

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

In the matter of the application of:

**HISS (PLN170872)**

**RESOLUTION NO. 18-029**

Resolution by the Monterey County Zoning  
Administrator

- 1) Finding the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit and Design Approval to allow the construction of a new two-story 5,145-square foot single family dwelling with attached 1,131-square foot three-car garage, a 185-square foot covered entry and 459-square foot covered porch, including 150 linear foot retaining wall and approximately 200 cubic yards of cut. This project will also require a Tree Removal Permit for the removal of two (2) 12" diameter Oak trees.

[PLN170872, Hiss, 8380 Monterra Views,  
Monterey, CA 93940, Greater Monterey Peninsula  
Area Plan APN: 259-211-011-000)]

**The Hiss application (PLN170872) came on for a public hearing before the Monterey County Zoning Administrator on May 31, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS AND EVIDENCE**

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the 2010 Monterey County General Plan, the Greater Monterey Peninsula Area Plan, and the requirements of the Title 21 Zoning Ordinance, including Chapter 21.70 (Administrative Permits) and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the use proposed.  
**EVIDENCE:**
  - a) The lot was created with the Map of Tract No. 1419, Monterra Ranch Phase 6, filed for record on June 16, 2004 in Volume 22 of Maps, Cities and Towns at page 56 in the Office of the Recorder for the County of Monterey.
  - b) The Monterra Ranch subdivision was approved by the Board of Supervisors on October 6, 1987 (Resolution No. 87-527).
  - c) There are three (3) non-exclusive easements for road and utilities and are outside of the building envelope. The subject project is sited within the building envelope. Pursuant to Condition No. 1 of the approved tentative subdivision map (Board of Supervisors Resolution

No. 87-527), this building envelope represents the maximum potential building areas as directed by the Director of Planning and Building Inspection after taking into account front, rear, and side yard setbacks, 30% slope areas, public viewshed, drainage easements, and existing vegetation.

- d) The application was originally scheduled for administrative approval on March 21, 2018, but pursuant to Section 21.70.060, the application was pulled from this administrative approval agenda and referred to the Zoning Administrator due to public controversy surrounding the proposed development.
- e) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- f) The project site is designated Rural Density Residential with Urban Reserve and Visual Sensitivity overlays (RDR/10-UR-VS). RDR zoning allows the first single-family dwelling per lot. Pursuant to Section 21.46.030 (D), RMA-Planning has the discretion to determine whether the proposed development will create a substantial adverse visual impact when viewed from a common public viewing area. After reviewing staking and flagging on two separate site visits, it was determined that the proposed development does not pose an adverse visual impact and therefore, the project may be approved with an Administrative Permit instead of a Use Permit. The project involves a request for the first single-family dwelling. Therefore, the project includes an allowed use on the site subject to an Administrative Permit and Design Approval.
- g) The subject property includes a “UR” (Urban Reserve) zoning overlay, which requires that development requiring an administrative permit be referred to the applicable city for review and recommendation. The project was referred to the City of Monterey. The City has no objections to the project but did request the two (2) Oak trees slated for removal be replanted.
- h) The subject property includes a “VS” (Visual Sensitivity) zoning overlay. The VS Overlay provides regulations for the review of development in those areas of the County of Monterey in which such development could potentially create an adverse visual impact when viewed from a common public viewing area. The project proposal is located within the Monterra Subdivision, approximately .25 miles from Monterey-Salinas Highway (Hwy 68), and is not visible from Hwy 68.
- i) The project is subject to regulations in a Design Control District. A “D” (Design Control) overlay, requires design review of structures in order to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The proposed colors and material includes: bronze standing seam roofing, bronze clad windows, cedar board and batt siding, and stone veneer accents. The

project design, materials and colors are consistent with those of other residences and structures within the Monterra subdivision. The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location and mass. The architectural style of the neighborhood is comprised of mixed designs ranging from modern to Mediterranean. The proposed dwelling incorporates an American Vernacular style with one dominant material – vertical cedar grooved siding.

- j) The proposed single-family dwelling meets all of the site development standards including height, setback, and coverage requirements for the RDR/10-UR-VS category. The proposed dwelling is located within an approved building envelope.
- k) This application has been referred to the Zoning Administrator because of public controversy. The application was originally scheduled for administrative approval on March 21, 2018, but subsequently pulled from this administrative approval agenda when the County received an email of opposition from a concerned citizen, objecting to the project and requesting a public hearing to address the following concerns:

**1. Concern: “This lot has a designated Building Envelope and surrounding dedicated Scenic Easement that is better depicted on the submitted plans. However, the building plans call for 200 cubic yards of cut and 895 cubic yards of fill and it is not clear where this will be. Thus, one cannot really tell where the average natural grade of 401.8 comes from.”**

County Response: After staff’s review of the preliminary Grading Plan (Sheet C4), it is clear that the darker/solid lines represent the new topographic contours in comparison to the lighter lines illustrating current topographic conditions. Within the designated building envelope, the proposed building site lies 50 to 70 feet south of a descending slope approximately 20 feet in height with a slope gradient of 10 to 12 percent. In order to create a building pad, these conditions require the applicant to cut into the slope (124 cy as shown on the Title Sheet). From contour lines 397 to 406, it is evident that the greatest amount of cut being proposed is in line with the footprint of the single-family dwelling. Staff finds that the development is sited properly and finds the cut and fill to be reasonable. A fair amount of fill is being proposed to level the motor court given the topography of the site (i.e. descending slope). A condition of approval (Condition No. 13) has been applied to the project by the Environmental Services Department which will require a comprehensive grading plan meeting the standards of this department.

Based on the information provided in the Exterior Elevations sheet (Sheet A-6.1), the average natural grade was calculated to be 401.8 from a high point of 406.4 and a low point of 397.2. The height allowance for RDR is a maximum of 30

feet (431.8). The maximum building height is shown to be approximately 30 feet (431.7 minus 401.8). Pursuant to Section 21.62.030 of the Zoning Ordinance (Title 21), the chimney shroud which extends beyond this 30-foot allowance, is exempt from the height standard.

**2. Concern: This lot is also categorized as highly visually sensitive, however, there are no photos online on Accela of staking and flagging.**

County Response: This is correct. Site visit photos were not made available to the public until May 9, 2018. Staff conducted a site visit on December 5, 2017 and again on May 3, 2018. The parcel is highly visually sensitive and is zoned as such ("VS" District overlay). The purpose of a VS District is to provide district regulations for the review of development in those areas of the County of Monterey in which such development could potentially create adverse visual impacts when viewed from a common public viewing area. Pursuant to Section 21.46.030 D, staff has the discretion to determine whether the proposed development will create a substantial adverse visual impact when viewed from a common public viewing area. After two site visits, staff determined that the proposed development does not pose an adverse visual impact and therefore, is recommending the project be approved with an Administrative Permit instead of a Use Permit.

**3. Concern: "I read the following: "The City has no objections to this project; however, the City is requesting the two (2) Oaks proposed for removal be replaced in kind. The project has not been conditioned to require the replacement planting of two oak trees. After reviewing the Tree Assessment and Tree Protection Plan submitted with the application packet, staff concurs with the arborist's recommendation to not have the applicant replace the two Oaks. This determination was made for the following reasons: Removal of these specific trees will not impact the public viewshed and the replacement trees would result in overcrowding of trees on the lot." I ask, what about Monterey County's requirement for oak tree protection and replacement? Usually they are replaced at a ratio greater than one to one, I think, two or three replaced for every one cut down. Is there no room in the designated Scenic Easement area of this lot for oak trees? And if not, there must be room in nearby Monterra to replace oak trees with enough to ensure survivability of at least two."**

County Response: Pursuant to Title 21, Section 21.64.260, Part D.2 [Removal of Three or Less Protected Trees], the Director of Planning [Chief of Planning], may approve the

removal of no more than three protected trees per lot in a one-year period. Prior to consideration of such removal, information regarding proposed visual impact mitigation measures the applicant intends to take (if appropriate) shall be provided. Size, location and species of replacement trees, if any, shall be indicated in the site plan. Staff received an Arborist Report dated December 18, 2017 from the applicant. The arborist identified two trees proposed for removal (Tree 1993 and Tree 1994)- the first was found to be in poor condition, the latter was determined to potentially pose an unsafe condition because it is “heavily off balance with trunk rot and stress cracks.” The arborist recommends removal of the two oaks but does not recommend replacement because the site is “heavily stocked.” Because the applicant is not proposing to remove more than three (3) protected trees, a Forest Management Plan was not required- a Forest Management Plan would provide an in-depth analysis of the existing conditions and can make recommendations for off-site replacement, however, it was not required for this project for the reasons stated above In Part D.4 of Section 21.64.260, [Relocation or Replacement], a guide for tree replacement is presented, however, it also waives replacement if “[it] will create a special hardship in the use of the site or such replacement would be detrimental to the long-term health and maintenance of the remaining habitat.” The removal of the two oaks will not pose an adverse visual impact and is the least amount necessary for the proposed development. Therefore, the two oaks will not have to be replaced.

**4. Concern: The submitted materials show no reference to the location of the easements for public hiking trails on Monterra Ranch, nor does the staff report analyze compatibility with ongoing Conditions and Mitigations for Monterra Ranch. A previous approval of a SFD in Monterra allowed, apparently in error, a driveway to cross a public hiking trail easement on Lot #75. Analysis is needed to prevent mistakes like this from happening again.**

County Response: Proposed trails for the Monterra Ranch Subdivision do not cross the subject property. The project involves the construction of a single-family dwelling within the building envelope established by the Monterra Ranch Subdivision; construction of this project would not be in conflict with existing or proposed trail(s).

- 1) A combo septic sewer system is proposed on the west side of property. The sewer and water mains are typically located in the roads/open-space adjacent to the service address. A can and will serve letter was furnished; Canada Woods Water Company, LLC. will provide sewer and water service comprising one water and one sewer service connection for a single family dwelling.

- m) The project planner conducted a site inspection on December 5, 2017 and May 3, 2018 to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for this use.
- n) The proposed project was not originally forwarded to the Greater Monterey Peninsula Land Use Advisory Committee because it did not meet the criteria outlined in Resolution 15-103 (Land Use Advisory Committee Procedures). The Greater Monterey Peninsula LUAC was scheduled to review this project on May 16<sup>th</sup>. On May 14<sup>th</sup>, staff was informed that all but two LUAC members would not be able to attend. Although staff attempted to coordinate, a quorum was not reached and the May 16<sup>th</sup> meeting was cancelled.
- o) 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 PLN170872.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) The project includes construction of one single-family dwelling on a vacant lot in a residential neighborhood.

3. **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.

4. **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(a) categorically exempts a single-family residence and accessory structures including garages within residentially zoned areas. The proposed project involves the construction of a single-family residence and attached garage, both located within a residential zone.

- b) No adverse environmental effects were identified during staff review of the development application or during site visits on December 5, 2017 and May 3, 2018.
- 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.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.  
**EVIDENCE:** Section 21.80.040.A of the Monterey County Zoning Ordinance (Planning Commission).

### **DECISION**

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

- 1) Finding the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit and Design Approval to allow the construction of a 5,145-square foot, two-story single-family dwelling with a 1,131-square foot attached garage, and 185-square foot covered entry and 459-square foot covered porch.

In general conformance with the attached plans and subject to conditions, both being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 31<sup>st</sup> day of May, 2018.



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 CLERK TO THE BOARD 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.

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

# Monterey County RMA Planning

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

PLN170872

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

This Administrative Permit and Design Approval (PLN170872) allows the construction of a new two-story 5,145 square foot single family dwelling with attached 1,131 square foot three-car garage, a 185 square foot covered entry and 459 square foot covered porch, including 150 linear foot retaining wall and approximately 200 cubic yards of cut. This project will also require a Tree Removal Permit for the removal of two (2) 12" Oak trees. The property is located at 8380 Monterra Views, Monterey CA (Assessor's Parcel Number 259-211-011-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.



## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

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

**Monitoring Measure:** "An Administrative Permit (Resolution No. 18-029) was approved by the Zoning Administrator for Assessor's Parcel Number 259-211-011 on May 31, 2018. The permit was granted subject to 19 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. 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 - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection 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. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

**Responsible Department:** RMA-Planning

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

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

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

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

## 7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

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

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

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

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

## 8. PD007- GRADING WINTER RESTRICTION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

## 9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** RMA-Planning

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

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

## 10. PD041 - HEIGHT VERIFICATION

**Responsible Department:** RMA-Planning

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

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

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

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

## 11. EROSION CONTROL PLAN

**Responsible Department:** Environmental Services

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

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

## 12. GEOTECHNICAL CERTIFICATION

**Responsible Department:** Environmental Services

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

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

### 13. GRADING PLAN

**Responsible Department:** Environmental Services

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

### 14. 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.

### 15. 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.

## 16. 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.

## 17. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

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

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

## 18. PW0045 – COUNTYWIDE TRAFFIC IMPACT FEE

**Responsible Department:** RMA-Public Works

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

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

## 19. WR002 - STORMWATER CONTROL

**Responsible Department:** Water Resources Agency

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

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

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



ABBREVIATIONS

AB.	—ANCHOR BOLT	F.E.(C).	—FIRE EXTINGUISHER(CABINET)	O.C.	—ON CENTER
AC.	—AIR CONDITIONER	F.H.	—FIRE HYDRANT	O.D.	—OUTSIDE DIAMETER
ACT.	—ACOUSTIC TILE	F.H.C.	—FIRE HOSE	O/	—OVER
AD.	—AREA DRAIN	FIBERGL.	—FIBERGLASS	OPNG.	—OPENING
ADJ.	—ADJUSTABLE	FIN.	—FINISH	OVHD.	—OVERHEAD
ALUM.	—ALUMINUM	FIN.FL.	—FINISH FLOOR	PERF.	—PERFORATED
&	—AND	FIN.GR.	—FINISH GRADE	PL.	—PLATE
<	—ANGLE	FLR.	—FLOOR	PLAS.	—PLASTER
ANOD.	—ANODIZED	FLUOR.	—FLUORESCENT	PLAS. LAM.	—PLASTIC LAMINATE
AP.	—ACCESS PANEL	F.O.	—FACE OF	PLUMB.	—PLUMBING
ARCH.	—ARCHITECTURAL	F.O.S.	—FACE OF STUD	PLYWD.	—PLYWOOD
BD.	—BOARD	F.S.P.	—FIRE STANDPIPE	POL.	—POLISH(ED)
BITUM.	—BITUMINOUS	FR.	—FRAME	PART.	—PARTITION
BLDG.	—BUILDING	FT.	—FOOT, FEET	RAD.	—RADIUS
BLK(S).	—BLOCK(ING)	FTG.	—FOOTING	RA.	—RETURN AIR
BOT.	—BOTTOM	FXTR.	—FIXTURE	R.D.	—ROOF DRAIN
BRK.	—BRICK	GA.	—GAUGE	REFR.	—REFRIGERATOR
BSMT.	—BASEMENT	GALV.	—GALVANIZED	REINF.	—REINFORCED
B.U.R.	—BUILT UP ROOF	GEN.	—GENERAL	REV.	—REVISED
C	—CENTERLINE	G.I.	—GALVANIZED IRON	R.	—RISER
CAB.	—CABINET	GL.	—GLASS	RM.	—ROOM
CAP.	—CAPACITY	GLZ.	—GLAZING	R.O.	—ROUGH OPENING
CAT.	—CATALOG	GR.	—GRADE	SCHED.	—SCHEDULE
CEM.	—CEMENT(TIOUS)	G.I.	—GALVANIZED IRON	SECT.	—SECTION
CER.	—CERAMIC	G.F.I.	—GROUND FAULT INTERRUPT	SHT.	—SHEET
C.F.M.	—CUBIC FEET/MIN	GWBD.	—GYPSUM WALL BOARD	SIM.	—SIMILAR
CLG.	—CEILING	HD(R)	—HEAD(ER)	S.J.	—SCORED JOINT
C.J.	—CONTROL JOINT	HDWD.	—HARDWOOD	SPKLR.	—SPRINKLER
C.M.U.	—CONCRETE MASONRY UNIT	HDWR.	—HARDWARE	SPKR.	—SPEAKER
CNTR	—COUNTER	H.M.	—HOLLOW METAL	S.F.	—SQUARE FEET
C.O.	—CLEANOUT	HORZ.	—HORIZONTAL	S.	—SOUTH
CONF.	—CONFERENCE	HR.	—HOUR	SQ.	—SQUARE
COL.	—COLUMN	HT.	—HEIGHT	S.S.	—STAINLESS STEEL
COMM.	—COMMUNICATION	HTR.	—HEATING(ER)	STL.	—STEEL
CONC.	—CONCRETE	H.V.A.C.	—HEATING VENTILATION AND AIR CONDITIONING	S.T.C.	—SOUND TRANS GLASS
CONST.	—CONSTRUCTION	I.D.	—INSIDE DIAMETER	STD.	—STANDARD
CONT.	—CONTINUOUS	IN.	—INCHES	STOR.	—STORAGE
CORR.	—CORRIDOR	INSUL.	—INSULATION	STRUCT.	—STRUCTURAL
CPT.	—CARPET	INV.	—INVERT	SUSP.	—SUSPENDED
C.T.	—CERAMIC TILE	JAN.	—JANITOR	TEL.	—TELEPHONE
CTR.	—CENTER	JT.	—JOINT	TEMP.	—TEMPORARY
DET.	—DETAIL	KDVGF.	—KILN DRY VERT. GRAIN DOUG FIR	T&G	—TOUNGE AND GROVE
D.F.	—DRINKING FOUNTAIN	LAM.	—LAMINATE(ION)	TH.	—THICK
DIA.	—DIAMETER	LAV.	—LAVATORY	THRU.	—THROUGH
DIAG.	—DIAGONAL	LB.	—POUND	T.O.S.	—TOP OF SLAB/SUBFLOOR
DIM.	—DIMENSION	LT.(G)	—LIGHT(NG)	T.O.W.	—TOP OF WALL
DN.	—DOWN	LVR.	—LOUVER	TYP.	—TYPICAL
DR.	—DOOR	MACH.	—MACHINE	VENT.	—VENTILATION
D.S.	—DOWNSPOUT	MAX.	—MAXIMUM	VERT.	—VERTICAL
DWG.	—DRAWING	MECH.	—MECHANICAL	VEST.	—VESTIBULE
E.	—EAST	MEMB.	—MEMBRANE	W.	—WIDE, WIDTH
EA.	—EACH	MEZZ.	—MEZZANINE	W/(O)	—WITH (OR WITHOUT)
ELEV.	—ELEVATION	MFR.	—MANUFACTURER	W.C.	—WATER CLOSET
ELECT.	—ELECTRICAL	MIN.	—MINIMUM	WD.	—WOOD
ELEV.	—ELEVATOR	MISC.	—MISCELLANEOUS	WDW.	—WINDOW
EMER.	—EMERGENCY	MTD.	—MOUNTED	W.P.	—WATERPROOFING
EQ.	—EQUAL	MTG.	—MEETING	WT.	—WEIGHT
EQUIP.	—EQUIPMENT	MTL.	—METAL		
EXIST('G)	—EXISTING	N.	—NORTH		
EXH.	—EXHAUST	N.I.C.	—NOT IN CONTRACT		
EXP.	—EXPANSION	NO.	—NUMBER		
E.J.	—EXPANSION JOINT	NOM.	—NOMINAL		
EXTER.	—EXTERIOR	N.T.S.	—NOT TO SCALE		
F.D.	—FLOOR DRAIN				
FDN.	—FOUNDATION				

MONTERRA RANCH - LOT 154

8380 MONTERRA VIEWS  
MONTEREY, CA 93940

A.P.N. 259-211-011-000

PROJECT DESCRIPTION

CONSTRUCTION OF NEW 2 STORY 5,145 S.F. SINGLE FAMILY RESIDENCE WITH ATTACHED 1,131 S.F. 3-CAR GARAGE, 185 S.F. COVERED ENTRY AND 459 S.F. TRELLISED PORCH. INCLUDES REMOVAL OF (2) 12" OAK TREES ,150 L.F. OF RETAINING WALL AND APPROX. 200 C.Y. GRADING

LOT SIZE: (2.512 AC.) 109,423 S.F.  
BUILDING ENVELOPE: 36,637 S.F.

SITE COVERAGE TABULATION:

BUILDING FOOTPRINT 5,162 S.F.  
COVERED ENTRY 185 S.F.  
TRELLISED PORCH 459 S.F.  
RAISED TERRACE 306 S.F.

PROPOSED SITE COVERAGE 5.6% 6,112 S.F.

ALLOWABLE SITE COVERAGE 25% 27,356 S.F.

FLOOR AREA TABULATION

MAIN LIVING AREA 4,031 S.F.  
UPPER LIVING AREA 1,114 S.F.  
3- CAR ATTACHED GARAGE 1,131 S.F.

TOTAL 6,276 S.F.

MISCELLANEOUS

RETAINING WALLS (4'-8" HIGH) 150 L.F.

ZONING DATA/BUILDING CODE

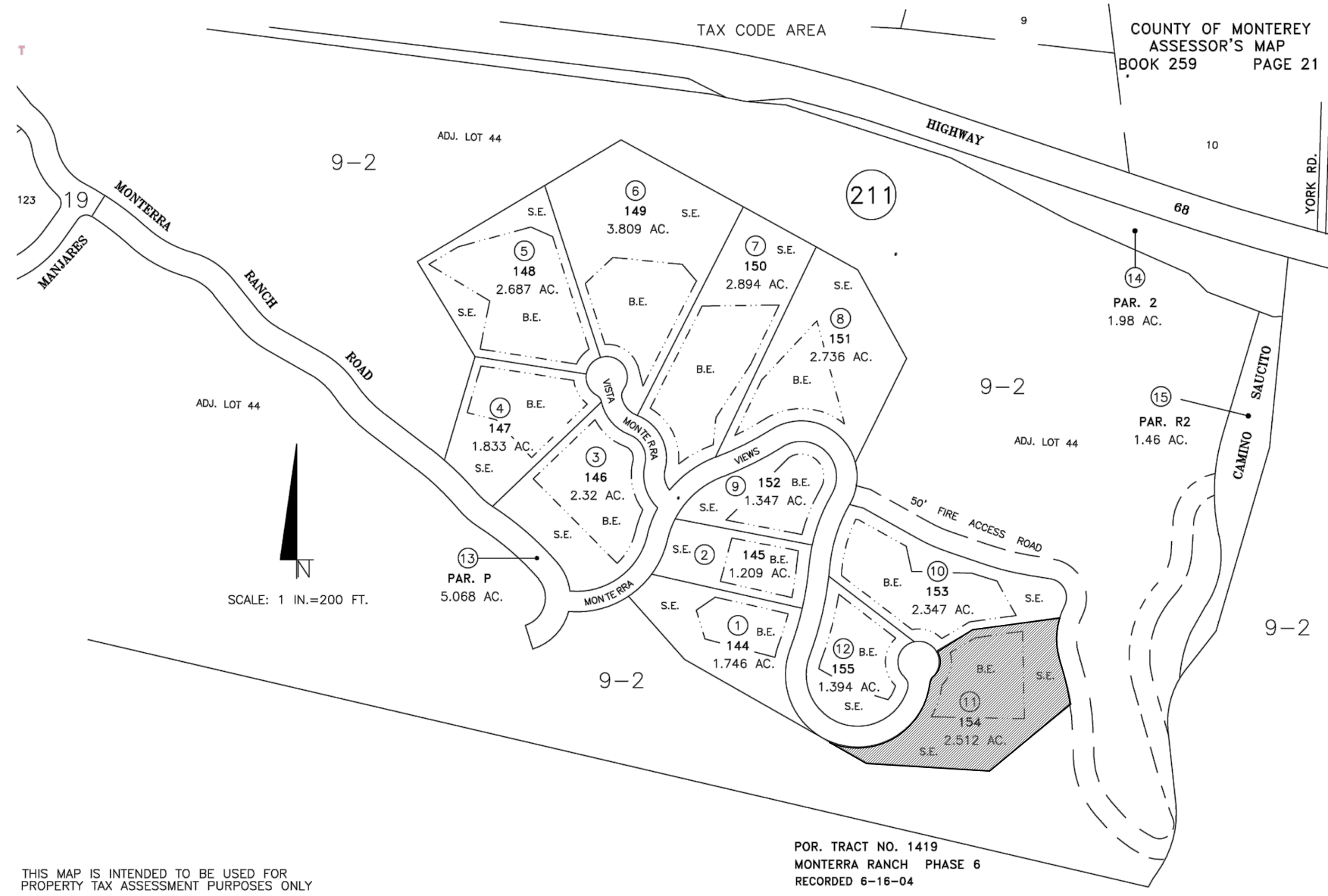
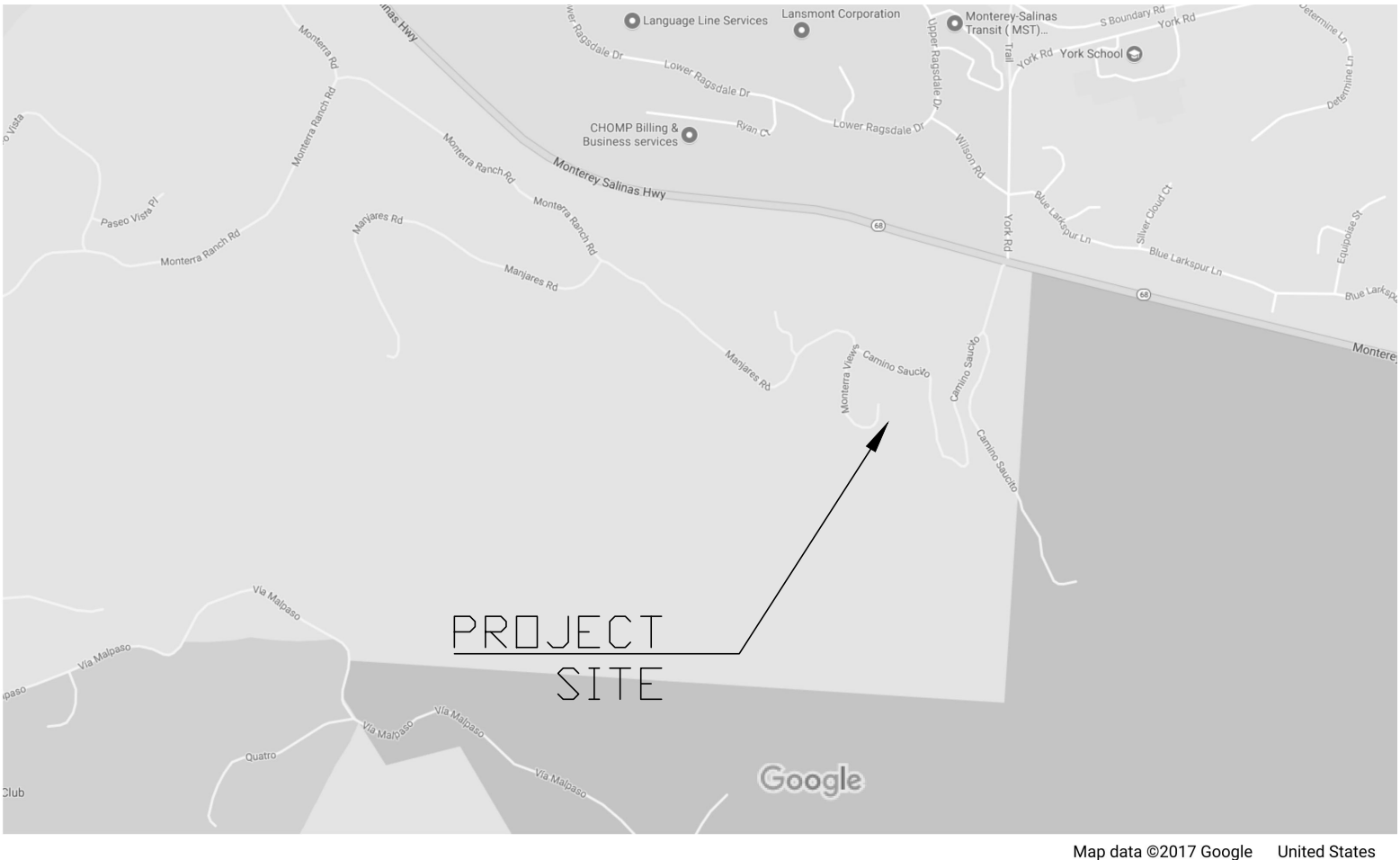
A.P.N.: 259-211-011-000  
LOT SIZE.: 2.512 AC ( 109,423 S.F.)  
ZONE: RDR/10-UR-VS  
OCCUPANCY GROUP: R-3/U  
GENERAL PLAN DESIGNATION: RESIDENTIAL  
TYPE OF CONSTRUCTION: TYPE V-B  
FIRE SPRINKLERS: YES  
STORIES: 2  
HEIGHT LIMIT: 30'-0" RESIDENCE  
15'-0" ACCESSORY UNIT  
TREE REMOVAL: 2 OAKS : 12' & 12'  
APPROX GRADING QUANTITIES: CUT: 120 C.Y.  
FILL: 895 C.Y.  
PARKING REQUIRED: 2  
PARKING PROVIDED: 3 COVERED  
WATER PROVIDER: CANADA WOODS  
SEWER PROVIDER: CANADA WOODS

NOTES

1. THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2016 CALIFORNIA RESIDENTIAL CODE (CRC), 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA ELECTRICAL CODE (CEC) AND 2016 CALIFORNIA ENERGY CODE (CENC).

2. CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.

VICINITY MAP



SHEET INDEX

SHEET NO. DESCRIPTION  
T-1.1 PROJECT DATA, DRAWING INDEX, VICINITY MAP.

A-1.1 PLOT PLAN  
A-1.2 PARTIAL SITE PLAN  
A-1.3 SITE SECTIONS

CIVIL:  
C1 TITLE SHEET  
C3 SITE LAYOUT PLAN  
C4 GRADING PLAN

C8 EROSION CONTROL PLAN

ARCHITECTURAL:  
A-2.1 MAIN LEVEL FLOOR PLAN  
A-2.2 UPPPER LEVEL FLOOR PLAN  
A-3.1 ROOF PLAN

A-6.1 EXTERIOR ELEVATIONS  
A-6.2 EXTERIOR ELEVATIONS

LANDSCAPE:  
L1 PLANTING PLAN  
L2 IRRIGATION PLAN  
L3 FUEL MANAGEMENT PLAN

PROJECT DATA

SITE ADDRESS: 8380 MONTERRA VIEWS  
MONTEREY, CA 93940  
OWNER: PAUL W. HISS, TRUSTEE  
2690 LAKERIDGE SHORES WEST  
RENO, NV 89519  
ARCHITECT: STERLING | HUDDLESON  
P.O. BOX 221092  
CARMEL, CA 93922  
831.624.4363  
SURVEY/CIVIL: L & S ENGINEERING & SURVEYING  
2460 GARDEN ROAD  
MONTEREY, CA 93940  
831.655.2723  
SOILS: SOILS SURVEYS INC.  
103 CHURCH STREET  
SALINAS, CA 93901  
831.757.2172  
LANDSCAPE: FLORAVISTA  
19017 KAREN DRIVE  
PRUNEDALE, CA 93907  
831.663.3652



STERLING - HUDDLESON

P.O. BOX 221092  
CARMEL, CA. 93922  
TEL. 831.624.4363

www.sterlinghuddleson.com

8380 MONTERRA VIEWS  
MONTEREY, CA 93940  
Monterra Ranch - Lot 154  
A.P.N. 259-211-011

Prepared by:

PRELIMINARY

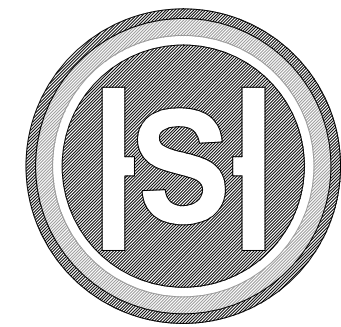
All lines, designs and plans indicated or represented by these drawings are owned by and are the property of Sterling-Huddleson and were created and developed for use in connection with the specific project. None of such lines, designs or plans shall be used for any purpose without the written permission of Sterling-Huddleson. Copyright © 2017-2024 All rights reserved. Sterling-Huddleson

Action:

PLANNING SUBMITTAL  
12.22.17

Sheet No:  
T-1.1





STERLING - HUDDLESON

P.O. BOX 221092  
CARMEL, CA. 93922  
TEL. 831.624.4363

www.sterlinghuddleson.com

8380 MONTERRA VIEWS  
MONTEREY, CA 93940  
Monterra Ranch - Lot 154  
A.P.N. 259-211-011

Prepared by:

PRELIMINARY

All lines, designs and plans indicated or represented by these drawings are owned by and are the property of Sterling-Huddleson and were created and developed for use in connection with the specific project. None of such lines, designs or plans shall be used for any purpose without the written permission of Sterling-Huddleson. Copyright © 2017-2024 All rights reserved Sterling-Huddleson

Action:

PLANNING SUBMITTAL  
12.22.17

Date: 10.04.17

Scale: 1/16"=1'-0"

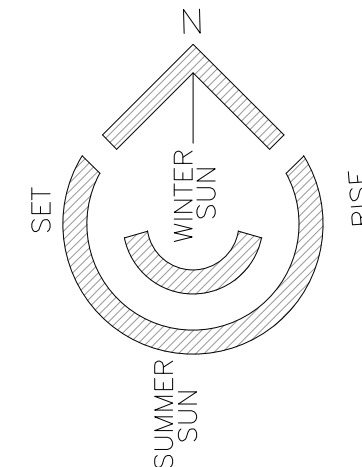
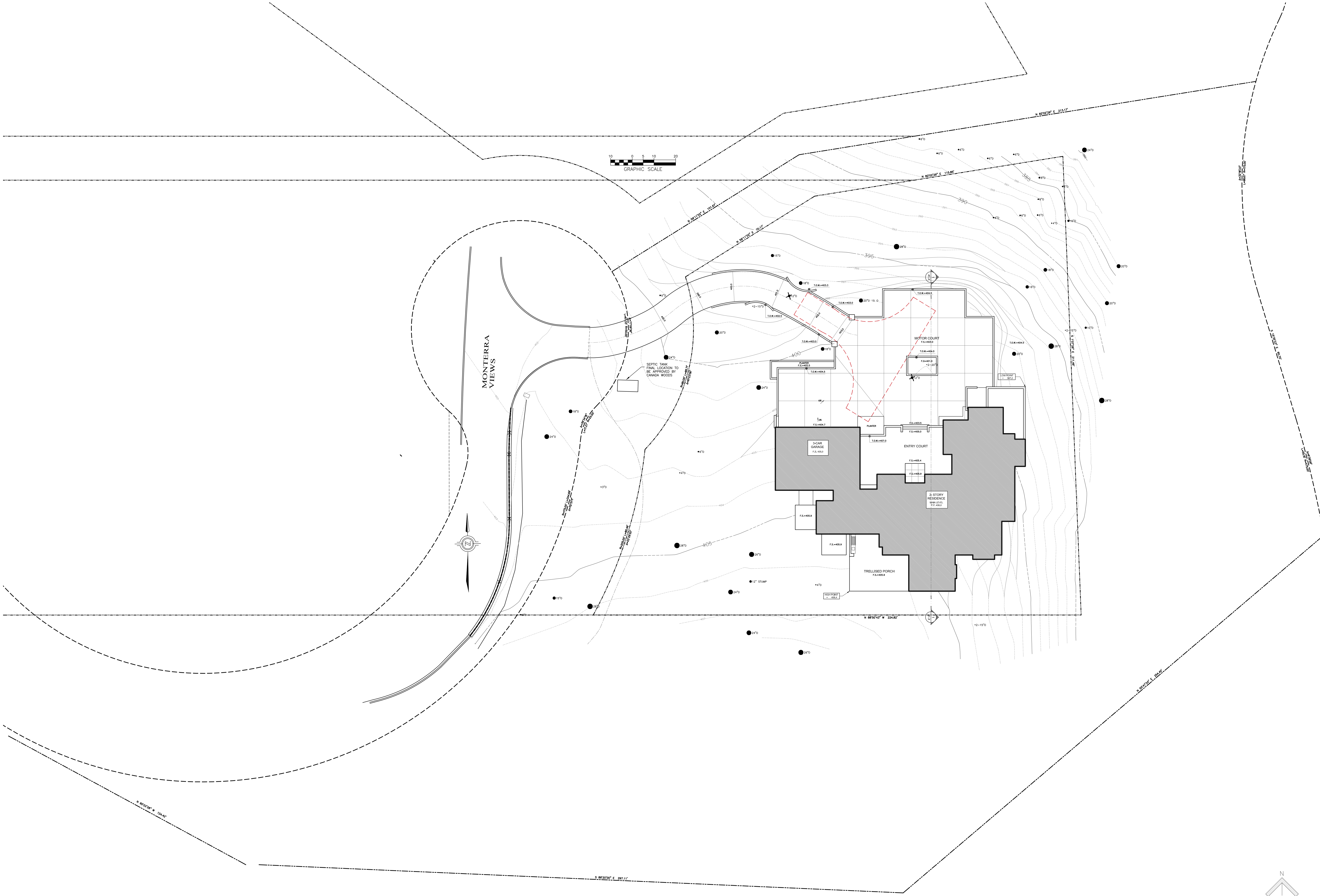
Drawn:

Description:

PROPOSED  
SITE PLAN

Sheet No:

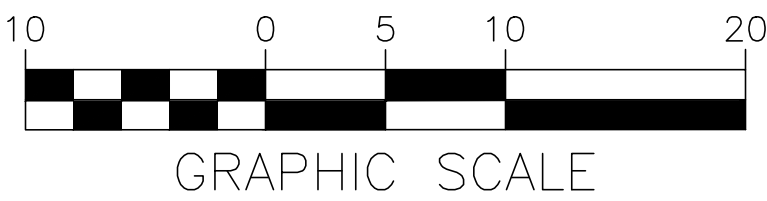
A-1.1



PLOT PLAN

1/16" = 1'-0"





STERLING - HUDDLESON

P.O. BOX 221092  
CARMEL, CA. 93922  
TEL. 831.624.4363

www.sterlinghuddleson.com

8380 MONTERRA VIEWS  
MONTEREY, CA 93940  
Monterra Ranch - Lot 154  
A.P.N. 259-211-011

Prepared by:

PRELIMINARY

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Sterling-Huddleson and were created and developed for use in connection with the specific project. None of such ideas, designs or plans shall be used for any purpose without the written permission of Sterling-Huddleson. Copyright © 2013-2014 All rights reserved Sterling-Huddleson

Action:

PLANNING SUBMITTAL  
12.22.17

Date:

11.13.17

Scale:

1/8"=1'-0"

Drawn:

Description:

PROPOSED  
SITE PLAN

Date:

11.13.17

Scale:

1/8"=1'-0"

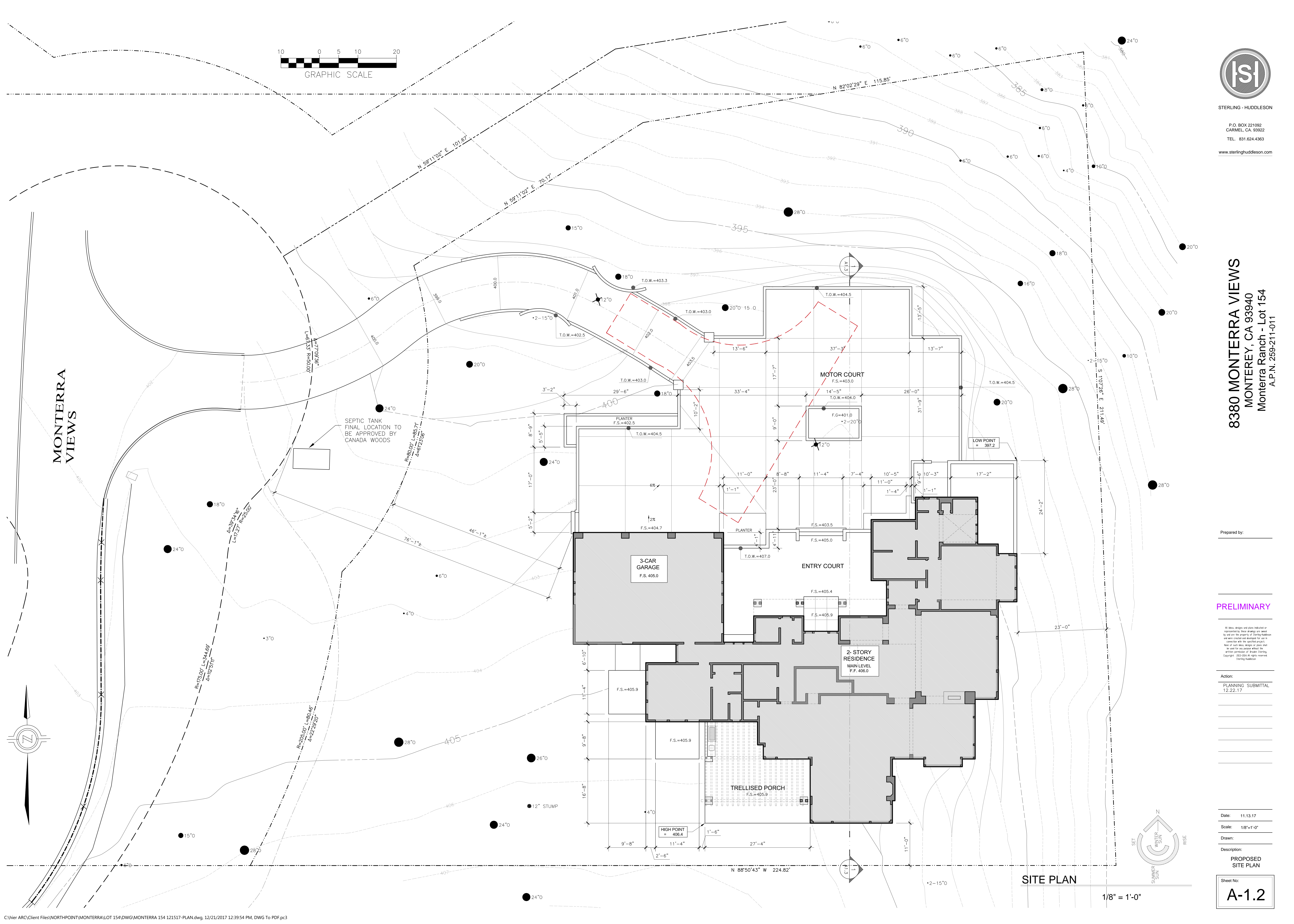
Drawn:

Description:

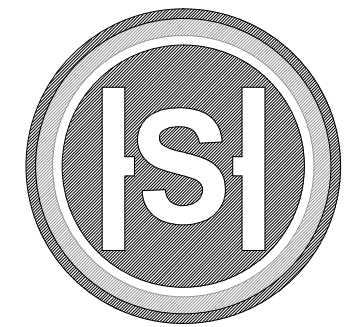
PROPOSED  
SITE PLAN

Sheet No:

A-1.2





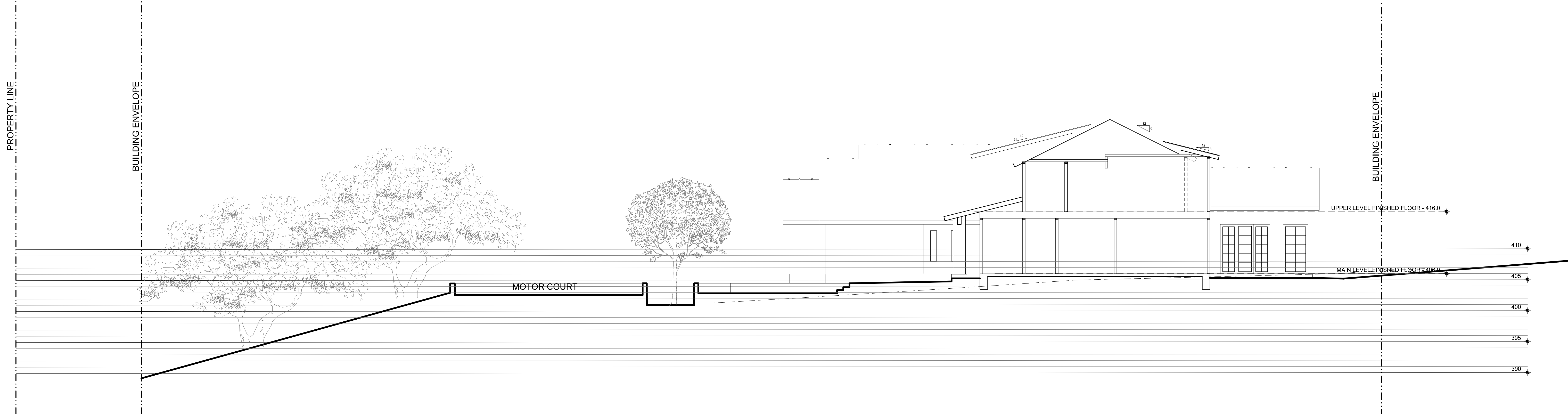


STERLING - HUDDLESON

P.O. BOX 221092  
CARMEL, CA. 93922  
TEL. 831.624.4363

www.sterlinghuddleson.com

8380 MONTERRA VIEWS  
MONTEREY, CA 93940  
Monterra Ranch - Lot 154  
A.P.N. 259-211-011



Prepared by:

PRELIMINARY

All ideas, designs and plans indicated or represented by these drawings are deemed to be and are the property of Sterling-Huddleson and were created and developed for use in connection with the specific project. None of such ideas, designs or plans shall be used for any purpose without the written permission of Sterling-Huddleson. Copyright © 2017-2024 All rights reserved Sterling-Huddleson

Action:

PLANNING SUBMITTAL  
12.22.17

Date: 11.13.17

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

Drawn:

Description:

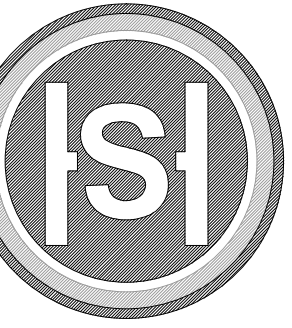
PROPOSED  
SITE SECTION

Sheet No:

A-1.3

SITE SECTION 1-1

1/8" = 1'-0"



STERLING - HUDDLESON

P.O. BOX 221092  
CARMEL, CA. 93922  
TEL. 831.624.4363

www.sterlinghuddleson.com

8380 MONTERRA VIEWS  
MONTEREY, CA 93940  
Monterra Ranch - Lot 154  
A.P.N. 259-211-011

Prepared by:

PRELIMINARY

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Sterling-Huddleson and were created and developed for use in connection with the specific project. None of such ideas, designs or plans shall be used for any purpose without the written permission of Sterling-Huddleson. Copyright © 2017-2018 All rights reserved Sterling-Huddleson

Action:

PLANNING SUBMITTAL  
12.22.17

Date: 11.13.17

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

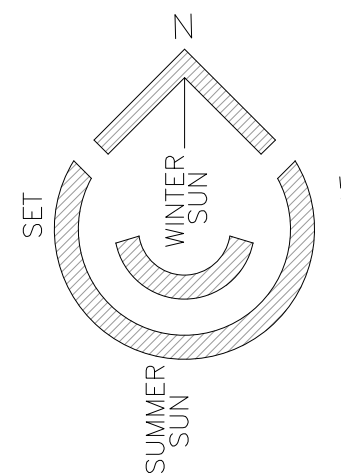
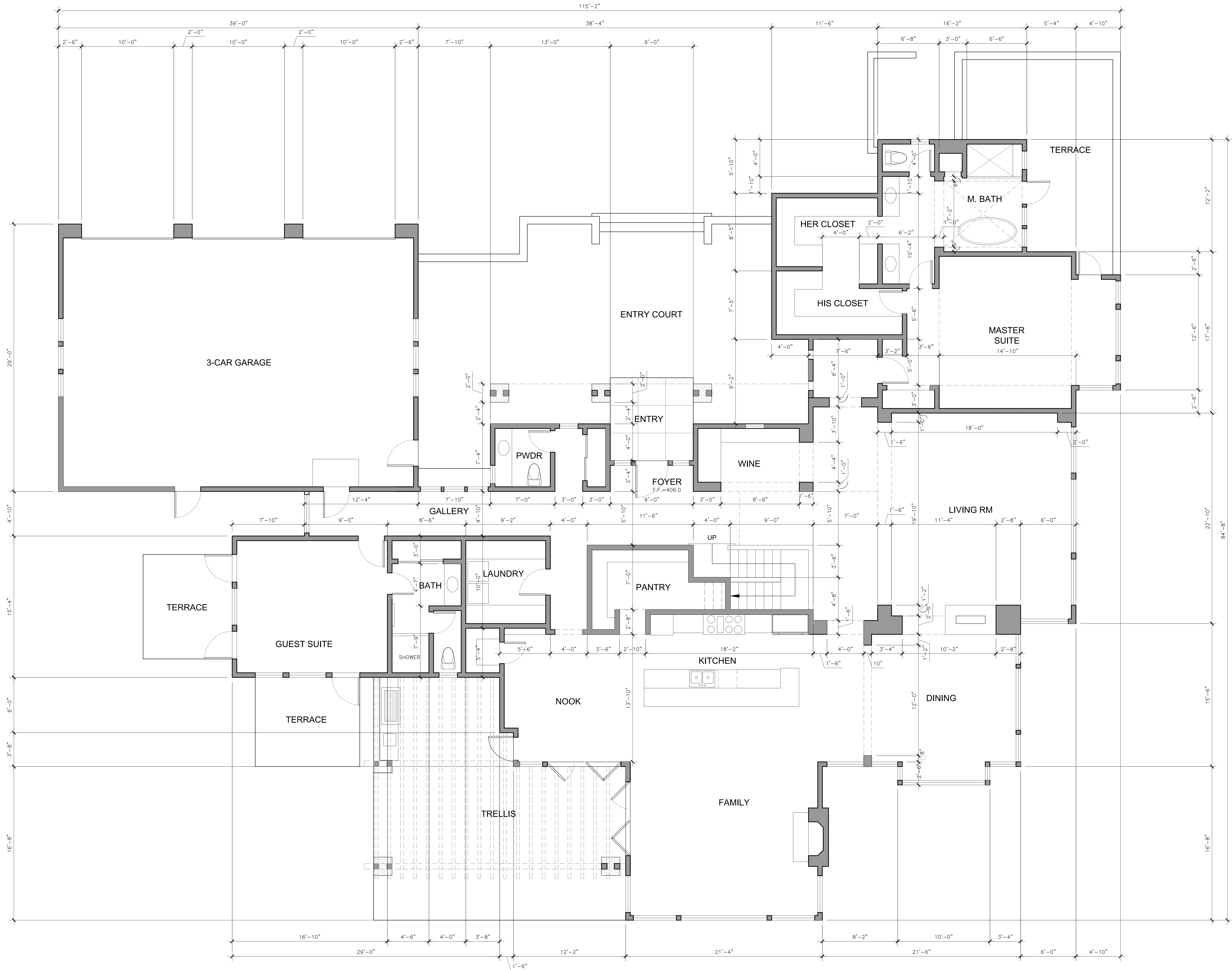
Drawn:

Description:

PROPOSED  
MAIN LEVEL

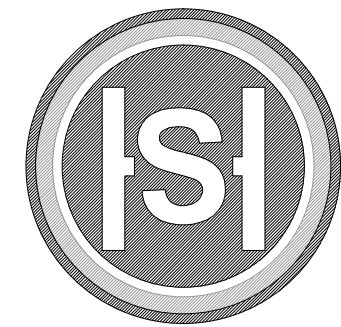
Sheet No:

A-2.1



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



STERLING - HUDDLESON

P.O. BOX 221092  
CARMEL, CA. 93922  
TEL. 831.624.4363

www.sterlinghuddleson.com

8380 MONTERRA VIEWS  
MONTEREY, CA 93940  
Monterra Ranch - Lot 154  
A.P.N. 259-211-011

Prepared by:

PRELIMINARY

All sizes, designs and plans indicated or represented by these drawings are owned by and are the property of Sterling-Huddleson and were created and developed for use in connection with the specific project. None of such sizes, designs or plans shall be used for any purpose without the written permission of Sterling-Huddleson. Copyright © 2017-2024. All rights reserved. Sterling-Huddleson

Action:

PLANNING SUBMITTAL  
12.22.17

Date: 11.13.17

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

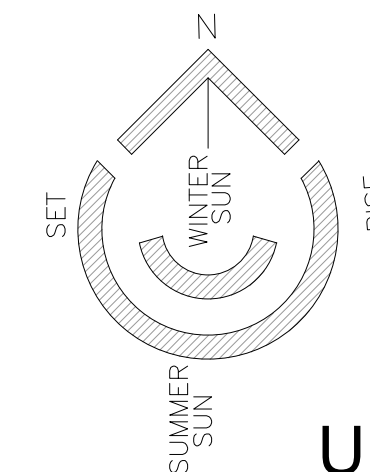
Drawn:

Description:

PROPOSED  
UPPER LEVEL

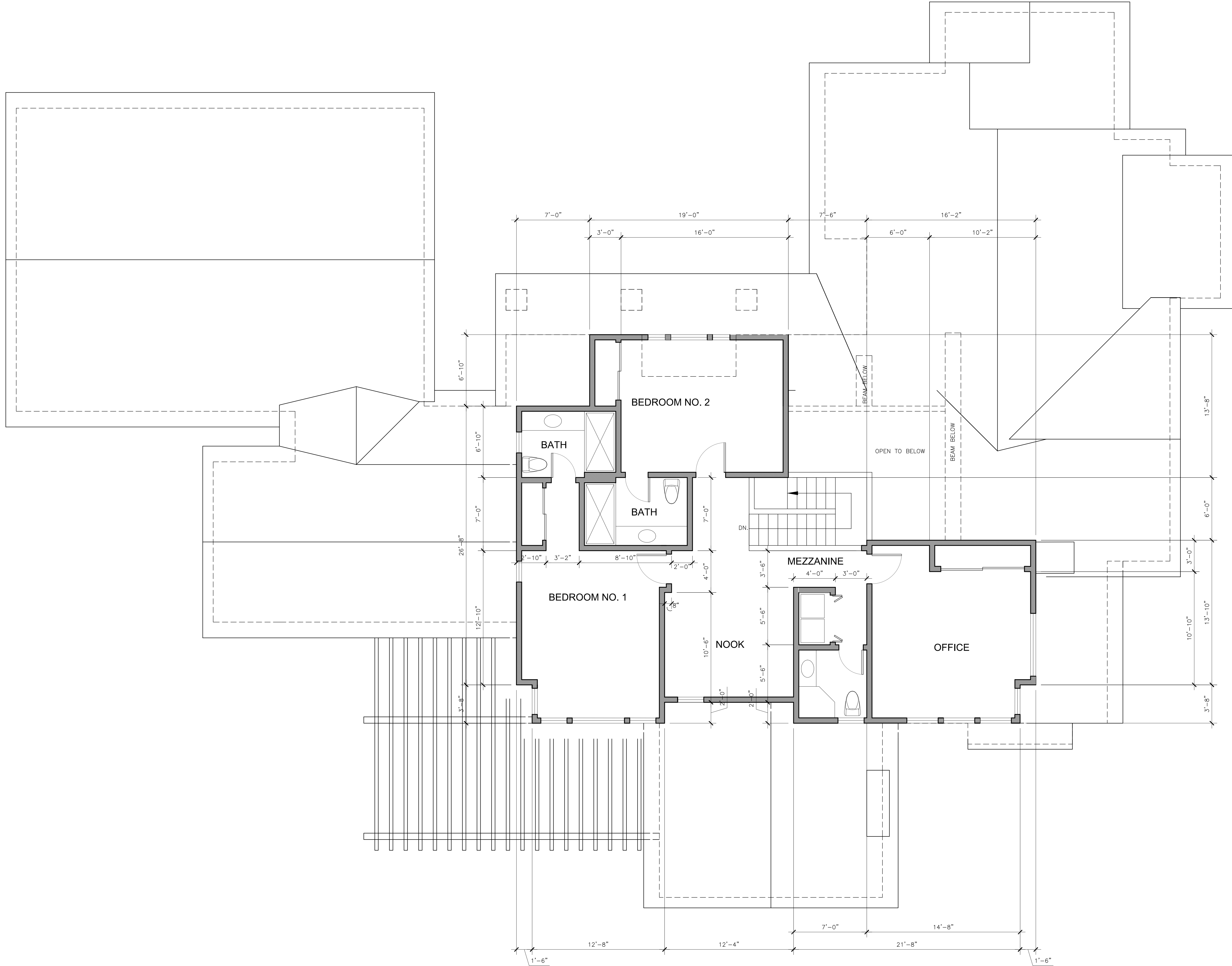
Sheet No:

A-2.2

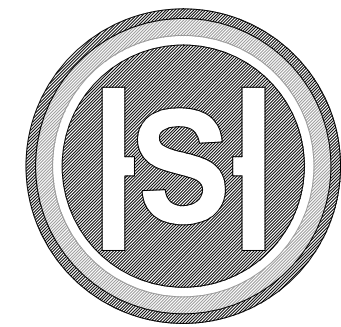


## UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"







STERLING - HUDDLESON

P.O. BOX 221092  
CARMEL, CA. 93922  
TEL. 831.624.4363

www.sterlinghuddleson.com

8380 MONTERRA VIEWS  
MONTEREY, CA 93940  
Monterra Ranch - Lot 154  
A.P.N. 259-211-011

Prepared by:

PRELIMINARY

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Sterling-Huddleson and were created and developed for use in connection with the specific project. None of such ideas, designs or plans shall be used for any purpose without the written permission of Sterling-Huddleson. Copyright © 2017-2024 All rights reserved Sterling-Huddleson

Action:

PLANNING SUBMITTAL  
12.22.17

Date: 11.13.17

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

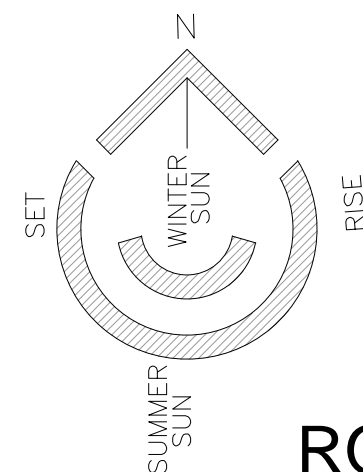
Drawn:

Description:

ROOF PLAN

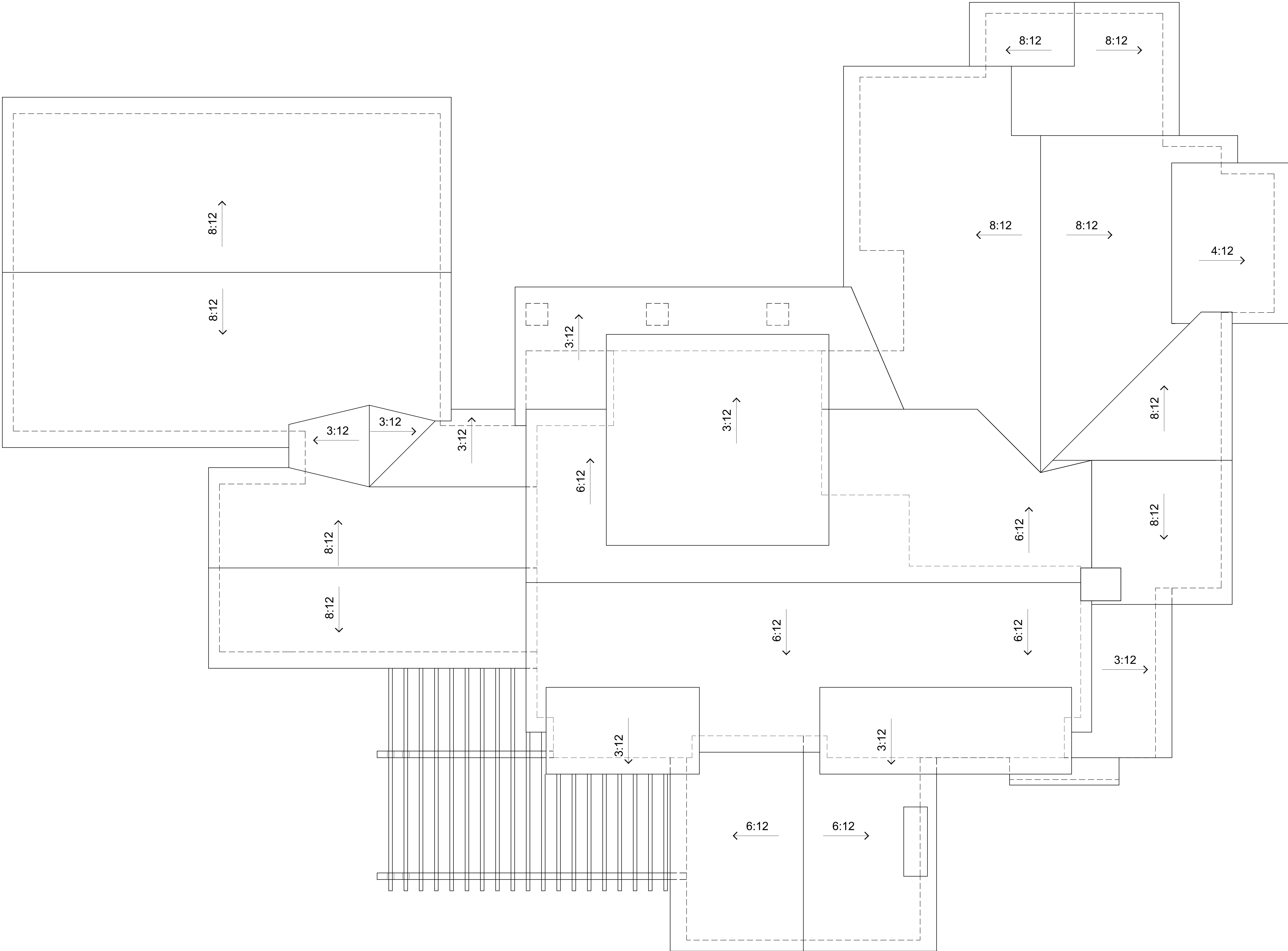
Sheet No:

A-3.1



ROOF PLAN

1/4" = 1'-0"





STERLING - HUDDLESON

P.O. BOX 221092  
CARMEL, CA. 93922  
TEL. 831.624.4363

www.sterlinghuddleson.com

8380 MONTERRA VIEWS  
MONTEREY, CA 93940  
Monterra Ranch - Lot 154  
A.P.N. 259-211-011



NORTH ELEVATION

1/4" = 1'-0"

ELEVATION KEY NOTES

- EX-1 BRONZE METAL STANDING SEAM ROOFING
- EX-2 VERTICAL CEDAR GROOVED SIDING
- EX-3 THIN STONE VENEER
- EX-4 CHIMNEY SHROUD
- EX-5 METAL CLAD DOORS & WINDOWS
- EX-6 SECTIONAL GARAGE DOOR
- EX-7 COPPER GUTTER
- EX-8 STAINED WOOD FASCIA/RAKE/PANEL/BEAM
- EX-9 LANDSCAPE/RETAINING WALL STUCCO OR STONE

Prepared by:

PRELIMINARY

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Sterling-Huddleson and were created and developed for use in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose without the written permission of Sterling-Huddleson. Copyright © 2017 Sterling-Huddleson

Action:

PLANNING SUBMITTAL  
12.22.17

Date: 11.13.17

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

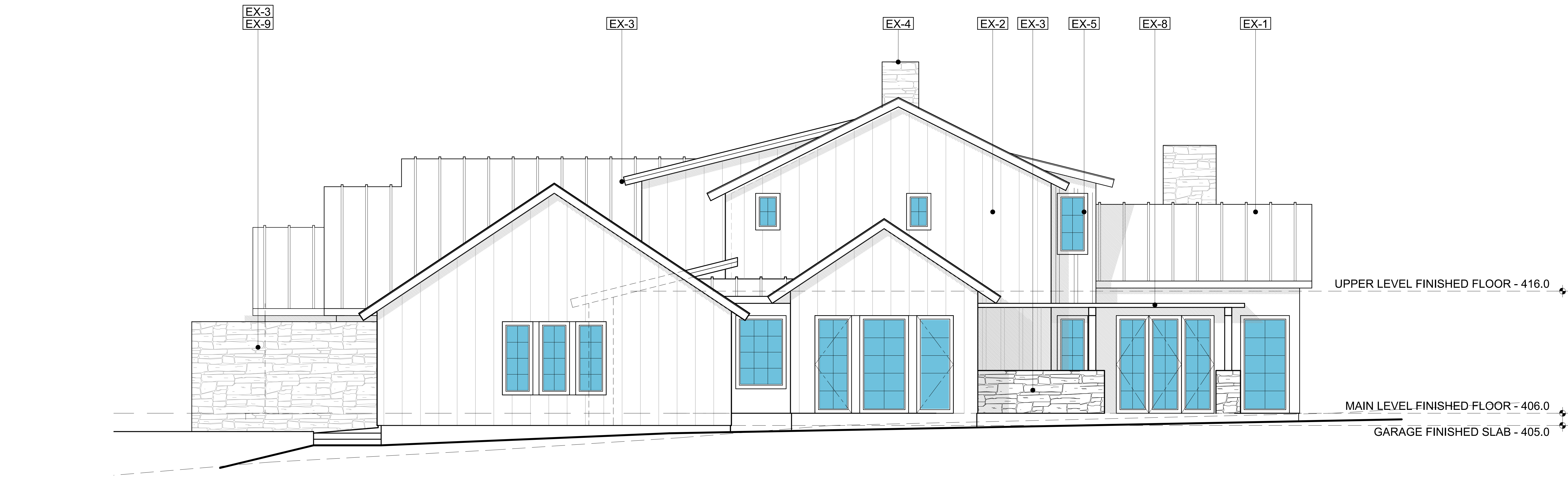
Drawn:

Description:

EXTERIOR  
ELEVATIONS

Sheet No:

A-6.1



WEST ELEVATION

1/4" = 1'-0"



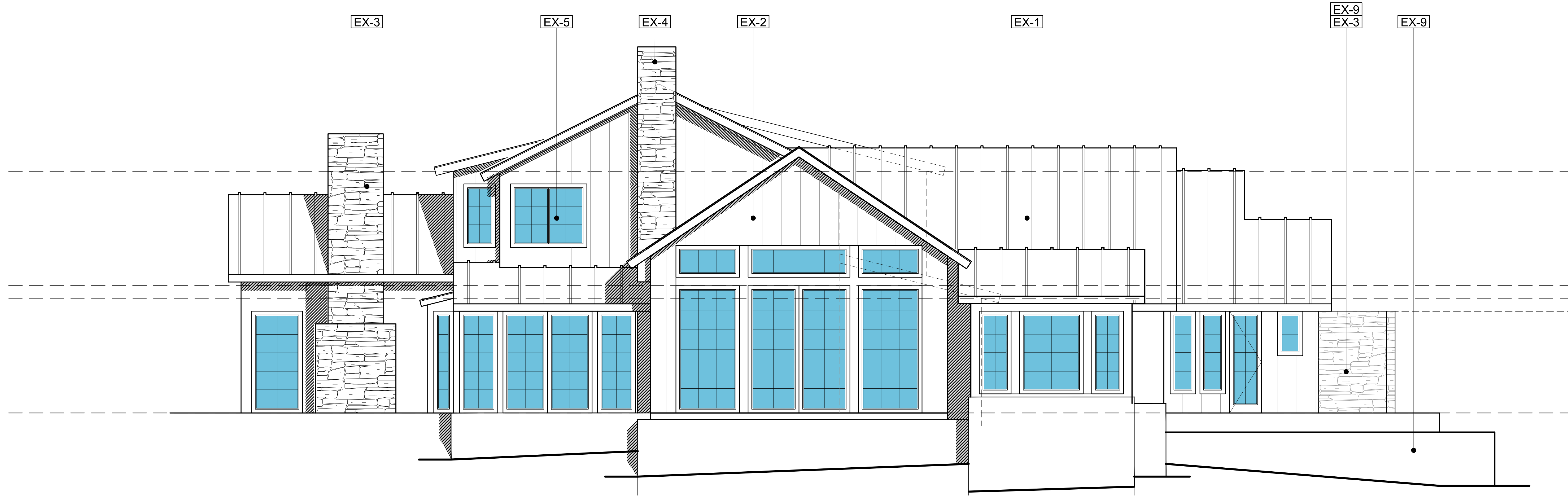


STERLING - HUDDLESON

P.O. BOX 221092  
CARMEL, CA. 93922  
TEL. 831.624.4363

www.sterlinghuddleson.com

8380 MONTERRA VIEWS  
MONTEREY, CA 93940  
Monterra Ranch - Lot 154  
A.P.N. 259-211-011



EAST ELEVATION

1/4" = 1'-0"

ELEVATION KEY NOTES

- EX-1 BRONZE METAL STANDING SEAM ROOFING
- EX-2 VERTICAL CEDAR GROOVED SIDING
- EX-3 THIN STONE VENEER
- EX-4 CHIMNEY SHROUD
- EX-5 METAL CLAD DOORS & WIINDOWS
- EX-6 SECTIONAL GARAGE DOOR
- EX-7 COPPER GUTTER
- EX-8 STAINED WOOD FASCIA/RAKE/PANEL/BEAM
- EX-9 LANDSCAPE/RETAINING WALL STUCCO OR STONE

Prepared by:

PRELIMINARY

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Sterling-Huddleson and were created and developed for use in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose without the written permission of Sterling-Huddleson. Copyright 2017-2024 All rights reserved Sterling-Huddleson

Action:

PLANNING SUBMITTAL  
12.22.17

Date: 11.13.17

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

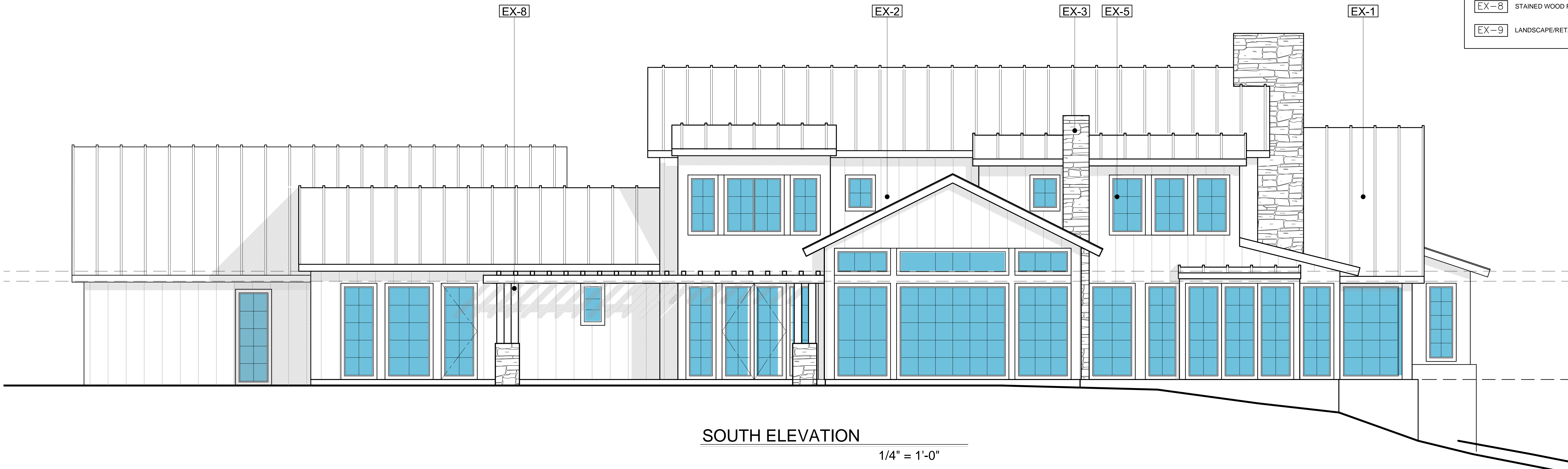
Drawn:

Description:

EXTERIOR  
ELEVATIONS

Sheet No:

A-6.2



SOUTH ELEVATION

1/4" = 1'-0"



GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2013 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL REMAIN THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 645-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:  
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.  
B) COVER STOCKPILES OF DEBRIS, SOIL OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.  
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
13. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
15. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER EXPOSURE. THE CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 5:00 PM.
17. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
18. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CA. PHONE (831) 443-3050.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
20. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 21 WEST LAUREL DRIVE, SUITE 45, SALINAS CALIFORNIA 93906, PHONE (831) 443-3050, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
21. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OF PUBLIC WORKS. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
22. PAVEMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.
23. A SEPARATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS.
24. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT. WHIPPING TRUNKS WITH PROTECTIVE MATERIALS. AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

GRADING NOTES

1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
  2. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENTITLED:  
"GEOTECHNICAL INVESTIGATION FOR THE NEW SINGLE FAMILY RESIDENCE TO BE CONSTRUCTED AT 8380 MONTERRA VIEWS, APN 259-211-011, LOT 154, MONTERRA DEVELOPMENT, MONTEREY, CALIFORNIA FOR PATRICK FOY". JOB #6708.
- PREPARED BY: SOIL SURVEYS GROUP INC.  
103 CHURCH STREET  
SALINAS, CALIFORNIA 93901
- DATED: SEPTEMBER 12, 2016
3. ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
  4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMITS TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
  5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
  6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
  7. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
  8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
  9. ELEVATION BENCHMARK: SEE SHEET C3.
  10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
  11. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE. THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
  12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
  13. STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.
  14. IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION WORK SHALL BE STOPPED IMMEDIATELY WITHIN 165 FT OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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 RESOURCES AND TO DEVELOPE PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
  15. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  16. EARTHWORK QUANTITIES ARE SHOWN ON SHEET C1.
  17. ALL GRADES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS.
  18. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 3" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
  19. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:  
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.  
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.  
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
  20. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
  21. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCRAPING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
  22. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 14" IN DEPTH. NO ROCK OR ROCK MATERIAL MAY BE USED AS A FILL.
  23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOLOGICAL REPORT.
  24. ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
  25. OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
  26. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

FIRE DEPARTMENT NOTES

1. FIRE007--DRIVEWAYS SHALL NOT BE LESS THAN 12 FT WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FT. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15% WHERE THE GRADE EXCEEDS 8 PERCENT. A MINIMUM SIDEWALK SURFACE OF 0.17 FT OF AC OR 0.34 FT OF AS SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90° AND LESS, BEGIN MINIMUM HORIZONTAL INSIDE RADIUS SHALL BE 28 FT. FOR DRIVEWAYS WITH TURNS GREATER THAN 90°, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FT. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FT SHALL BE ADDED, THEREBY PROVIDING A MINIMUM OF 150 FT OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FT OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FT FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD T IS USED, THE TOP OF THE T SHALL BE A MINIMUM OF 60 IN LENGTH, OR AS APPROVED BY THE FIRE CHIEF.
2. FIRE008--ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
3. FIRE011--ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE N01241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS, LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
4. FIRE020--REMOVE COMBUSTIBLE MATERIAL FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND, REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
5. FIRE022--FIRE PROTECTION EQUIPMENT & SYSTEMS--FIRE SPRINKLER SYSTEM--(HAZARDOUS CONDITIONS). THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER LIMITATIONS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

GRADING, DRAINAGE, AND EROSION CONTROL PLANS FOR MONTERA LOT 154 8380 MONTERRA VIEWS MONTEREY, CALIFORNIA 93940 APN 259-211-011

STATEMENT OF PURPOSE

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, AND EROSION CONTROL FOR THE PROJECT AND DURING THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 8380 MONTERRA VIEWS, MONTEREY, CALIFORNIA 93940

LOT 153

LOT 155

LOT 154 2.51 ACRES

PROJECT SITE

SCALE: 1"=20'

ABBREVIATIONS

AB	AGGREGATE BASE	FF	FINISH FLOOR ELEVATION
AC	ASPHALT CONCRETE	FL	FLOW LINE
BC	BEGIN CURVE	HOPL	EXISTING DENSITY POLYETHYLENE PIPE
BS	BOTTOM OF STEP	K	CURVE COEFFICIENT
BVC	BEGIN VERTICAL CURVE	LF	LINEAR FEET
BVE	BEGIN VERTICAL CURVE ELEV	MINV	MINIMUM
BVCS	BEGIN VERTICAL CURVE STA	N/A	NOT APPLICABLE
CB	CATCH BASIN	(N)	NEW
CL	CENTERLINE	NTS	NOT TO SCALE
DI	DIAMETER	PG&E	PACIFIC GAS & ELECTRIC
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
(E)	EXISTING	SD	STORM DRAIN
ED	END CURVE	S	SLOPE
ECR	END CURVE RETURN	SS	SANITARY SEWER
EL	ELEVATION	SSCO	SANITARY SEWER CLEAN-OUT
ELEV	ELEVATION	FM	FORCE MAIN
EF	EDGE OF PAVEMENT	TS	TOP OF STEP
EVC	END VERTICAL CURVE	TYP	TOP OF WALL
EVCV	END VERTICAL CURVE ELEV	TYP	TYPICAL
EVCs	END VERTICAL CURVE STA	VC	VERTICAL CURVE

LEGEND

---	EXISTING CURB
---	EXISTING EDGE OF PAVEMENT
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	BUILDING ENVELOPE
---	PROPERTY LINE / RIGHT OF WAY
---	EASEMENT
---	EXISTING JOINT UTILITY TRENCH
---	EXISTING STORM DRAIN (SIZE VARIES)
---	EXISTING SANITARY SEWER (GRAVITY)
---	EXISTING WATER LINE
---	EXISTING SEWER/STORM DRAIN/UNDER DRAIN
---	NEW CURB
---	NEW EDGE OF PAVEMENT
---	NEW JOINT UTILITY TRENCH
---	NEW STORM DRAIN (SIZE VARIES)
---	NEW SANITARY SEWER (GRAVITY)
---	NEW WATER LINE
---	NEW WALL (SHOWN FOR LOCATION ONLY)
---	NEW SAWCUT LINE
---	DESIGN MAJOR CONTOUR
---	DESIGN MINOR CONTOUR
---	NEW BUILDING FOOTPRINT

SHEET INDEX

C1	TITLE SHEET
C3	SITE LAYOUT PLAN
C4	GRADING AND DRAINAGE PLAN
C8	EROSION CONTROL PLAN

EARTHWORK

CUT=120 CY  
FILL=895 CY  
NET=775 CY FILL

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE NOT INTENDED TO BE USED FOR SUB GRADE COMPARISON. THE ENGINEER WAS NOT USED IN FILL LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.



DRAWN BY: BM  
DESIGNED BY: CS  
DATE: 12-21-2017  
SCALE: AS SHOWN  
JOB NUMBER: 17-57  
LAST REVISED: 17-57  
REVISED BY:

TITLE SHEET

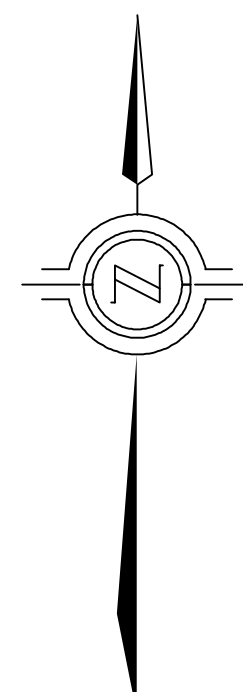
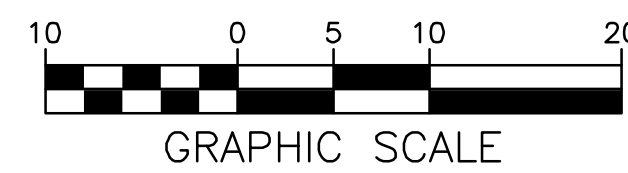
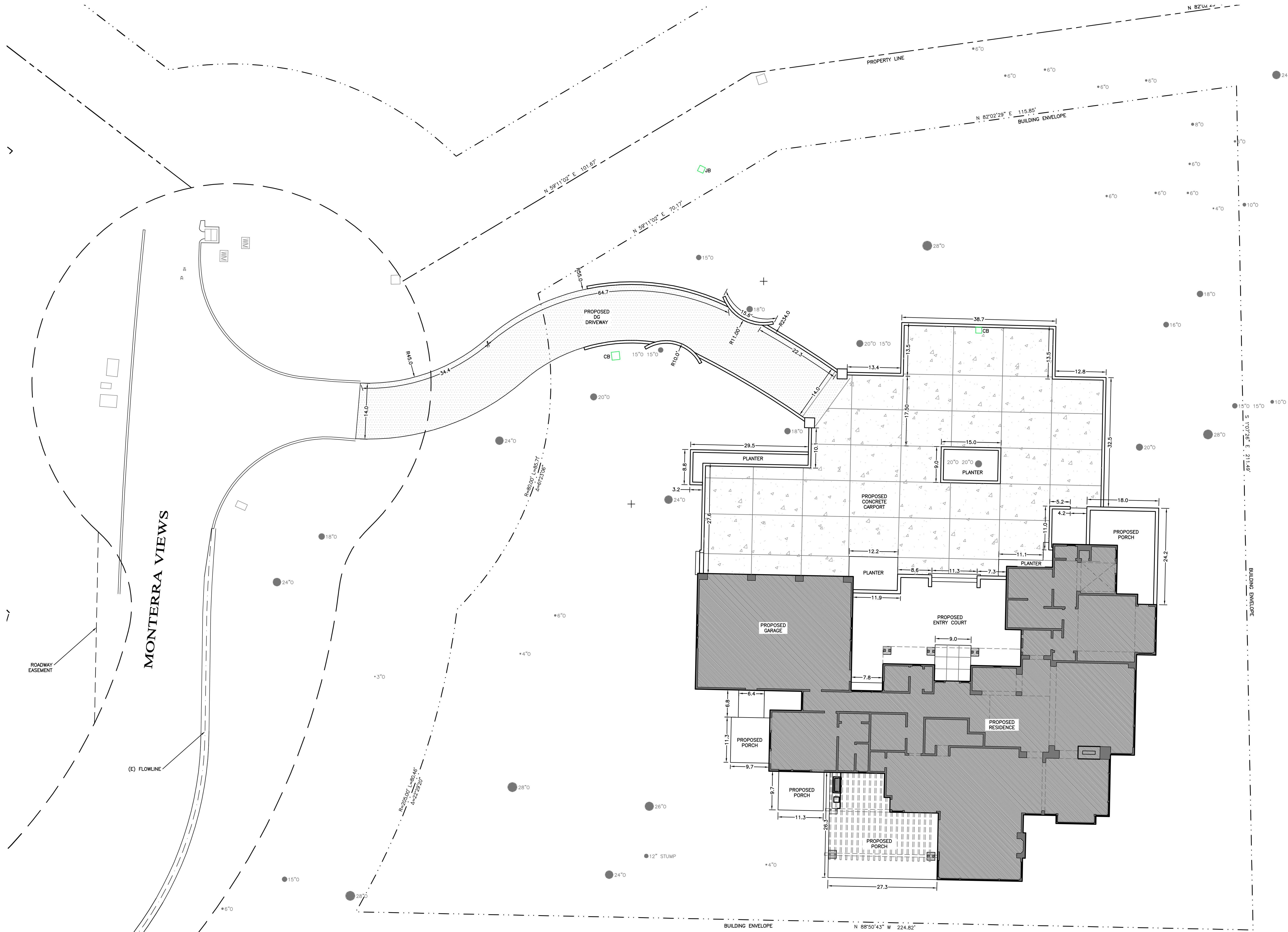
MONTERA LOT 154  
8380 MONTERRA VIEWS  
MONTEREY, CALIFORNIA 93940  
APN: 259-211-011

SHEET C1

OF

4 SHEETS



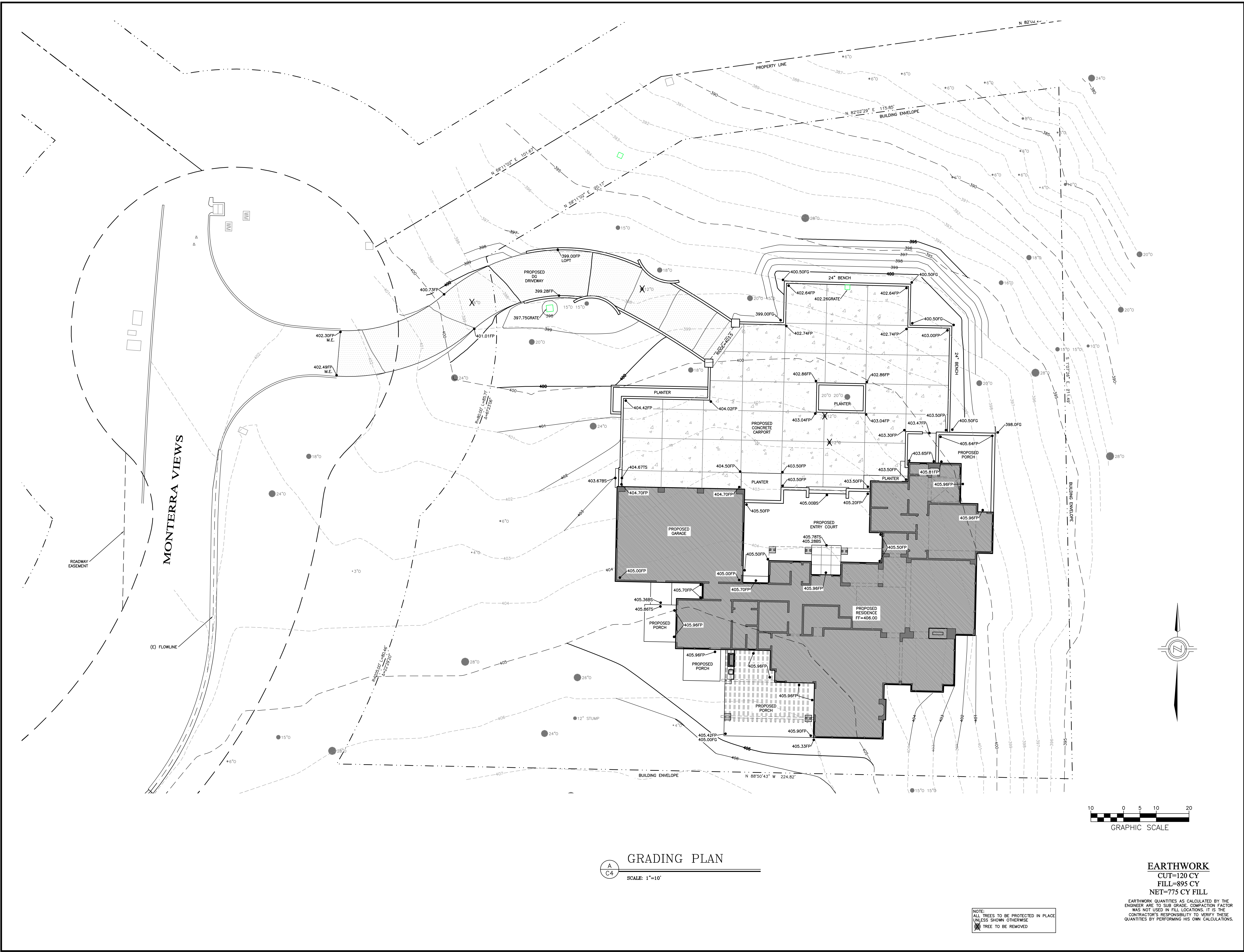


SITE LAYOUT PLAN  
SCALE: 1"=10'

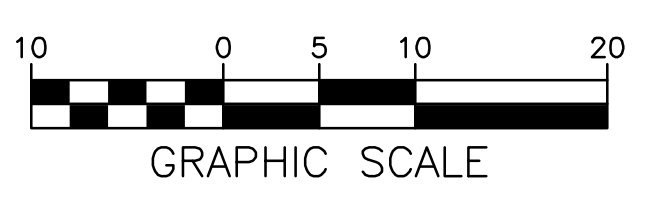
SITE LAYOUT PLAN

MONTERA LOT 154  
8380 MONTERA VIEWS  
MONTEREY, CALIFORNIA 93940  
APN: 259-211-011





**GRADING PLAN**  
SCALE: 1"=10'



**EARTHWORK**  
CUT=120 CY  
FILL=895 CY  
NET=775 CY FILL

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO SUB GRADE. COMPACTION FACTOR WAS NOT USED IN FILL LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

NOTE:  
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE.  
X TREE TO BE REMOVED

**LS ENGINEERING AND SURVEYING, INC.**  
2480 Garden Road, Suite G, Monterey, California 93940  
P: 831.655.2723 F: 831.655.3425  
lansurveyors.com

DRAWN BY: CS  
DESIGNED BY: 12-21-2017  
DATE: AS SHOWN  
JOB NUMBER: 17-57  
LAST REVISED: 17-57  
REVISED BY:

**GRADING PLAN**

MONTERRA LOT 154  
8380 MONTERRA VIEWS  
MONTERREY, CALIFORNIA 93940  
APN: 259-211-011

**SHEET C4**  
OF  
4 SHEETS



## EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
  - A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
  - C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)

3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA-PLANNING AND RMA-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

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

8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.

### RESOURCE MANAGEMENT AGENCY NOTES

10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROL MEASURES ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTERS OF CONFIRMATION, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

#### STORM DRAIN INLET PROTECTION

1. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. INSTALL STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL B/CB.

3. STORM DRAIN INLET PROTECTION SHALL BE INSPECTED MONTHLY DURING DRY PERIODS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.

#### FIBER ROLL

1. FIBER ROLLS WILL BE INSTALLED AT LOCATIONS SHOWN ON THIS PLAN AND PER DETAIL D/CB. CONTRACTOR MAY USE SILT FENCE AS AN ALTERNATE/SUPPLEMENTAL EROSION CONTROL/SEDIMENT BARRIER.

#### TYPICAL CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER DETAIL C/CB AT THE LOCATION SHOWN ON THE PLANS.
2. RUN-OFF FROM CONSTRUCTION ENTRANCE SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
3. ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE MAIN ROAD.
4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE MAIN ROAD ADJACENT TO THE CONSTRUCTION SITE SHOULD BE CLEARED IMMEDIATELY.
5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.
6. THE CONSTRUCTION ENTRANCE MAY BE FIELD MODIFIED TO MEET SITE CONDITIONS.

#### TREE PROTECTION

1. AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO CONSTRUCTION SITES, A BOUNDARY OF ORANGE FENCING SUPPORTED BY WOOD OR METAL STAKES OR FUNCTIONAL EQUIVALENT WILL BE ERCTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES OR CLOSER WHERE SPECIFICALLY APPROVED BY A QUALIFIED FORESTER, ARBORIST, OR THE COUNTY OF MONTEREY WHERE GUIDANCE OF A TREE PROFESSIONAL IS USED. ENCROACHMENT INTO THE DRIP LINE OF RETAINED TREES MAY OCCUR IN ORDER TO MINIMIZE TREE REMOVALS.
2. NO EXCAVATION, STORAGE OF EXCAVATED FILL, EQUIPMENT, OR CONSTRUCTION MATERIALS, NOR PARKING OF VEHICLES WILL BE PERMITTED WITHIN THE DRIP LINES OF THESE FENCE PROTECTED TREES.
3. NO SOIL MAY BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL WILL EXCEED TWO INCHES WITHIN THE DRIP LINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION AND IS REVIEWED BY A QUALIFIED FORESTER.
4. BARK INJURY TO ANY TREE FROM EQUIPMENT OR MATERIALS WILL BE PREVENTED BY FAITHFULLY RESPECTING THE TREE PROTECTION FENCING REQUIRED ABOVE.
5. ROOTS EXPOSED BY EXCAVATION WILL BE PRUNED TO PROMOTE CALLUSING, CLOSURE, AND REGROWTH, AND WILL BE RECOVERED AS SOON AS POSSIBLE IF TREE HEALTH IS TO BE REASONABLY MAINTAINED.

TOTAL AREA OF  
DISTURBANCE=0.55 AC

MAINTAIN ALL EROSION CONTROL MEASURES UNTIL  
LANDSCAPING IS ESTABLISHED

#### CONCRETE WASHOUT

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

#### MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.

5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.

7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.

8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.

9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.

10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.

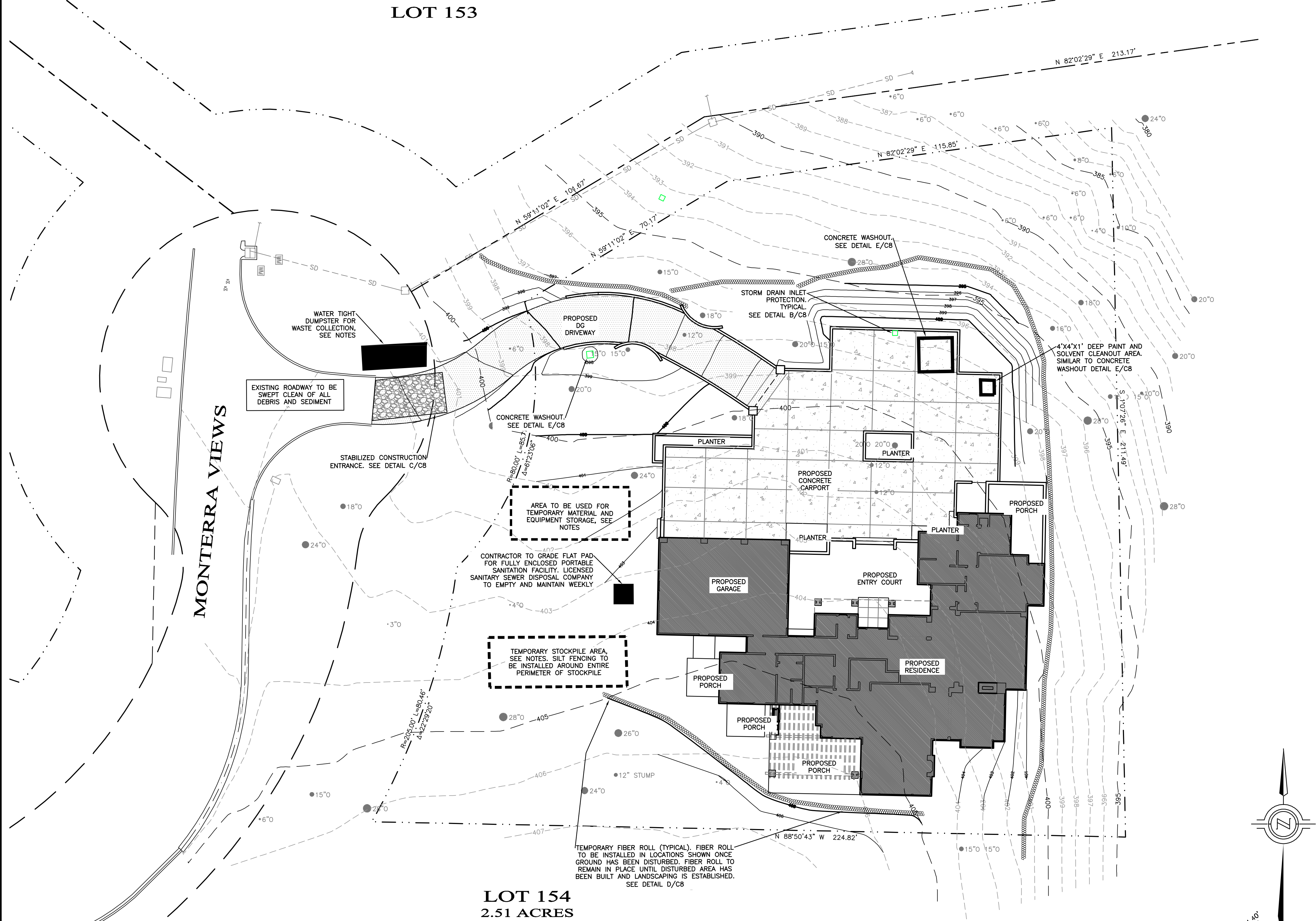
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.

13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.

15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

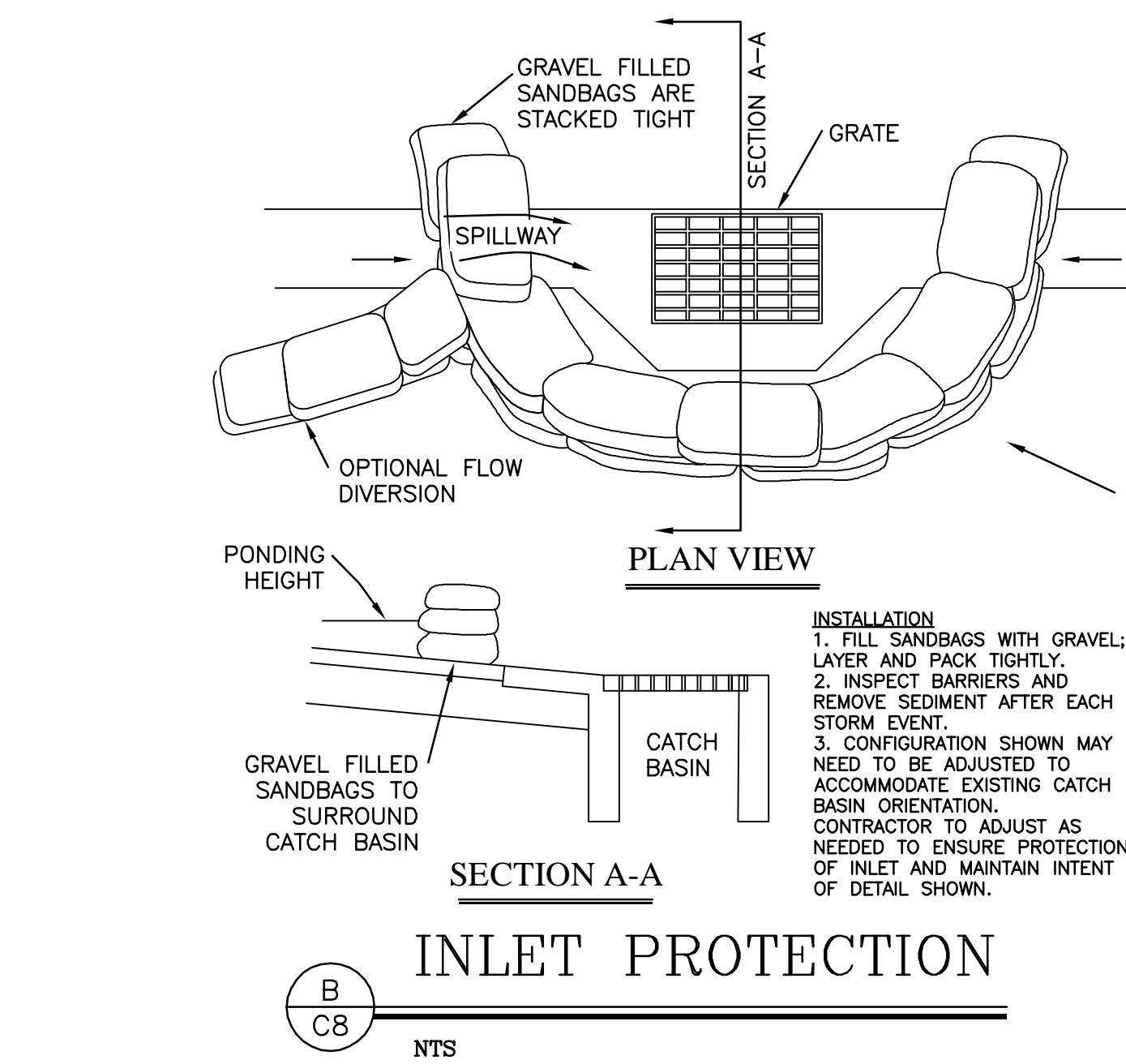
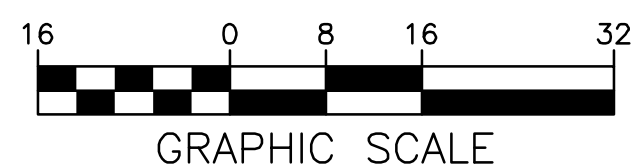
#### WASTE COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WHERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF-HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.



## EROSION CONTROL PLAN

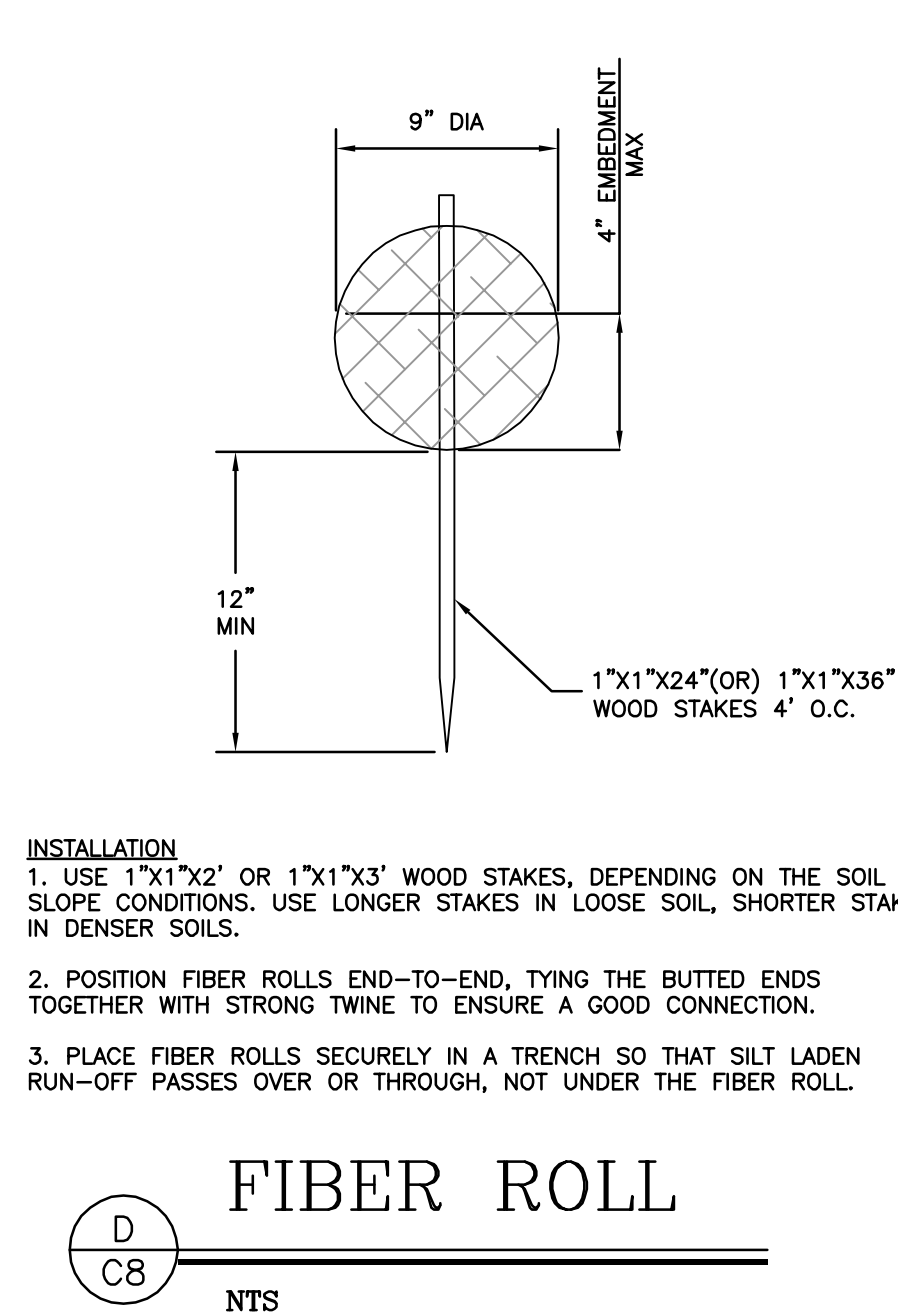
SCALE: 1"=16'



NOTE:  
ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT  
IS EXPECTED TO OCCUR DURING THE WINTER SEASON  
(OCTOBER 15 THROUGH APRIL 15).

## STABILIZED CONSTRUCTION ENTRANCE

NTS

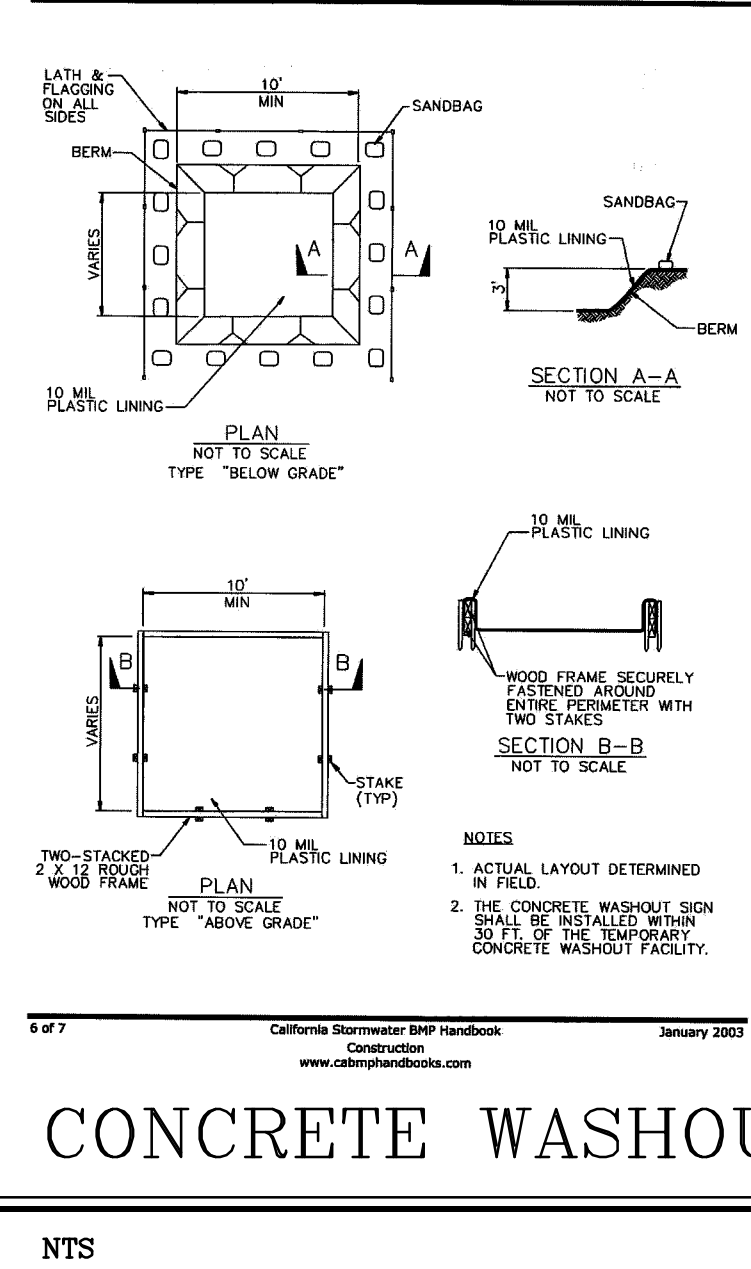


- INSTALLATION
1. USE 1"x1"x2" OR 1"x1"x3" WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL SHORTER STAKES IN DENSER SOILS.
  2. POSITION FIBER ROLLS END-TO-END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.
  3. PLACE FIBER ROLLS SECURELY IN A TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

## FIBER ROLL

NTS

## WM-8 Concrete Waste Management



NTS

## CONCRETE WASHOUT

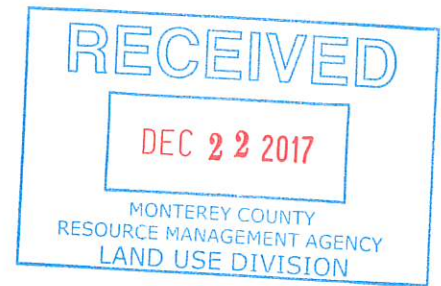
NTS

## EROSION CONTROL PLAN





STERLING+HUDDLESON  
ARCHITECTURE



PLN170872  
Lot 154 Monterra  
Materials Palette



Bronze Standing  
seam roofing

Bronze clad  
windows

Cedar Board and  
Batt Siding

Stone Veneer  
Accent