitor accommodation units east of Via Mallorca to 110 units. Since adoption of this policy, there have been 53 approved and 57 units are remaining. Although the 6 faculty dormitory units approved with this permit are not considered traditional visitor serving units (they are not rented out to the general public and are only for guest teachers and faculty members of HVMS), they provide a transient use in Carmel Valley. Based on the intent of Policy CV-1.15.e, these units should be subject to the count. As a result, 51 units are remaining east of Via Mallorca with approval of this project.
- j) Carmel Valley Village Development Criteria – The subject properties are located within the Carmel Valley Village. Specific direction for development within this area is further guided by the Carmel Valley Village Mini-Plan adopted by the Board of Supervisors April 3, 1990. Goal 1.1 of this plan states that developments should be sited so that activities are integrated and harmonious with the neighborhood and surrounding area and are arranged to produce an attractive, efficient and cohesive development. Similar to CVMP Policy CV-1.1, Goal 6.1 requires structures to have a rural or rustic architectural style utilizing natural materials and natural/earth toned colors. As demonstrated in preceding Evidence “f” and “g”, the project meets the Carmel Valley Village development criteria.

- k) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on March 6, 2016. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because it includes a Design Approval subject to review and approval by the Planning Commission. No public comment was received during the meeting and the LUAC approved the project as proposed with a vote of 6 to 0 with 1 member absent.
- l) The project planner conducted a site inspection on March 9, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- m) 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 PLN160427.

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, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development and recommended conditions have been incorporated.

- b) Staff identified potential impacts to archaeological resources, soils, traffic, and water use. The following reports have been prepared and submitted with the application:
 - “Preliminary Archaeological Assessment” (LIB160141) prepared by Archaeological Consulting, Salinas, CA, January 15, 2016.
 - “Soils Engineering Investigation” (LIB160223) prepared by LandSet Engineers, Inc., Salinas, CA, February 2016.
 - “Traffic Generation Estimate” (LIB190117) prepared by Mott Macdonald, Gilroy, CA, December 9, 2016.
 - “Water Reduction Strategy” (LIB190118) prepared by Fall Creek Engineering, Inc., Santa Cruz, CA, November 23, 2016.

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) Monterey County Geographic Information System Data indicates the eastern portions the subject properties are within the buffer area for the Tularcitos Fault; however, the location of the faculty dormitory is not. Information contained in the geotechnical report (LandSet, LIB160223) confirms that the site is not located within an Earthquake Fault Zone established in the Alquist-Priolo Earthquake Fault Zoning Act of 1971 and that the potential for surface rupture to occur is very low. In addition, the potential for liquefaction, lateral spreading, and landslides is also low. Loose soils were encountered within the upper 18 to 36 inches of soil and stability of the soils will be addressed by

implementing the recommendation to over-excavate and re-compact soils prior to construction of the foundation. RMA-Environmental Services has reviewed the application and materials and a standard condition of approval has been incorporated requiring that a licensed practitioner certify that the geotechnical recommendations are incorporated into the grading plans.

- d) The geotechnical report (LandSet, LIB160223) identifies that the site soils are erodible and a drainage and erosion control plan is essential to the long-term sustainability of the project. Although the preliminary plans include an erosion control plan, RMA-Environmental Services has conditioned the project requiring the applicant to submit an erosion control plan for review and approval prior to issuance of construction permits. Compliance with this condition will ensure earth movement occurs in accordance with Monterey County Code (MCC) Chapter 16.12, Erosion Control. In addition, RMA-Environmental Services has also conditioned the project to submit a stormwater control plan, for review and approval, to ensure the Post-Construction Requirements for development projects in the Central Coast Region are addressed. Compliance with these conditions are consistent with the recommendation of the geotechnical report.
- e) Staff conducted a site inspection on March 9, 2017 to verify that the site is suitable for this use.
- f) 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 PLN160427.

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

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, Environmental Health Bureau, and RMA-Environmental Services. 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 and will be provided. Potable water for existing development is provided by CalAm. A Monterey Peninsula Water Management District Non-Residential Water Release Form and Water Permit Application was reviewed and approved by the Water Resources Agency on February 3, 2017. This form indicates the proposed water use for full buildout of the site (this application of a 6 unit faculty building and the future development of the conversion and construction of the 12 student dorm units) would result in a decrease in water use by 0.001-acre feet. In addition, in 2016, existing annual total water use on the site was calculated (Fall Creek, LIB190118) to be 507,587 gallons. Fall Creek's report included a water reduction strategy

for converting all existing conventional water fixtures to water conservation fixtures, resulting in a new annual total water use for full buildout of 432,525 gallons, which is approximately 0.23-acre foot per year. Thus, both calculations support that the project would have an overall decrease in water use and the total buildout established in the GDP would not impact the existing water supply.

- c) Wastewater service for existing development on the subject property is provided by an onsite wastewater treatment system (OWTS). Wastewater generated from the 6 unit faculty building was analyzed by the Environmental Health Bureau (EHB). It is anticipated that the total design flow would be 1,360 gallons/day and pursuant to information provided by EHB, improvements to the existing OWTS infrastructure is not required. However, in consideration of nitrogen loading limitations established by MCC 15.20.060.P, the minimum lot size to accommodate this design flow is 4.53 acres. The project includes a lot line adjustment (see Finding 6) that would result in a 7.31 acre parcel, which is consistent with the required lot size. No conditions of approval were required by EHB.
- d) The Monterey County Regional Fire District identifies the subject property to be within an area designated as a “Very High Fire Hazard Severity Zone”. As such, the applicant submitted a preliminary Fuel Management Plan which illustrates a “Green Zone” within 30 feet surrounding the existing buildings and the proposed faculty building and a “Reduced Fuel Zone” between 30 and 100 feet surrounding the existing building and the proposed faculty building. Fuel management notes are also provided for continued maintenance of these respective zones. The fire district has reviewed the application, including the Fuel Management Plan, and found it acceptable and no conditions of approval were required.
- e) A Traffic Generation Estimate (Mott Macdonald, Monterey County File No. LIB190117) was submitted with the permit application to determine if the full buildout allowed by the GDP would create an impact to existing traffic conditions. The report identifies that HVMS offers classes and performances between, 1.5 hours, 4 hours, full day events, and overnight occupancy. During the busiest time of year (July/August 2016), there were 115 full day participants and 65 overnight occupants. However, analysis of traffic impacts considered the maximum allowed overnight occupancy of 85. The report states that although the overnight accommodation would increase by 6 units, the project would result in no net increase in project traffic. This is due to no increase in class/performance attendance, overnight guests (students and staff) would be already be onsite as daytime attendees, and guest faculty would no longer need to travel between HVMS and their offsite lodging. RMA-Public Works has reviewed the application materials and traffic estimate and no issues remain.
- f) Staff conducted a site inspection on March 9, 2017 to verify that the site is suitable for this use.
- g) 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 PLN160427.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 9, 2017 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160427.
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(c) provides a Class 3 categorical exemption for the construction of small facilities or structures, including motels or similar structures not exceeding 2,500 square feet of floor area. The General Development Plan includes a Design Approval for the construction of a 2,018 square foot, 6-unit faculty dormitory building. Each respective unit includes sleeping quarters, a closet, sink, and a full bathroom. No cooking facilities are proposed as meals would be provided at the existing dining facility onsite. Therefore, construction of the faculty dormitory is exempt from environmental review.
 - b) CEQA Guidelines Section 15305(a) provides a Class 5 categorical exemption for minor alterations in land use limitations, including minor lot line adjustments where no new parcel is created. The General Development Plan and Combined Development Permit includes a lot line adjustment to allow the merger of two legal lots of record into one. The amount of existing lots will be reduce and no new lots will be created. Therefore, the lot line adjustment is exempt from environmental review.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 9, 2017.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located in a sensitive area designated to contain a critical environmental resource or within a designated scenic highway (see Finding 1, Evidence "g"), within a site identified on the Cortese List, within an area where there is a hazardous concern (see Findings 2 and 3), or within a site that contains a significant historical resource. The project is not known to have a reasonably foreseeable cumulative impact on the environment.
 - e) Staff conducted a site inspection on March 9, 2017 to verify that the site and proposed project meet the criteria for an exemption.
 - 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 PLN160427.

6. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:
1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
- The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.
- EVIDENCE:**
- a) The parcel is zoned Visitor Serving/Professional Office with Design Control and Site Plan Review district overlays. The resulting lot size and configuration meets the required site development standards for the district. See Finding 1, Evidence "e".
 - b) Existing development on the subject properties consist of the Hidden Valley Music Seminar campus/facility. The resulting lot size and configuration will not cause existing buildings and the proposed faculty dormitory to be out of compliance with the California Building Code.
 - c) The lot line adjustment is between two existing adjoining parcels that share a southern and northern boundary line.
 - d) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be merged resulting in one legal lot of record. No new parcels will be created.
 - e) As demonstrated in Finding 1, Evidence "c" and Finding 3, Evidence "c", the resulting lot size would allow the property to come into conformance with Environmental Health Bureau requirements for nitrate loading.
 - f) As an exclusion to the Subdivision Map Act, no map is recorded for a lot line adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval.
 - g) Staff conducted a site inspection on March 9, 2017 to verify that the project would not conflict with zoning or building ordinances.
 - h) 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 PLN160427.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board Supervisors.
- EVIDENCE:**
- a) Monterey County Subdivision Ordinance Section 19.16.020.B states that the proposed project is appealable to the Board of Supervisors.
 - b) Monterey County Zoning Ordinance Section 21.80.040.D states that the proposed project is subject to appeal by to the Monterey County Board of Supervisors.

DECISION

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

1. Find the project is for the merger of two legal lots of record which is categorically exempt per CEQA Guidelines Section 15305; a General Development Plan recognizing existing facilities and uses at the site which is categorically exempt per CEQA Guidelines Section 15301; and the construction of a faculty housing building accessory to the established use of the property which is categorically exempt per CEQA Guidelines Section 15303;
2. Approve a General Development Plan for a 7.31-acre campus consisting of:
 - a. a 300-seat theatre, 5,184 square feet (existing),
 - b. a dance studio, 1,932 square feet (existing),
 - c. 2 rehearsal gazebos, 782 square feet (existing),
 - d. Waddell Center containing 20 student dorm rooms to house up to 85 students, classrooms, dining/recreation hall, 6,936 square feet (existing),
 - e. kitchen, 1,000 square feet (existing),
 - f. 6-unit a faculty housing building, 2,018 square feet (proposed),
 - g. conversion of 12 existing student dorm units to classrooms, approximately 1,800 square feet (future), and
 - h. construction of 3 dorm pods with 12 units to replace the student dorms, approximately 1,000 square feet each (future);
3. Approve a Lot Line Adjustment to allow the merger of two legal lots of record of approximately 3.65 acres (Parcel 1) and 3.66 acres (Parcel 2) resulting in one 7.31 acre lot, respectively; and
4. Approve a Design Approval to allow the construction of a 2,018 square foot faculty dormitory building containing 6 separate units without cooking facilities.

All of which are in general conformance with the attached sketch/map and subject to the attached conditions and General Development Plan, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of May, 2019 upon motion of **xxxx**, seconded by **xxxx**, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN160427

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This permit (PLN160427) allows: a General Development Plan for a 7.31-acre campus consisting of: a) a 300-seat theater, 5,184 square feet (existing); b) a dance studio, 1,932 square feet (existing); c) 2 rehearsal gazebos, 782 square feet (existing); d) Waddell Center containing 20 student dorm rooms to house up to 85 students, classrooms, dining/recreation hall, 6,936 square feet (existing); e) Kitchen, 1,000 square feet (existing); f) 6-unit a faculty housing building, 2,018 square feet (proposed); g) Conversion of 12 existing student dorm units to classrooms, approximately 1,800 square feet (future); and h) Construction of 3 dorm pods with 12 units to replace the student dorms, approximately 1,000 square feet each (future); a Lot Line Adjustment to allow the merger of two legal lots of record of approximately 3.65 acres (Parcel 1) and 3.66 acres (Parcel 2) resulting in one 7.31 acre lot, respectively; and a Design Approval to allow the construction of a 2,018 square foot faculty dormitory building containing 6 separate units without cooking facilities. The properties are located at 104 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Numbers 189-201-014-000 and 189-201-017-000), Carmel Valley Master 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 RMA Chief of 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 General Development Plan, Lot Line Adjustment, and Design Approval (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Numbers 189-201-014-000 and 189-201-017-000 on May 29, 2019. The permit was granted subject to 15 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 RMA Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

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

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

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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

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

The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. 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 fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA Chief 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 to RMA - Planning for review and approval.

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the RMA Chief of Planning, prior to the issuance of building permits.

(RMA - Planning)

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

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

7. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare a legal description for the newly configured parcel and submit it to RMA-Planning for review and approval. The legal description shall be entitled "Exhibit A" and comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal description with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificate is recorded, the Owner/Applicant shall file a request and pay the fees for combination assessments with the Assessor's Office.

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to construction activity occurring during the typical bird nesting season (February 22-August 1) and within 300 feet of any trees, the project owner/applicant shall 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 construction 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 construction activity, the Owner/Applicant 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.

9. 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 Soil Engineering Investigation and the approved grading plan and stormwater control plan. (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.

10. 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. The plan shall also include RMA-Environmental Services standard inspection notes 1, 2, & 3. (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.

11. 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 approved 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).

12. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from the project Soil Engineering Investigation prepared by Landset Engineers, Inc. The grading plan shall include contour lines 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.

13. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The stormwater control plan shall incorporate the measures identified on the completed Site Design and Runoff Reduction Checklist. The stormwater control plan shall also include facilities, with supporting calculations, to retain the 85th percentile 24-hour storm. 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.

14. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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-Risk Management)

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 Office of County Counsel-Risk Management 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-Risk Management

15. 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.

Proposed General Development Plan

**for the Hidden Valley Music Seminars property,
located at 104 W. Carmel Valley Road, Carmel Valley, CA 93924.**

County Planning File Number PLN160427.

Background:

This document has been prepared to fulfill the requirements for a General Development Plan (GDP) pursuant to the zoning regulations set forth in the Monterey County Zoning Ordinance, Title 21 (for Inland Areas), Chapter 21.22 Section 21.23.030 states that “a general development plan shall be required prior to the establishment of any development in the Visitor Serving/Professional Office district if there is no prior approved General Development Plan.”

Hidden Valley Music Seminars, an Institute of the Arts (HVMS) is an existing non-profit arts institute with a rich history in Carmel Valley. HVMS’ primary mission is the development of extraordinarily talented young artists. Programs in the fields of music, theatre, opera, and dance have occupied most of the time and energies of the staff and faculty since its inception in 1963. HVMS began in Southern California and was named for its first site in the Angeles National Forest. In 1963, it received its 501(c)3 California non-profit educational corporate status and its Federal tax non-profit certification. It is governed like a small college with a Board of Trustees and a General Director. The first several years of its existence, the program concentrated on high school Summer Music Seminars. The programs eventually outgrew the original location and, in 1967, moved from Southern California to the Monterey Peninsula. For two years, the summer seminars were presented on the campus of Robert Louis Stevenson School in Pebble Beach and, for three years, they were conducted on the campus of the York School in Monterey. Meanwhile, the Trustees continued their search for a permanent home. Finally, in 1972, Hidden Valley moved to its present location in Carmel Valley: a rustic, eight-acre site nestled in the foothills of the Santa Lucia Mountain Range. In March of 2003, a generous foundation grant made it possible to complete acquisition of the campus and its buildings.

In an effort to broaden the scope of its offerings, Hidden Valley added programs in the theatre field, first with a children’s theatre group and then with a series of musicals beginning in 1972. These explorations, coupled with the plan to develop Hidden Valley into a year-round Institute of the Arts, eventually led to the establishment of the Opera Ensemble in 1974. The opera program grew rapidly, becoming one of the most respected training ensembles in the country.

The Master Class concept has always been a part of the Hidden Valley project and through the years, students from around the world have benefitted from the teaching of some of the great musicians of our time. The Dance Center was initiated in 1973 and, through enthusiastic community support, became one of the most popular of Hidden Valley’s programs.

In 1983 Hidden Valley joined the educational centers worldwide which were offering Elderhostel (now known as Road Scholar) programs. Within four years, Hidden Valley became one of the 75 “supersites” in America. The interaction between the older and younger students has become one of the exciting aspects of the Institute’s campus life. In 2014 Hidden Valley became the teaching center for the International Certification of Orff Schulwerk music teachers. Each year 125 teachers from 29 countries gather for a two-week training program. In cooperation with several local hotels, students are housed throughout the Village area.

Hidden Valley has made a concerted effort to use its versatile and beautiful campus to serve the needs of dozens of Monterey County organizations. Youth Music Monterey County holds all of its orchestra rehearsals and most chamber concerts throughout the year on our campus without any charge whatsoever. The local schools often bring students and PTO here for concerts or special events, many service organizations do benefits here without charge. Please see the many letters attached to our request for waiver of permit fees.

Purpose and Intent:

Hidden Valley wishes to enable the students and faculty who participate in the existing programs at Hidden Valley to stay in a manner consistent with the excellent teaching environment and simple but adequate housing on campus.

Our purpose in this project is not to become larger (total room additions is 6) but to be better able to serve the students we now attract and to save the expense of housing faculty and some students off-campus. We are purposed to continue offering educational opportunities in the arts field and serving the wonderful community of which we are a part.

Requested uses

All use allowed under the current County Use Permit #1151 and amendment PC-1388 issued April 12, 1972.

- Theater
- Dance Studio
- Rehearsal Space
- Kitchen
- Dining Hall
- Professional Offices (administrative staff only)
- Accessory structures and uses appurtenant to any permitted uses
- 85 Living Units (student and faculty housing for campus programs)

Uses not to be considered

- Hotels, motels
- Restaurants
- All other uses in Section 21.22.060 not specifically request above

Existing Conditions:

The Institute is an educational center with programs in the fields of music, theatre, opera and dance. There are performances, classes, Elderhostel programs, and workshops, some which include overnight housing for guests. Classes and performance can vary from 1.5 hours to 4 hours and full day events include road scholar programs, master classes, and workshops. The Institute has a Use Permit from the County of Monterey Department of Building Inspection to allow 85 persons in the living units, mostly located in the Waddell Center. This maximum overnight occupancy only occurs a couple of times a year and the Institute does not plan on exceeding 85 overnight guests, rather their improvements focus on providing better overnight accommodations for the participants and staff. The Institute relies on guest teachers/faculty during the summer months and special programs. The development plan is to construct one faculty housing building with six rooms for these guest instructors. Currently. These instructors are housed offsite and are considered as day use visitors as discussed below; however, in the water use analysis the change in use from day to overnight occupancy has been accounted for.

The Institute currently has the following buildings designated as:

1. Theater (300 seats),
2. Administration,
3. Waddell Center (20 dorm rooms),
4. Kitchen,
5. Joe's Place,
6. Dance Studio, and
7. ADA Restrooms

The maximum occupancy for the Institute is 85 overnight guests; however, this amount only occurred during two days during the recorded year.

Occupancy Breakdown:

The overnight occupants (including participants and staff) are usually on-site most of the day and are typically counted in the full day event quantities. The greatest number of class/performance hours occurred in July 2016 and the highest number of full day and overnight participants occurred in August 2016. In both of these months, the greatest number of full day participants and overnight guests was 115 and 65 people respectively. The number of overnight guests vary from two people to 85 people per day and the number of nights where there are guests vary from 4 days a month to everyday of the month. The average number of overnight guests throughout the year is about 13 people per night. On average, the class/performance that were about 4 hours, consisted of about 210 people with a maximum event at 675 people (April 2016).

Proposed Improvements:

The Institute is currently planning to construct one new faculty housing building with 6 rooms. In the future the Institute will also plan to add 3 new dorm pods with 4 rooms each (12 total) and remove 12 existing rooms with private bathrooms (toilet, sink & shower) from the existing Waddell Center and convert these spaces to classroom facilities.

This would result in a net gain of only 6 new rooms over the long-term master plan.

Description of Proposed Site Improvements

➤ Formal Site plan

- Refer to Site Plan on Sheet A1.0 – The currently proposed Faculty Building will be a one-story structure, 2,018 SF in size, and contain (6) new bedrooms and (6) new bathrooms. It will be located on the Southeast corner of the Institute's campus, not visible from any adjacent public roadway. The proposed Faculty Building will be connected to the rest of the campus and its buildings by an ADA accessible pathway.

➤ Materials and Colors

- All newly proposed materials to match existing materials
- Redwood exterior board & batten siding
- Composite asphalt shingle roof in tan/brown color
- Wood doors to match siding
- Dark bronze vinyl windows

➤ Parking Areas

- There are 4 existing ADA accessible parking spaces located in the Southwest area of the Hidden Valley Campus. These are located as close to the facility entrances as is practical.
- In total there are 150 parking spaces on the Hidden Valley Campus which are adequate to handle all existing and future program needs.
- Trucks and deliveries are routed along the North side of Campus, terminating at the existing Kitchen.

➤ Exterior Lighting (include cut sheets and model numbers. Locations of fixtures may be indicated on the Formal Site Plan)

- All existing exterior lighting are shielded downlights. All proposed lighting will be shielded downlights to match existing. Refer to cut sheet included with this General Development Plan.

➤ Trash and Recycling Bin enclosures

- An existing enclosed trash and recycling area exists on the north side of the Kitchen. This area is adequate to support the trash and recycling requirements of the existing Hidden Valley Campus and proposed development.

➤ Landscaping Plan

- No landscaping is proposed as part of the site improvements.

Long-Range Development and Operation of the Facilities:

➤ Physical Expansion and New Development

- In the future Hidden Valley intends to construct 3 new dorm pods that will contain 4 rooms each (12 rooms total). These dorm pods will be freestanding structures and each will be approximately 1,000 SF in size. The location of the dorm pods will not require development on any slopes of 25% or more and will not require the removal of any trees deemed significant by Monterey County.
- At the same time these 3 new dorm pods are being constructed Hidden Valley intends to remove 12 existing rooms with private bathrooms (toilet, sink & shower) from the Waddell Center. These 12 rooms will be into new classroom spaces.
- This future development will not result in an increase or intensification of usage or visitors to Hidden Valley. The construction of new dorm rooms, and the conversion of existing dorms into classroom spaces, is intended to make the current campus operate more efficiently.
- The Hidden Valley Campus already contains classrooms and dorm rooms as part of its offerings. The future dorm pods and classroom space would not constitute a change in use and would be allowed per Monterey County Zoning Ordinance, Title 21 (for Inland Areas), Chapter 21.22.040.C.
- The future dorm pods will require Design Approval per Monterey County Zoning Ordinance, Title 21 (for Inland Areas), Chapter 21.45.040.C.

➤ Operational Changes

- No operational changes are planned as part of current or future development.

➤ **Environmental Considerations**

- In 2016, Hidden Valley hired Fall Creek Engineering to conduct a water reduction strategy report to ensure the current development (6 room Faculty Building) and future development (3 dorm pods with 4 rooms each) would not increase the campus' water usage. Their report concluded that the overall annual indoor water usage will be reduced by 15% provided that Hidden Valley follows the recommendations in their report.
- In Fall Creek's report dated November 23, 2016 they provide several water reduction strategies including replacing the campus' existing water fixtures with new high efficiency fixtures and requiring that all new fixtures be high efficiency.
- Since their report was completed Hidden Valley has already replaced the existing fixtures per Fall Creek's recommendations and is committed to installing high efficiency fixtures as part of any future development.

Sign Program

- No new signage is proposed as part of the site development.
- There is an existing signage at the entrance to Hidden Valley at Carmel Valley Road.

Proposed Number of Employees:

- 4 Full-time Employees
- 2 Part-Time Employees
- 6 Temporary Faculty – The proposed Faculty Building will contain 6 rooms and will provide on-site accommodations for visiting faculty members. These faculty members are visiting artists for the purposes of teaching and performing at Hidden Valley's various programs throughout the year. They are only considered 'faculty' for the duration of the program.

Operations

Hours of Operation: 8am – 11pm

Delivery Hours: 9am – 6pm

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

EXISTING PROPERTY PHOTOS

NOTE: SEE SITE PLAN ON A1.1 FOR KEYED VIEWS



1 VIEW LOOKING SOUTHEAST



2 VIEW LOOKING SOUTH



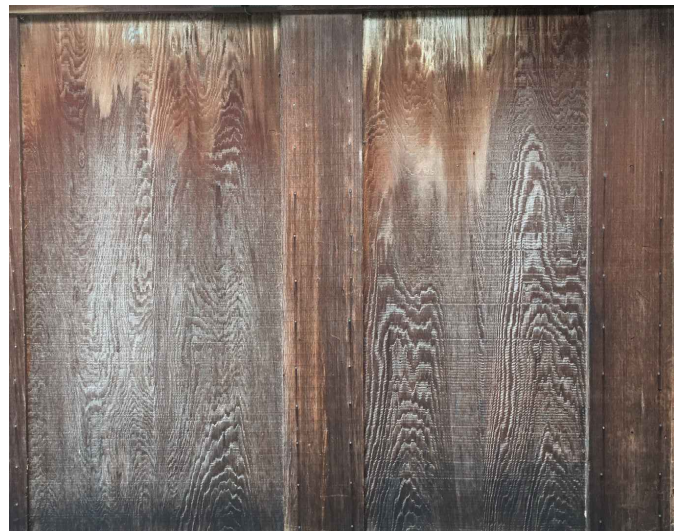
3 VIEW LOOKING SOUTHWEST

PROPOSED EXTERIOR MATERIALS

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING MATERIALS FOUND THROUGHOUT HIDDEN VALLEY'S CAMPUS.



ASPHALT SHINGLE ROOF



WEATHERED BOARD & BATTEN
WOOD SIDING, WOOD DOOR TO MATCH



VINYL WINDOWS - DARK BRONZE
FINISH



CONCRETE PATIOS



DECOMPOSED GRANITE
WALKWAYS



EXTERIOR LED WALL SCONCE

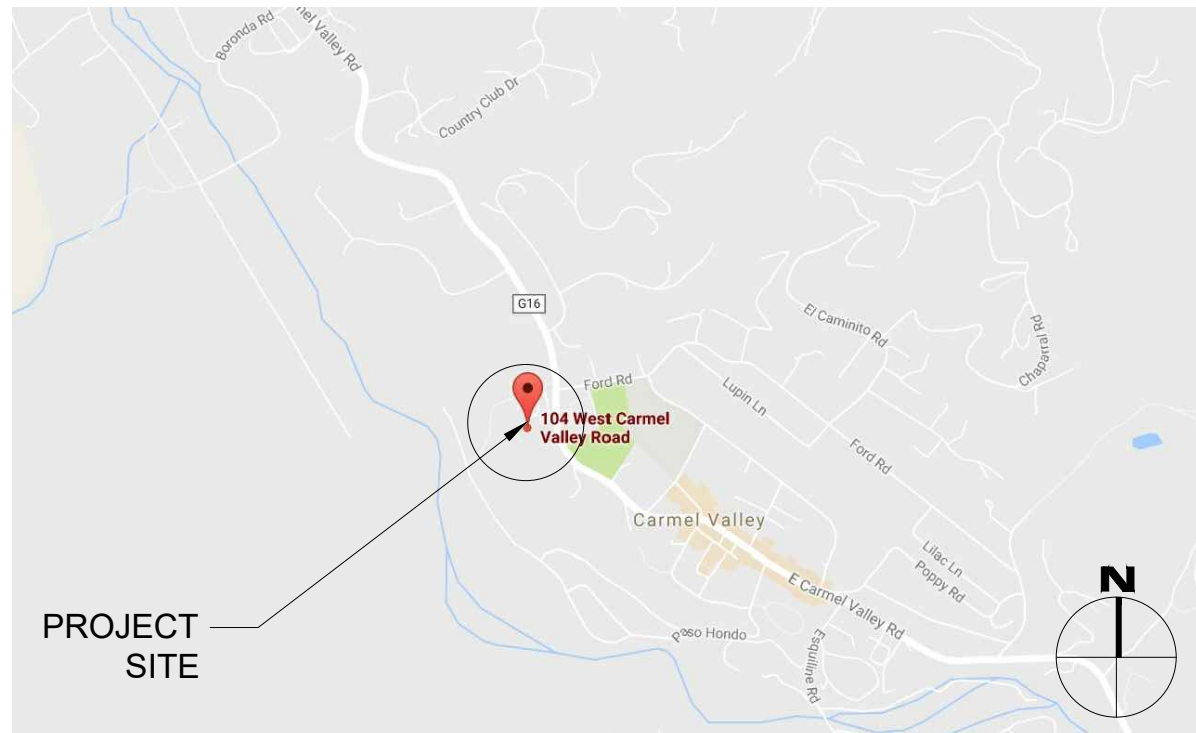
GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- 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".
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.

LANDSCAPING NOTES

- NO LANDSCAPING IS PROPOSED AS PART OF THIS PROJECT'S SCOPE OF WORK.
- EXISTING MEADOWS AND NATURAL VEGETATION TO REMAIN.

VICINITY MAP



SHEET INDEX

G1.0	PROJECT INFORMATION
G1.1	CONSTRUCTION MANAGEMENT & GRADING PLAN
G1.2	BEST MANAGEMENT PRACTICES
G1.3	FUEL MANAGEMENT PLAN
G1.4	SURVEY / LOT MERGER EXHIBIT
G1.5	WASTEWATER TREATMENT PLAN
A1.0	OVERALL SITE PLAN
A1.1	ENLARGED SITE PLAN & AVERAGE NAT. GRADE SECTION
A2.0	PROPOSED FLOOR PLAN
A2.1	PROPOSED ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:
2016 CALIFORNIA BUILDING 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 SPRINKLERS & FIRE ALARM SYSTEM

SCOPE OF WORK

CONSTRUCTION OF A NEW ONE STORY FACULTY HOUSING BUILDING, 18'-0" HIGH, TOTALING 2,018 SF TO INCLUDE (6) NEW BEDROOMS AND (6) NEW BATHROOMS. THE NEW BUILDING WILL INCLUDE 1,914 SF OF CONCRETE PATIO AROUND THE BUILDING.

ALL NEW MATERIALS TO MATCH EXISTING MATERIALS FOUND ON THE HIDDEN VALLEY CAMPUS. SCOPE OF WORK ALSO INCLUDES BUILDING APPROXIMATELY 140 LINEAR FEET OF ACCESSIBLE DECOMPOSED GRANITE PATHWAYS TO ACCESS THE NEW BUILDINGS, AND THE RELOCATION OF AN (E) GARDEN.

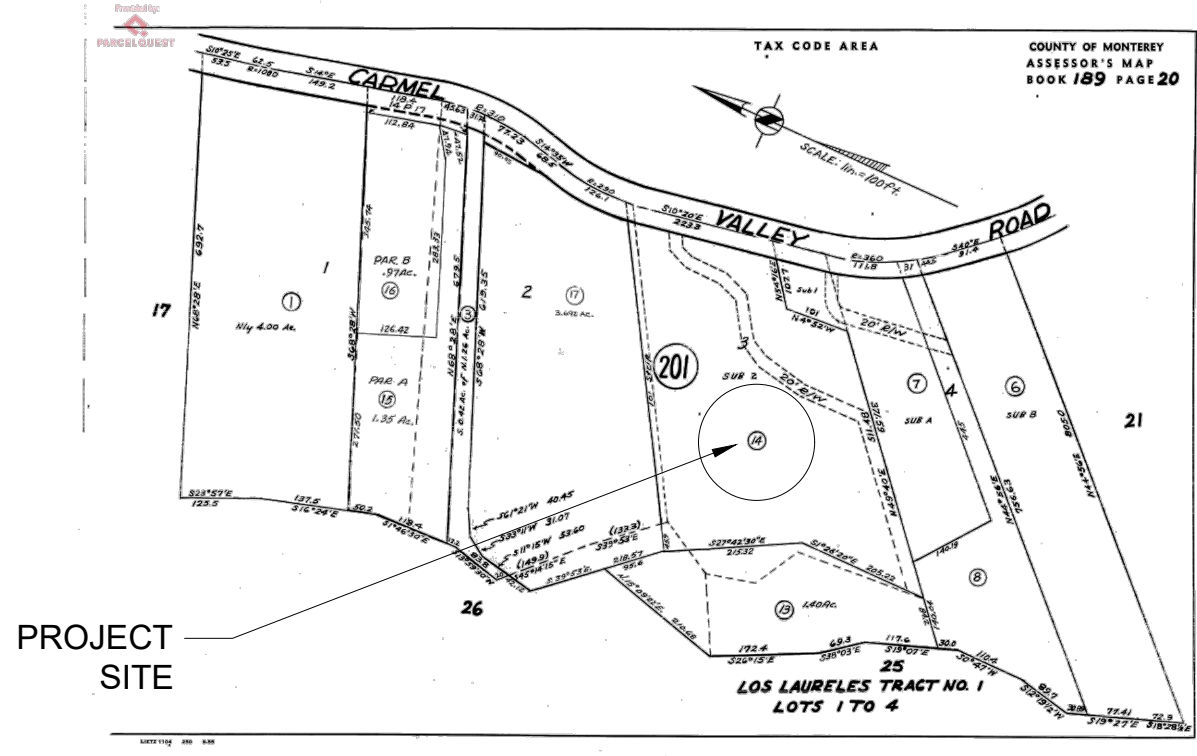
SCOPE OF WORK INCLUDES COMBING BOTH CONTIGUOUS LOTS INTO ONE LARGE LOT PER EXHIBITS PREPARED BY BESTOR ENGINEERS. THE COMBINED LOTS WILL ASSUME THE ZONING OF THE SUBJECT LOT WHICH IS 'VO-D-S-RAZ'.

SCOPE OF WORK ALSO INCLUDES IMPROVEMENTS TO THE EXISTING SEPTIC SYSTEM TO ACCOMMODATE THE ADDED PLUMBING FIXTURES, PER DRAWINGS PREPARED BY BIOSPHERE CONSULTING.

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEPTIC SYSTEM
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	
(P) GRADING CUT	50 CU.YDS.
(P) GRADING FILL	50 CU.YDS.

PARCEL MAP



PROJECT TEAM

OWNER	HIDDEN VALLEY MUSIC SEMINARS AN INSTITUTE OF THE ARTS 104 W. CARMEL VALLEY ROAD CARMEL VALLEY, CA 93924
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL.PITNICK@GMAIL.COM
SURVEYOR	BESTOR ENGINEERS, INC. 9701 BLUE LARKSPUR LANE MONTEREY, CA 93940 PHONE: (831) 373-2941 WARD@BESTOR.COM
SOILS ENGINEER	LANDSET ENGINEERING 520-B CRAZY HORSE CANYON ROAD SALINAS, CA 93907 PHONE: (831) 443-6970
ENVIRONMENTAL ENGINEER	BIOSPHERE CONSULTING 1315 KING ST, SANTA CRUZ, CA 95060 PHONE: (831) 430-9116
ARCHAEOLOGIST	ARCHAEOLOGICAL CONSULTING GARY S. BRESCHINI PO BOX 3377, SALINAS, CA 93912 PHONE: (831) 422-4912

PROJECT INFORMATION

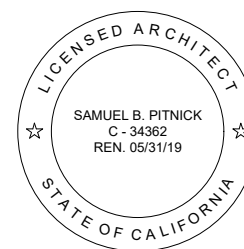
PROPERTY ADDRESS	104 W. CARMEL VALLEY ROAD CARMEL VALLEY, CA 93924
APN	189-201-014 & 189-201-017
(E) ZONING	VO-D-S-RAZ (LOT 014) LDR/1-D-S-RAZ (LOT 017)
(P) ZONING OF COMBINED LOTS	VO-D-S-RAZ
GENERAL PLAN LAND USE DESIGNATION	VISITOR SERVING/PROFESSIONAL OFFICE
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	VARIES - A-2, R-1, U

BUILDING INFORMATION & LOT COVERAGE

(E) LOT SIZE	3.65 ACRES (LOT 014) 3.66 ACRES (LOT 017)
(P) COMBINED LOT SIZE	7.31 ACRES (315,299 SF)
ALLOWABLE SITE COVERAGE	50% OR 157,649 SF
(E) LOT COVERAGE:	
(E) THEATER	5,184 SF
(E) ADMINISTRATION	1,936 SF
(E) DANCE STUDIO	1,932 SF
(E) KITCHEN	1,000 SF
(E) WADDELL CENTER	6,936 SF
(E) GAZEBOS (TWO)	782 SF
TOTAL	17,770 SF OR 5.6%
(P) LOT COVERAGE:	
(E) COVERAGE FROM ABOVE	17,770 SF
(P) FACULTY BUILDING	2,018 SF
(P) EAVES > 30"	1,370 SF
TOTAL	21,158 SF OR 6.7%
(E) FLOOR AREA:	
(E) THEATER	5,184 SF
(E) ADMINISTRATION	1,936 SF
(E) DANCE STUDIO	1,932 SF
(E) KITCHEN	1,000 SF
(E) WADDELL CENTER	6,936 SF
(E) GAZEBOS (TWO)	782 SF
TOTAL	17,770 SF
(P) FLOOR AREA:	
(E) AREA FROM ABOVE	17,770 SF
(P) FACULTY BUILDING	2,018 SF
TOTAL	19,788 SF

NOT FOR CONSTRUCTION

HIDDEN
VALLEY
MUSIC
SEMINARS
CARMEL VALLEY, CA
93924



SAMUEL PITNICK
ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS DATE

ARCHITECTURAL

PROJECT
INFORMATION

Scale: SEE DWG.

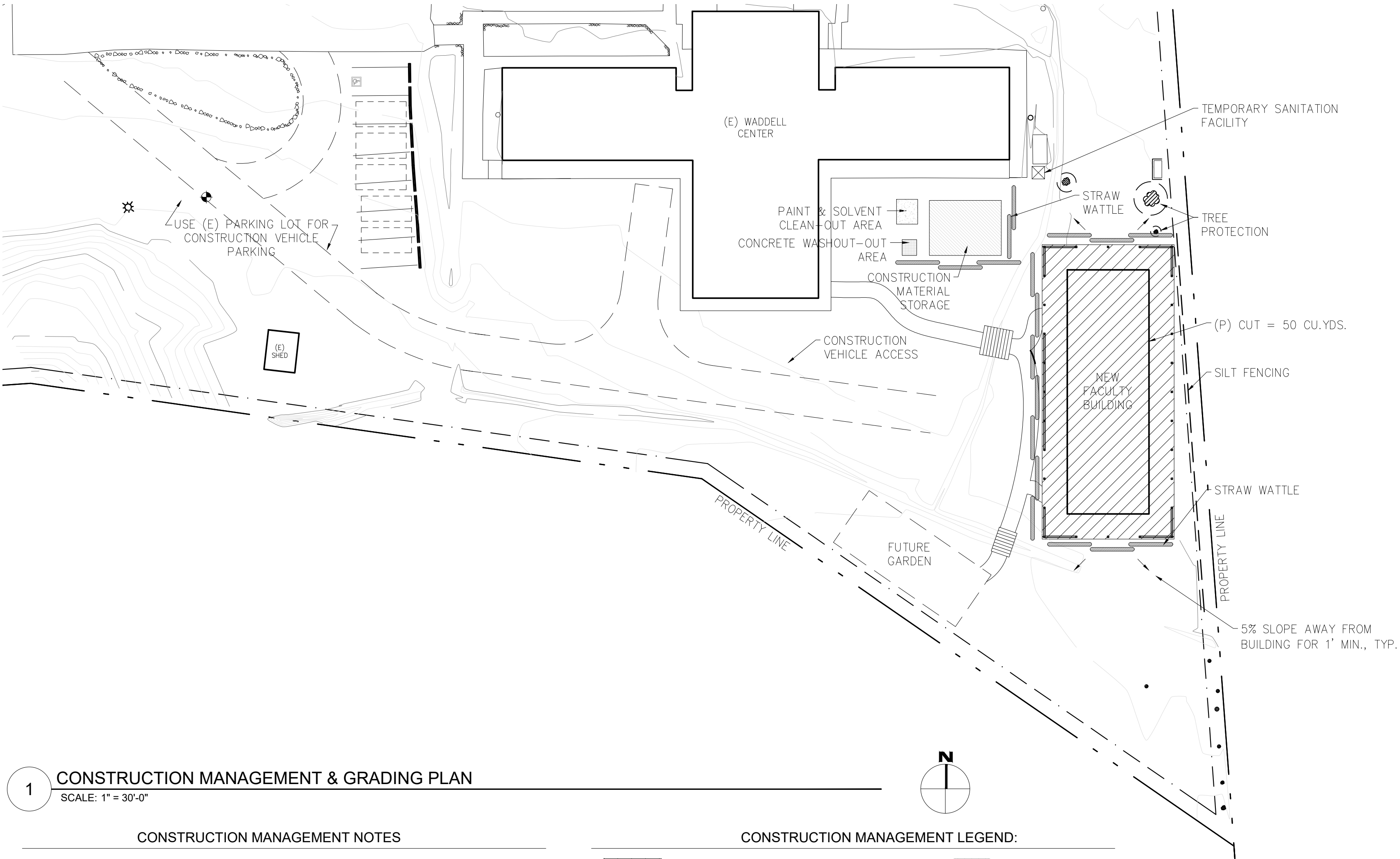
Drawn By: SBP

Job: -

G1.0

12/10/2018

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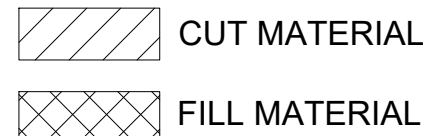


1 CONSTRUCTION MANAGEMENT & GRADING PLAN
SCALE: 1" = 30'-0"

CONSTRUCTION MANAGEMENT NOTES

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

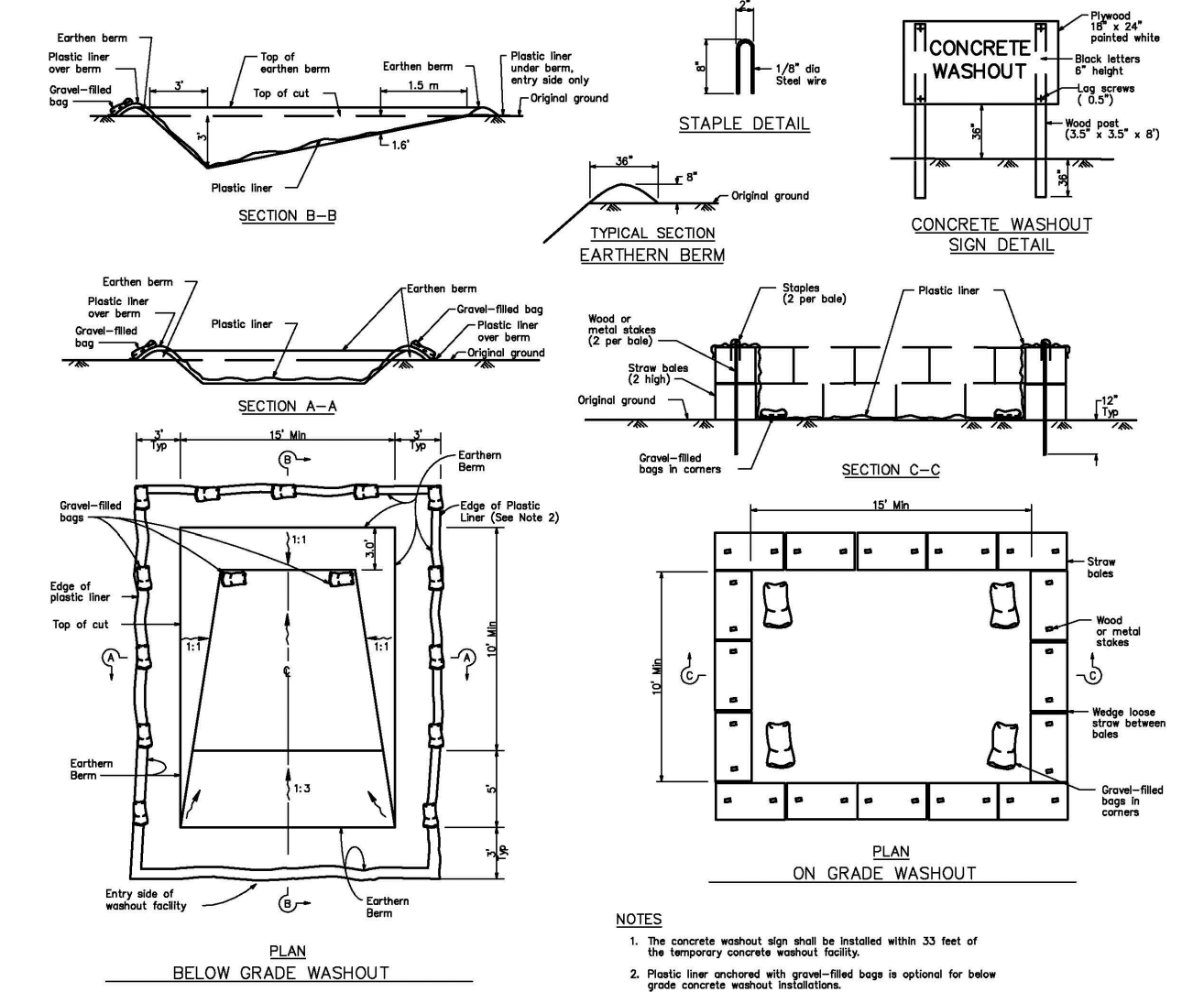
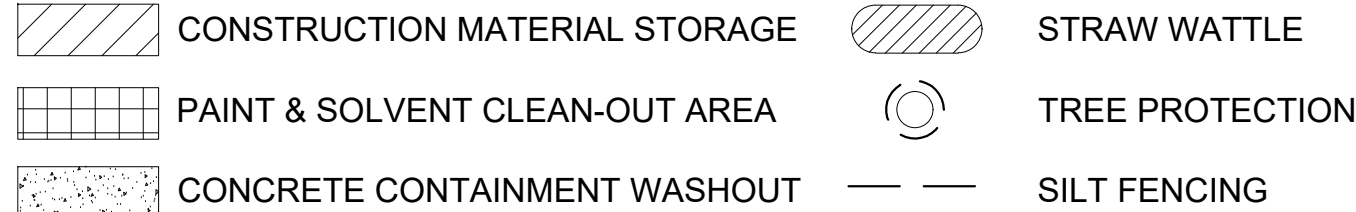
GRADING LEGEND:



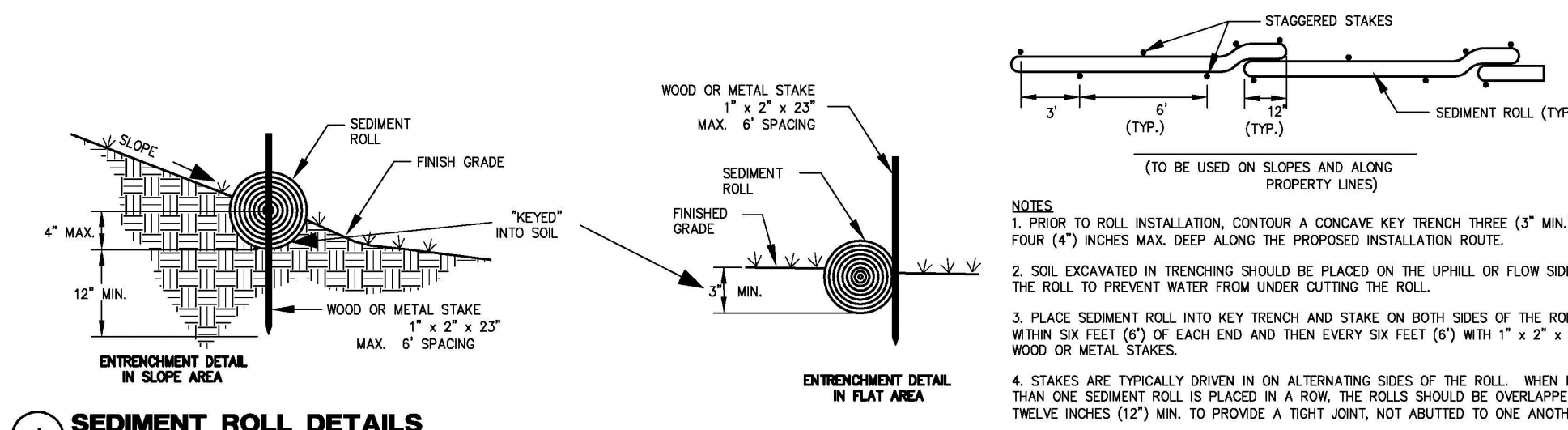
GRADING ESTIMATES:
(P) CUT = 50 CU.YDS.
(P) FILL = 50 CU.YDS.
(P) NET CUT/FILL = 0 CU.YDS.*

*CUT MATERIAL WILL BE USED FOR FUTURE LANDSCAPING THROUGHOUT CAMPUS.

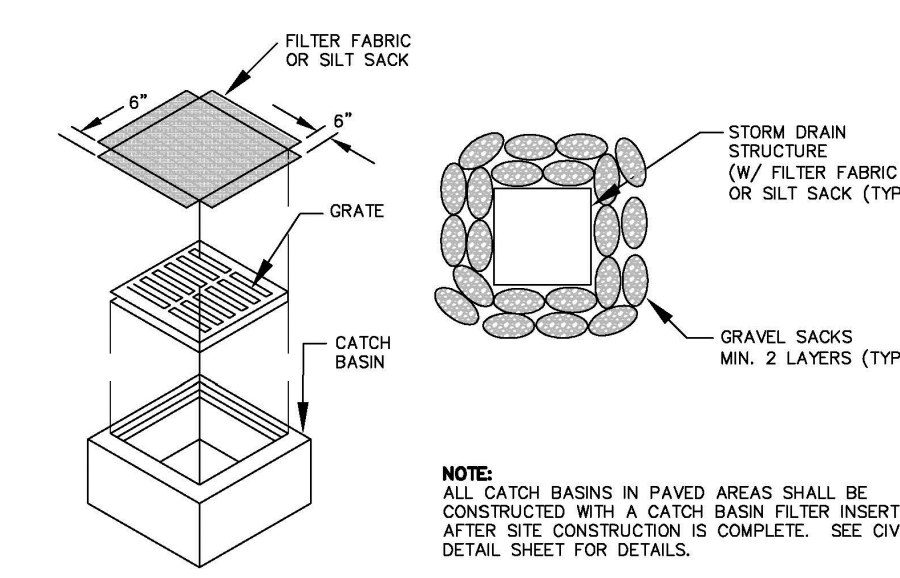
CONSTRUCTION MANAGEMENT LEGEND:



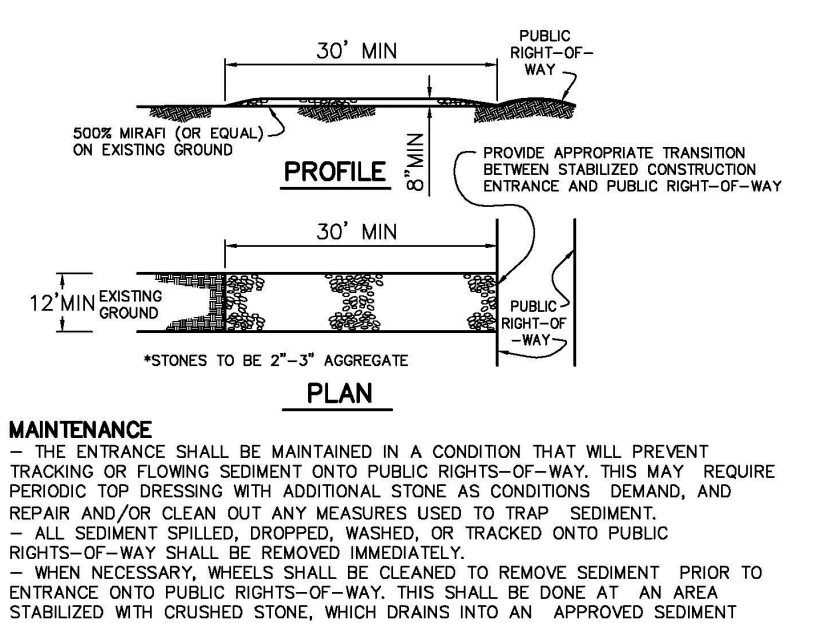
5 CONCRETE WASHOUT AREA
NO SCALE



1 SEDIMENT ROLL DETAILS
NO SCALE



2 FABRIC INLET PROTECTION
NO SCALE



3 CONSTRUCTION ENTRANCE
NO SCALE

EROSION CONTROL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
7. 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.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. 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.
10. 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.
11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
12. WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

1. 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.
2. 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.
2. 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.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
4. 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.
5. APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.

6. 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.
7. 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.
8. 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

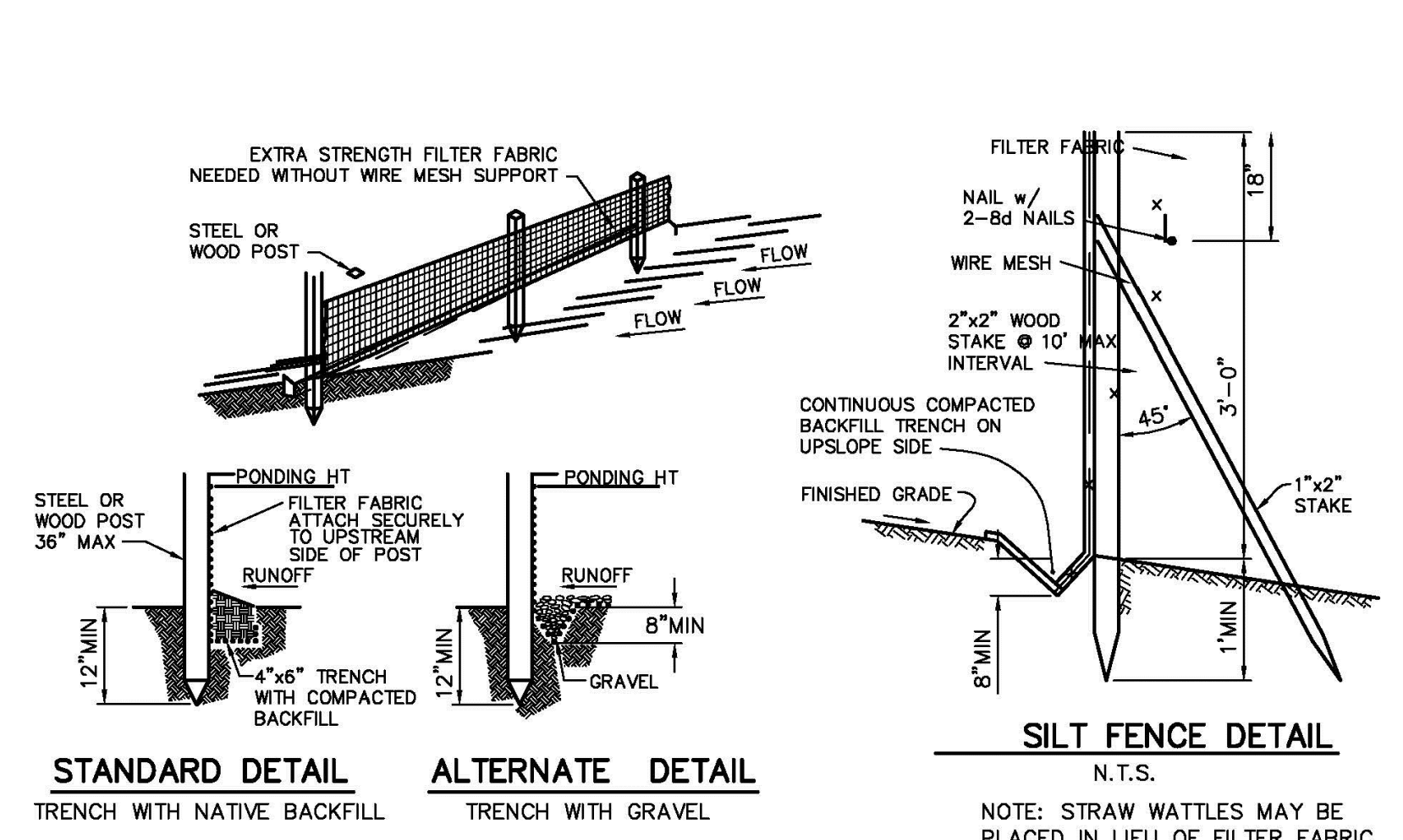
1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 -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

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS:
 - A. INSPECT BMPs:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - B. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
 - C. 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 SWAMP. IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
 - D. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
 - E. 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.
 - F. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

1. 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.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLEGAL CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. 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.
4. 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
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

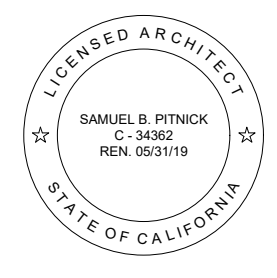
ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE DETAIL
N.T.S.
NOTE: STRAW WATTLES MAY BE PLACED IN LIEU OF FILTER FABRIC.

4 SILT FENCE DETAIL
NO SCALE

NOT FOR CONSTRUCTION

HIDDEN VALLEY MUSIC SEMINARS
CARMEL VALLEY, CA 93924



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

CONSTRUCTION MANAGEMENT & GRADING PLAN

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

G1.1
12/10/2018

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PAINTING AND PAINT REMOVAL

PAINTING CLEANUP:

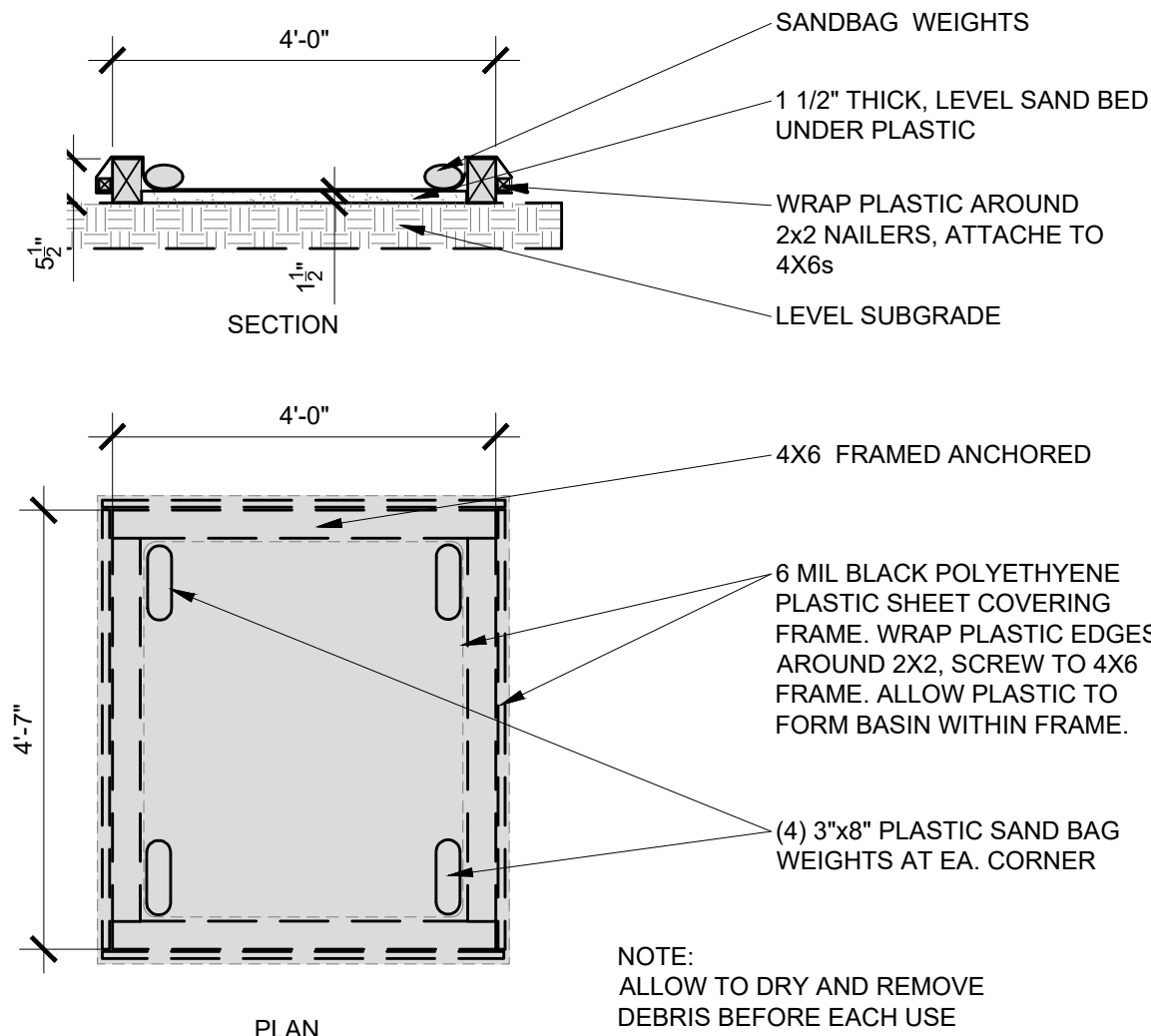
1. NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR SURFACE WATERS.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE. RINSE TO THE SANITARY SEWER ONCE YOU HAVE GAINED PERMISSION FROM THE LOCAL WASTEWATER TREATMENT AUTHORITY. NEVER POUR PAINT DOWN 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
 - BURIED 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:

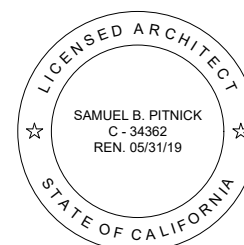
1. DESIGNATE AN AREA, FITTED WITH APPROPRIATE BMP'S FOR VEHICLE AND EQUIPMENT PARKING AND STORAGE.
2. PERFORM MAJOR MAINTENANCE, REPAIR JOBS, AND VEHICLE AND EQUIPMENT WASHING OFF SITE.
3. IF REFUELING OR VEHICLE MAINTENANCE MUST BE DONE ONSITE, WORK IN A BERMED AREA AWAY FROM STORM DRAINS AND OVER A 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.

NOT FOR CONSTRUCTION

HIDDEN VALLEY MUSIC SEMINARS
CARMEL VALLEY, CA 93924



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PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

BEST MANAGEMENT PRACTICES

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

G1.2

12/10/2018

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1 FUEL MANAGEMENT PLAN
SCALE: 1" = 40'-0"

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.

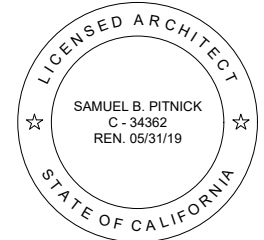
'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING:

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

HIDDEN VALLEY MUSIC SEMINARS
CARMEL VALLEY, CA 93924



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

FUEL MANAGEMENT PLAN

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

G1.3
12/10/2018

NOT FOR CONSTRUCTION

L:\6895\Draws\Exhibit\1 OF 1.DWG -- sibaofaf -- NOV 28, 2018 -- 13:19:48

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AREA TABULATION:

EXISTING				
APN NUMBER	OWNER NAME			
189-201-014	HIDDEN VALLEY MUSIC SEMINARS THE	155,994 SF	3.65 AC.	
189-201-017	HIDDEN VALLEY MUSIC SEMINARS THE	159,295 SF	3.66 AC.	

AREA TABULATION:

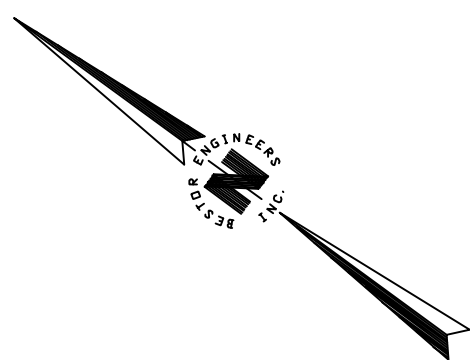
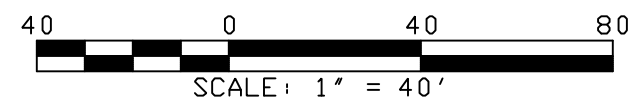
NEW (TO BE DETERMINED)				
APN NUMBER	OWNER NAME			
-----	HIDDEN VALLEY MUSIC SEMINARS THE	315,299 SF	7.31 AC.	

RECORD OWNER:

OWNER NAME	ADDRESS
THE HIDDEN VALLEY MUSIC SEMINARS	PO BOX 116 CARMEL VALLEY, CA 93924

PREPARED BY:

OWNER NAME	ADDRESS
BESTOR ENGINEERS	9701 BLUE LARKSPUR LANE MONTEREY, CALIFORNIA 93940



VICINITY MAP
NTS

REVISIONS	
DESIGNED BY	
DRAWN BY	
ENGINEER	
RCE:	
DATE:	PRELIMINARY

BESTOR ENGINEERS, INC.
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940
PH 831.373.2941 F 831.649.4118 www.bestor.com

PREPARED FOR: The Hidden Valley Music Seminars

LOT MERGER EXHIBIT
HIDDEN VALLEY MUSIC SEMINARS -- APN 189-201-017 & 014
88 WEST CARMEL VALLEY ROAD, CARMEL VALLEY
COUNTY OF MONTEREY, CALIFORNIA

SCALE:	AS SHOWN
DATE:	10/30/18
SHEET:	1 of 1
WO:	6895.00

PROJECT DESCRIPTION

A conventional septic system with standard existing gravity-flow dispersal trenches, is proposed to serve the Hidden Valley Music Seminar facility located at 88 W Carmel Valley Rd, Carmel Valley, California.

CONSTRAINTS & DESIGN CRITERIA

- Lots shall be combined to meet Nitrogen loading criteria
- The proposed system is sized to serve the Hidden Valley Music Seminar facility with a design wastewater flow of 1360 gallons per day (gpd) per County EHB guidelines.
- Seasonally high groundwater has been measured at 17½ ft.
- The proposed system is situated greater than 100' from any wells, springs or watercourses.

- DESIGN FLOW = 1360 GPD
- PERC RATE = 32 MPI GPD
- APPLICATION RATE = 0.5 GAL/FT²

(E) LEACHFIELD #1
180 FT X 10 FT²/FT = 1800 FT²
1800 FT² X .5 GAL/FT² = 900 GPD

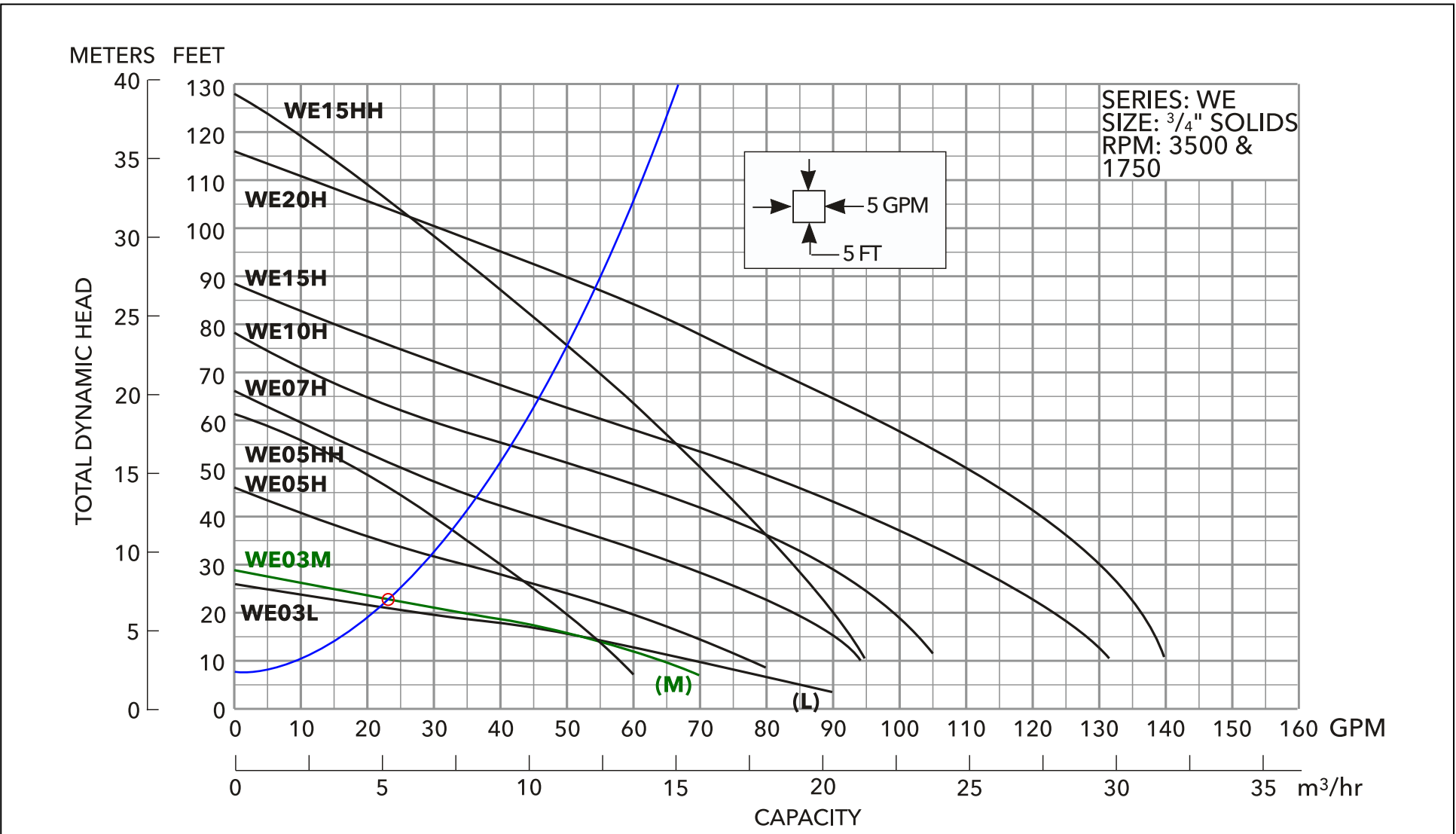
(E) LEACHFIELD #2
108 FT X 10 FT² / FT = 1080 FT²
1080 FT² X .5 GAL/FT² = 540 GPD

900 GPD + 540 GPD = 1440 GPD TOTAL

MATERIAL SPECIFICATIONS

1. Building Sewer & Septic Tank
- 1.1. Existing pump tank shall be connected to the existing distribution box and trenches located on the West side of the new building addition. All gravity sewer piping must maintain a minimum 2% continuous gradient. All wastewater including graywater shall be discharged to the septic tank(s).
 - 1.2. A high pressure gate valve or ball valve shall be installed on each leg of pressurized line in order to equalize flow between the two drain fields.
2. Effluent Distribution and Dispersal Trenches
- 2.1. The existing 180 ft of trench on the East side of the new addition shall remain in use. The existing 108 ft of trench on the West side of the new addition shall be connected via a new pressurized supply pipe.
 - 2.2. Installer shall ensure the 4" perforated trench pipe is as such an elevation as to provide 10 ft² of infiltrative area per foot of trench.
 - 2.3. Slotted 3"-4" ABS inspection risers shall be installed at both ends of each trench with female adapter and threaded plug.
 - 2.4. Installer shall assure that surface drainage is directed away from all the finished dispersal trenches.
3. Installer Qualifications and Responsibilities
- 3.1. The system installer shall be licensed by the State of California, Department of Consumer Affairs, to install septic systems.
 - 3.2. All piping shall conform to the current edition of the Plumbing Code.
 - 3.3. The installer shall be responsible for locating any property lines, underground utilities or piping. Any damage to these facilities shall be the responsibility of the installer.
 - 3.4. The installer shall give at least 24 hours notice to the permitting EHB inspector for all inspections requested.
4. Site Clean up and Erosion Control Measures
- 4.1. All excavated areas shall be smoothed and all construction debris shall be removed from the site.
 - 4.2. All disturbed soils shall be seeded and mulched.
 - 4.3. Straw shall be used to cover all disturbed soil.

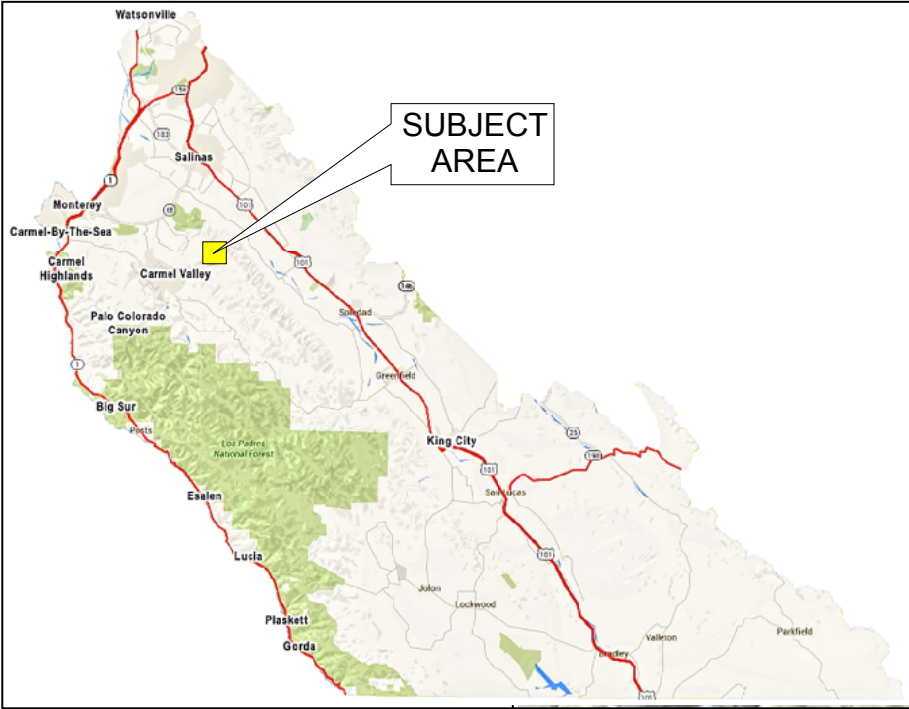
GOULDS PUMP CURVE



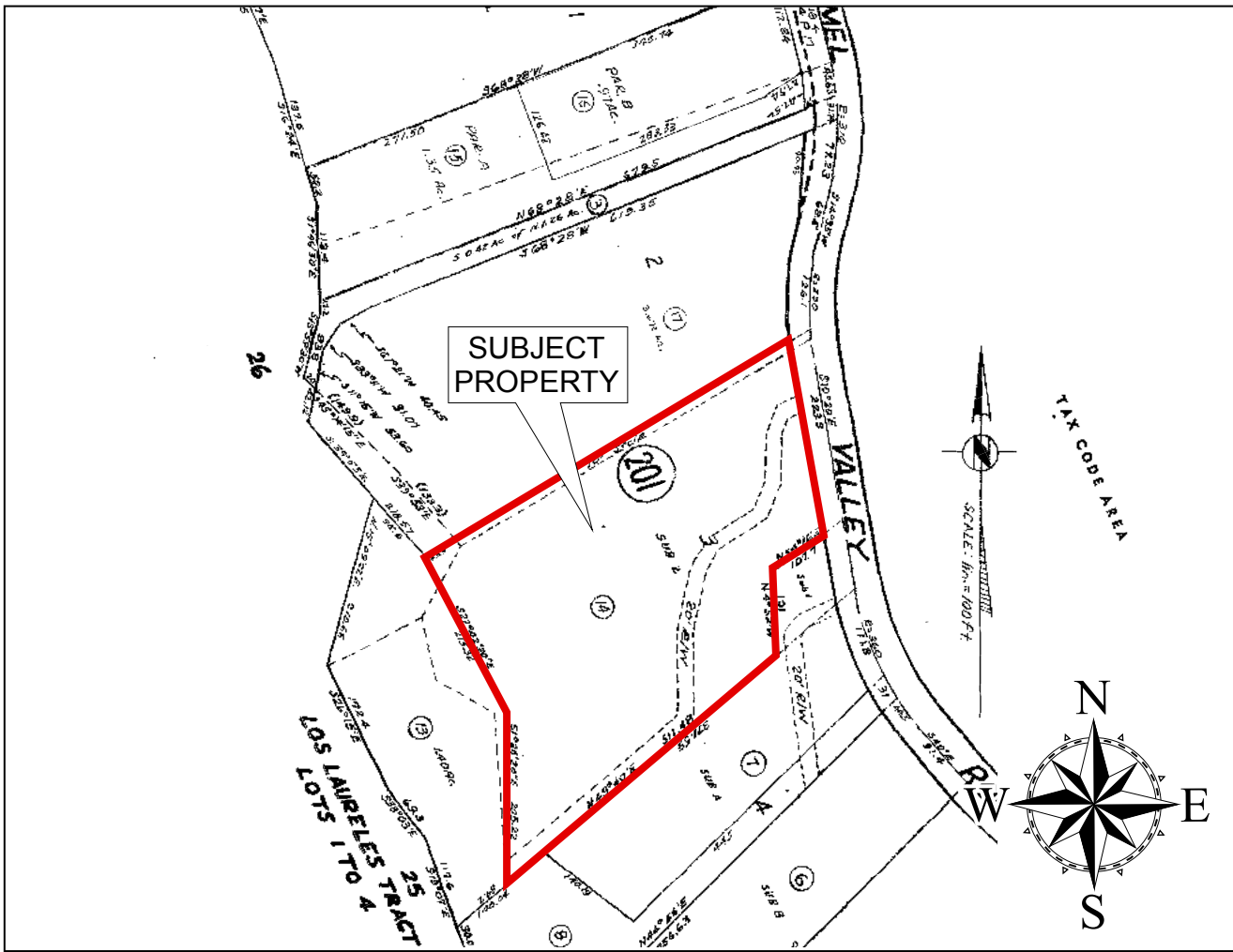
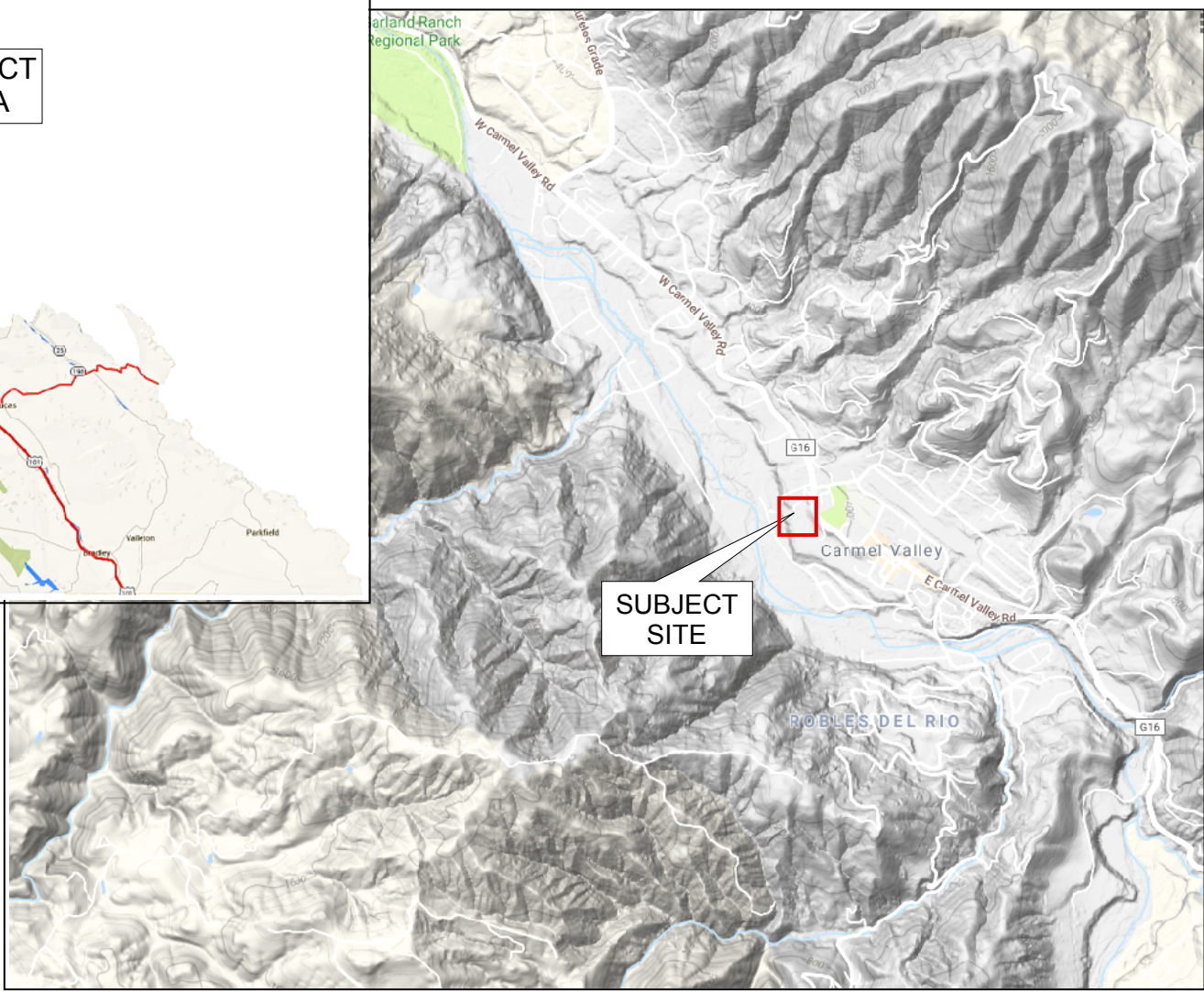
IMPORTANT! SPECIFIED WASTEWATER DRAINFIELD DISPERSAL AREAS SHALL BE FENCED OFF PRIOR TO ANY SITE DEVELOPMENT IN ORDER TO PROHIBIT ANY GRADING EQUIPMENT OR STAGING OF MATERIALS IN THESE AREAS. IT IS IMPORTANT THAT THE NATURAL SOIL CONDITIONS IN THESE AREAS BE PRESERVED FOR PROPER FUNCTION OF THE SHALLOW SOIL DISCHARGE SYSTEM. DO NOT ALLOW SOILS IN THESE AREAS TO BE COMPACTED. DO NOT ROUTE UTILITY TRENCHES THROUGH THE PROPOSED DRAINFIELDS. ALL STORMWATER LINES, INLETS/OUTLETS AND DRAINAGEWAYS SHALL MAINTAIN THE REQUIRED EH SETBACKS TO THE PROPOSED DRAINFIELDS.

ALL BUILDING PLANS PREPARED FOR THE PROJECT SHOULD INCLUDE THIS NOTE.

COUNTY INDEX MAP



TOPOGRAPHIC VICINITY MAP



COUNTY E.H.
ACCEPTANCE/APPROVAL STAMP
SHEET 1 OF 1

BioSphere Consulting
Incorporated
Alternative Wastewater System Design
• Site Evaluation & Mapping
• Soil Analysis & Percolation Testing
• New Development, Upgrade & Repairs
• Residential & Commercial
1315 King Street
Santa Cruz, CA 95060
Tel: (831) 430-9116
www.biosphere-consulting.com

WASTEWATER TREATMENT PLAN

Project Location:		88 W Carmel Valley Rd, Carmel Valley, California		[Monterey County]
Property Owner:		Peter Meckel		
Mailing Address:		104 W. Carmel Valley Rd, Carmel Valley, CA 93923		
Owner Phone #:		(831) 659-3115		
Date:		10/03/18	By: David Quinn	Sheet:
REVISION:				
		Job No.: 17052	APN: 189-201-014	1 OF 1

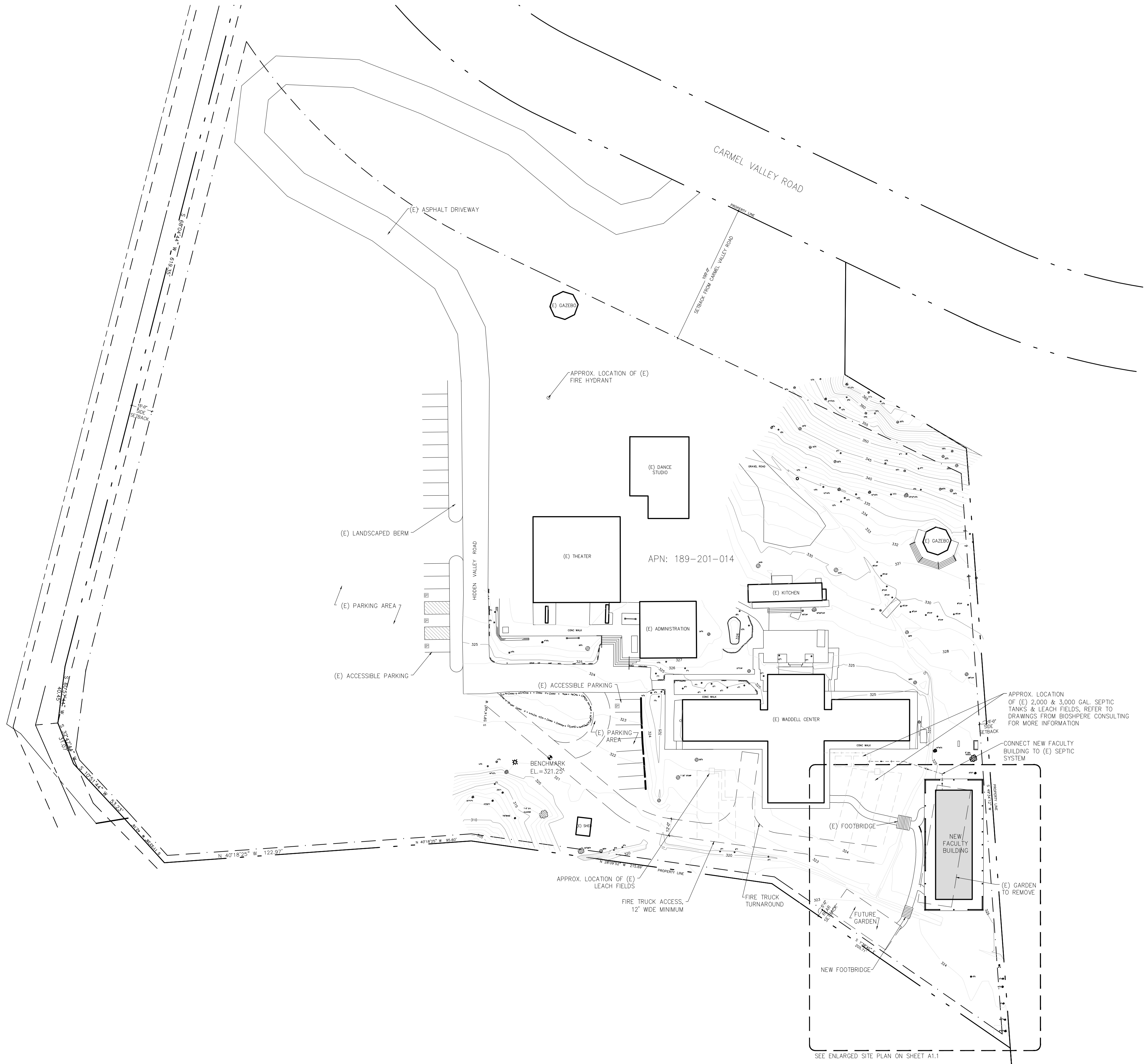
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FIRE DEPARTMENT ACCESS NOTES

1. EXISTING HIDDEN VALLEY CAMPUS MEETS CURRENT FIRE ACCESS REQUIREMENTS.
2. ALL NEW DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET.
3. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MIN. STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED.
4. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS (22 TONS) AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES INCLUDING SEDANS.
5. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MIN. HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MIN. HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET.
6. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH BUT LESS THAN 800 FEET IN LENGTH SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY.
7. WHERE DRIVEWAYS EXCEED 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400 FOOT INTERVALS.
8. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING.
9. THE MIN. TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED THE TOP O THE 'T' SHALL BE A MIN. 60 FEET IN LENGTH.

SITE ACCESSIBILITY PLAN NOTES

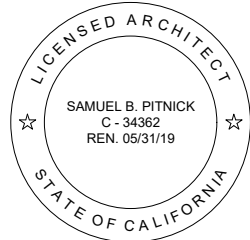
1. THE EXISTING SITE IS FULLY ACCESSIBLE AND CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING CODES CBC 11B-502.
2. THE ACCESSIBLE PATH OF TRAVEL IS A MINIMUM 48" WIDE, SHALL NOT EXCEED 5% SLOPE, AND CROSS SLOPES ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 2%.
3. ALL ACCESSIBLE PARKING STALLS SHALL FULLY COMPLY WITH CBC 11B-502.



1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

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HIDDEN
VALLEY
MUSIC
SEMINARS
CARMEL VALLEY, CA
93924



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EMAIL: SAMUELPITNICK@GMAIL.COM

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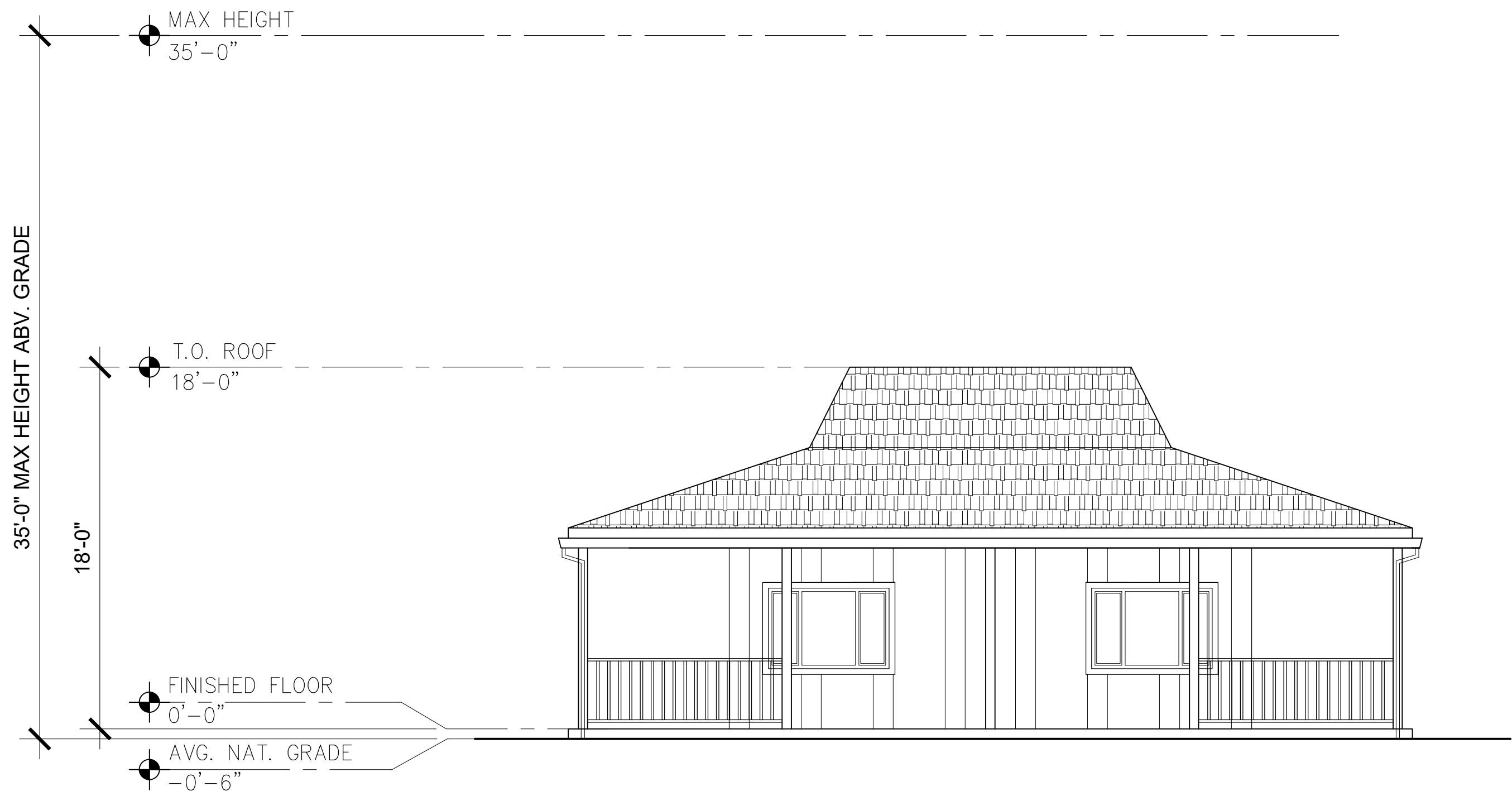
SITE
PLAN

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

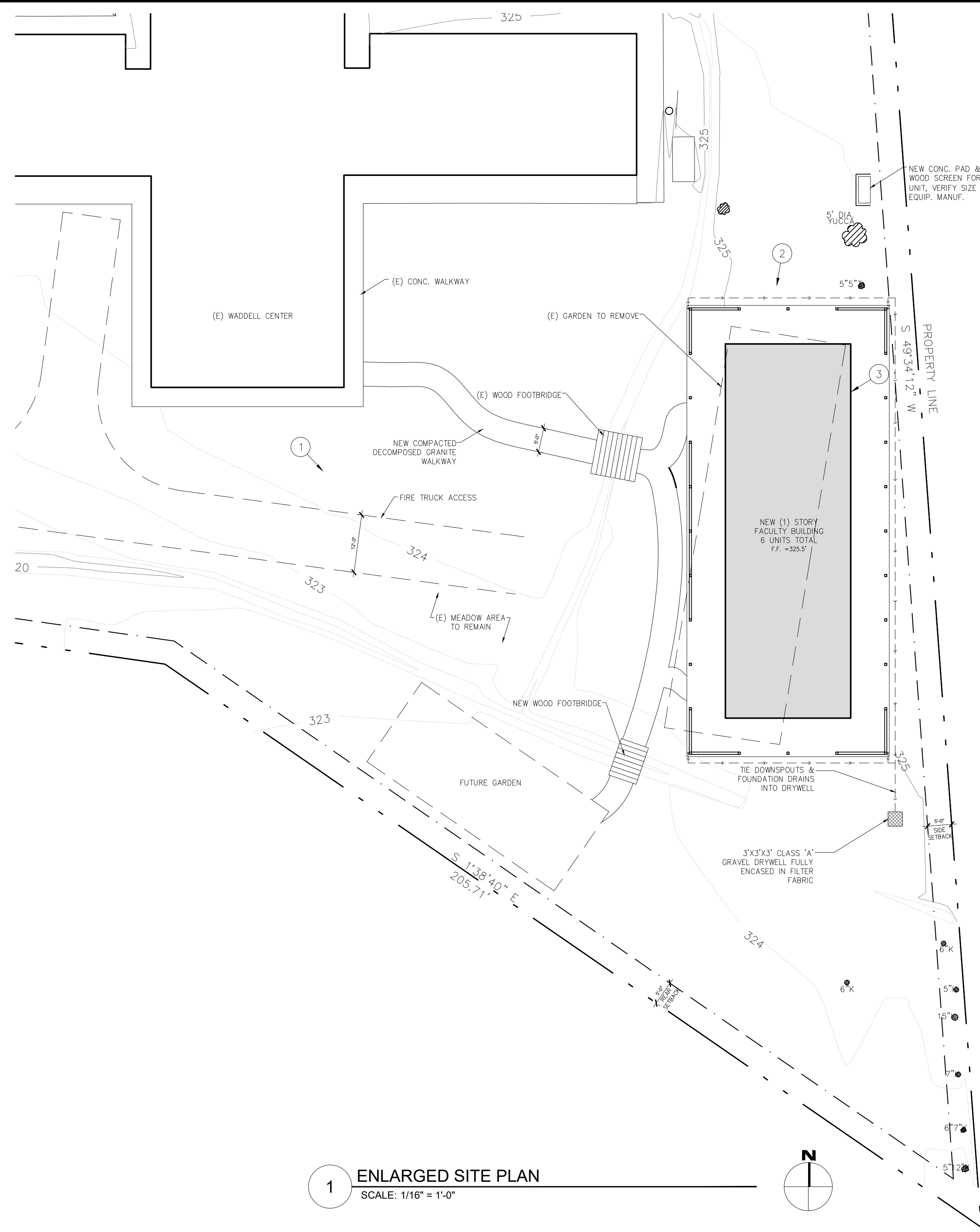
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12/10/2018

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2 AVERAGE NATURAL GRADE SECTION
SCALE: 3/16" = 1'-0"



1 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

SITE ACCESSIBILITY PLAN NOTES

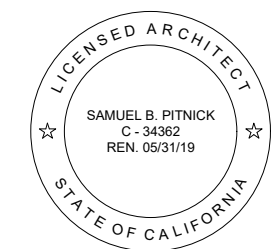
1. THE EXISTING SITE IS FULLY ACCESSIBLE AND CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING CODES CBC 11B-502.
2. THE ACCESSIBLE PATH OF TRAVEL IS A MINIMUM 48" WIDE, SHALL NOT EXCEED 5% SLOPE, AND CROSS SLOPES ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 2%.
3. ALL ACCESSIBLE PARKING STALLS SHALL FULLY COMPLY WITH CBC 11B-502.

LANDSCAPING NOTES

1. NO LANDSCAPING IS PROPOSED AS PART OF THIS PROJECT'S SCOPE OF WORK.
2. EXISTING MEADOWS AND NATURAL VEGETATION TO REMAIN.

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HIDDEN
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CARMEL VALLEY, CA
93924



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ENLARGED
SITE
PLAN

Scale: SEE DWG.

Drawn By: SBP

Job: -

A1.1

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- WINDOW & DOOR NOTES
- WINDOWS ARE BY "MILGARD" (OR APPROVED EQUAL)
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: VINYL, DARK BRONZE COLOR
 - SKYLIGHTS ARE BY "VELUX" (OR APPROVED EQUAL).
CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS
WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING
WINDOWS & DOORS.
 - ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
 - ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
 - ALL OPERABLE WINDOWS TO BE PROVIDED WITH
SCREENS.
 - REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE
HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 &
R308.4.
 - GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR
OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING
CONDITIONS:
(A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS
LARGER THAN 9 SQUARE FEET ; AND
(B) THE BOTTOM EDGE OF THE GLAZING IS LESS
THAN 18 INCHES ABOVE THE FLOOR; AND
(C) THE TOP EDGE OF THE GLAZING IS MORE THAN
36 INCHES ABOVE THE FLOOR; AND
(D) ONE OR MORE WALKING SURFACES ARE WITHIN
36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT
LINE OF THE GLAZING; AND
(E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING
BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF
THE GLAZING IS LESS THAN 60 INCHES MEASURED
VERTICALLY ABOVE ANY STANDING OR WALKING
SURFACE.
(F) FIXED AND OPERABLE PANELS OF SWINGING,
SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
 - GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR
OPERABLE PANEL ADJACENT TO A DOOR WHERE THE
NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF
THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM
EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR
WALKING SURFACE.
 - CONTRACTOR TO PROVIDE SHOP DRAWING TO
ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS
AND WINDOWS.
 - ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH
THERMAL SPACER
 - MIN. U-VALUE = 0.50 / MIN. SGHC = 0.30

1 PROPOSED FACULTY BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
101a	3'-0"	7'-0"	1.5"	WOOD	WOOD	SWING	ADA COMPLIANT HARDWARE
101b	5'-0"	6'-8"	1.5"	WOOD	WOOD	SLIDER	ADA COMPLIANT HARDWARE
102a	3'-0"	6'-8"	1.5"	WOOD	WOOD	SWING	ADA COMPLIANT HARDWARE
103a	3'-0"	7'-0"	1.5"	WOOD	WOOD	SWING	
103b	5'-0"	6'-8"	1.5"	WOOD	WOOD	SLIDER	
104a	2'-6"	6'-8"	1.5"	WOOD	WOOD	SWING	
105a	3'-0"	7'-0"	1.5"	WOOD	WOOD	SWING	
105b	5'-0"	6'-8"	1.5"	WOOD	WOOD	SLIDER	
106a	2'-6"	6'-8"	1.5"	WOOD	WOOD	SWING	
107a	3'-0"	7'-0"	1.5"	WOOD	WOOD	SWING	
107b	5'-0"	6'-8"	1.5"	WOOD	WOOD	SLIDER	
108a	2'-6"	6'-8"	1.5"	WOOD	WOOD	SWING	
109a	3'-0"	7'-0"	1.5"	WOOD	WOOD	SWING	
109b	5'-0"	6'-8"	1.5"	WOOD	WOOD	SLIDER	
110a	2'-6"	6'-8"	1.5"	WOOD	WOOD	SWING	
111a	3'-0"	7'-0"	1.5"	WOOD	WOOD	SWING	
111b	5'-0"	6'-8"	1.5"	WOOD	WOOD	SLIDER	
112a	2'-6"	6'-8"	1.5"	WOOD	WOOD	SWING	

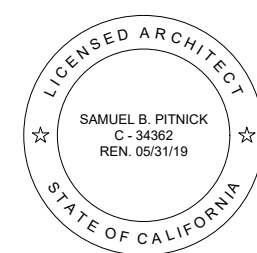
WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	3'-0"	4'-0"		GLASS	VINYL	SLIDER	
2	6'-0"	4'-0"		GLASS	VINYL	SLIDER/FIXED	
3	1'-6"	1'-6"		GLASS	ALUMINUM	SKY TUNNEL	LOW PROFILE

WALL SCHEDULE		
TAG	DESCRIPTION	COMMENTS
4A	$\frac{5}{8}$ " GYPSUM BOARD; 2X4 WOOD STUDS @ 16"O.C.; $\frac{5}{8}$ " GYPSUM BOARD	SEE STRUCTURAL DWGS. FOR MORE INFO
6A	REDWOOD SIDING, $\frac{1}{2}$ " PLYWOOD SHEATHING; 2X6 WOOD STUDS @ 16"O.C., $\frac{5}{8}$ " GYPSUM BOARD	SEE STRUCTURAL DWGS. FOR MORE INFO
8A	$\frac{5}{8}$ " GYPSUM BOARD; 2X4 STAGGERED WOOD STUDS @ 16"O.C. ON 2X8 SILL PLATE; $\frac{5}{8}$ " GYPSUM BOARD	SEE STRUCTURAL DWGS. FOR MORE INFO

ELECTRICAL PLAN SYMBOL LEGEND			
	TAMPER RESISTANT DUPLEX OUTLET		TELEPHONE JACK
	TAMPER RESISTANT QUAD OUTLET		CABLE TV JACK
	GROUND FAULT CIRCUIT INTERRUPT OUTLET		
	WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT		
	220V OUTLET / TAMPER RESISTANT		
	SWITCHED OUTLET / TAMPER RESISTANT		
	DEDICATED OUTLET - VERIFY W/ EQUIP. MFG.TAMPER RESISTANT		

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HIDDEN VALLEY MUSIC SEMINARS
CARMEL VALLEY, CA 93924



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PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

ARCHITECTURAL

PROPOSED FLOOR PLAN

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

A2.0
12/10/2018

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

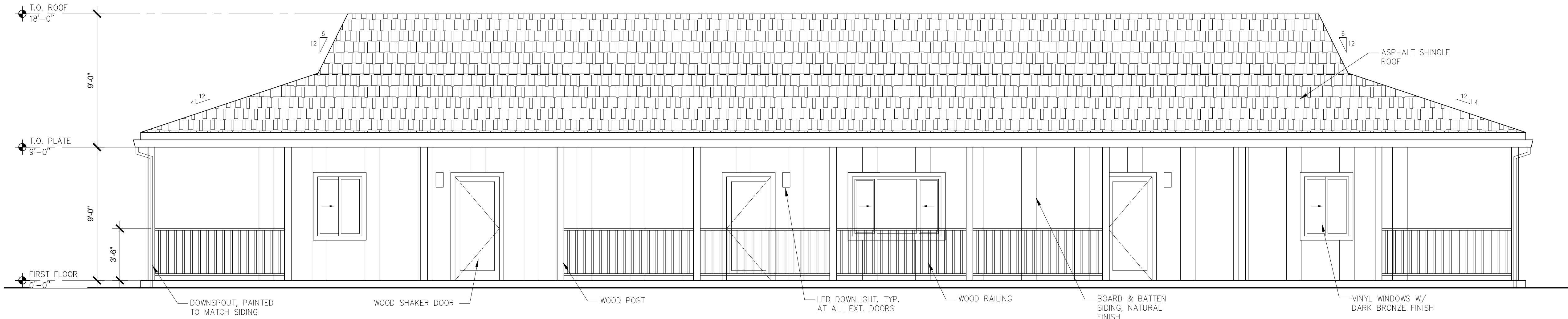
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12/10/2018

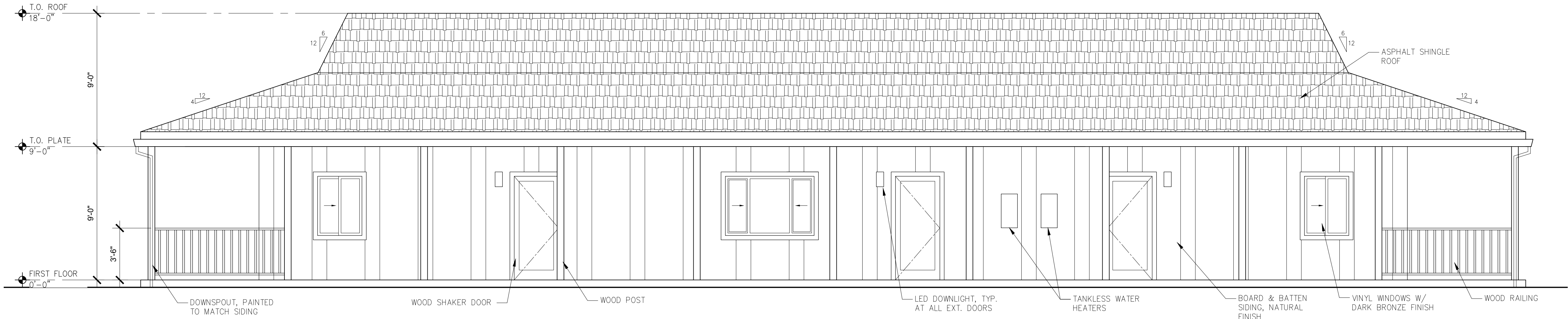
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1 PROPOSED WEST ELEVATION

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



2 PROPOSED EAST ELEVATION

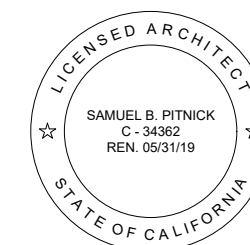
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1. REFER TO COVER SHEET G1.0 FOR IMAGES OF PROPOSED MATERIALS.
2. ALL NEW MATERIALS TO MATCH EXISTING MATERIALS FOUND THROUGHOUT HIDDEN VALLEY'S CAMPUS.

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VALLEY
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SEMINARS
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REVISIONS DATE

ARCHITECTURAL

BUILDING
ELEVATIONS

Scale: SEE DWG.

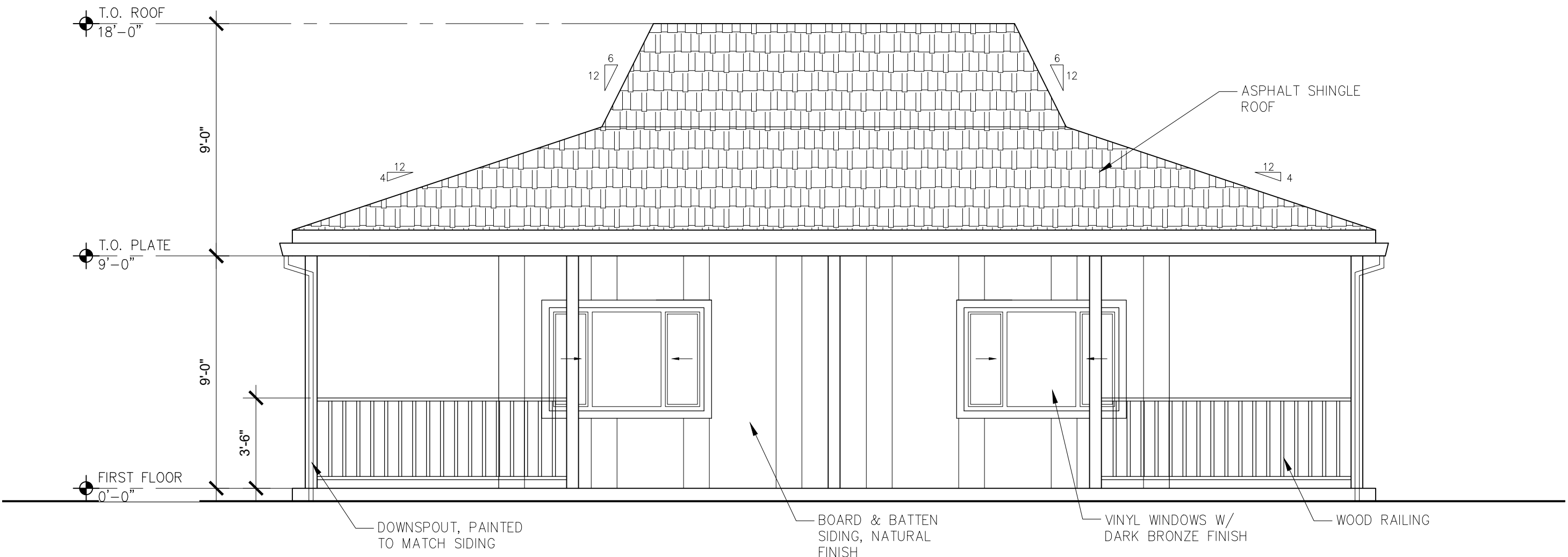
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Job: -

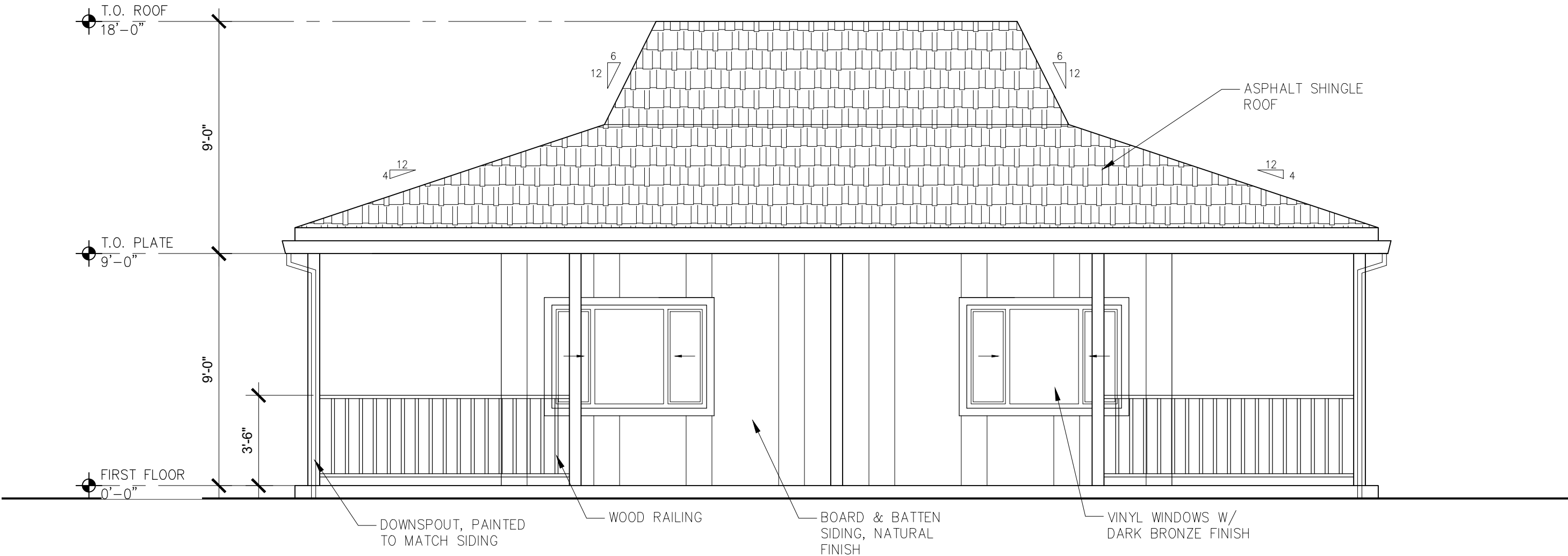
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1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



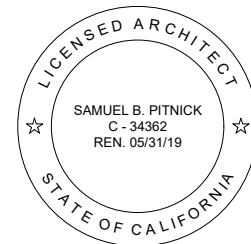
2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1. REFER TO COVER SHEET G1.0 FOR IMAGES OF PROPOSED MATERIALS.
2. ALL NEW MATERIALS TO MATCH EXISTING MATERIALS FOUND THROUGHOUT HIDDEN VALLEY'S CAMPUS.

NOT FOR CONSTRUCTION

HIDDEN
VALLEY
MUSIC
SEMINARS
CARMEL VALLEY, CA
93924



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REVISIONS	DATE

ARCHITECTURAL

BUILDING
ELEVATIONS

Scale: SEE DWG.

Drawn By: SBP

Job: -

A3.1

12/10/2018