

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

In the matter of the application of:

**Nicola (PLN190038)**

**RESOLUTION NO. 19-020**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project is a Categorical Exemption pursuant to Section 15304 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an after-the-fact Use Permit for development on slopes of 25% or greater for a residential driveway, residential building pad and installation of two water tanks [PLN190038, Nicola 28771 Underwood Road, Salinas, Toro Area Plan (APN: 416-451-048-000)]

**The Nicola application (PLN190038) came on for public hearing before the Monterey County Zoning Administrator on June 13<sup>th</sup>, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Toro Area Plan;
  - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.  
b) The property is located at 28771 Underwood Road, Salinas (Assessor's Parcel Number 416-451-048-000), Toro Area Plan. The parcel is zoned Permanent Grazing with Building Site and Visual Sensitivity Zoning Overlays (PG/B-6-VS) which allows for single family dwellings accessory to the agricultural use of the property, not exceeding three (3) in total, for an owner, operator or employees employed on site subject to an Administrative Permit and Design Approval. On May 2, 2016 an approval (PLN150599) was granted for construction of 1,250 square foot single family dwelling and 500 sq. ft. porch. Therefore, the grading/development for the residential driveway, residential building

pad and installation of the two water tanks associated with the dwelling are part of an allowed land use for this site.

- c) The project site is within a Visual Sensitivity (VS) district overlay pursuant to Chapter 21.46 of the Inland Zoning Ordinance, which is intended 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. The grading will not be visible from any public viewing area since it's recessed in an isolated canyon. Therefore, the project is consistent with requirements of the VS district overlay.
- d) The project planner conducted a site inspection on May 16, 2019 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project was not referred to the Toro Area Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it did not meet any of the guidelines for referral. The project does not involve development requiring CEQA review (i.e. did not require an Initial Study), lot line adjustments involving conflict, variances, or a Design Approval subject to review by the Zoning Administrator or Planning Commission.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190038.

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

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey Regional Fire Protection District, RMA-Public Works, and RMA-Environmental Services. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to slope and slope stability. The following report have been prepared:
  - *“Geotechnical Report” (LIB150354) prepared by Soil Surveys Group, Inc dated November 14, 2014.*

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

- c) Staff conducted a site inspection on May 16, 2019 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN190038.

4.       **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 Regional Fire Protection District, RMA-Public Works, Environmental Health Bureau and RMA-Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) There is an existing onsite well and septic system.
  - c) Staff conducted a site inspection on May 16, 2019 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN190038.

5. **FINDING:** **NO VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. A violation exist on the property. The approval of this permit will correct the violation and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware a violation exist on the subject property prior to the site visit.
  - b) On September 25, 2015 an application for PLN150599 for the construction of a 1,250 square foot single family dwelling and 500 sq. ft. porch was submitted. The submitted site plan identified the driveway from the property line to the house as "existing". The project was administratively approved on May 2, 2016.
  - c) On August 1, 2016, it was brought to Resource Management Agency (RMA) attention by a member of the public that the owner has widened this driveway without the proper permit(s). Therefore, a code enforcement case was initiated (16CE00305). According to a correspondence dated August 9, 2016 from RMA-Environmental Services, Google Earth imagery documented that grading on the site began between August 2013 and April 2015.
  - d) On December 5, 2017, an application (PLN171000) was submitted to clear the code violation in order to obtain the appropriate after-the-fact entitlement(s) for the unpermitted grading. The application was voided due to non-activity on June 5, 2018. In February 2018, the property changed ownership. Since the violation is still pending, the current owner/applicant initiated this application and submitted the required materials on February 4, 2019
  - e) The proposed project would allow for the unpermitted grading of 234 cubic yard of cut and 233 cubic yard of fill. This accounts for approximately 300 linear foot of driveway from the property line to the approved dwelling and for the graded areas of the residential building pad and water tanks pads. A Geotech report dated November 14, 2014 was prepared and submitted by Soil Surveys Group. In addition, a supplemental letter dated May 10, 2018 prepared by Soils Surveys

Group concluded that the restoration of the existing slopes at the project site is not recommended based on gradients of adjacent slopes, increase in land disturbance on these steep slopes and the increase in the potential of soil movement, erosion and slope failures.

- f) After-the-fact grading was located at the most feasible locations considering the parcel has a relatively steep topography and concurs with the conclusions made in the technical report. That is, restoration is unfeasible due to circumstances described above and would cause more environmental harm. The current site is the most logical and appropriate site for the proposed development. Staff reviewed our GIS map and confirmed that approximately 90% of the site contains slopes in excess of 25%. Furthermore, the site is surrounded by vegetation and trees. However, no trees were affected by the unpermitted grading.
- g) The proposed project corrects existing violation with regards to grading. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.
- h) Zoning violation abatement costs, have been paid.
- i) 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 PLN190038.

6. **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 15304 which categorically exempts actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of natural resource where the regulatory process involves procedures for protection of the environment.
  - b) The primary purpose of the project is to correct a violation of unpermitted grading. Therefore, the proposed project meets with the parameters of this Class 4 exemption.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 16, 2019.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Project location does not have sensitive environment to be of significant. There is no cumulative impact, since it's a vacant lot without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within a officially designated highway areas. However, the subject site is located off of a scenic highway in an isolated canyon, but would not have an impact on any common public viewing area (See evidence e & f).

- e) Staff conducted a site inspection on May 16, 2019 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190038.

7.       **FINDING:**       **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.
- EVIDENCE:**       Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21) states that the proposed project is appealable to the Planning Commission.

### **DECISION**

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

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 of the CEQA Guidelines; and
- 3) Approve an after-the-fact Use Permit for development on slopes of 25% or greater for a residential driveway, residential building pad and installation of two water tanks.

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

**PASSED AND ADOPTED** this 13th day of June, 2019.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 13 2019.

THIS APPLICATION IS APPEALABLE TO THE MONTEREY COUNTY PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 24 2019.

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

### NOTES

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

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

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

2. This permit expires 2 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

PLN190038

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Use Permit (PLN190038) allows grading on slopes on 25% or greater to clear a Code Enforcement (16CE00305) case. The property is located at 28771 Underwood Road, Salinas (Assessor's Parcel Number 416-451-048-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Use Permit (Resolution Number 19-020) was approved by the Zoning Administrator for Assessor's Parcel Number 416-451-048-000 on June 13, 2019. The permit was granted subject to 6 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 Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

### 3. 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.

### 4. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

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

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

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



## 5. AS-BUILT GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an as-built grading plan. The plan shall include grading volumes, contour lines, and cross-sections that identify the existing grade, proposed grade, and the extent of any excavation and/or fill. The applicant shall submit any geotechnical inspection logs or field reports prepared by the licensed practitioner. (RMA-Environmental Services)

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

## 6. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

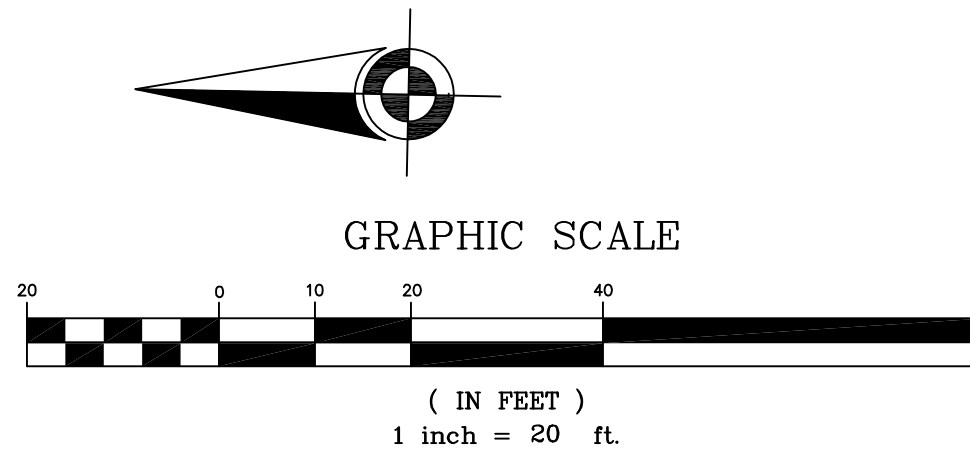
**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

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



NOTE: THIS PROJECT SHALL COMPLY WITH 2016 CBC,  
CMC,CPC,CFC,CEC, AND TITLE 24 ENERGY REGULATIONS

APN 416-415-048-000  
3.06 ACRES  
(133,293 S.F.)



- 1.1 GRADING & EROSION CONTROL PLAN,  
VICINITY MAP, PROJECT DATA, GENERAL  
NOTES
- 1.2 EROSION CONTROL & GRADING NOTES &  
DETAILS - CUT & FILL CALCS.
- 1.3 PHOTOS (E) CONDITIONS

① GRADING - MINIMAL CUT UP HILL SIDE OF (E) DRIVEWAY  
② GRADING - MINIMAL CUT @ 2 - 5,000 GAL. WATER TANKS  
TOTAL CUT = 234 C.Y. TOTAL FILL = 233 C.Y. - SEE SHT. 1.2  
ANY EXCESS CUT MATERIAL FROM WIDENING OF (E) DRIVE  
TO BE SPREAD DOWN HILL SIDE OF PROPOSED BUILDING PAD

TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE.

THE LETTERS/NUMBERS FOR PERMANENT ADDRESS SIGNS SHALL BE ADEQUATE SIZE AND OF A COLOR WHICH IS CONTRASTING TO BACKGROUND. IN NO CASE SHALL THE LETTERS/NUMBERS BE LESS THAN 4 INCHES IN HEIGHT WITH A MIN. 3/4" STROKE.

EROSION CONTROL MEASURE TO BE IN PLACE BETWEEN OCT. 15 &  
APRIL 15 OR WHEN NEW RAIN IS IMMINENT OTHER TIMES.

CONTRACTOR TO PREVENT SEDIMENT EROSION OF ANY DISTURBED AREAS DURING AND AFTER CONST. BY INSTALLATION OF EROSION CONTROL SEEDING & 2" THICK STRAW MULCH ON DISTURBED ARE.

DUST FROM GRADING OPERATIONS MUST BE CONTROLLED

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

CONTROL RUNOFF W/ STRAW WADDLES, BALES OR/AND SILT  
FENCING TO PREVENT EROSION RUNOFF TO ADJOINING PROPERTY

ALL DRAINAGE PATTERNS CREATED BY GRADING ARE  
INTENDED TO BE SHEET FLOW TO AVOID CONCENTRATED  
RUNOFF. DRIVEWAY INSTALLED TO EXISTING CONTOURS.

CONTROL RUNOFF W/ STRAW WADDLES, BALES OR/  
AND SILT FENCING TO PREVENT EROSION RUNOFF TO  
ADJOINING PROPERTIES.

SEE SHT. 1.2 FOR ADDITIONAL SITE PLAN NOTES, GRADING NOTES & DETAILS

1. EXPOSED EARTH SHALL BE LANDSCAPED FOR EROSION CONTROL PRIOR TO THE RAINY SEASON (OCT, 15 TO APRIL 15). IF LANDSCAPING IS NOT ESTABLISHED PRIOR TO THE RAINY SEASON, SLOPES AND SWALES SHALL BE SEEDED WITH ANNUAL RYE GRASS (40LBS/ACRE) AND MULCHED WITH A 2" LAYER OF STRAW, WOOD CHIPS OR COMPOST. IN ADDITION, MULCH SHALL BE RESTRAINED ON SWALES BY JUTE NETTING STAPLED TO GROUND. SILT FENCES AND/OR STRAW BALES SHALL BE INSTALLED ABOVE THE LIMITS OF GRADING LINE BELOW AREAS WITHOUT ESTABLISHED LANDSCAPING.
2. DURING CONSTRUCTION, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY, SILT FENCING, STRAW BALES, ETC. LOCATION OF SUCH PROTECTION WILL DEPEND ON THE CONSTRUCTION SEASON, STAGE OF GRADING, AND THE DIRECTION OF PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
3. DRAINAGE SLOPE WILL BE A MINIMUM OF 5% AWAY FROM THE HOUSE FOR A MINIMUM OF 10 FEET.
4. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.
5. ALL GRADING SHALL CONFORM WITH SAN BENITO COUNTY CODE.
6. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
7. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY THE UBC, STANDARD NO. 70-1.
8. CONTRACTOR TO MAINTAIN ADEQUATE WATER SUPPLY TO USE FOR DUST CONTROL AT ALL TIMES DURING GRADING OPERATIONS.
9. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCT. 15 AND APRIL 15.

WHEN WINTER OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCELERATED EROSION

A. VEGETATION REMOVAL BETWEEN CCT. 15 AND APRIL 15 SHALL NOT PROCEED SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.

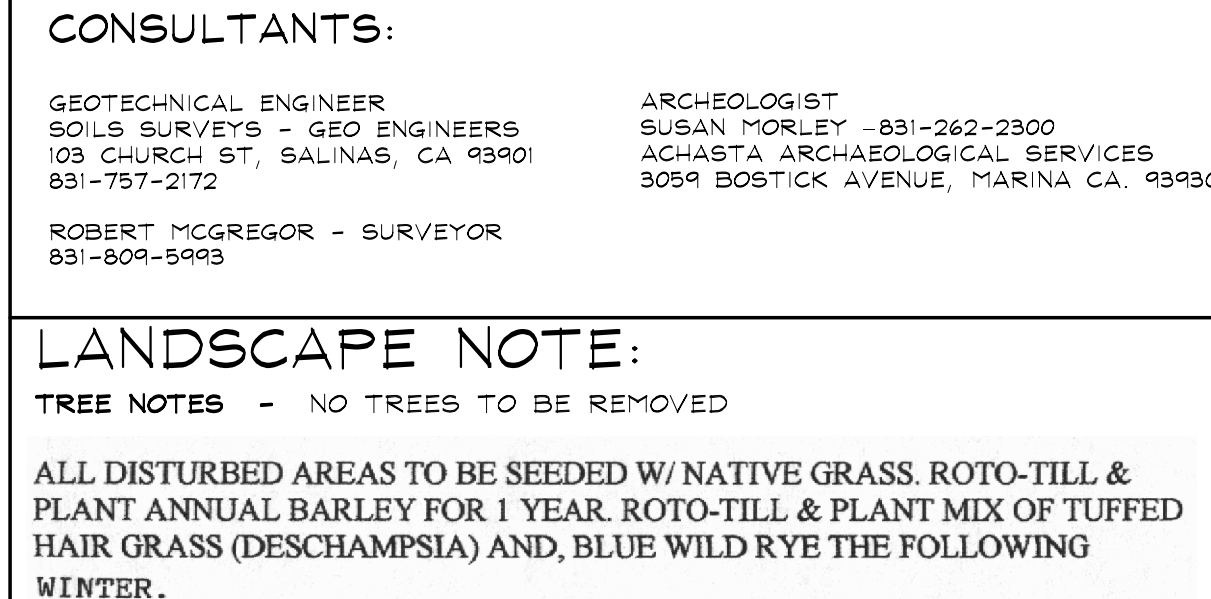
B. BETWEEN CCT. 15 AND APRIL 15, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOILS PROTECTION.

C. RUN-OFF FROM THE SITE SHALL BE DETERMINED 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.

D. EROSION CONTROL MEASURES SHALL BE AT THE END OF EACH DAY'S WORK.

E. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

F. THE DIRECTOR OF THE BUILDING INSPECTO DEPT. MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSIONS PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

$$1'' = 20 \text{ FT}$$


- (1) UNPERMITTED GRADING  
NEW ROAD IN EXCESS OF 50 FT. IN LENGTH  
ON SLOPES IN EXCESS OF 25%
- (2) INSTALLATION OF TWO WATER TANKS  
WITHOUT PERMITS

Date: 5-22-18
Drawn
Checked
Scale: As Shown
Job



PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE:  
THE APPLICANT SHALL SCHEDULE AN INSPECTION (300-ENVIRONMENTAL SERVICES INITIAL INSPECTION) WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENTCONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING, EROSION CONTROL, AND STORMWATER REGULATIONS.

DURING CONSTRUCTION:  
THE APPLICANT SHALL SCHEDULE AN INSPECTION (305-ENVIRONMENTAL SERVICES ACTIVE CONSTRUCTION) WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELLAS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

PRIOR TO FINAL BUILDING INSPECTION:  
THE APPLICANT SHALL SCHEDULE AN INSPECTION (310-ENVIRONMENTAL SERVICES HOLD FINAL INSPECTION) WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, 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.

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

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

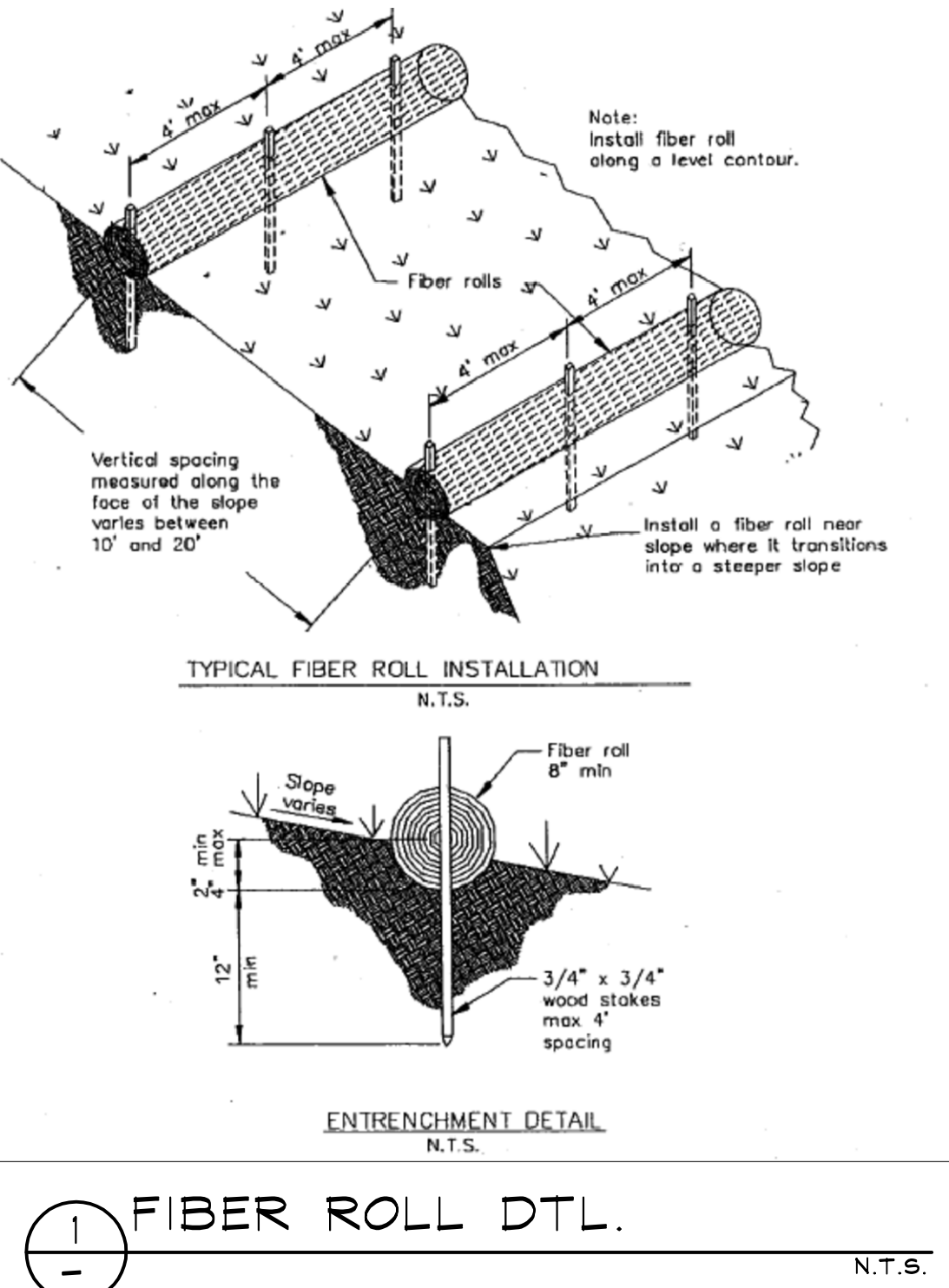
NOTE:

Perimeter Controls: At least one of the following sediment control measures indicated to be used as a means to prevent soil/ sediment from leaving the site during the winter season. FIBER ROLLS (or Wattles) PREFERRED  
Fiber rolls are to be placed at the down slope perimeter of the disturbance limits to prevent or limit sediment from leaving the site. In urban areas or sites directly adjacent to streets, fiber rolls shall be placed at the back of a sidewalk or curb to limit sediment from entering the street. Fiber rolls or wattles are generally preferred over silt fences. Fiber rolls are best used in low-exposure/ low-sediment load areas. Fiber rolls at the toe of slopes greater than 5:1 (H:V) may require the use of 20-inch dia. Rolls or installations achieving the same protection (e.g., stacked smaller dia. Fiber rolls, etc.) Fiber rolls must be adequately trenched to be effective. SEE DTL. 1/2/ 2

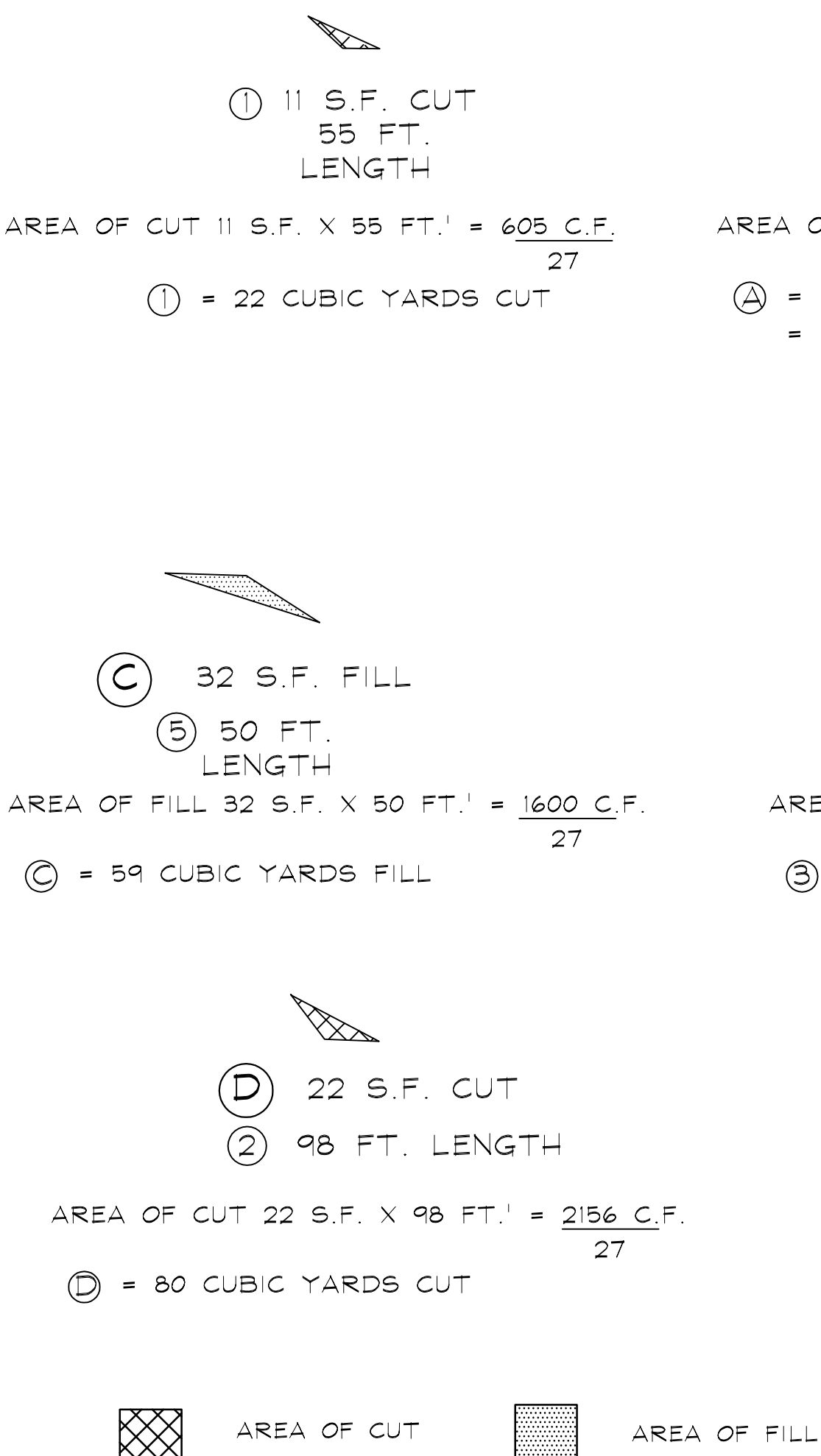
SILT FENCE  
Silt fences shall be used for perimeter control. They shall be placed below areas where sheet flows discharge from the site. They should also be used for perimeter control. They shall be placed below areas where sheet flows discharge from the site. They should also be used for perimeter control. They shall be placed below areas where sheet flows discharge from the site. They should also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion. Silt fences shall not be used in streams, channels, drain inlets, or any place where flow is concentrated. Silt fences shall not be used in locations where ponded water may cause flooding. Silt fences shall not be used on a slope, or across any contour line. If not installed at the same elevation throughout, silt fences will create erosion. The maximum length of slope draining to any point along the silt fence should be 200 feet or less. The ends of the silt fence shall be turned uphill to prevent stormwater from flowing around the fence.

### Seed and Straw Mulch

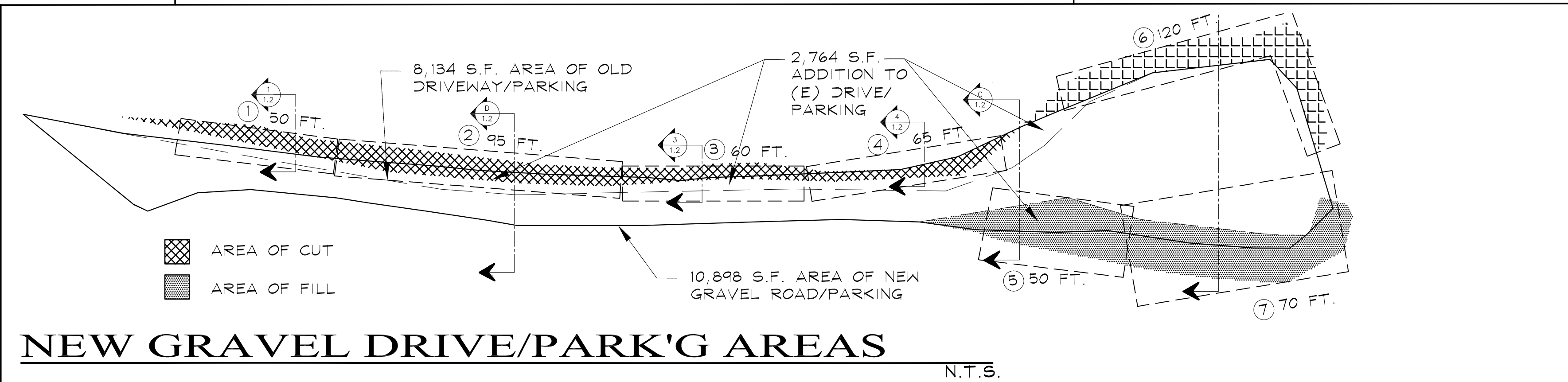
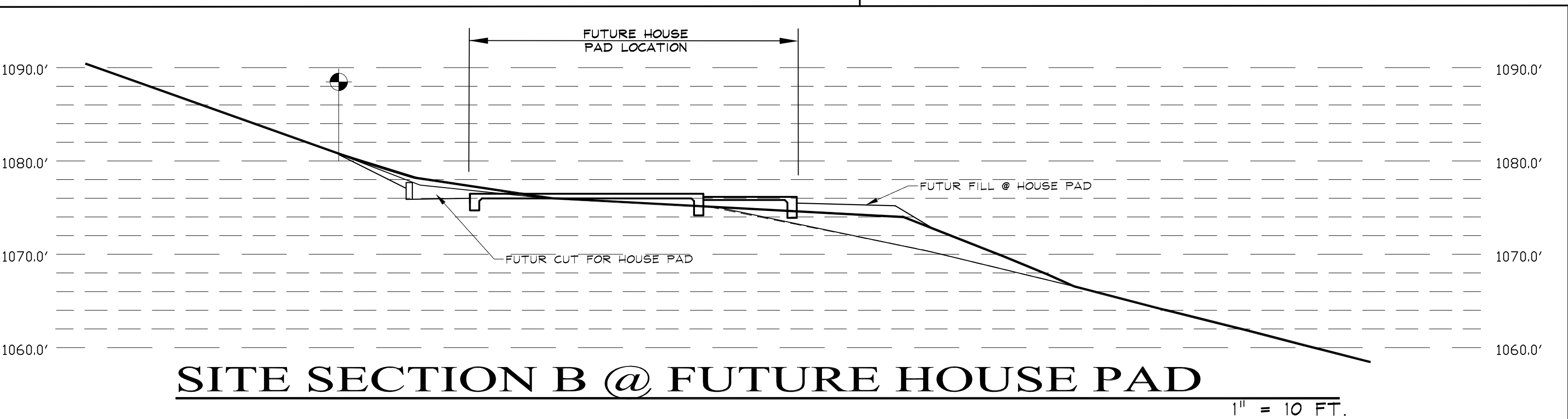
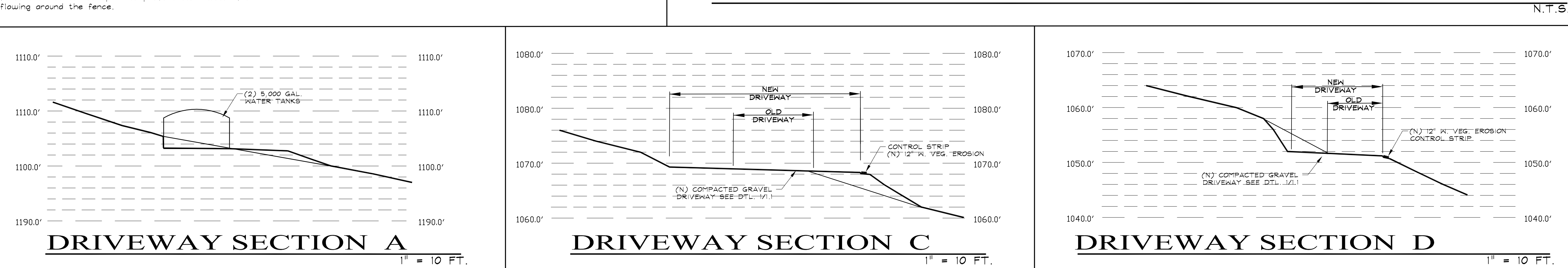
Seed and straw mulch is to be used for soil disturbed areas as a means for temporary protection until permanent stabilization is established. It may be used on slopes up to 3:1 H:V (33%). Seed and straw mulch shall consist of spreading seed (a minimum of 5 lbs/1000 sq. ft.) over disturbed areas and then placing a uniform layer of straw (2-3 bales/1000 sq. ft.) incorporating it into the soil with a studded roller or anchoring it with a tackifier stabilizing emulsion. Note: In areas that are not sensitive habitat, the seed shall be annual winter barley and the straw shall be derived from rice, barley or wheat. In areas that are sensitive habitat, the seed mix and straw shall be as recommended by the project biologist, be indicated on the plans, and approved by the Planning Department.



FIBER ROLL DTL. N.T.S.



## CUT & FILL CALCS.



### SITE PLAN NOTES

- CONTRACTOR TO COORDINATE ALL NEW UTILITY INSTALLATIONS W/ UTILITY COMPANIES AND BUILDING DEPARTMENTS.
  - CONTRACTOR TO VERIFY ADEQUACY OF ALL (E) UTILITIES. ALL SUBSTANDARD SERVICES SHALL BE REPLACED AS NECESSARY.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPERTY CORNERS
  - REFER TO GEOTECH REPORT FOR ALL GRADING AND FOUNDATION RECOMMENDATIONS.
  - SOIL REPORT BY GEOTECHNICAL ENGINEER SOILS SURVEY
- CONSTRUCTION MANAGEMENT PLAN:
- DURATION OF CONSTRUCTION -APPROXIMATELY 9 MONTHS FROM ISSUANCE OF BUILDING PERMIT.
  - HOURS OF OPERATION -8 AM TO 6 PM MONDAY THROUGH FRIDAY
  - ESTIMATE OF NUMBER OF TRUCK TRIPS -2 LIGHT DUTY TRUCKS PER DAY
  - TRUCK ROUTE - SEE ABOVE
  - NUMBER OF CONSTRUCTION WORKERS -APPROXIMATELY 4 PER DAY
  - PARKING AREAS FOR EQUIPMENT, WORKERS AND STAGING AREA - DRIVEWAY, TURN-AROUND IN DRIVEWAY, AND LOWER DRIVEWAY. NOTHING ON THE PUBLIC STREET

**PBD030 - STOP WORK - RESOURCES FOUND**  
If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery.

### GENERAL NOTES

ALL PORTIONS OF THE PROJECT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE 2016 CA - BLDG., MECH, PLUMB., ELEC., CFC, CBC, UFC, UMC, UPC, CALIFORNIA TITLE 24, AND 2017 NEC.

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VISITING THE JOB SITE AND OBTAINING ALL CORRECT INFORMATION FOR THE COMPLETION OF THE CONTRACT.

GENERAL DIMENSIONING GUIDELINES:

A. ALL DIMENSIONS LOCATION EXTERIOR WALLS ARE TO FACE OF STUDS OR FACE OF CONCRETE BLOCK UNLESS OTHERWISE NOTED.

B. DIMENSIONS LOCATING INTERIOR WALLS ARE TO FACE OF STUD OR CENTERLINE OF STUD WHERE INDICATED.

IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN OR NOTED.

THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND TO HOLD HARMLESS THE DESIGN PROFESSIONAL FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE DRAWINGS AFTER CONSTRUCTION BEGINS. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE DRAWINGS PRIOR TO THE BEGINNING OF ANY WORK FOR ERRORS OR OMISSIONS AND ANY PROBLEMS IN THE COORDINATION WITH THE STRUCTURAL DRAWINGS, THE ELECTRICAL AND MECHANICAL DRAWINGS WILL BE REVIEWED BY LICENSED CONTRACTORS PRIOR TO THE BEGINNING OF ANY WORK.

ONLY WORKING DRAWINGS STAMPED 'ISSUED FOR CONSTRUCTION' ARE PERMITTED TO BE USED FOR CONSTRUCTION OF THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE. CONTRACTORS USING INCORRECT DRAWINGS ARE SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE DRAWINGS ISSUED FOR CONSTRUCTION.

NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.

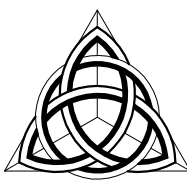
ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED OT OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.

THE USE OF SOLDER CONTAINING MORE THAN TWO-TENTHS OF ONE PERCENT OF LEAD IN MAKING JOINTS IN WATER SUPPLY SYSTEM IS PROHIBITED.

MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL FIRE ASSEMBLIES AND RELATED PRODUCTS (SUCH AS DOORS, WINDOWS, DAMPERS, ETC) SHALL BE KEPT ON SITE BY THE CONTRACTOR FOR REVIEW BY THE BUILDING DEPARTMENT.

REV.	DATE	APN: 416-451-048-000 OWNER: ANTHONY NICOLA ADD.: 28771 UNDERWOOD RD SALINAS, CA. 93924 831-214-0404



**CYNLLUN**  
DESIGN - CONCEPTS  
RESIDENTIAL

GRIFF BROWN - DRAFTSMAN - 831 - 277 - 6945

### RESPONSE TO ADMINISTRATIVE CITATION CASE NUM. 16CE00305

- UNPERMITTED GRADING  
NEW ROAD IN EXCESS OF 50 FT. IN LENGTH  
ON SLOPES IN EXCESS OF 25%
- INSTALLATION OF TWO WATER TANKS  
WITHOUT PERMITS

### GRADING & EROSION NOTES & DETAILS - CUT AND FILL CALCS.

Date: 5-22-18
Drawn
Checked
Scale: As Shown
Job

1.2

Sheet 2 OF 3

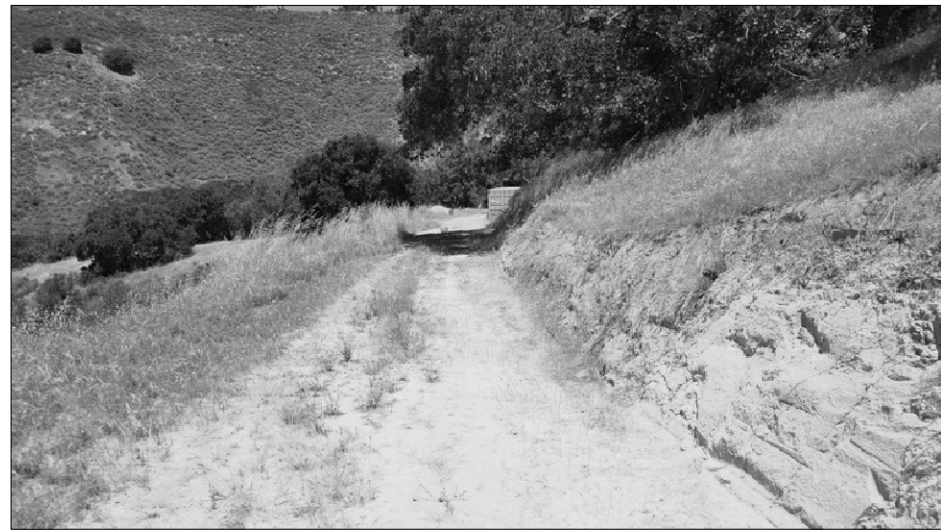




PIC. 1



PIC. 2



PIC. 3



PIC. 4



PIC. 5



PIC. 6



PIC. 7



PIC. 8



PIC. 9



PIC. 10



PIC. 11



AERIAL SITE PLAN

1" = 40 FT.

REV.	DATE	APN: 416-451-048-000 OWNER: ANTHONY NICOLA ADD.: 28771 UNDERWOOD RD SALINAS, CA. 93924 831-214-0404



**CYNLLUN**  
DESIGN - CONCEPTS  
RESIDENTIAL  
GRIFF BROWN - DRAFTSMAN - 831 - 277 - 6945

RESPONSE TO ADMINISTRATIVE CITATION  
CASE NUM. 16CE00305

(1)

UNPERMITTED GRADING  
NEW ROAD IN EXCESS OF 50 FT. IN LENGTH  
ON SLOPES IN EXCESS OF 25%

(2)

INSTALLATION OF TWO WATER TANKS  
WITHOUT PERMITS

(E) PICTURES - SITE  
CONDITIONS

Date: 5-22-18
Drawn
Checked
Scale: As Shown
Job