

**Before the Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:

CHEZ RONALD L (PLN160714)

RESOLUTION NO. 18-028

Resolution by the Monterey County Zoning Administrator for:

- 1) Finding the project is new construction of an accessory dwelling unit in a residential zone that qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines;
- 2) Approving a Combined Development Permit consisting of:
 - A. Coastal Administrative Permit and Design Approval to allow construction of an 850 square-foot accessory dwelling unit with associated site improvements including:
 - i. Demolition of 119 square foot generator building and pad,
 - ii. 330 square-foot covered entry,
 - iii. 89 square feet of paving,
 - iv. 60 linear feet of retaining walls under 6 feet high,
 - v. 582 square feet of asphalt driveway,
 - vi. 70 square-foot generator pad, and
 - B. Coastal Development Permit to allow development within 50 feet of a coastal bluff.

[PLN160714, CHEZ RONALD L, 36510 Highway 1, Monterey, Big Sur Land Use Plan (APN: 243-251-023-000)]

The Chez application (PLN160714) for a Combined Development Permit and Design Approval to allow construction of an accessory dwelling unit came on for public hearing before the Monterey County Zoning Administrator on 31 May 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
 - *1982 Monterey County General Plan*;
 - *Big Sur Coast Land Use Plan (LUP)*;
 - *Coastal Implementation Plan (CIP) Part 3*; and
 - *Monterey County Zoning Ordinance (Title 20)*No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 36510 Highway 1, Monterey (Assessor's Parcel Number 243-251-023-000), Big Sur Coast LUP. The parcel is zoned "RDR/40-D(14)(CZ)" or Rural Density Residential, 40 acres per unit with a Design Overlay and 14-foot height limit in the Coastal Zone. An accessory dwelling unit is a principal use allowed with a Coastal Administrative Permit. Therefore, this application includes a request for a Coastal Administrative Permit.
- c) Pursuant to Chapter 20.145.080.A.1.b of the CIP for Big Sur Coast LUP, development within 50 feet of a coastal bluff requires preparation of geological report. Therefore, a geological report (File No. LIB170122) was prepared by Easton Geology.
- d) The parcel is developed with a 5,500 square foot single family dwelling and 750 square foot garage allowed in Resolution No. 13-047. The septic trenches were permitted with this resolution and approved by EHB, prior to submittal of this application. In addition, Geothermal wells were drilled under permit number 16-12734 from EHB.
- e) The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC because the project has a Design Control overlay that is subject to a public hearing. The Big Sur Coast LUAC recommended the project for approval with no changes, in a 3-0 decision on 22 May 2018.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160714.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Environmental Services, Mid-Coast Volunteer Fire Brigade, RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Proposed location of the ADU is atop an approximately 120 foot high coastal bluff reported by Easton Geology in the 26 September 2017 Supplemental Assessment of Slope (File No. LIB170122) that the bluff face is susceptible to shallow translational failures. Staff requested more information in the form of two questions: 1) Quantify "long-term" in reference to bluff retreat (Project C16021, "Geologic Map of Proposed Guesthouse Location", Figure 1, 3/3/17); and 2) What is the likelihood of the structure needing a seawall during the development's economic lifespan? (C.I.P. Policy 20.145.080.A.2.h for the Big Sur Land Use Plan). Easton Geology responded that 1) "long-term" is a few hundred years or so, and 2) it is highly unlikely that a seawall will be needed

to protect the development during its anticipated economic lifetime. Easton Geology recommends in “Response to County Comments” (LIB170122) the ADU be supported by piers founded in the bedrock at least 30 feet down in order to reduce risk of damage from shallow translational sliding or erosion of the upper bluff fan deposits.

- c) The primary and secondary septic drainfields are upslope of the proposed ADU. The drainfields were approved with the rebuild of the main house (PLN130179) prior to proposal of the ADU and will be shared by the main house and the ADU. Easton Geology has reviewed the septic design and determined the bluff-face would not be destabilized with implementation of the septic trenches. The trench depth should be at least 15 feet effective depth, drainage from all impervious surfaces should be carefully controlled, and Easton Geology requests to inspect the excavated drainfield trenches prior to setting pipe or gravel. Condition number 13 requires that prior to construction permits for the OWTS, the applicant/owner shall schedule an inspection of septic trenches for implementation in accordance with recommendations of the project geotechnical report prepared by Easton Geology.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160714.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA-Planning, Mid-Coast Volunteer Fire Brigade, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Staff conducted a site inspection on 14 March 2017 to verify that the site is suitable for this use.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160714.

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

- b) Staff conducted a site inspection on 14 March 2017 to verify that the site has no violations.
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160714.

5. **FINDING:** **CEQA – Categorical Exemption:** 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(a) categorically exempts new construction of a second residential structure in residential zones. The project includes construction of an accessory dwelling unit on the subject parcel and the project is located in a rural density residential zoning district.
 - b) No adverse environmental effects were identified during RMA Staff review of the development application during a site visit on 14 March 2017.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160714.

6. **FINDING:** **PUBLIC ACCESS -** The project is consistent with the ordinances related to public trust or public use, and is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.146.130 of Monterey County Code Title 20 Coastal Implementation Plan Part 3 for the Big Sur Coast Land Use Plan.
- EVIDENCE:**
- a) The subject parcel is located between the sea and the first through public road, State Highway 1. Therefore, in accordance with Section 20.70.050.B.4 of Title 20 Zoning Code for Monterey County Coastal Zone, the project is required to be in conformance with public access and public recreation policies of the Coastal Act.
 - b) **20.70.050.B.4.a – Protection of Historic Access and/or Public Trust.** There is no established trail or use area, nor any beach subject to ocean waves seaward of the first line of vegetation. Therefore, implementation of the accessory dwelling unit would not interfere with any form of historic public use or trust rights.
 - c) **20.70.050.B.4.b – Provision of Public Access.** The parcel is on a blufftop cliff approximately 120 feet high. Therefore, the characteristic steepness of this potential access area on the subject property would be inconsistent with public safety requirements pursuant to PRC Section 30212 of the California Coastal Act.
 - d) **20.70.050.B.4.c(i) – Application of Access Requirements to Single Family Residential Development.** The characteristic steepness of

potential shoreline access area on the subject property pose a substantial adverse impact to the safety of public access. Therefore, public access shall not be required.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and to the California Coastal Commission (CCC).
- a) The subject parcel is located within 300 feet of the top of the seaward face of a coastal bluff. Therefore, in accordance with Section 20.86.080.A.1 of Title 20, a decision on this project may be appealed to the CCC.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Find the project is new construction of an accessory dwelling unit in a residential zone that qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines;
- 2) Approve a Combined Development Permit consisting of:
 - A. Coastal Administrative Permit and Design Approval to allow construction of an 850 square-foot accessory dwelling unit with associated site improvements including:
 - a. Demolition of 119 square foot generator building and pad,
 - b. 330 square-foot covered entry,
 - c. 89 square feet of paving,
 - d. 60 linear feet of retaining walls under 6 feet high,
 - e. 582 square feet of asphalt driveway,
 - f. 70 square-foot generator pad, and
 - B. Coastal Development Permit to allow development within 50 feet of a coastal bluff

for Assessor's Parcel Number 243-251-023-000 (2.87 acres) in general conformance with the attached Plan set and Conditions of Approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 31st day of May 2018 by:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUN 01 2018**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE ZONING ADMINISTRATOR ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JUN 11 2018**

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN160714

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN60714) allows a Coastal Administrative Permit and Design Approval for construction of an 850 square foot accessory dwelling unit, 330 square foot covered entry, and 331 linear feet of retaining walls with 215 cubic yards of associated cut and fill; and a Coastal Development Permit for development within 50 feet of a coastal bluff.. The property is located at 36510 Highway 1, Monterey (Assessor's Parcel Number 243-251-023-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Coastal Administrative Permit (Resolution Number 18-028) was approved by Zoning Administrator for Assessor's Parcel Number 243-251-023-000 on 31 May 2018. The permit was granted subject to 14 Conditions of Approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

4. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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

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

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

5. 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.

6. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Geological Report (Library No. LIB170122), was prepared by Easton Geology, Inc. on 14 March 2017 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

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

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

7. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

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

8. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Investigation. (RMA- Environmental Services)

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

9. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

10. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

11. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

12. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

13. PDSP001 - SEPTIC TRENCH INSPECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to construction permits for the OWTS, the applicant/owner shall schedule an inspection of septic trenches for implementation in accordance with recommendations of the project geotechnical report prepared by Easton Geology. A licensed practitioner shall inspect the trenches.

Compliance or Monitoring Action to be Performed: Prior to construction permits for the OWTS, applicant/owner shall submit to Chief of RMA-Planning for review and approval a schedule and cost estimate from a licensed practitioner for inspection of the septic trenches.

Prior to final, applicant/owner shall submit to Chief of RMA-Planning invoices from and an inspection summary (description and photos) prepared by the licensed practitioner.

14. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

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

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

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

CHEZ RESIDENCE
ACCESSORY DWELLING UNIT
36510 Highway 1
Monterey, CA

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER ARCHITECTS, INC. HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

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4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

SETBACKS

	REQUIRED	PROPOSED
FRONT	50.0'	52.93'
REAR	6.0'	216.5'
SIDES	6.0'	80.25' NORTH 179.5' SOUTH
DISTANCE BETWEEN ACCESSORY BUILDINGS	6 FT.	N/A
DISTANCE BETWEEN MAIN AND ACCESSORY BUILDINGS	10 FT.	83.9 FT.
BUILDING HEIGHT	14 FT., MAX. 449.75 MAX.	19.25 FT. 449.00 FT.
LOW EXISTING GRADE	483.0	
HIGH EXISTING GRADE	488.5	
AVERAGE GRADE	485.75	

TREE REMOVAL

1. NO TREES ARE TO BE REMOVED.

GRADING

CUT: 180 CU. YDS.
FILL: 25 CU. YDS.
TOTAL EXPORT: 155 CU. YDS.

UTILITIES

1. PACIFIC GAS & ELECTRIC
2. GARRAPATA WATER DISTRICT
3. PROPANE GAS
4. PRIVATE SEPTIC SYSTEM

COST ESTIMATE

ESTIMATED COST OF CONSTRUCTION: \$140,000

PROJECT DATA

LOT DATA :	3.1 ACRES (84,744.77 S.F.)
LOT SIZE :	
ZONING :	RDR/40-D (14) (CZ)
A.P.N. :	243-251-023-000
BUILDING SITE COVERAGE/	25%
MAXIMUM AREA ALLOWED :	93,666.19 SQ. FT.
PROPOSED FLOOR AREA:	
FIRST FLOOR:	850 S.F.
COVERED ENTRY:	115 S.F.
TOTAL PROPOSED AREA :	965 S.F.
EXISTING BUILDING COVERAGE:	
MAIN HOUSE	4,217 S.F.
EXTERIOR COVERED ENTRY	330 S.F.
GENERATOR BUILDING	119 S.F.
WALLS 6 FT. OR HIGHER	209 S.F.
BUILDING SITE COVERAGE	4,875 S.F.
TOTAL EXISTING BUILDING COVERAGE:	3.62%
NEW BUILDING COVERAGE:	
PROPOSED ACCESSORY DWELLING	850 S.F.
PROPOSED COV. ENTRY	115 S.F.
WALLS 6 FT. OR HIGHER	5 S.F.
TOTAL NEW BUILDING COVERAGE:	971 S.F. 0.7%
TOTAL BUILDING COVERAGE:	
MAIN HOUSE	4,217 S.F.
EXTERIOR COVERED ENTRY	330 S.F.
PROPOSED ACCESSORY DWELLING	850 S.F.
PROPOSED COV. ENTRY	115 S.F.
WALLS 6 FT. OR HIGHER	215 S.F.
TOTAL PROPOSED BUILDING COVERAGE:	5,727 S.F. 4.25%
EXISTING IMPERVIOUS COVERAGE:	
BUILDING COVERAGE	4,875 S.F.
DRIVEWAY	4,616 S.F.
SITE WALLS UNDER 6 FT.	266 S.F.
PAVING - PATHS, PATIOS, STAIRS	9,998 S.F.
TOTAL EXISTING IMPERVIOUS COVERAGE :	19,755 S.F. 14.7%
NEW IMPERVIOUS COVERAGE:	
BUILDING COVERAGE	971 S.F.
DRIVEWAY	582 S.F.
SITE WALLS UNDER 6 FT.	65 S.F.
GENERATOR PAD	70 S.F.
PAVING - PATHS, PATIOS, STAIRS	189 S.F.
TOTAL NEW IMPERVIOUS COVERAGE :	1,877 S.F. 1.4%
TOTAL IMPERVIOUS COVERAGE:	
BUILDING COVERAGE	5,846 S.F.
DRIVEWAY	5,198 S.F.
SITE WALLS UNDER 6 FT.	331 S.F.
GENERATOR PAD	70 S.F.
PAVING - PATHS, PATIOS	10,187 S.F.
TOTAL IMPERVIOUS COVERAGE :	21,632 S.F. 16.1%

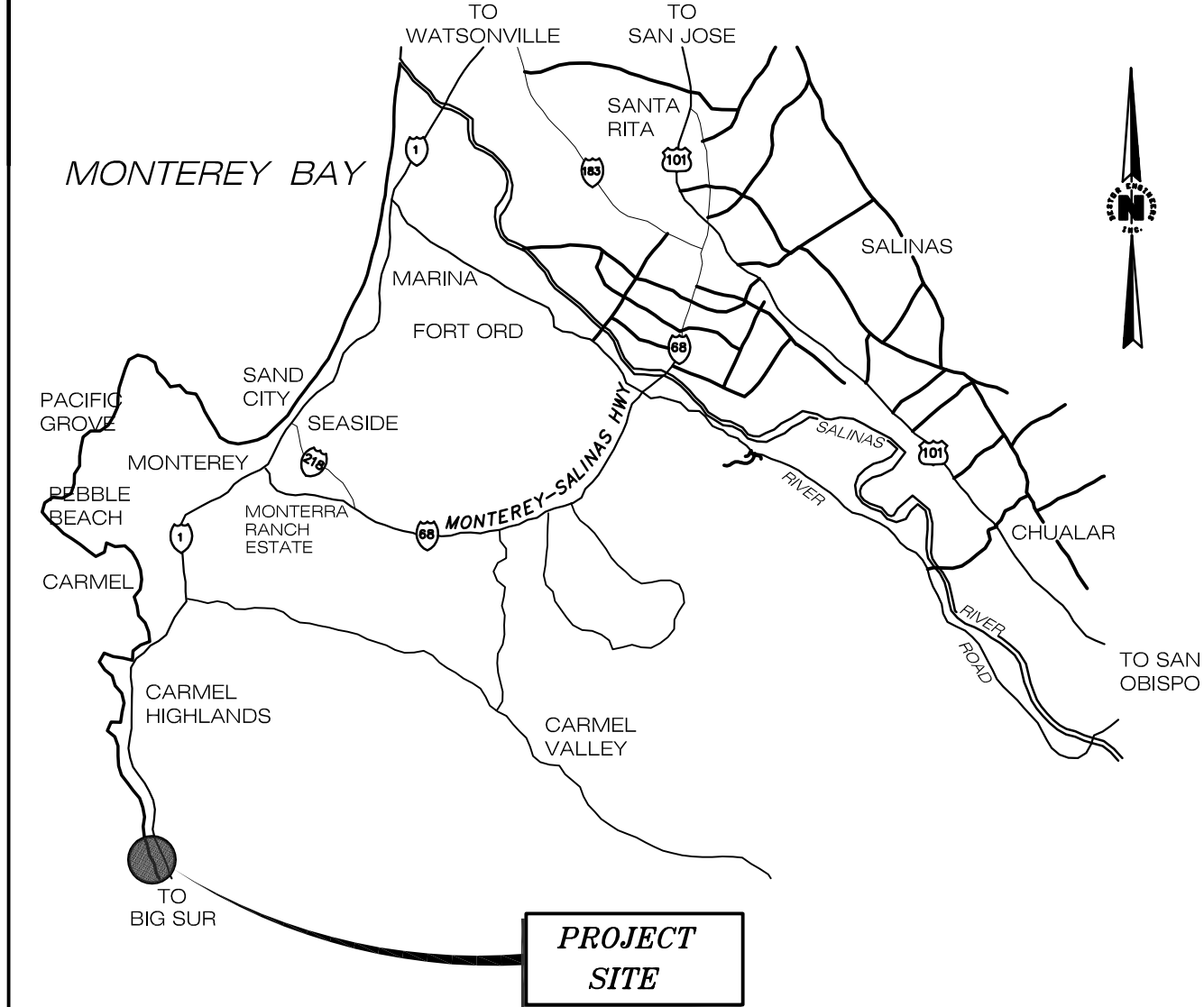
PROJECT INFORMATION

OWNER:	RONALD CHEZ 1524 N. ASTOR STREET CHICAGO, IL 60610
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH: 831-372-0410
LAND SURVEYOR:	L & S ENGINEERING AND SURVEYING, INC. 2460 GARDEN ROAD, SUITE 6 MONTEREY, CA 93940 PH: 831-655-2723
GEOTECHNICAL:	ROCK SOLID ENGINEERING 1100 MAIN STREET, SUITE A WATSONVILLE, CA 95076 PH: 831-724-5868
GEOLOGY:	EASTON GEOLOGY, INC. P.O. BOX 3533 SANTA CRUZ, CA 95063 PH: 831-241-4317
BIOLOGY:	JEFFREY B. FROKE, PH.D. 3156 BIRD ROCK ROAD PEBBLE BEACH, CA 93953 PH: 831-224-8545
PROJECT DESCRIPTION:	NEW CONSTRUCTION OF AN ACCESSORY DWELLING UNIT HAVING ONE BEDROOM AND ONE BATH IS PROPOSED WITH 850 SQUARE FEET OF CONDITIONED SPACE AND A 115 TRELLIS COVERED ENTRANCE. THE DWELLING UNIT WILL HAVE A NEW SEPTIC TANK AND PUMP VAULT, SEPARATE FROM THE MAIN HOUSE. THE EXISTING DRIVEWAY WILL BE RELOCATED. THE EXISTING GENERATOR BUILDING WILL BE DEMOLISHED. A NEW GENERATOR WILL BE LOCATED ON A CONCRETE PAD WITH FENCE SURROUND NEAR THE SECONDARY ENTRY GATE.

SHEET INDEX

ARCHITECTURAL	
A-0.1	COVER SHEET
A-1.0	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-1.2	ENLARGED PROPOSED SITE PLAN
A-2.1	PROPOSED FIRST FLOOR PLAN
A-2.2	PROPOSED ROOF PLAN
A-3.1	PROPOSED EXTERIOR ELEVATIONS
A-3.2	PROPOSED EXTERIOR ELEVATIONS
CIVIL	
C1	COVER SHEET
C2	GRADING AND DRAINAGE PLAN
C3	GRADING SECTIONS AND PROFILE
C4	CONSTRUCTION DETAILS
C5	EROSION SEDIMENT AND STORMWATER CONTROL PLAN

VICINITY MAP



REVISION	No.

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

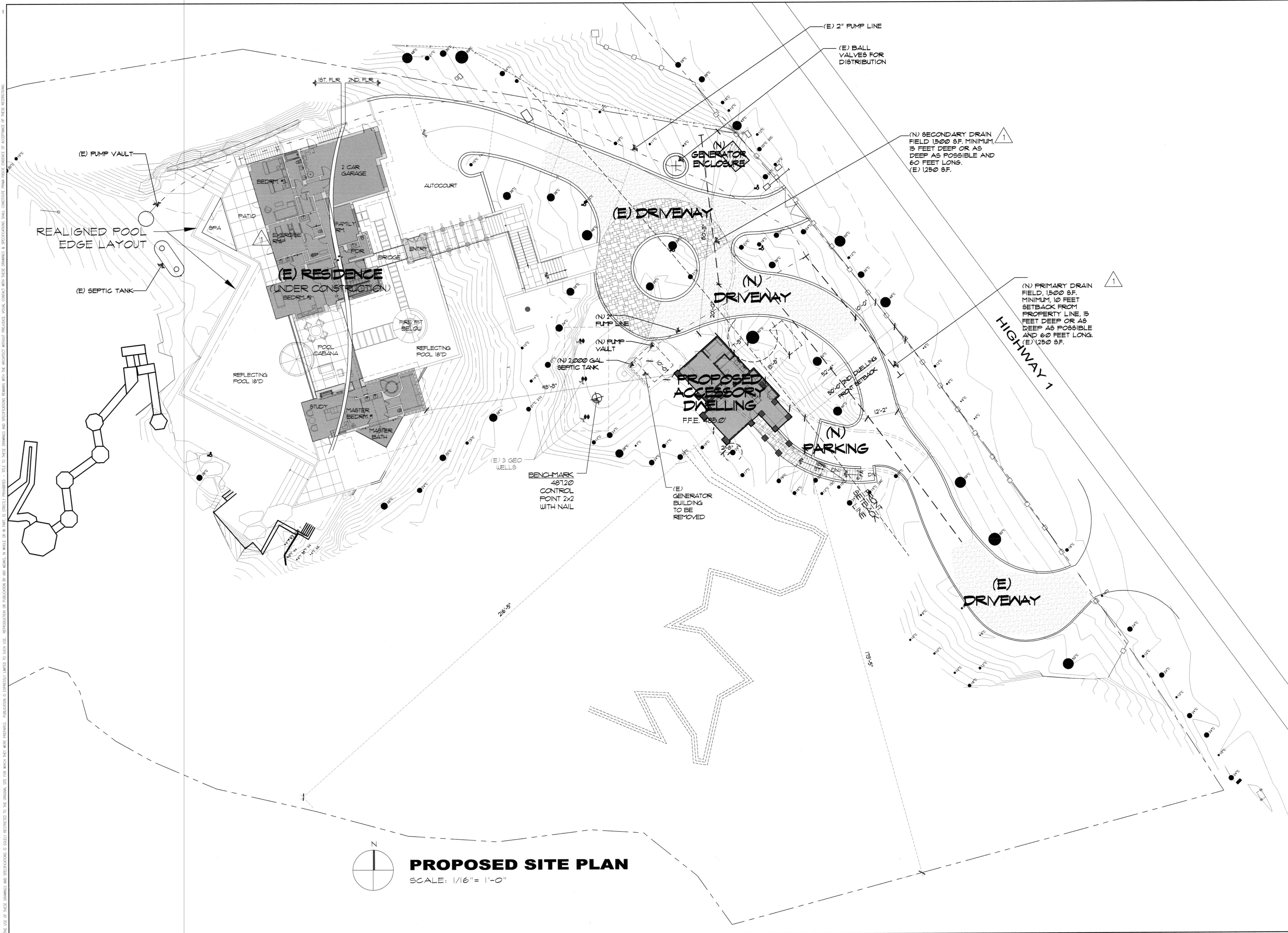
MONTEREY, CA 93940

ARCHITECT

COVER SHEET

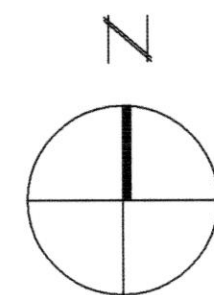
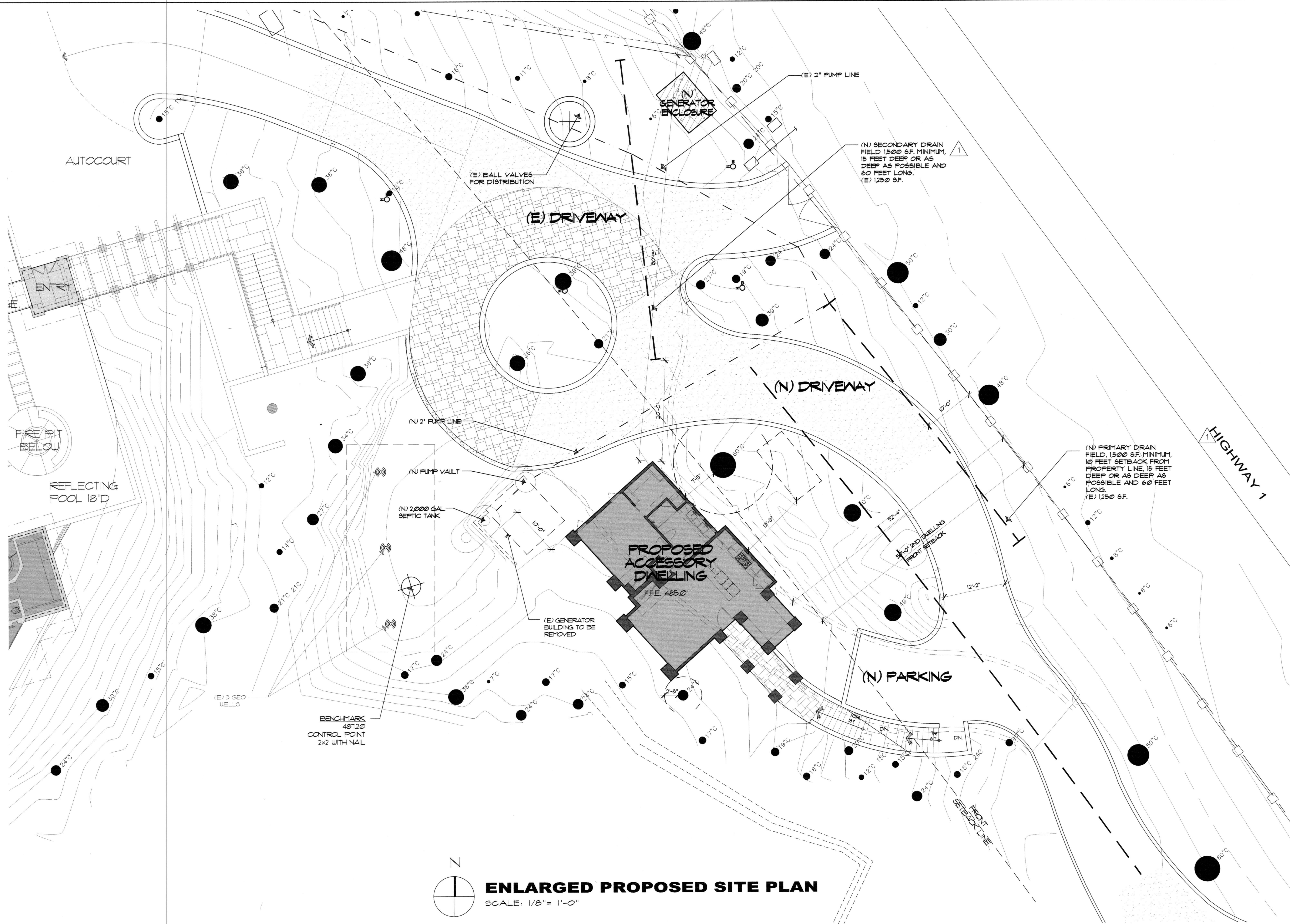
JOB NAME:	Chez Residence 36510 Highway 1 Monterey, CA A.P.N. 243-251-023-000
DATE:	3/06/17
SCALE:	N.T.S.
DRAWN:	CJH
JOB NUMBER:	12.18D
A-0.1 SHEET OF	

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. ORAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE A FIRM AWARE RECORD OF AWARENESS OF THESE RESTRICTIONS.



REVISION		No.
PLANNING DEPT. REV. 1/13/17, 9/26/17		1
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
2111 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
PROPOSED SITE PLAN		
JOB NAME: Chez Residence 36510 Highway 1 Monterey, CA A.P.N. 248-251-023-000		
DATE: 3/06/17		
SCALE: 1/16" = 1'-0"		
DRAWN: BRW		
JOB NUMBER: 12.18D		
A-1.1		
SHEET OF		

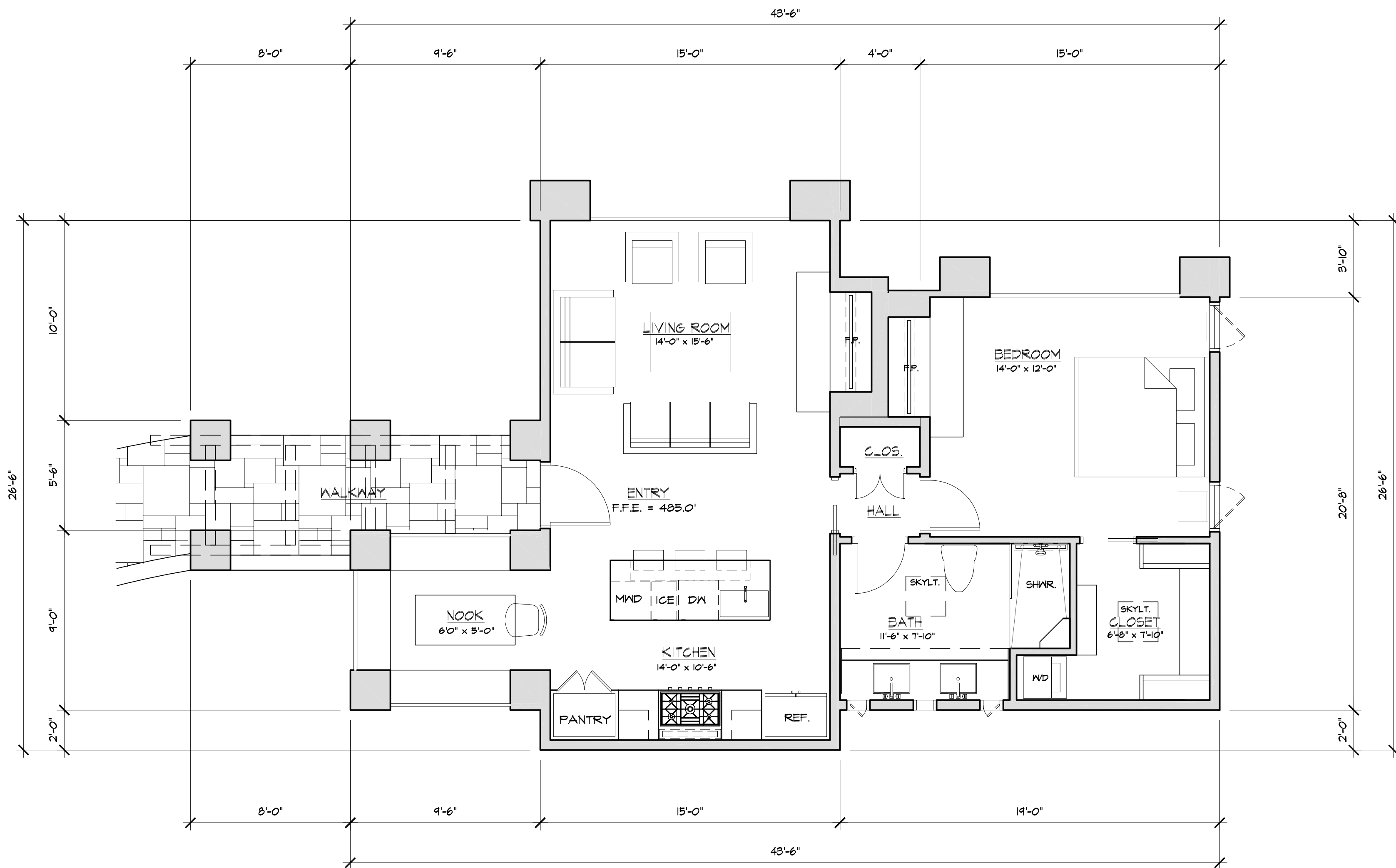
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION OR REPRODUCTION OF THESE DRAWINGS OR SPECIFICATIONS IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE, YOUR CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE YOUR ACCEPTANCE OF THESE RESTRICTIONS.



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

REVISION		No.
PLANNING DEPT. REVISION 1/15/17		1
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
PROPOSED SITE PLAN		
JOB NAME:	Chez Residence 36510 Highway 1 Monterey, CA A.P.N. 248-251-028-000	
DATE:	10/25/16	
SCALE:	1/8" = 1'-0"	
DRAWN:	BRN	
JOB NUMBER:	12.10D	
A-1.2		
SHEET		OF

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

[illegible]

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

ARCHITECT

DWELLING PLANS

JOB NAME: **Chez Residence**
36510 Highway 1
Monterey, CA
A.P.N. 243-251-023-000

DATE: 10/25/16

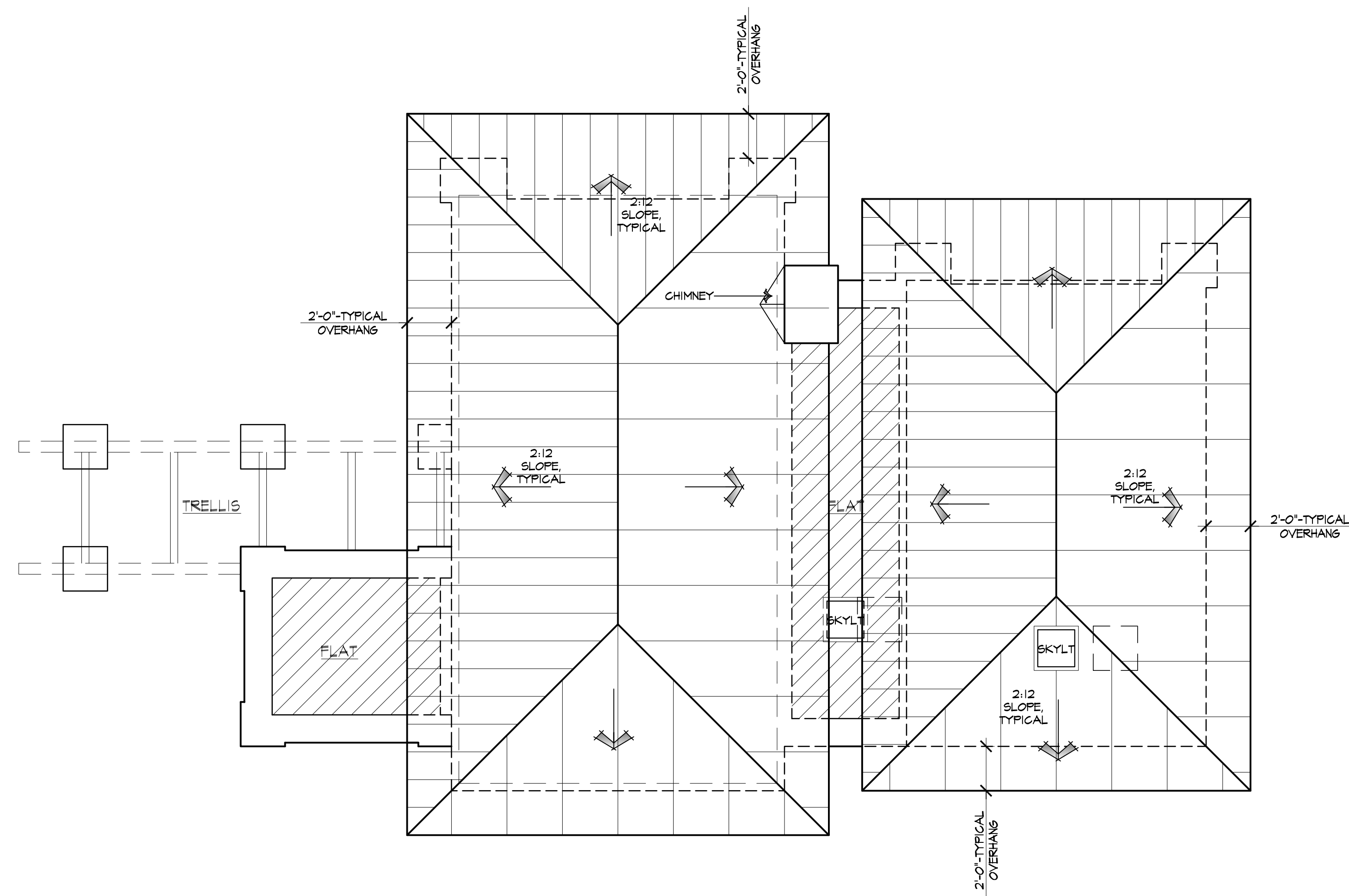
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DRAWN: BRW

JOB NUMBER: 12.18D

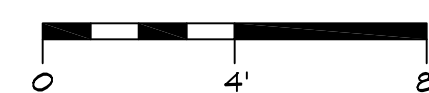
A-2.1

SHEET OF



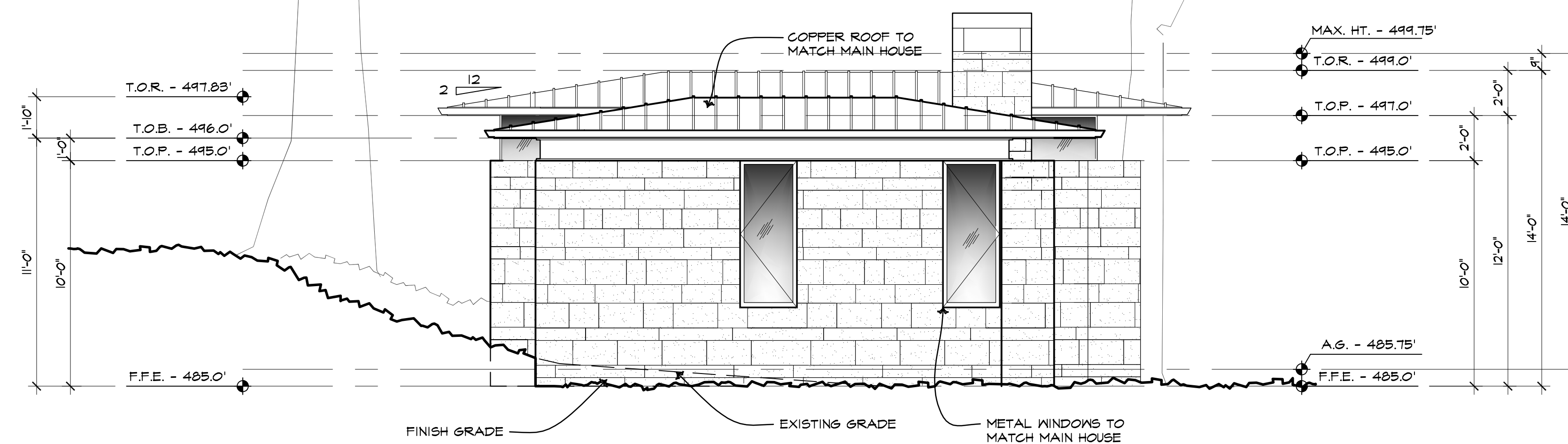
PROPOSED ROOF PLAN

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

[illegible]

SOUTH ELEVATION

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



NORTH ELEVATION

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

[illegible]

CONCLUSIONS

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

2111 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: www.ericmillerarchitects.com

DWELLING ELEVATIONS

Chez Residence
36510 Highway 1
Monterey, CA
A.P.N. 243-251-023-000

DATE: 3/06/17

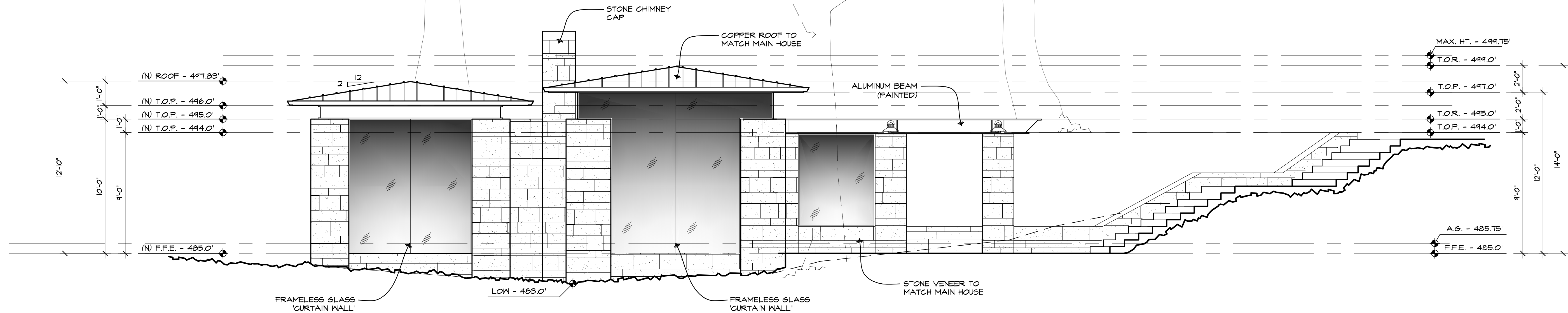
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RAWN: BRW

OB NUMBER: 12.18D

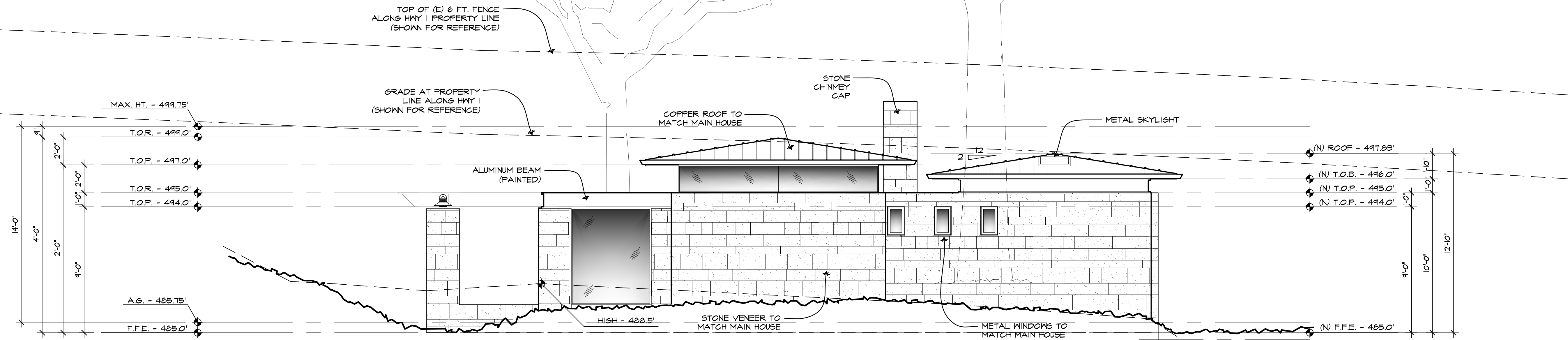
A-3.1
SHEET OF

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WEST ELEVATION

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



EAST ELEVATION

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

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

DWELLING ELEVATIONS

JOB NAME: **Chez Residence**
36510 Highway 1
Monterey, CA
A.P.N. 243-251-023-000

DATE: 3/06/17
SCALE: 1/4" = 1'-0"
DRAWN: BRW
JOB NUMBER: 12.18D

A-3.2
SHEET OF

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
CHEZ RESIDENCE
APN:243-251-023
MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE CHEZ RESIDENCE, SHEET A1.1 PREPARED BY ERIC MILLER ARCHITECTS, INC., DATED 10/25/16, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY OTHERS.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE. THE RECOMMENDATIONS FOUND IN THE SUPPLEMENTAL GEOLOGIC REPORT FOR THE PORPOSED GUEST HOUSE, JOB NO. C16021, DATED MARCH 14, 2017, PREPARED BY EASTON GEOLOGY AND THE GEOTECHNICAL REPORT AND ADDENDUM TO THE GEOTECHNICAL INVESTIGATION REPORT, PROJECT NO. 13016, DATED MARCH 14, 2017, PREPARED BY ROCK SOLID ENGINEERING, INC., THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- THERE ARE APPROXIMATELY 180 C.Y. OF CUT AND 15 C.Y. OF FILL, WITH A SURPLUS OF 165 C.Y.. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ALL DRAINAGE, INCLUDING ANY PIPE OUTLETS SHALL NOT BE ALLOWED TO DISCHARGE ON OR NEAR THE STEEP COASTAL BLUFF. ALL DISCHARGE PIPES SHALL BE DIRECTED TO THE EXISTING DRAINAGE SYSTEM WHICH CONVEYS THE DRAINAGE TO THE BASE OF THE SLOPE. ALL EXISTING PIPES SHOULD BE VERIFIED TO BE IN GOOD WORKING ORDER PRIOR TO HOOKUP.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS AND CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO CATCH BASINS AND DISCHARGED TO THE EXISTING DRAINAGE SYSTEM. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF CATCHBASINS & DRAINAGE SWALES AND DISCHARGED INTO THE EXISTING DRAINAGE SYSTEM AS SHOWN ON THE SITE DRAINAGE PLAN.
- SUBSURFACE DRAINAGE FOR RETAINING WALLS IS REQUIRED AND WILL BE COLLECTED AND PIPED TO DAYLIGHT TO DRAINAGE CATCHBASIN OR JUNCTION BOX STRUCTURES.



LOT OVERVIEW
SCALE: 1"=70'

LEGEND:

EXISTING:

- BOUNDARY LINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- TREE (TYPE AND SIZE AS MARKED)
CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- MAIN FLOOR HOUSE FOOTPRINT
- ASPHALT CONCRETE SURFACE

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- DRAINAGE SWALE FLOW LINE
- STORM DRAIN PIPE
- P.C.C. VERTICAL CURB
- RETAINING WALL
- APPROXIMATE LIMIT OF LONG-TERM BLUFF RETREAT
- PIER & GRADE BEAM RETAINING STRUCTURE
- SPOT ELEVATION
- MAIN FLOOR HOUSE FOOTPRINT
- ASPHALT CONCRETE SURFACE
- FP FINISHED PAVEMENT
- TW TOP OF WALL
- FL FLOWLINE
- HP HIGH POINT
- DS DOWNSPOUT

EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN
SHEET C3	GRADING SECTIONS & PROFILES
SHEET C4	CONSTRUCTION DETAILS
SHEET C5	EROSION CONTROL PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
MR. RONALD CHEZ
1524 NORTH ASTOR STREET
CHICAGO, IL 60610

SECONDARY: ARCHITECT
ERIC MILLER ARCHITECTS, INC.
ATTN: CARLA HASHIMOTO
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH (831)372-0410

SITE LOCATION:
36510 HIGHWAY 1
MONTEREY, CA 93940

	05/22/17	FR	DESIGN CONSULTANT REVIEW
	04/17/17	FR	DESIGN CONSULTANT REVIEW
	02/03/17	FR	RELEASED TO CLIENT
No.	DATE	BY	REVISION

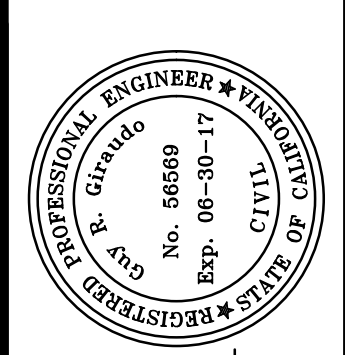
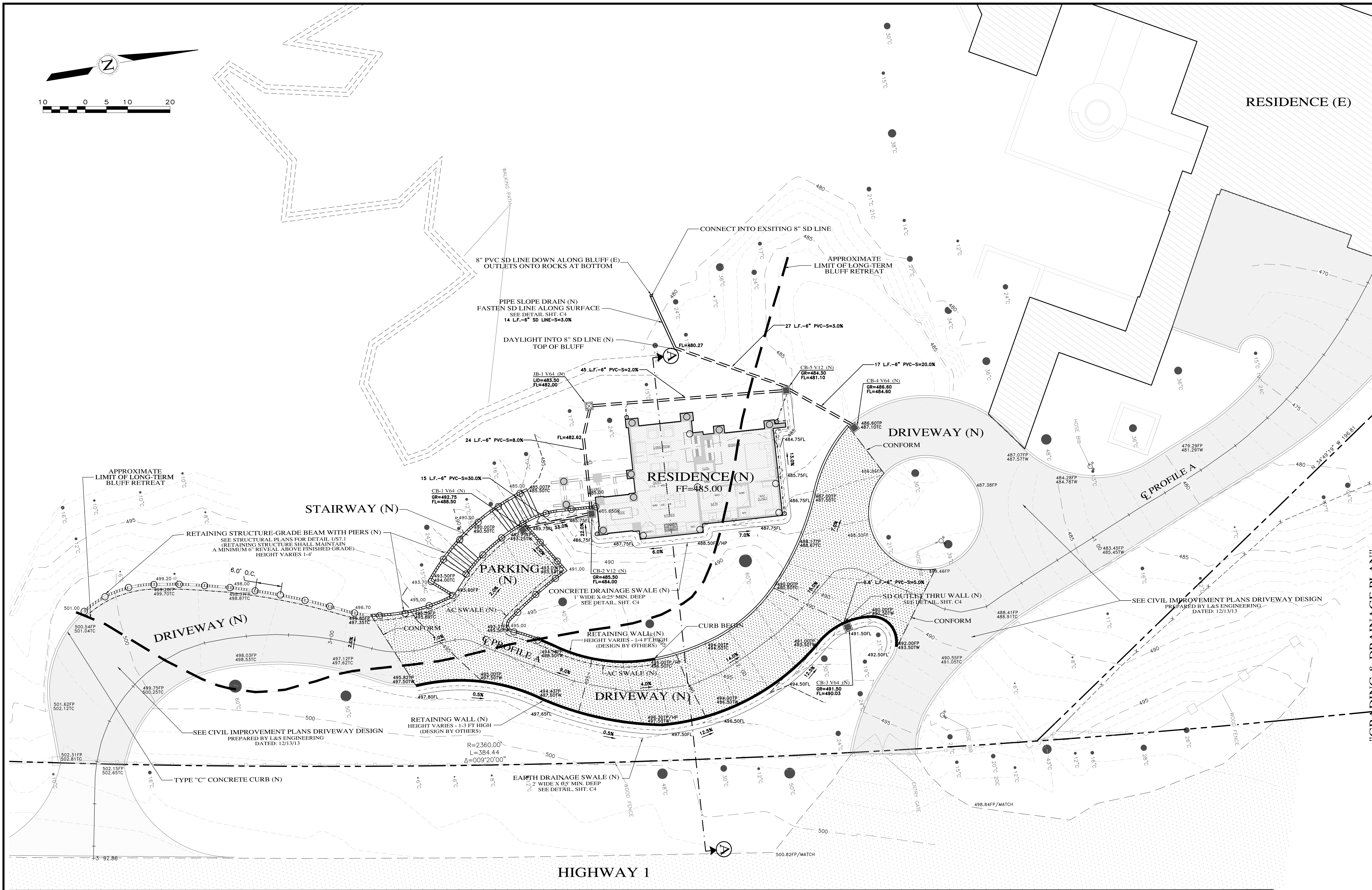
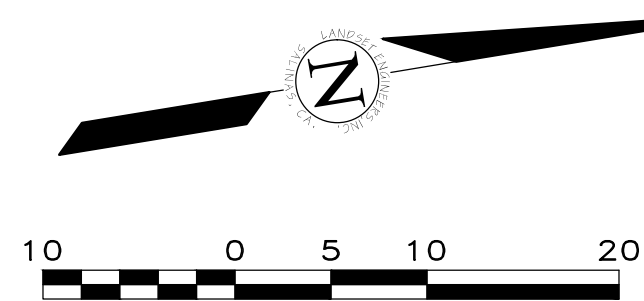
"COVER SHEET"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
CHEZ RESIDENCE
A.P.N.: 243-251-023
MONTEREY COUNTY, CALIFORNIA
OR
MR. RONALD CHEZ



APPROVED BY:
GUY R. GIRAUDO
REGISTERED PROFESSIONAL ENGINEER
No. 44669
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA



APPROVED BY:

GUY R. GIRAUO

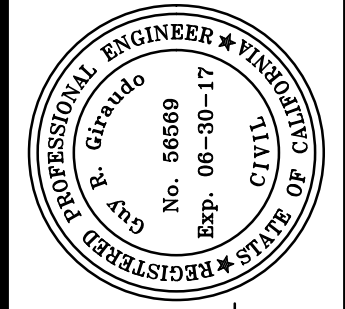


GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
CHEZ RESIDENCE
A.P.N.: 243-251-023
MONTEREY COUNTY, CALIFORNIA
OR
MR. RONALD CHEZ

SCALE: 1"=10'
DATE: JANUARY 2017
JOB NO. 1647-01

No.	DATE	BY	REVISION
	05/22/17	FR	DESIGN CONSULTANT REVIEW
	04/17/17	FR	DESIGN CONSULTANT REVIEW
	02/03/17	FR	RELEASED TO CLIENT

SHEET **C2**
OF 5 SHEETS



APPROVED BY:

GUY R. GIRAUDO



ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

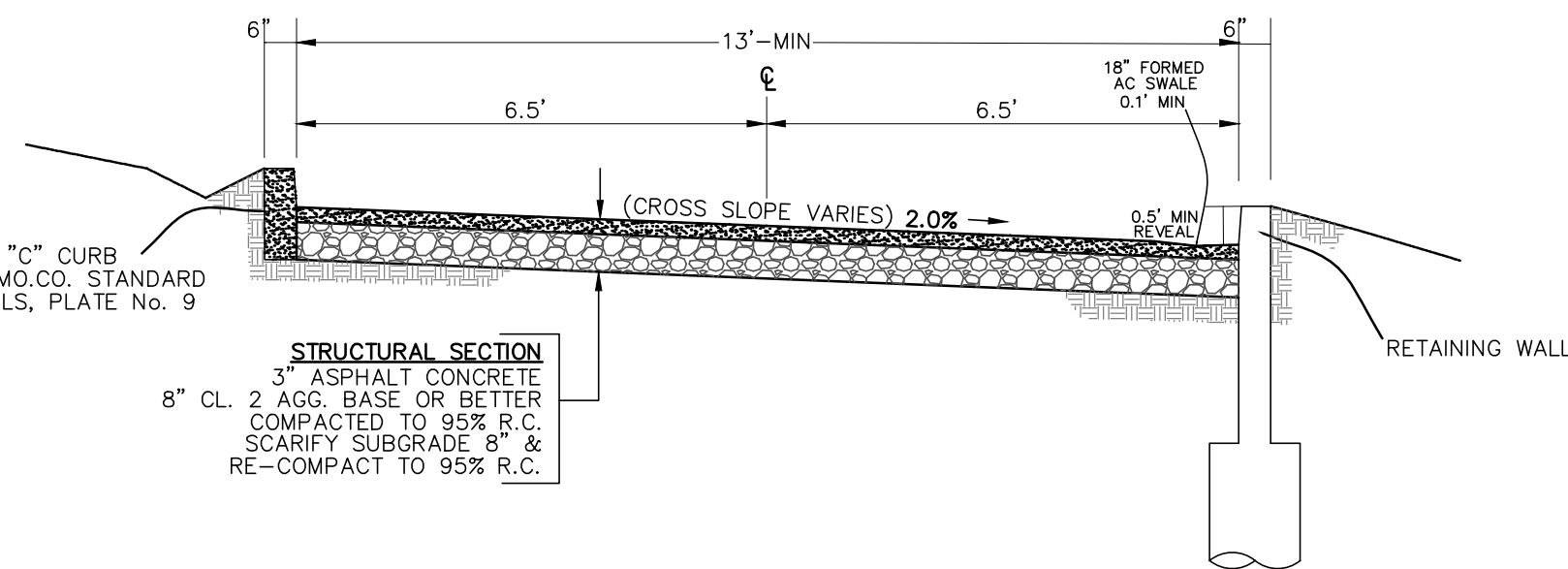
"GRADING SECTIONS & PROFILE"

GRADING, DRAINAGE & EROSION CONTROL PLAN

CHEZ RESIDENCE
A.P.N.: 243-251-023
MONTEREY COUNTY, CALIFORNIA
FOR

SCALE: AS SHOWN
DATE: JANUARY 2017
JOB NO. 1647-01

SHEET **C3**
OF 5 SHEET



TYPICAL DRIVEWAY SECTIONS



COLORS & MATERIALS

COPPER STANDING SEAM ROOF



CREAM STONE VENEER