

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

In the matter of the application of:

GAZARIAN PROPERTIES LLC (PLN180072)

RESOLUTION NO. 19 - 004

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project involved an emergency repair which qualifies as a statutory exemption per Section 15269 of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of:
 - a) Coastal Development Permit and Design Approval to allow the construction of a Hilfiker retaining wall previously approved and constructed under an Emergency Coastal Development Permit (RMA-Planning File No. PLN170607);
 - b) Coastal Development Permit to allow development within 50 feet of a coastal bluff;
 - c) Coastal Development Permit to allow development on slopes exceeding 30 percent;
 - d) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; and
 - e) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

All subject to four (4) conditions of approval.

30 Yankee Point Drive, Carmel Highlands, Carmel
Area Land Use Plan, Coastal Zone (APN: 243-141-
009-000)

The Gazarian Properties LLC application (PLN180072) came on for a public hearing before the Monterey County Zoning Administrator on February 14, 2019. 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 / NO VIOLATIONS** - The as-built project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan – Part 4, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development. No violations exist on the property.
EVIDENCE: a) The as-built project involved the construction of a Hilfiker retaining wall, ranging in length/width from 22 to 50 feet, and a total approximate height of 31 feet (i.e., 17 rows of Hilfiker baskets from

the 39 foot elevation to the 70 foot elevation). The project also involved development on slopes exceeding 30 percent, within 50 feet of a coastal bluff, within 100 feet of environmentally sensitive habitat area, and within 750 feet of known archaeological resources. The retaining wall structure was necessary to maintain foundational support for the existing single-family dwelling on the parcel located at the top of the bluff. See Finding Nos. 6 and 7, and supporting evidence.

- b) On October 18, 2017, the Monterey County Zoning Administrator granted an Emergency Coastal Development Permit (RMA-Planning File No. PLN170607; Zoning Administrator Resolution No. 17-065) to allow emergency construction of the Hilfiker retaining wall to stabilize the remaining slope. Per the geotechnical report (LIB180060) prepared for the project, the slide was caused by high saturation from rainfall and natural subsurface drainage, not from the existing development located on the parcel. All physical improvements were completed under RMA-Planning File No. PLN170607, and the associated construction permit (RMA-Building Services File No. 17CP02083). RMA-Building Services finalized the construction permit on November 1, 2018.
- c) The property is located at 30 Yankee Point Drive, Carmel Highlands (Assessor's Parcel Number 243-141-009-000), Carmel Area Land Use Plan (LUP), Coastal Zone. The parcel is split-zoned Low Density Residential, 1 acre per unit, with a Design Control zoning overlay and a 20-foot height limit (Coastal Zone) [LDR/1-D (20') (CZ)] and Resource Conservation, with a Design Control zoning overlay and a 20-foot height limit (Coastal Zone) [RC-D (20')(CZ)]. The project is situated in that portion of the parcel zoned RC-D (20')(CZ).

Development of cliff retaining walls is identified as an allowed use pursuant to Monterey County Code (MCC) Section 20.36.050.A, subject to the granting of applicable coastal development permits. LUP Policy 2.7.4.10 also allows retaining walls where required for the protection of existing development. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Evidence i below). Therefore, the as-built development is an allowed use for this site.

- d) The 0.665-acre (28,967 square feet) parcel is identified as Lot 18, Tract No. 181, on that Final Map of Yankee Point Acres subdivision, filed August 1, 1949, in Volume 5, Maps of Cities and Towns, Page 37. There are signed statements on the recorded final map by the County Board of Supervisors and County Surveyor that they have reviewed and approved the map, and accept all parcels of land offered for dedication for public use. Thus, the County recognizes the subject property as a legal lot of record.
- e) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Carmel Area Coastal Implementation Plan (Part 4); and

- Monterey County Zoning Ordinance - Coastal (Title 20). No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations of the applicable MCC.

- f) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
- g) Environmentally Sensitive Habitat Area (ESHA). The project includes a coastal development permit to allow development within 100 feet of ESHA (i.e., marine habitat). Policies in Chapter 2.3 of the Carmel Area LUP require maintenance, protection, and where possible enhancement of sensitive habitats. As designed, built, and conditioned, the project minimizes impacts to ESHA in accordance with the applicable goals and policies of the LUP and MCC. See Finding No. 7.
- h) Design. Pursuant to Section 20.44, Title 20 (Coastal Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

As built, the retaining wall used native rock material which matches the natural slope and blends with the surrounding environment. Therefore, the design of the as-built project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- i) Public Access. See Finding No. 5 and supporting evidence.
- j) Development on Slopes Exceeding 30 Percent. The project includes a coastal development permit to allow development on slopes exceeding 30 percent. Development on slopes that exceed 30 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30 percent, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives. In this case, there is no feasible alternative that would avoid slopes. See Finding No. 6 and supporting evidence.
- k) Development within 50 Feet of a Coastal Bluff. The Monterey County Zoning Ordinance (Title 20), Section 20.70.120.B.1, requires a Coastal Development Permit for improvements to any structure within 50 feet of a coastal bluff edge because they involve risk of environmental impact. The project, as built and conditioned, is consistent with applicable policies of the Carmel Area Land Use Plan regarding protection of resources. See Finding No. 6 and supporting evidence.
- l) Viewshed. The project site is not located within, nor visible from, the Carmel General Viewshed (Map A of the Carmel Area Land Use Plan). Although the site is in an area designated in County records as

visually sensitive, the as-built project is not visible from Highway 1 or any turnouts along Highway 1, Scenic Road in Carmel Point, public lands, or any common public viewing area. The topography of the Yankee Point area screens the site entirely from Highway 1, and access to the site is via a private driveway. As built, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource policies of the Carmel Area Land Use Plan. See also Finding No. 5, Evidence d below.

- m) The project planner conducted a site inspection on January 8, 2019, to verify that the proposed project on the subject parcel conforms to the applicable plans and Monterey County Code.
- n) Cultural Resources. The project includes a coastal development permit to allow development within 750 feet of known archaeological resources. Based on the specific circumstances of a project, planning permits or entitlements (i.e., coastal development permits) in the Coastal Zone may be processed as either a Coastal Administrative Permit (CAP) or a Coastal Development Permit (CST). The circumstances and scope of this project warrant the processing of a CAP.

The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources. Although located in an area of high sensitivity and known resources, the area of development had been disturbed by erosion and landslide activity, and there is no evidence that any cultural resources would be disturbed. Therefore, the County determined the potential for impacts to occur to known archaeological resources to be very low, and did not require submittal of an archaeological report.

- o) The project was referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on February 4, 2019, and voted 4 – 0 to support the project with a recommendation for additional landscaping.
- p) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project files PLN170607 and PLN180072.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use as built.

EVIDENCE: a) The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Carmel Highlands Fire Protection District, Environmental Health Bureau, and Water Resources Agency. County staff reviewed the application materials and plans, as well as the County’s GIS database, to verify

that the as-built project on the subject site conforms to the applicable plans, and that the site is suitable for the as-built development.

- b) The following technical reports have been prepared:
 - Geotechnical Report (LIB180060) prepared by Grice Engineering, Inc., Salinas, California, August 1, 2017, including Sand Loss Analysis Addendum No. 1, January 31, 2018; and
 - Biological Assessment (LIB180059) prepared by Jeffrey B. Froke, Ph.D., Consulting Ecologist, Pebble Beach, California, January 22, 2018.
- c) County staff independently reviewed these reports and concurs with their conclusions.
- d) The project planner conducted a site inspection on January 8, 2019, to verify that the site is suitable for this as-built project.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project files PLN170607 and PLN180072.

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

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Carmel Highlands Fire Protection District, Environmental Health Bureau (EHB), and Water Resources Agency, and conditions have been recommended, 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) As built, the project is necessary to maintain foundational support for the adjacent single-family dwelling. Heavy rainfall in January 2017 caused significant erosion and sloughing below the existing dwelling. Per the geotechnical report prepared by Grice Engineering, without the retaining wall, the area below the dwelling would continue to be vulnerable to further sloughing which would result in serious risk to the current residents and existing structure. The potential for additional erosion would be detrimental to the safety, health, and general welfare of the persons transiting, occupying, and/or working on the property. The retaining wall was engineered and constructed to stabilize the bluff and protect the dwelling and occupants within the dwelling from injury that may have resulted from further erosion and sliding.
 - c) The project planner completed a site inspection on January 8, 2019, to verify that the as-built project would not impact public health and safety.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the

proposed development found in project files PLN170607 and PLN180072.

4. **FINDING:** **CEQA (Statutory Exemption)** – The project is statutorily exempt from environmental review and no unusual circumstances were identified to exist for the project as built.
- EVIDENCE:**
- a) Section 15269 of the California Environmental Quality Act (CEQA) Guidelines statutorily exempts emergency repairs to publicly or privately owned facilities necessary to maintain the public health, safety, or welfare; or specific actions necessary to prevent or mitigate an emergency. Section 15269 also statutorily exempts projects to maintain, repair, restore, demolish, or replace property or facilities damaged or destroyed as a result of a disaster in a disaster stricken area in which a state of emergency has been proclaimed by the Governor pursuant to the California Emergency Services Act. In addition, on January 23, 2017, Governor Brown issued an emergency proclamation (Executive Order B-38-17), which included Monterey County, to address the damage caused by severe storms in January 2017. This proclamation included provision for continuing emergency response, including significant repair and reconstruction work. Therefore, this project is consistent with the requirements of CEQA Guidelines Section 15269, and no additional CEQA action is required by the County.
 - b) The emergency repairs were necessary to maintain foundational support for an existing single-family dwelling. Heavy rainfall in January 2017 caused erosion and sloughing below the dwelling. Per the geotechnical report prepared by Grice Engineering, without the retaining wall, the area below the dwelling would continue to be vulnerable to further sloughing which would undermine the foundation.
 - c) The County, as Lead Agency, applied a statutory exemption to the Emergency Coastal Development Permit project (RMA-Planning File No. PLN170607), which involved an emergency repair to the slope below an existing single-family dwelling. All physical improvements were completed under RMA-Planning File No. PLN170607, and this action qualified for a statutory exemption per Section 15269 of the CEQA Guidelines. This project includes an after-the-fact permit for the emergency repairs. The work has already occurred and no new changes or development are proposed.
 - d) No adverse environmental effects were identified during staff review of the development application, nor during a site inspection on January 8, 2019.
 - e) The Monterey County Zoning Administrator considered the Statutory Exemption, along with the Emergency Coastal Development Permit, at a duly noticed public hearing held on February 14, 2019. The materials upon which the County's decision is based are located in RMA-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project files PLN170607 and PLN180072.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan (Part 3) can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access, and is identified as an area inappropriate for beach access (Figure 3, Public Access, in the Carmel Area Land Use Plan).
 - d) The project planner completed a site inspection on January 8, 2019, to verify that the proposed project would not impact visual public access. Based on this site inspection, the as-built project is not visible from Highway 1 or any common public viewing area. As built, the project will not adversely impact the public viewshed or scenic character in the project vicinity, and is consistent with the applicable visual resource and public access policies of the Carmel Area Land Use Plan. See also Finding No. 1, Evidence 1 above.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in project files PLN170607 and PLN180072.

6. **FINDING:** **DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT AND WITHIN 50 FEET OF A COASTAL BLUFF** – There is no feasible alternative which would allow development to occur on slopes of less than 30 percent, and there is no alternative location to position a retaining wall structure necessary to protect the eroding coastal bluff that is threatening existing residential development.

- EVIDENCE:**
- a) Pursuant to the policies of the Carmel Area Land Use Plan and applicable Monterey County Code (MCC), coastal development permits are required and the criteria to grant said permits has been met.
 - b) The project includes coastal development permits to allow development on slopes exceeding 30 percent and development within 50 feet of a coastal bluff. Heavy rainfall in January 2017 caused significant erosion and sloughing on the bluff area below the existing dwelling. Per the geotechnical report (LIB180060) prepared for the project, the slide was caused by high saturation from rainfall and natural subsurface drainage, not from the existing development located on the parcel. Without the retaining wall, the area below the dwelling would continue to be vulnerable to further sloughing, which could result in serious risk to the current residents and existing structure.

Development on slopes that exceed 30 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30 percent, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives. Due to the location of the slide, there are no feasible alternative building sites. The as-built project involved the construction of a Hilfiker retaining wall, ranging in length/width from 22 to 50 feet, and a total approximate height of 31 feet (i.e., 17 rows of Hilfiker baskets from the 39 foot elevation to the 70 foot elevation). As built, the project is consistent with applicable policies of the Carmel Area Land Use Plan regarding protection of resources, and is necessary to maintain foundational support for the existing single-family dwelling.

- c) The subject project minimized development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the Carmel Area Land Use Plan. The project planner conducted a site inspection on January 8, 2019, to verify the subject project minimized development on slopes exceeding 30 percent. As constructed, the retaining wall does not extend down to the sea, and would not result in loss of sand reaching the beach or marine habitat below the slide area (see also Evidence f below). As designed, the retaining wall would only protect the area of the coastal bluff immediately below the main dwelling unit from continued erosion. Development of cliff retaining walls is identified as an allowed use pursuant to Monterey County Code (MCC) Section 20.36.050.A, subject to the granting of applicable coastal development permits, and LUP Policy 2.7.4.10 allows retaining walls where required for the protection of existing development. The as-built project meets these criteria.
- d) Conditions of approval and changes in the development deemed necessary to assure compliance with MCC Section 20.64.230.E.1 and to assure stability of the development have been applied. All physical improvements were completed under the Emergency Coastal Development Permit (RMA-Planning File No. PLN170607), and the associated construction permit (RMA-Building Services File No. 17CP02083). The construction permit was finalized on November 1, 2018. As constructed and inspected, the project complied with applicable building code requirements and resource protection measures such as erosion control plan review and approval, grading plan review and approval, inspections by RMA-Environmental Services staff, and geotechnical plan review and certification. Additionally, the contractor implemented avoidance measures and best management practices to minimize disturbance such as working only from and/or in areas previously disturbed, limiting the amount of grading, controlling erosion and sedimentation, and constructing during the dry season. Therefore, no further special conditions of approval are necessary or required for this project.
- e) Sand Loss Analysis. Per a Sand Loss Analysis Addendum prepared by Grice Engineering (included as part of LIB180060), the as-built project will have no effect on the sand supply or transport of the ocean. The area of the remaining slide material and the retaining wall

is elevated above the mean high tide line of the sea, and the project site does not generate or receive measurable sands to or from the ocean.

- f) Shoreline Erosion, Bluff Retreat, and Clearance of Structures. Per the geotechnical report (LIB180060) prepared for the project, prior to the slide in 2017, the existing single-family dwelling was a distance of approximately 30 feet from the crown of the bluff. The slide reduced this distance by approximately 10 feet, from 30 feet to 20 feet. The rate of erosion or bluff retreat depends on the amount of cyclic rainfall, as well as other factors such as underlying seepage and type(s) of soils. However, another slide similar to the one which occurred in 2017 could undermine the foundation of the existing single-family dwelling, and LUP Policy 2.7.4.10 allows retaining walls where required for the protection of existing development.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project files PLN170607 and PLN180072.

7. **FINDING: DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)**

– The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) The project includes a coastal development permit to allow development within 100 feet of ESHA (i.e., marine habitat). Pursuant to the policies of the Carmel Area Land Use Plan and applicable MCC, a coastal development permit is required and the criteria to grant said permit has been met.
 - b) The Policies in Chapter 2.3 of the Carmel Area LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. As designed, built, and conditioned, the project minimizes impacts to ESHA in accordance with the applicable goals and policies of the LUP and MCC.
 - c) The biological analysis (LIB180059) prepared for the project concluded that the development would have no adverse impact to native habitat systems. Due to prior erosion activity, the slope below the dwelling was extensively devoid of any mature vegetation. Within the immediate area of project development or disturbance, no sensitive plant or animal species were found during the field survey, and no special-status species were observed within or adjacent to the project limits. The contractor implemented avoidance and minimization measures to reduce the potential for impacts to biological resources. Upon completion of the development, the area was hydro-seeded with a native seed mix.
 - d) Sand Loss Analysis. See Finding No. 6, Evidence f, above.
 - e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project files PLN170607 and PLN180072.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (Highway 1), development within 300 feet of the top of the seaward face of any coastal bluff, development within 300 feet of the inland extent of any beach or of the mean high tide line of the sea, and development permitted in the underlying zone as a conditional use (i.e.; development of the retaining wall on slopes exceeding 30 percent and within 50 feet of a coastal bluff, development within 100 feet of environmentally sensitive habitat, and development within 750 feet of known archaeological resources).

DECISION

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

- A. Find that the project is an emergency repair to privately owned facilities, which qualifies as a statutory exemption per Section 15269(b) of the CEQA Guidelines; and
- B. Approve a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the construction of a Hilfiker retaining wall previously approved and constructed under an Emergency Coastal Development Permit (RMA-Planning File No. PLN170607), a Coastal Development Permit to allow development within 50 feet of a coastal bluff, a Coastal Development Permit to allow development on slopes exceeding 30 percent, a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources, in general conformance with the attached plans and subject to four (4) conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of February, 2019.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON FEB 14 2019.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE ~~FEB 25 2019~~

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

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

Monterey County RMA Planning

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

PLN180072

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Follow-Up Combined Development Permit (RMA-Planning File No. PLN180072) allows the construction of a Hilfiker retaining wall previously approved and constructed under an Emergency Coastal Development Permit (RMA-Planning File No. PLN170607); as well as development within 50 feet of a coastal bluff, on slopes exceeding 30 percent, within 100 feet of environmentally sensitive habitat, and within 750 feet of known archaeological resources. The property is located at 30 Yankee Point Drive, Carmel Highlands (Assessor's Parcel Number 243-141-009-000), Carmel Area Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA-Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Follow-Up Combined Development Permit (Resolution Number 19 - 004) was approved by the Zoning Administrator for Assessor's Parcel Number 243-141-009-000 on February 14, 2019. The permit was granted subject to four (4) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA-Planning."

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

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

3. 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. (RMA-Planning)

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.

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on February 14, 2022, unless applicable conditions of approval have been cleared within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall clear any and all applicable conditions of approval to the satisfaction of the RMA Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

RECOMMENDED GRADING SPECIFICATIONS FOR EARTHWORK

ET:1 GENERAL DESCRIPTION:

1.1 THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING; PREPARATION OF LAND TO BE FILLED; EXCAVATION AND FILL OF THE LAND; SPREADING, COMPACTION AND CONTROL OF THE FILL; AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADED AREA TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

1.2 THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK AS SPECIFIED HEREIN, AS SHOWN ON THE APPROVED PLANS AS STATED IN THE PROJECT SPECIFICATIONS.

ET:2 TESTS:

2.1 THE STANDARD TEST USED TO DEFINE MAXIMUM DENSITIES OF ALL COMPACTION WORK SHALL BE THE A.S.T.M. D-1557, MOISTURE DENSITY OF SOILS, USING A 10-POUND RAM AND 18-INCH DROP. ALL DENSITIES SHALL BE EXPRESSED AS A RELATIVE DENSITY IN TERMS OF THE MAXIMUM DENSITY OBTAINED IN THE LABORATORY BY THE FOREGOING STANDARD PROCEDURE.

2.2 IN-PLACE DENSITY SHALL BE DETERMINED BY TEST METHODS A.S.T.M. D-1556, DENSITY OF SOIL IN-PLACE BY SAND CONE METHOD AND D-2922, DENSITY OF SOIL IN-PLACE BY NUCLEAR METHOD.

2.3 PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

ET:3 CLEARING, GRUBBING AND PREPARING AREAS TO BE EXCAVATED OR FILLED:

3.1 ALL VEGETABLE MATTER, IRREDUCIBLE MATERIAL GREATER THAN 4 INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE AREAS IN WHICH GRADING IS TO BE DONE. ALL STUMPS AND ROOT MASSES OF REMOVED TREES ARE TO CLEARED FROM AREA OF CONSTRUCTION AND FILL PLACEMENT. SUCH MATERIALS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AS DIRECTED.

3.2 AFTER THE FOUNDATION FOR FILL HAS BEEN CLEARED, IT SHALL BE BROUGHT TO THE PROPER MOISTURE CONTENT BY ADDING WATER OR AERATING AND COMPACTING TO A RELATIVE DENSITY OF NOT LESS THAN 90% OR AS SPECIFIED. COMPACTION OF FILL PLACED FOR LANDSCAPE ARE TO BE COMPACTED TO A RELATIVE DENSITY OF APPROXIMATELY 80% OR AS DIRECTED BY THE OWNER. THE SOILS SHALL BE TESTED TO A DEPTH SUFFICIENT TO DETERMINE QUALITY AND SHALL BE APPROVED BY THE SOILS ENGINEER FOR FOUNDATION PURPOSES PRIOR TO PLACING ENGINEERED FILL.

ET:4 MATERIALS:

4.1 THE MATERIAL FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. ANY IMPORTED MATERIAL MUST BE APPROVED FOR USE BEFORE BEING BROUGHT TO THE SITE. THE MATERIAL USED SHALL BE FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS.

4.2 IMPORTED MATERIALS FOR ENGINEERED FILL SHALL CONSIST OF NON-EXPANSIVE SOIL WITH MAXIMUM AGGREGATE SIZE OF 4 INCHES, A PI LESS THAN 15 AND/OR A CU GREATER THAN 4 AND SHALL BE APPROVED BY THE ENGINEER.

ET:5 PLACING, SPREADING AND COMPACTING FILL MATERIAL:

5.1 THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, SHALL NOT EXCEED 6 INCHES IN THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. FILL SHALL BE PLACED SUCH THAT CROSS FALL DOES NOT EXCEED 1 FOOT IN 20 UNLESS OTHERWISE DIRECTED.

5.2 WHEN FILL MATERIAL INCLUDES ROCK OR CONCRETE RUBBLE, NO IRREDUCIBLE MATERIAL LARGER THAN 4 INCHES IN GREATEST DIMENSION WILL BE ALLOWED EXCEPT UNDER THE DIRECTION OF THE SOILS ENGINEER.

5.3 THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE MAINTAINED IN A SUITABLE RANGE TO PERMIT EFFICIENT COMPACTION. THE SOILS ENGINEER MAY REQUIRE ADDING MOISTURE, AERATING, OR BLENDING OF WET AND DRY SOILS.

5.4 EACH LAYER SHALL BE COMPACTED TO THE SPECIFIED RELATIVE DENSITY. COMPACTION SHALL BE CONTINUOUS OVER THE ENTIRE AREA OF EACH LAYER.

5.5 FIELD DENSITY TEST SHALL BE MADE BY THE SOILS ENGINEER OF EACH COMPACTED LAYER. AT LEAST ONE TEST SHALL BE MADE FOR EACH 500 CUBIC YARDS OR FRACTION THEREOF. PLACED WITH A MINIMUM OF TWO TESTS PER LAYER IN ISOLATED AREAS. WHERE A SHEEP-FOOT ROLLER IS USED, THE SOIL MAY BE DISTURBED TO A DEPTH OF SEVERAL INCHES. DENSITY TESTS SHALL BE TAKEN IN COMPACTED MATERIALS BELOW THE DISTURBED SURFACE, WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF, IS BELOW THE REQUIRED DENSITY, THAT PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.

5.6 ALL EARTH MOVING AND WORK OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL SUCH WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

5.7 CUT AND FILL SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL MUST BE APPROVED BY THE SOILS ENGINEER.

ET:6 SEASONAL LIMITS:

6.1 WHEN THE WORK IS INTERRUPTED BY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL IS AS PREVIOUSLY SPECIFIED AND SOILS TO BE PLACED ARE IN SUITABLE CONDITION.

ET:7 UNUSUAL CONDITIONS:

7.1 IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR THE SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.

ET:8 COUNTY

8.1 A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.

8.2 ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535.

8.3 THE SOILS ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS & SUBMIT WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF ANY FOOTINGS.

EROSION CONTROL PLANNING

ER:1 GENERAL DESCRIPTION:

1.1 INSTALLATION OF THE EROSION PROTECTION FEATURES SHOULD CONFORM TO THE EXISTING AND PROPOSED GRADES AND CONSIDER THE TOPOGRAPHIC AND HYDROLOGIC FEATURES OF THE SITE. IT IS IMPORTANT TO MINIMIZE UNNECESSARY GRADING OF OR NEAR STEEP SLOPES. DISTURBING NATIVE VEGETATION AND NATURAL SOIL STRUCTURE ALLOWS RUNOFF VELOCITY AND TRANSPORT OF SEDIMENTS TO INCREASE. ALL DISTURBED AREAS ARE TO BE PROVIDED WITH EROSION CONTROL AS GIVE UNDER SECTION ER:3.

1.2 COLLECTED RUNOFF SHOULD BE RELEASED IN A CONTROLLED FASHION. COLLECTED RUNOFF FLOWS SHOULD BE DIRECTED INTO PIPES OR LINED DITCHES AND THEN ONTO AN ENERGY DISSIPATER TO REDUCE THE HYDRAULIC GRADIENT BEFORE DISCHARGING THE RUNOFF TO GRADE.

1.4 DE-SILTATION OF RUNOFF MAY TAKE FORM OF STILLING BASINS, GRAVEL BERM, TURF OR VEGETATION SCREENS, REFORESTATION, ETC.,

1.5 FREE FLOWING STORM RUNOFF SHOULD NEVER BE DIRECTED TOWARDS STRUCTURE (ON OR OFF SITE), SEPTIC SYSTEMS OR STRUCTURES SENSITIVE TO FREE FLOWING WATER. COLLECTED DRAINAGE ADJACENT TO SENSITIVE STRUCTURES SHOULD BE CARRIED IN CLOSED CONDUIT OR LINED SURFACE DRAIN.

1.6 ANY SITE SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

ER:1 MATERIALS STORAGE:

2.1 DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO STREAMS OR DRAINAGE WAYS. SHOULD WEATHER THREATEN THE STORED MATERIALS IT SHOULD BE COVERED WITH PLASTIC OR APPROPRIATE RETENTION FACILITIES PROVIDED FOR DESILTATION OF THE STORM WATER PRIOR TO RELEASE.

2.2 KEEP ALL CULVERTS AND DRAINAGE FACILITIES FREE OF SILT AND DEBRIS. KEEP EMERGENCY EROSION CONTROL MATERIALS SUCH AS STRAW MULCH, PLASTIC SHEETING, AND SANDBAGS ON SITE AND INSTALL THESE AT THE END OF EACH DAY AS NECESSARY.

ER:3 RE-VEGETATION AND PLANTING:

3.1 RE-VEGETATE AND PROTECT EXPOSED SOILS BY OCTOBER 15. USE APPROPRIATE GRASS/LEGUME SEED MIXES AND/OR STRAW MULCH FOR TEMPORARY COVER. PLAN PERMANENT VEGETATION TO INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS. SEEDING AND RE-VEGETATION MAY REQUIRE SPECIAL SOIL PREPARATION, FERTILIZING, IRRIGATION, AND MULCHING.

3.1.A RECOMMENDED SEED SCHEDULE IS AS FOLLOWS:
40 POUNDS PER ACRE OF CALIFORNIA BROME
15 POUNDS PER ACRE OF BLUE WILD RYE
4 POUNDS PER ACRE OF ZORRO FESCUE
6 POUNDS PER ACRE OF RED CREEPING FESCUE

3.2 IN THE ABSENCE OF A DETAILED EROSION CONTROL PLAN, THE WORK WILL BE PROTECTED IN ACCORDANCE WITH THE APPROPRIATE ORDINANCE, REGULATION AND/OR STANDARD PRACTICE WHICH EVER PROVIDES SATISFACTORY EROSION PROTECTION.

3.3 ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

ER:4 COUNTY

4.1 ALL EROSION CONTROL MEASURES FOR GRADING SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15.

4.2 ALL EROSION CONTROL MEASURES SHALL CONFORM WITH MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.

ABBREVIATIONS - USED WITH OR WITHOUT PERIODS (E.G. = EG.)	
AC	ASPHALTIC PAVEMENT
ACD	FINISH GRADE ASPHALTIC CONCRETE DRIVE
ACR	ACRE
APN	ASSESSORS PARCEL NUMBER
APRCH	DRIVEWAY APPROACH
BEG	BEGIN OR BEGINNING
BCR	BEGINNING OF CURB RETURN
BD	BACK DRAIN
BK	BACK
BTM	BOTTOM
BW	BOTTOM OF WALL
BWF	BASE OF WALL AT FACE (TALLEST FACE)
BWR	BASE OF WALL AT BACK (SHORTEST FACE)
C"NUMBER"	CURVE NUMBER, SEE TABLE
CB	CATCH BASIN
CD	FINISH GRADE CONCRETE DRIVE
CF	FINISH GRADE CONCRETE RESIDENTIAL FLOOR
CG	FINISH GRADE CONCRETE GARAGE FLOOR
CW	FINISH GRADE CONCRETE WALK
CL	CENTER LINE
CNTR	CENTER
CON	CONNECTION
CONST	ITEM TO BE CONSTRUCTED
CO	CLEAN OUT
CPV	CONCRETE PAVEMENT
CRTDN	CURTAIN DRAIN
CRWL	CRAWL SPACE
CROWN	CROWN
DI	DRAINAGE INLET
DIA	DIAMETER
DRT	EXISTING GRADE OF 3/1RT
DRTF	FINISH GRADE OF DIRT
DS	DOWN SPOUT
E or (E)	EAST OR EXISTING
EX or (EX)	EXISTING
(EO)	"EXISTING" INFORMATION COMPUTED FROM SURVEY OR OTHERWISE NOTED DATA
ECR	END OF CURB RETURN
EDG	EDGE
EL	ELEVATION
END	END
ECC	END OF CURVE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FT	FEET
GF	GARAGE FLOOR
GRGE	GARAGE
GRT	FINISH GRADE OF GRATE OR DRAINAGE INLET
HDPE	HIGH DENSITY POLYETHYLENE
HPS	HIGH PRESSURE SOCIUM
ID	INSIDE DIAMETER
IN	IN
INS	INSIDE
INV	ELEVATION OF BOTTOM INSIDE OF PIPE (INVERT) OR BOTTOM OF TRENCH
J.U.	JOINT UTILITIES
L	LEFT
LAT	LATERAL
LATS	MULTIPLE, SEPARATE LATERALS
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N or (N)	NORTH OR NEW
NW	NEW, TO BE INSTALLED, CONSTRUCTED OR FINISHED TO
OD	OUTSIDE DIAMETER
OS	OUTSIDE
P or (P)	PROPOSED
PAR	PARCEL
PER	PURSUANT TO
PL	PROPERTY LINE
PLTR	PLANTER
P.M.	PARCEL MAP
PV	PAVEMENT
PVC	POLY VINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R OR (R)	RIGHT
RD	RADIUS
RES	RESIDENCE
RIMC	ELEVATION OF CENTER OF MANHOLE
RIMN or N RIM	ELEVATION OF NORTH EDGE OF MANHOLE
S	SOUTH
SD	STORM DRAIN
SDR	STANDARD DIAMETER RATIO OF PIPE
SE	SAND EQUIVALENCY
SHT	SHEET
SL	SLOPE
SOF	ELEVATION OF TOP INSIDE OF PIPE (SOFFIT)
SP	STANDARD PLAN
SS	SANITARY SEWER
STA+	DISTANCE FORWARD ON PROFILE
STA-	DISTANCE BACKWARD ON PROFILE
TC	TOP FACE (ROADSIDE) OF CURB
THR	THROUGH
TP	TOP
TRGH	TROUGH OR TRENCH DRAIN
TW	TOP OF WALL
TWB	TOP OF WALL AT BACK (SHORTEST FACE)
TWF	TOP OF WALL AT FACE (TALLEST FACE)
V	VOLTS
VOL	VOLUME
W	WEST
WA	WATTS
WD	WALL DRAIN
WYE	SEWER LATERAL CONNECTION
"	SECONDS OF ANGLE OR INCHES
"	MINUTES OF ANGLE OR FEET
°	DEGREES OF ANGLE

LEGEND

EXISTING MAJOR TOPO LINE, 5 FT INTERVAL

980

EXISTING MINOR TOPO LINE, 1 FT INTERVAL

EXISTING PROPERTY LINE

N30D10°05'E

230FT

PROFILE OR SECTION LINE

PROPOSED MAJOR TOPO LINE, 1 FT INTERVAL

980

PROPOSED MINOR TOPO LINE, 0.50 FT INTERVAL

GRADING DISTURBANCE AREA : 2,489 SQUARE FEET
SITE OPERATIONS DISTURBANCE AREA : 400 SQUARE FEET
TOTAL AREA TO BE DISTURBED : 2,889 SQUARE FEET

GRADING BALANCE

TOTAL CUT = 76 CUBIC YARDS
TOTAL FILL = 214 CUBIC YARDS
IMPORT = 138 CUBIC YARDS
SHRINKAGE FACTOR: NONE USED
VOLUME CALCS ARE TO FINISH GRADE.

NO TREES ARE TO BE REMOVED.

EXISTING UTILITIES

EXISTING UTILITIES ARE LOCATED WITHIN OR CLOSE TO AREAS OF PROPOSED GRADING. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND PRESERVE, IMPROVE OR RELOCATE AS NECESSARY. PERMITS ARE REQUIRED FOR INSTALLATION OR REPAIRS OF MOST UTILITIES AND WILL NEED TO BE OBTAINED AS REQUIRED PRIOR TO INSTALLATION OR REPAIR OF SUCH UTILITY.

ESTIMATED PROJECT SCHEDULE:

START: JUNE 01, 2018 END: SEPTEMBER 25, 2018

ALL OF THE CONSTRUCTION IS TO BE COMPLETED PRIOR TO OCTOBER 15, 2017. NOTE: THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY (MCC 16.12.090B5)

PERSON RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE IS THE PROJECT CONTRACTOR AS NOTED ON THIS SHEET, C-0.

SPECIAL INSPECTIONS, BY A CERTIFIED SPECIAL INSPECTOR, ARE REQUIRED FOR EXISTING SITE COIL CONDITIONS, FILL PLACEMENT AND LOAD-BEARING REQUIREMENTS. DURING FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL DETERMINE THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. (CBC1705.6)

IMPORT SOURCE: MARINA LAND FILL

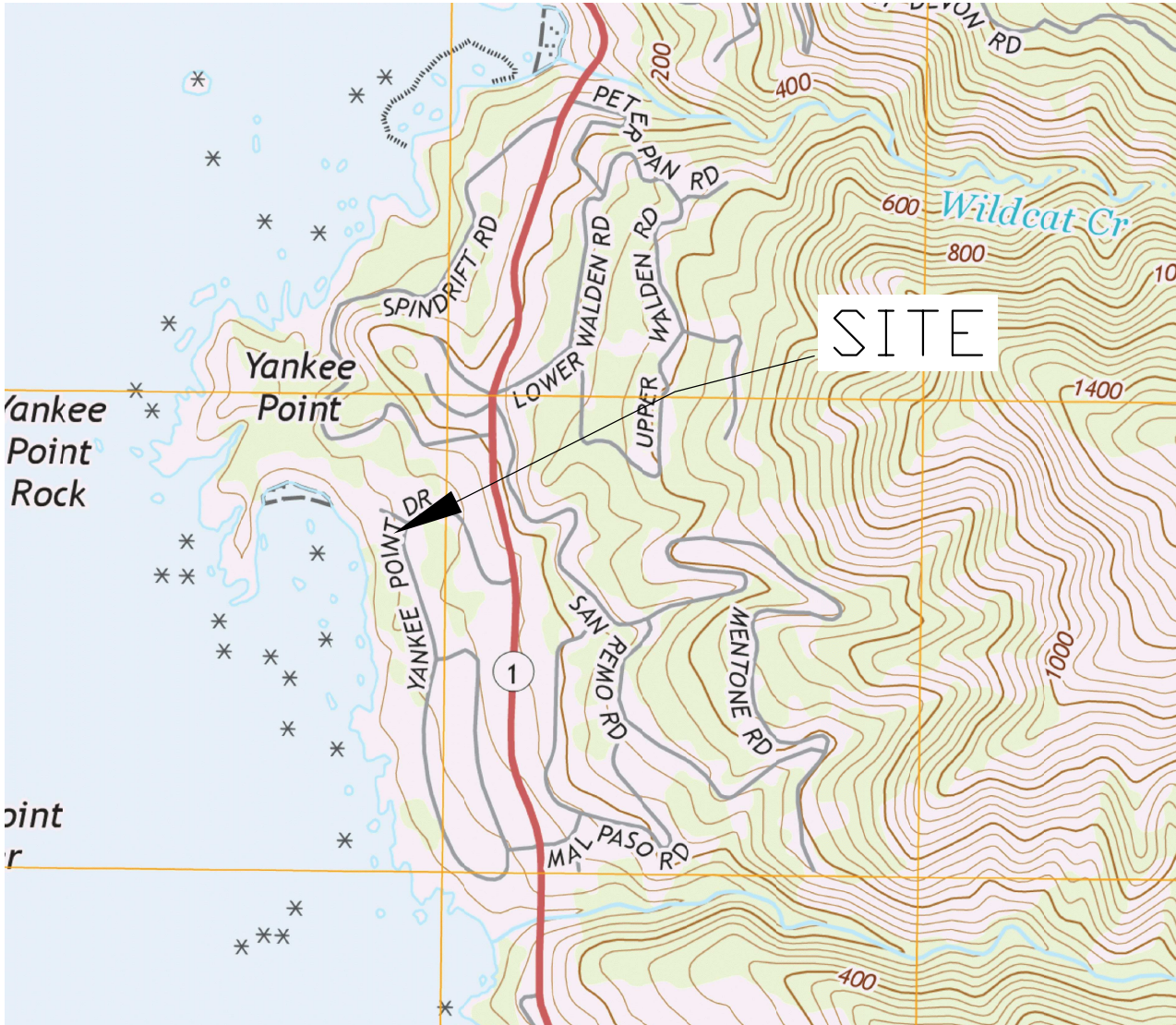
HAUL ROUTE: HIGHWAY 1 TO YANKEE POINT DRIVE.

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2013 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS
BASE EXCAVATION	YES	BY SOIL ENGINEER / PERIODIC
MAT PLACEMENT	YES	BY SOIL ENGINEER / PERIODIC
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS
DRAINAGE STRUCTURES	YES	BY SOIL ENGINEER / PERIODIC
FINISH SLOPES AND DRAINAGE PATTERNS	YES	BY SOILS ENGINEER / PERIODIC

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.



LOCATION MAP
NOT TO SCALE

THESE PLANS DETAIL THE REPAIR OF A
SUFICIAL SLIDE DUE TO EXCESSIVE RAINFALL
AND SUBSURFACE SEEPAGE.

NO SHORING WAS REQUIRED DURING THE. METHOD OF ACCESS UTILIZED A TEMPORARY, TIED BACK, SOLDER PILE WALL TO FACILITATED CONSTRUCTION OF A ACCESS RAMP. THE TEMPORARY STRUCTURE WAS REMOVED DURING CONSTRUCTION.

PROJECT OWNER:

MR. GARAZAN
30 YANKEE POINT DRIVE
CARMEL, CALIFORNIA 93922

PROJECT CONTRACTOR:

MR. TOM REYNOLDS
TOM REYNOLDS G.C. INC.
P.O. BOX 22526
CARMEL, CALIFORNIA 93922
(831) 915-1477

PROJECT CIVIL AND
GEOTECHNICAL ENGINEER:

GRICE ENGINEERING, INC.
561A BRUNKEN AVENUE
SALINAS, CALIFORNIA 93901
(831) 422-9619

PROJECT SURVEYOR:

RASMUSSEN LAND SURVEYING, INC.
2150 GARDEN ROAD, SUITE A-3
MONTEREY, CALIFORNIA 93942
P: 831.375.7240 F: 831.375.2545

REVISION
DATES

PUBLISH 07/10/2017

REV. 04/11/2018

REV. 05/24/2018

SURVEY ADD

REV. 09/14/2018

AS-BUILT

INDEX

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C-1 SITE PLAN

C-2 MAT SCHEMATIC

C-3 SECTIONS & DECK DETAIL

C-4 HILFIKER TYPICAL DETAILS

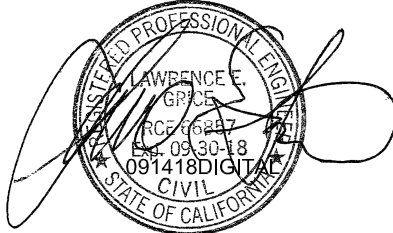
C-5 EROSION CONTROL PLAN (SWPPP)

C-6 EROSION CONTROL DETAILS (SWPPP)

GRICE ENGINEERING INC
ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES

561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

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LAWRENCE E. GRICE, P.E.; R.C.E. 66857

PREPARED FOR:

TOM REYNOLDS G.C. INC.
P.O. BOX 22526
CARMEL, CALIFORNIA 93922

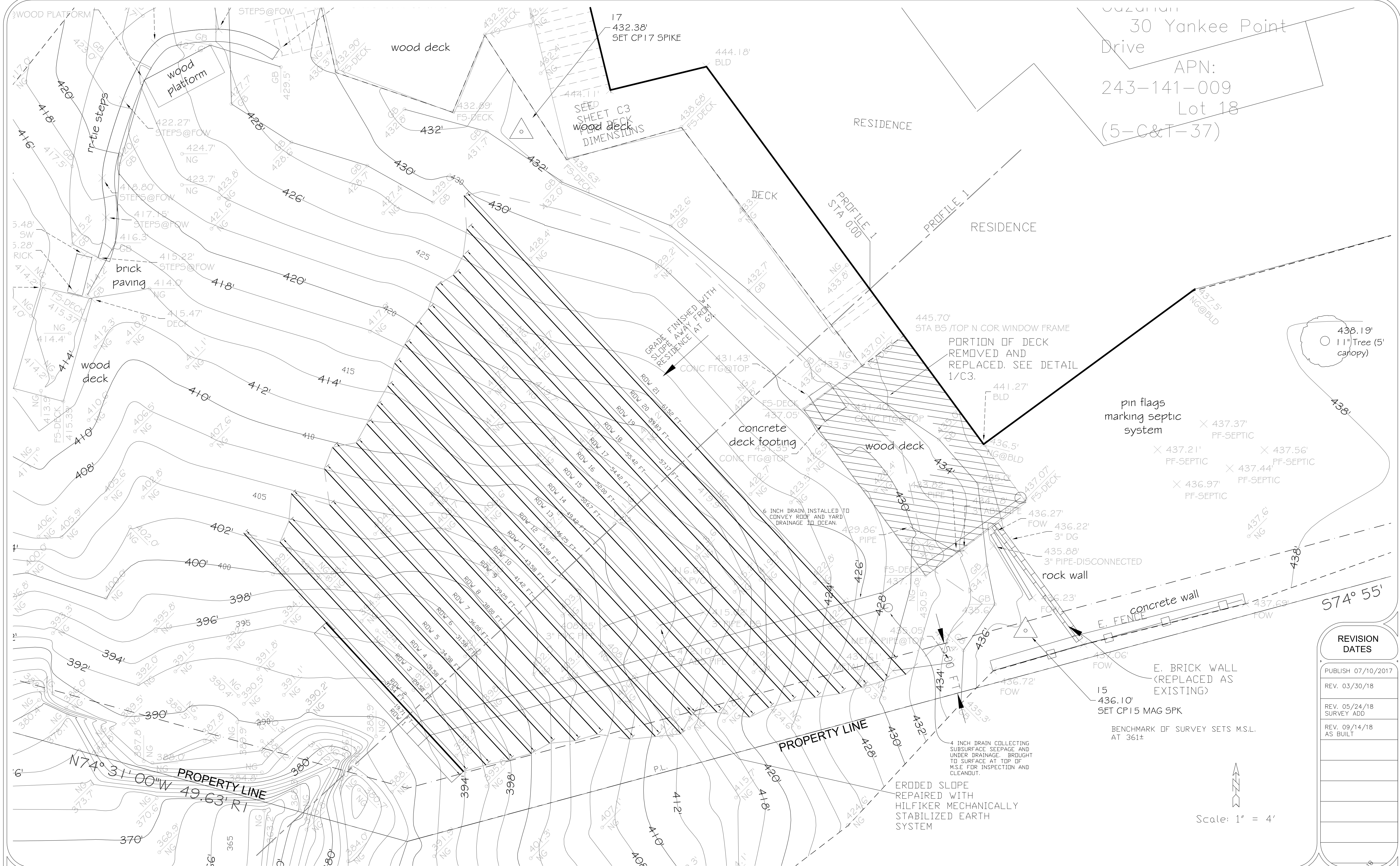
GAZARIAN RESIDENCE;
30 YANKEE POINT, CARMEL, CALIFORNIA

SLIDE REPAIR PLANS - AS BUILT CONDITIONS
TITLE AND SPECIFICATION SHEET

C-0

Date Plotted: Sep 17, 2018

GAZARIAN RESIDENCE
FILE NO. 6804-17.05



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TOM REYNOLDS G.C. INC.
P.O. BOX 22526
CARMEL, CALIFORNIA 93922

GAZARIAN RESIDENCE;
30 YANKEE POINT, CARMEL, CALIFORNIA

SLIDE REPAIR PLANS - AS BUILT
PLAN OF SLIDE AREA

REVISION DATES

PUBLISH 07/10/2017

REV. 03/30/18

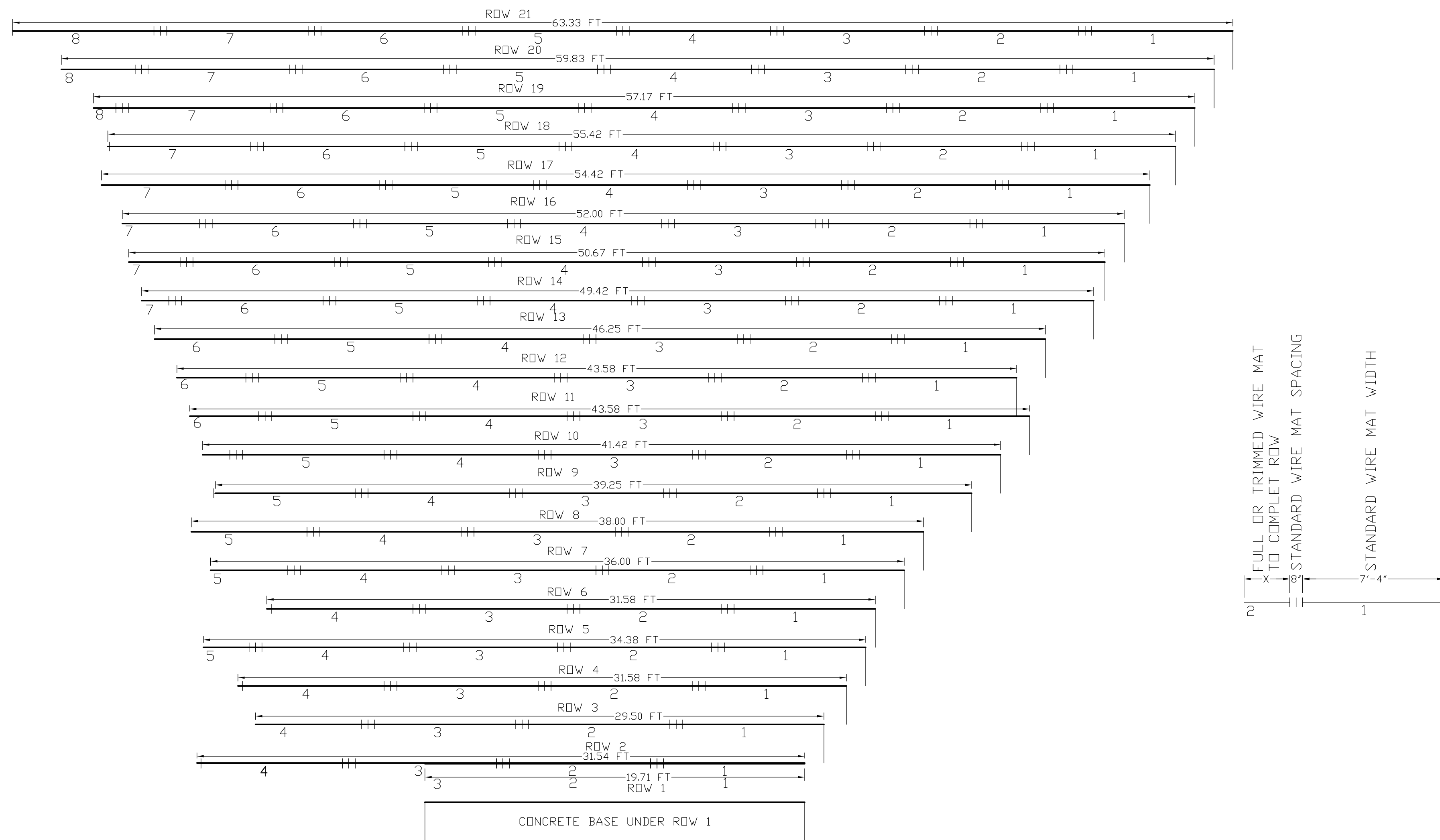
REV. 05/24/18
SURVEY ADD

REV. 09/14/18
AS BUILT

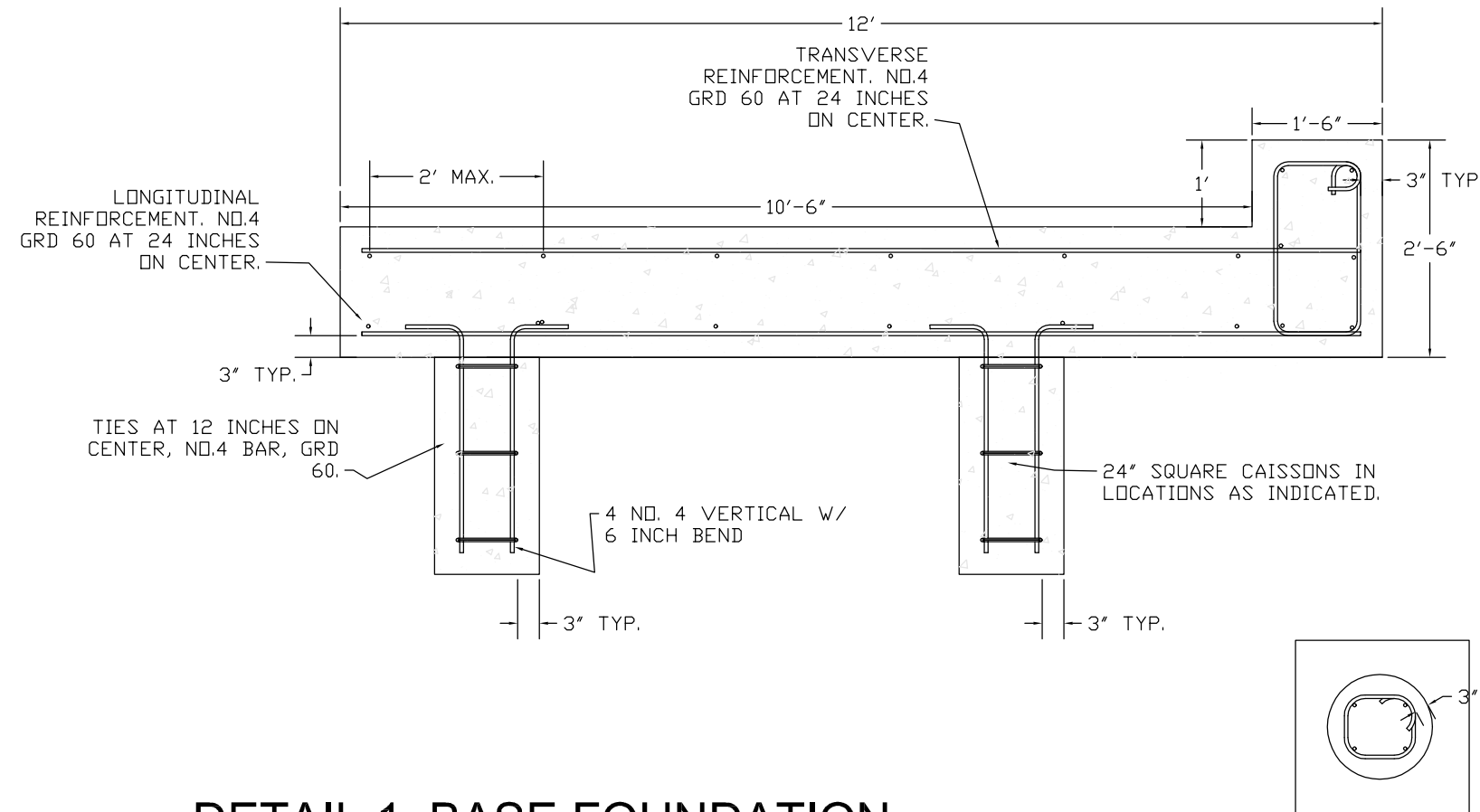
C-1

Date Plotted: Sep 17, 2018

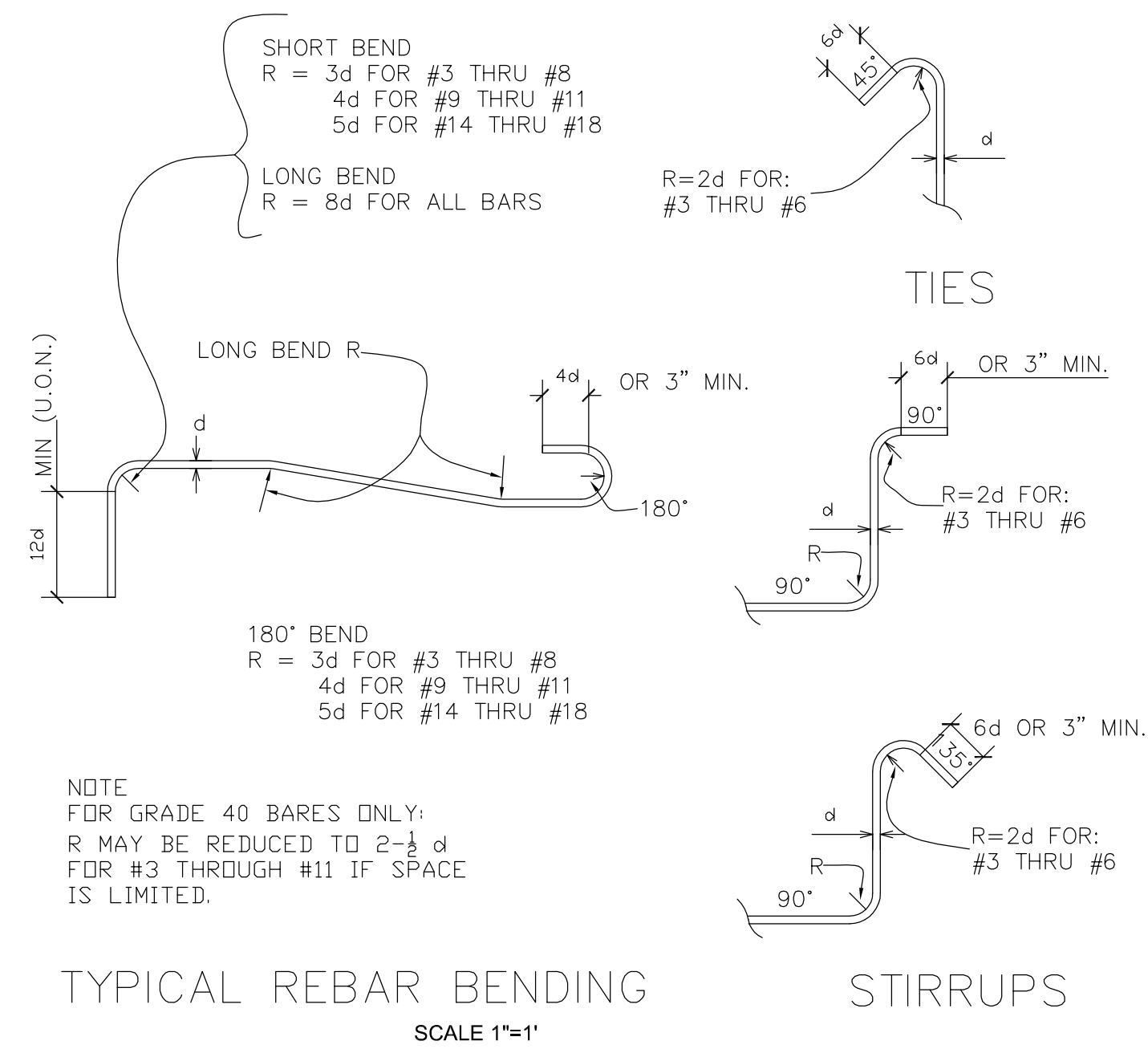
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FILE NO. 6804-17.05



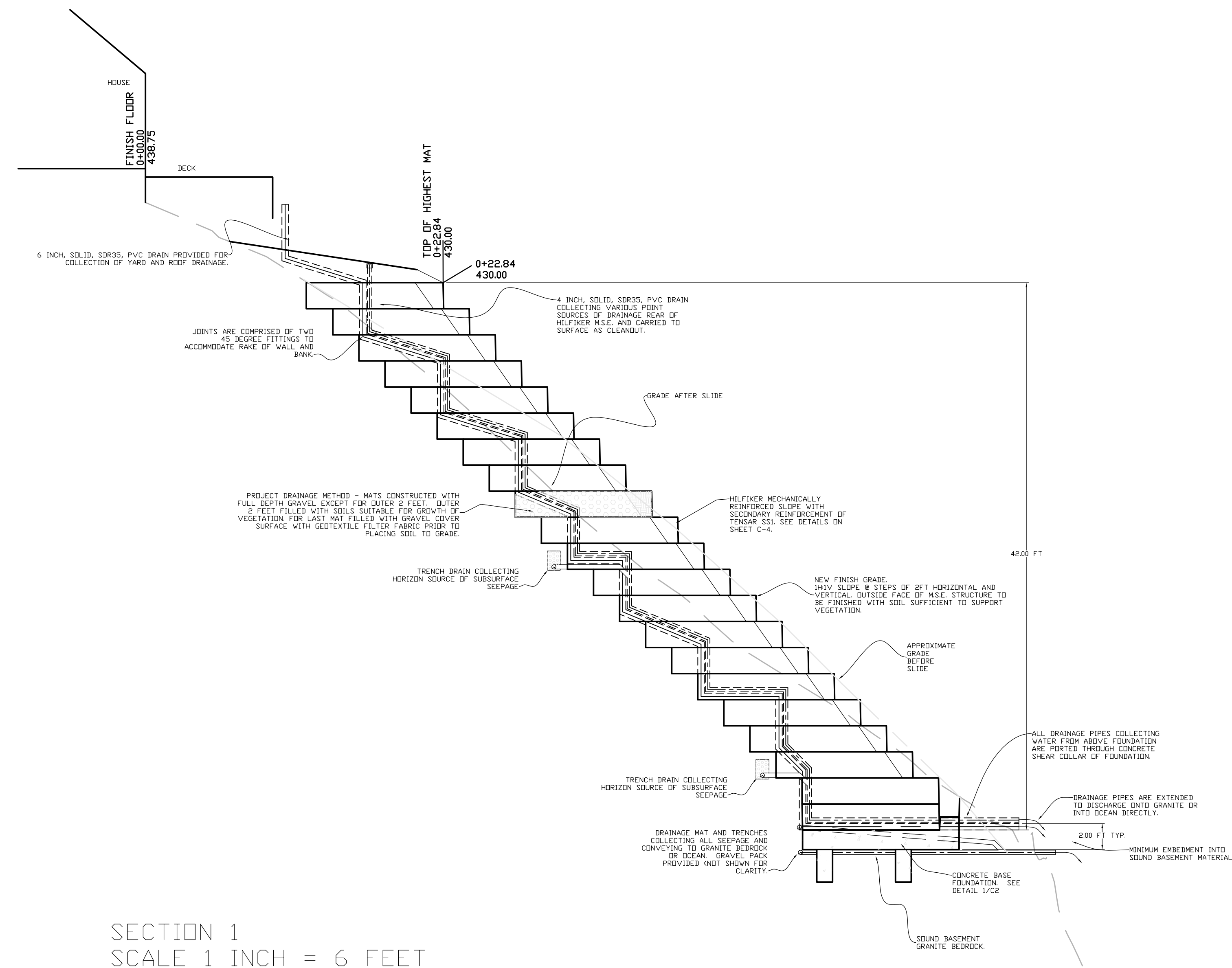
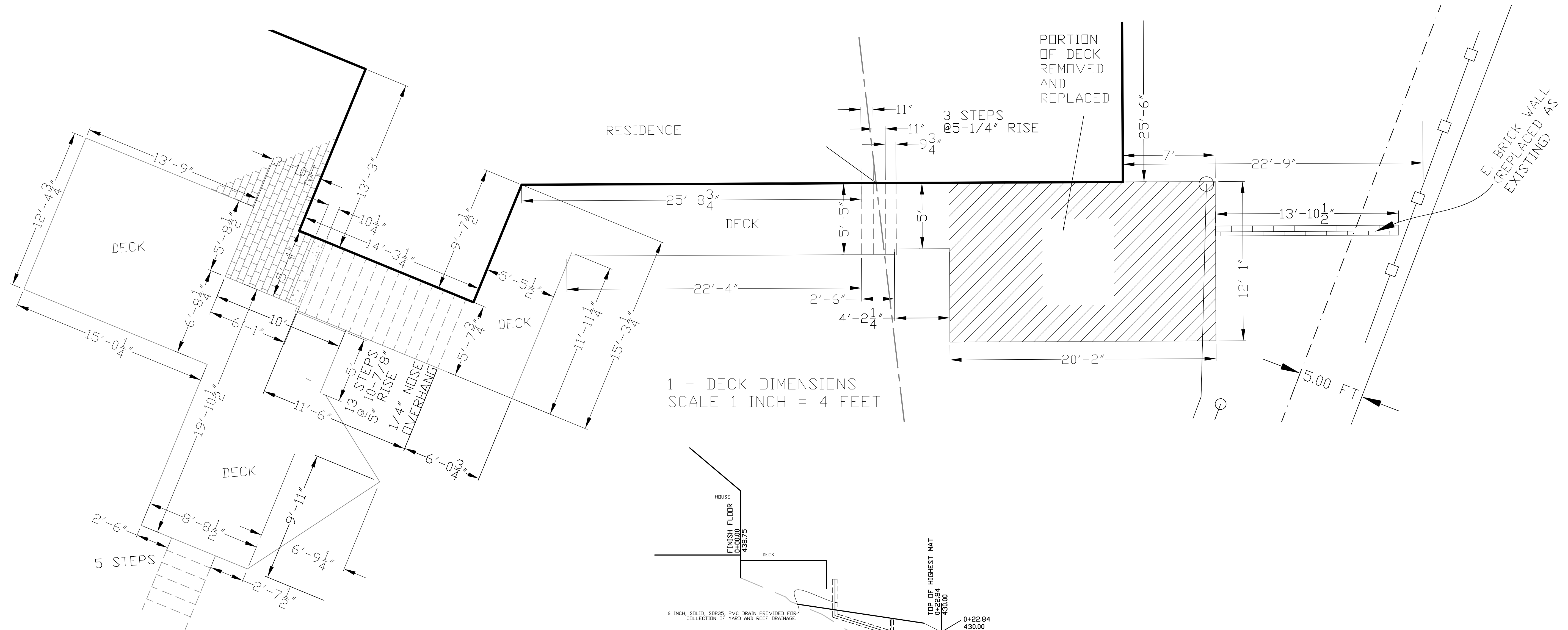
DETAIL 2: COMPLETED MAT ELEVATION SCALE 1"=4'

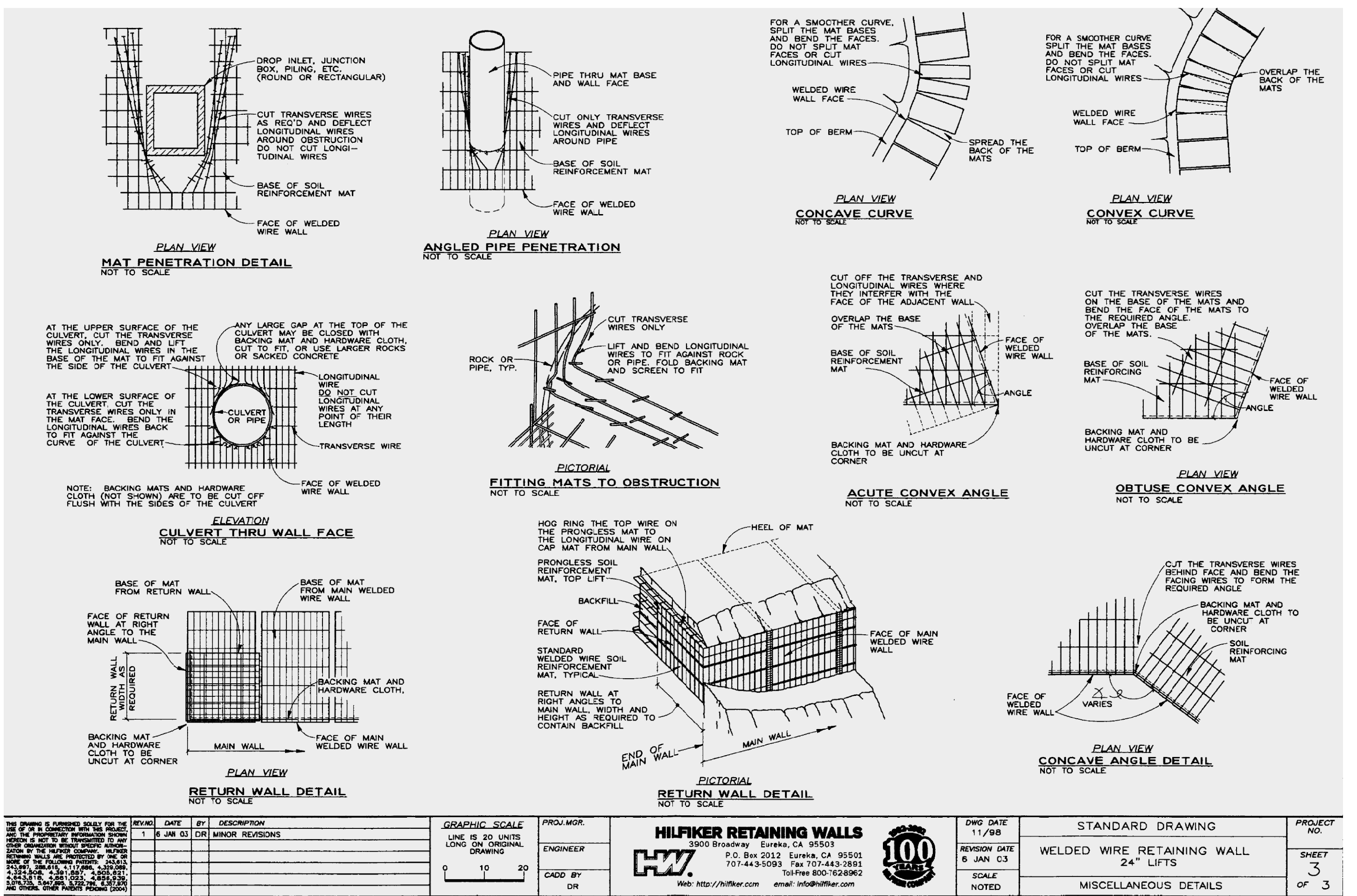
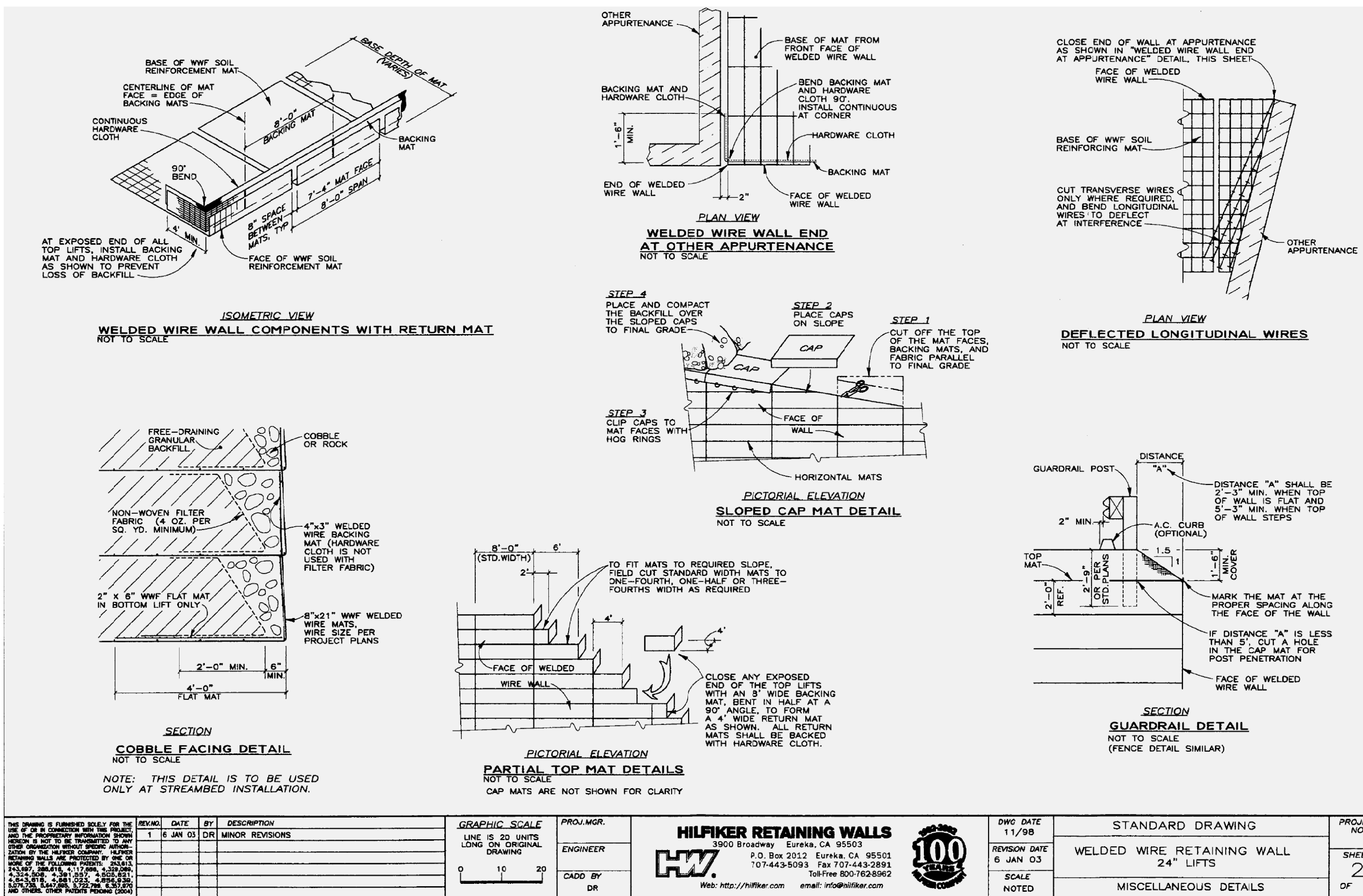


DETAIL 1: BASE FOUNDATION SCALE 1"=2'



REVISION DATES	
PUBLISH	07/10/2017
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REV.	05/24/18 SURVEY ADD
REV.	09/14/18 AS BUILT

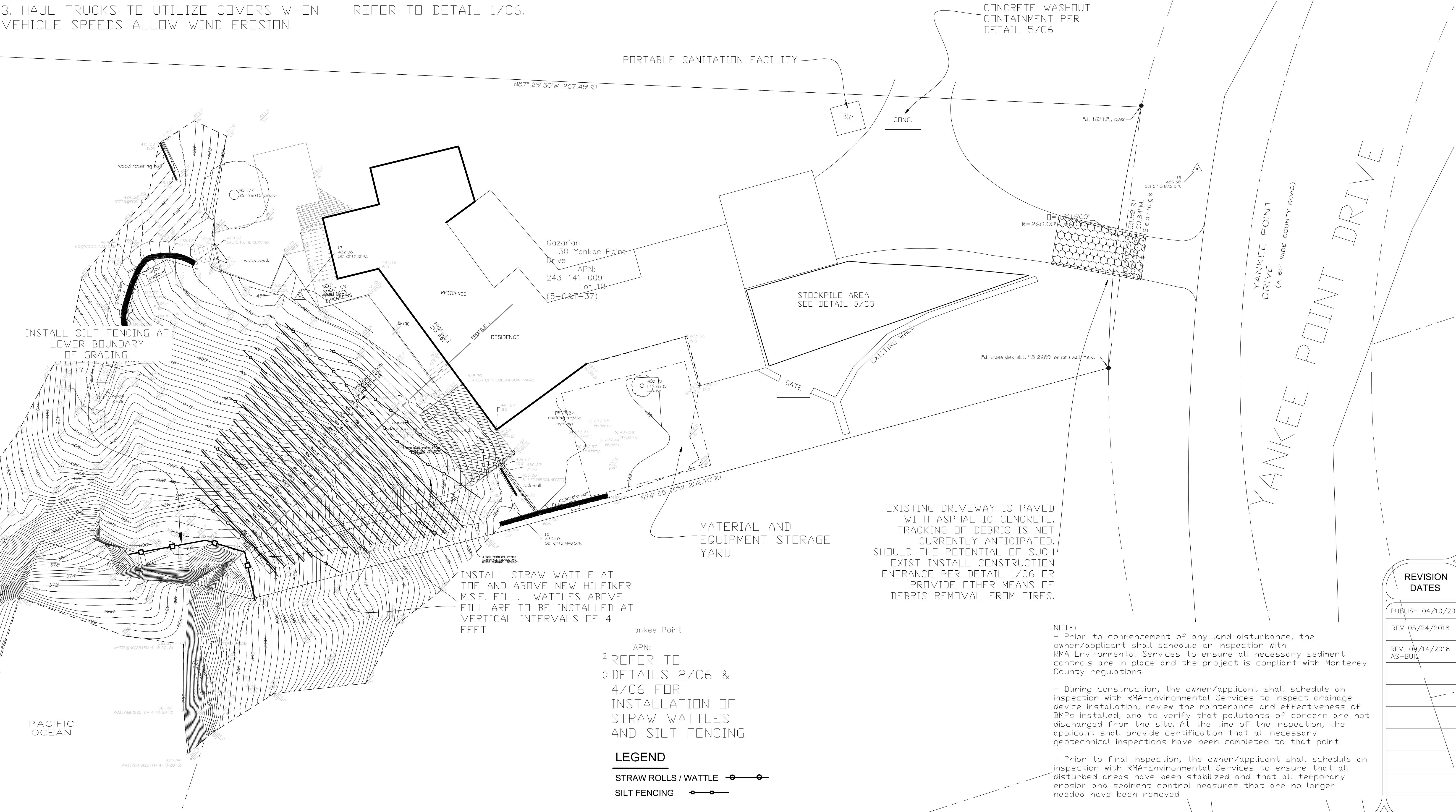




REV. 09/14/18
AS BUILT

WIND EROSION CONTROL:
1. ALL ACTIVE AREAS AND NEW BARE EARTH SURFACES ARE TO BE SPRAY WATERED DAILY OR AS REQUIRED TO ELIMINATE AIRBORNE DUST.
2. CONSTRUCTION TRAFFIC TO BE LIMITED TO A VELOCITY OF 15 MPH OR LESS.
3. HAUL TRUCKS TO UTILIZE COVERS WHEN VEHICLE SPEEDS ALLOW WIND EROSION.

TREE PROTECTION:
TREES ARE TO BE PROTECTED FROM COMPACTION WITHIN A ZONE DEFINED BY THE RATIO OF 1 FOOT OF PER INCH OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE GRADE.
REFER TO DETAIL 1/C6.



GRICE ENGINEERING INC

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561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

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LAWRENCE E. GRICE, P.E.; R.C.E. 66857

PREPARED FOR:

TOM REYNOLDS G.C. INC.
P.O. BOX 22526
CARMEL, CALIFORNIA 93922

GAZARIAN RESIDENCE;
30 YANKEE POINT, CARMEL, CALIFORNIA

SLIDE REPAIR PLANS - AS BUILT
EROSION CONTROL PLAN

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AS-BUILT

C-5

Date Plotted: Sep 17, 2018

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