

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

In the matter of the application of:

Amatya (PLN180360)

RESOLUTION NO. 20-005

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project includes construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the construction of a new single family dwelling with attached garage (3,397 square feet); 2) A Coastal Development Permit to allow development on slopes greater than 30%; and 3) A Coastal Development Permit to allow the removal of one (1) landmark Monterey Pine tree.

24723 Handley Drive, Carmel, Carmel Land Use
Plan (APN: 009-591-006-000)

The Amatya application (PLN180360) came for a public hearing before the Monterey County Zoning Administrator on January 30, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies.
EVIDENCE: a) Staff has reviewed the project as contained in the application and accompanying materials for consistency with the following applicable text, policies, and regulations:
 - Carmel Land Use Plan
 - Coastal Implementation Plan (CIP) (Part 4)
 - 1982 Monterey County General Plan; and
 - Monterey County Zoning Ordinance (Title 20)b) The property is located at 24723 Handley Drive, Carmel (Assessor's Parcel Number 009-591-006-000), Carmel Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential/2 units per acre, with a Design Control overlay (Coastal Zone) [MDR/2-D (CZ)]. MDR zoning allows residential development as a principal use subject to the granting of a Coastal Administrative Permit.

- c) The 0.21-acre (9,391 square-feet) lot was created by Tract No. 388 of the Handley Hills Subdivision filed in Volume 7 of Maps, Cities and Towns at Page 39, Records of Monterey County, California, and is thus a legal lot of record.
- d) Setbacks. As shown in the attached plans, the project meets site development standards for the MDR zoning district (Section 20.12.060, Title 20) including height, setback, lot coverage, and floor area ratio.
- e) Tree Removal. The project proposes the removal of one (1) landmark Monterey pine tree. The landmark tree is not visually or historically significant in this case and is in poor health (See Finding 6 with supporting evidence).
- f) Design. Pursuant to Chapter 20.44 of the Monterey County Zoning Ordinance, Title 20, a Design Control Zoning District (“D” zoning overlay) regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public view shed and neighborhood character.

The surrounding neighborhood is developed with a variety of designs including; Spanish-revival, California ranch, and modern style single-family dwellings. Colors and materials vary as much as the designs, with predominately neutral materials and cream exterior finishes. Most homes have landscaping with some trees surrounding residential development. The proposed development is a two story single family dwelling that has a modern design style. It incorporates cool-charcoal metal roofing with soft gray and wooden exterior colors and materials. The bulk and mass of the home is proportionate for the site and does not conflict with the surrounding neighborhood. Although slightly more modern in design than neighboring properties, the colors, materials, and finishes are earth toned and match the eclectic neighborhood character. Therefore, the project as proposed is consistent with the neighborhood character.
- g) Land Use Advisory Committee (LUAC). The proposed project was reviewed by the Carmel Unincorporated/ Highlands Land Use Advisory Committee on July 1, 2019. The committee members continued the item from May 20, 2019 in order for the applicant to bring additional information. The members raised concerns over drainage due to a depression on the property and a concern over materials slipping from the rear of the lot onto Highway 1. The LUAC was informed of the need for engineered drainage and erosion control plans as part of the building and grading review. With concerns addressed, the LUAC moved to support the project with the proposed changes by a vote of 4-0 and one absence.
- h) Archaeology. The site is located in a moderately sensitive area for archaeological resources. In April 2019, a qualified archaeologist completed a survey pursuant to Monterey County Code Section 20.146.090.B. The results of this survey were negative for the subject site, and the report concluded that there were no findings to suggest the project could not move forward as proposed. A standard condition has been placed on this project in the event that previously unidentified archaeological resources are encountered during construction.

- i) Slope. The project involves development on slopes greater than 30 percent and the criteria for granting a permit for development on slopes are met. Development on slopes cannot be avoided in this case (See Finding 7 with supporting evidence).
- j) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN180360.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and the Carmel Unincorporated/Highlands Land Use Advisory Committee. Conditions recommended by RMA-Planning, RMA-Environmental Services and RMA-Public Works have been incorporated.
 - b) Available technical information and reports indicate that there are no physical or environmental constraints that would render the site unsuitable for the use proposed. Reports in the Project File (PLN180360) include:
 - Geotechnical Report (LIB190182), prepared by Beacon Geotechnical, Inc., July 17, 2017.
 - Arborist Assessment (LIB190181), prepared by Frank Ono, October 19, 2018.
 - c) 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 PLN180360.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Public Works, RMA-Environmental Services, and the Environmental Health Bureau. 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) Drinking water for the proposed development would be provided by the California American Water Company. Water to serve the development has been purchased from the Mal Paso water system and is limited to two tenths (0.2) of an acre foot. A water permit from the Monterey Peninsula Water Management District is required to serve the development and water fixtures and/or landscaping may be limited based on the amount of water available. If a water permit cannot be obtained, a building permit will not be issued pursuant to this approval.

Sewer services would be provided by the Carmel Area Wastewater District who has adequate capacity to serve the development.

- c) The application, project plans, and related supporting materials submitted by the project applicant to the Monterey County RMA – Planning for the proposed development can be found in Project File PLN180360.

- 4. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
EVIDENCE: Staff reviewed Monterey County RMA – Planning and Building Services Department records and is not aware of any violations existing on subject property. The site is currently vacant and maintains natural vegetation.
- 5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review.
 - a) Section 15303 (a) of the CEQA guidelines categorically exempts new construction of a single-family residence, or a second dwelling unit in a residential zone. The applicant proposes to construct the first single family home in a residential zone. Therefore, the project qualifies for a categorical exemption pursuant to Section 15303 of the guidelines.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Reports provided conclude that the proposed project would not substantially impact any resources. Adequate evidence has been presented to support finding that there are no unique circumstances for potential impact in this case. Other than tree removal, the site is not located in a particularly sensitive environment. It is surrounded on all sides by medium density residential development. Views from Highway 1 (a scenic highway) are protected and development will be screened with trees remaining after construction. There are no significant cumulative effects of residential development on residentially zoned lands, there are no historical resources and no hazardous waste sites involved. The project will not have a significant effect on the environment and qualifies for a Categorical exemption as one residential home on a residential lot.
 - c) 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 PLN180360.
 - d) A site visit was conducted on October 21, 2019 to verify the staking and flagging were in place and in accordance with plans.
- 6. **FINDING:** **TREE REMOVAL** – The project is consistent with all tree removal policies of the Carmel Land Use Plan (LUP) and Coastal Implementation Plan (CIP), Part 4.
EVIDENCE: a) One landmark pine tree is proposed for removal because it is located in the proposed driveway. The landmark tree is not historically or visually significant and it can be avoided by moving the proposed driveway, however, as explained in evidence b below, the tree is in poor condition

and moving the driveway would impact several small, healthy, oak trees rather than the one large pine tree that is in poor condition. Based on the circumstances of this case, removal of the landmark tree is appropriate. Although the landmark tree can be retained, it is likely to be removed in the near future because it represents a potential hazard to neighboring properties and motorists on Handley Road.

- b) Monterey County Code Section 20.146.060 requires a forest management plan (FMP) where development affects trees and/or forest resources. The applicant provided an FMP examining impacts of the tree removal on the site and within the forest setting. The FMP identifies the need to remove one landmark Monterey Pine to accommodate development of the driveway. According to the FMP, the Pine proposed for removal is a landmark tree with two stems that are weakly attached and appear to be splitting. The forester has indicated that the tree poses an immediate hazard due to its poor health and condition. Due to the nature and health of the landmark tree, it is likely that the pine will fall or be removed in the near future with or without the development. For this reason, the driveway is sited to where the pine will be removed and several smaller oak trees will be retained along Handley Road. Besides the removal of this Pine, the FMP recommends tree protection measures and implementation of best management practices to protect trees near construction that are to be retained. Additionally, the FMP recommends two replacement trees be planted and monitored for one-year in order to comply with tree regulations standards and to support sustained and healthy woodland habitat at the site following construction. Recommended conditions have been included as conditions of approval for the project.
- c) The following FMP has been prepared for Project File (PLN180360):
 - Tree Assessment/Forest Management Plan (LIB190181), prepared by Frank Ono, October 19, 2018.

7. **FINDING:** **DEVELOPMENT ON SLOPE** – There is no feasible alternative which would allow development to occur on slopes of less than 30%.
- EVIDENCE:**
- a) In accordance with the applicable policies of the Carmel Land Use Plan and Monterey County Code Section 20.64.230.E, a Coastal Development Permit is required for development on slopes greater than 30% and the criteria to grant said permit have/have not been met.
 - b) The natural terrain of this property includes slope in excess of 30% along the frontage of Handley Road and along the frontage of Highway 1. Access to the proposed home will be from Handley rather than directly off Highway 1. In either case, a driveway cannot be sited or constructed in a manner that provides access to the proposed home while avoiding slopes.
 - c) The applicant has sited development near the middle of the lot where slopes are flattest and where there is the largest opening in tree canopy. Due to the nature of slopes on this lot (along the street frontages), there is no feasible alternative to avoid development on slopes and the proposed development is sited and designed to achieve compliance with resource protection objectives.

- d) Grading plans and erosion control measures are required for the proposed development pursuant to Chapter 16.12 of the Monterey County Code. RMA – Environmental Services and RMA- Planning will review the grading and erosion control plans and measure to ensure that development will not cause erosion on or off the project site.
- 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 File PLN180360.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal to the Coastal Commission because this project involves tree removal and development on slopes which both require a Coastal Development Permit (conditional use).

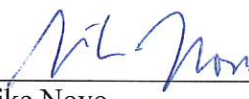
DECISION

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

- A. Find that the project includes construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- B. Approve a Combined Development Permit consisting of:
 - 1) A Coastal Administrative Permit and Design Approval to allow the construction of a new single family dwelling with attached garage (3,397 square feet);
 - 2) A Coastal Development Permit to allow development on slopes greater than 30%; and
 - 3) A Coastal Development Permit to allow the removal of one (1) Monterey Pine tree.

In general conformance with the attached plans and subject to eleven (11) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of January, 2020.



 Mike Novo,
 Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **JAN 31 2020**.

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 10 2020**.

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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.

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN180360

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN180360) allows 1) A Coastal Administrative Permit and Design Approval to allow the construction of a new single family dwelling with attached garage (3,397 square feet); 2) A Coastal Development Permit to allow development on slopes greater than 30%; and 3) A Coastal Development Permit to allow the removal of one (1) Monterey Pine tree. The property is located at 24723 Handley Drive, Carmel (Assessor's Parcel Number 009-591-006-000), Carmel Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure:

"A Combined Development Permit (Resolution Number 20-005) was approved by the Zoning Administrator for Assessor's Parcel Number 009-591-006-000 on January 30, 2020. The permit was granted subject to eleven (11) 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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

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

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

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

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

4. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection(s) to Handley Drive. The design and construction is subject to the approval of the RMA. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the RMA-PWF, obtain an encroachment permit from the RMA prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning and RMA - Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

6. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

7. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The stormwater control plan shall incorporate the measures identified on the completed Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

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

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

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

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

9. PD011(A) - TREE REMOVAL/REPLACEMENT (NON STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only the Monterey Pine tree approved for removal shall be removed. Two replacement Monterey Pine trees shall be planted and monitored for one-year in order to comply with tree regulations standards and to support sustained and healthy woodland habitat at the site following construction (RMA-Planning).

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/Applicant/Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

After construction, the Owner/Applicant shall submit evidence of two replacement pine trees on the site.

Six months after the planting of the replacement trees, the Owner/Applicant shall submit evidence demonstrating that the replacement trees are in a healthy, growing condition.

One year after the planting of the replacement trees, the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement trees and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

10. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"An arborist report (Library No. LIB190181), was prepared by Frank Ono on October 19, 2018 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

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

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

11. PW031 - BOUNDARY SURVEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall have a professional land surveyor perform a boundary survey of the northerly boundary line of the subject parcel and have said line monumented. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to foundation inspection, Owner/Applicant shall have a professional land surveyor survey and monument the northerly boundary line of the subject parcel and provide evidence to the County Surveyor of conformance to the setbacks shown on the approved Site Plan. The surveyor shall be responsible for compliance with the requirements of Section 8762 of the California Business and Professions Code (PLS Act).

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE DESIGNER (TISC DESIGN) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY TISC DESIGN, BEFORE PROCEEDING WITH WORK.
2. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
3. ALL NAILING SHALL BE PER C.B.C. , CHAPTER 23
4. ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT.
5. ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C. , CHAPTER 25
6. ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH, AT 28 DAYS.
7. POST ADDRESS PRIOR TO CONSTRUCTION (6" NUMERALS, 3/8" STROKE, ON CONTRASTING BACKGROUND) TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.
8. a) DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:

1) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

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

3) RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

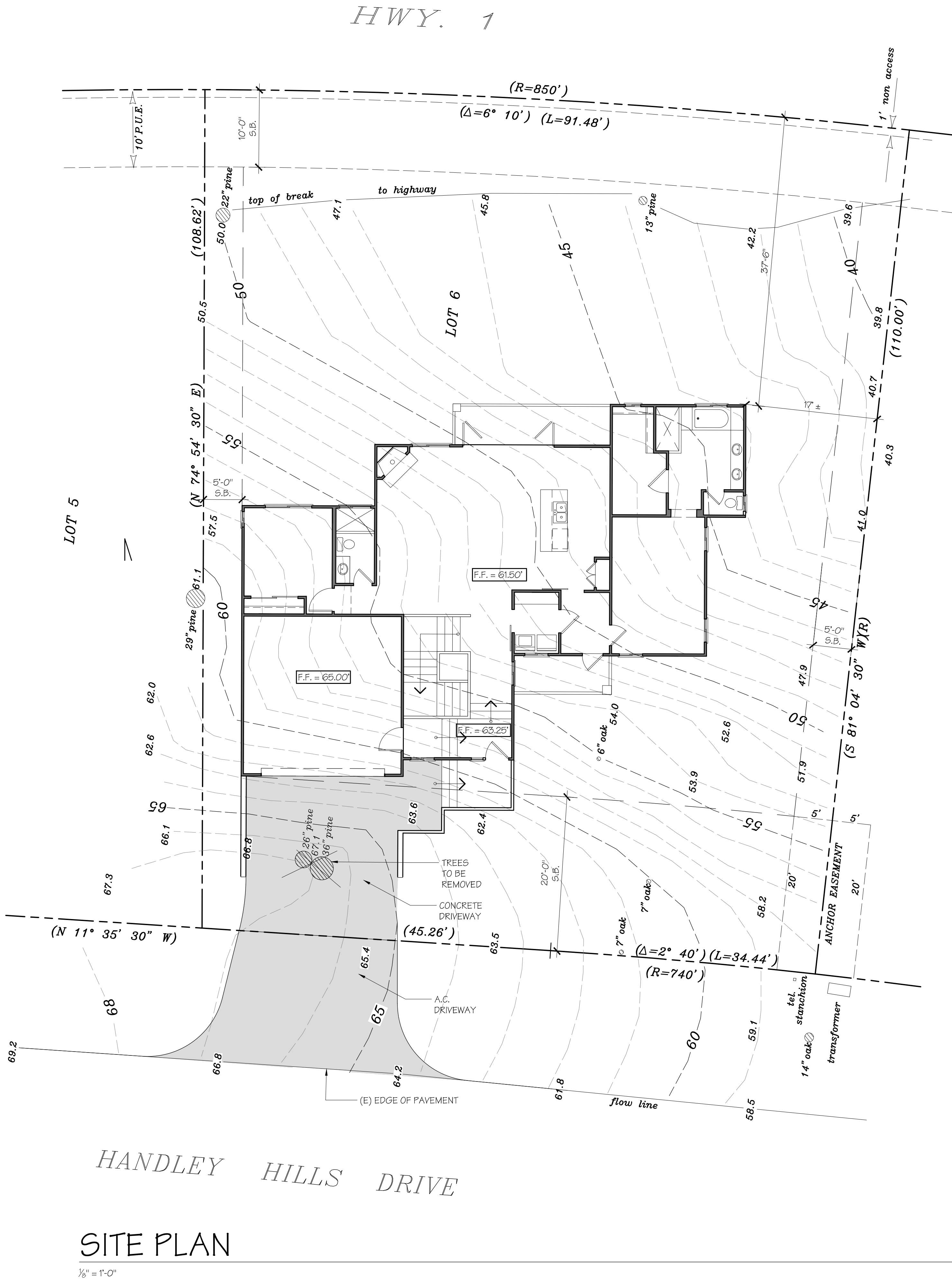
4) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090.
9. TOPOGRAPHIC SURVEY PROVIDED BY THE OWNER.

WATER CONSERVATION

- ALL RESTRICTIONS REGARDING WATER USAGE SHALL BE MET IN , ACCORDANCE WITH THE MONTEREY COUNTY WATER RESOURCES AGENCY. WATER CONSERVATION ORDINANCE NO. 3539 INCLUDING BUT NOT LIMITED TO THE FOLLOWING :
- A. NO PERSON SHALL USE POTABLE WATER THROUGH A HOSE TO CLEAN ANY SIDEWALK, DRIVEWAY, ROADWAY, PARKING LOT, OR ANY OTHER OUTDOOR PAVED OR HARD SURFACED AREA, EXCEPT WHERE NECESSARY TO PROTECT PUBLIC HEALTH OR SAFETY. THE USE OF A BUCKET IS NOT PROHIBITED AT ANY TIME FOR CLEANING FOOD, GRASE, OIL, OR OTHER STAINS OR SPILLAGE FROM SURFACES.
- B. ALL TOILETS SHALL BE ULTRA-LOW FLOW TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1-1/2 GALLONS, ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2-1/2 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS HAVING MORE THAN 10 FT. OF PIPE BETWEEN THE WATER RECIRCULATING PUMP SYSTEM.
- C. XERISCAPE PRINCIPALS SHALL BE APPLIED THROUGHOUT THE EXTERIOR LANDSCAPE DEVELOPMENT, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS, AND TIMING DEVICES.
- D. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
- E. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN 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.

FIRE NOTES

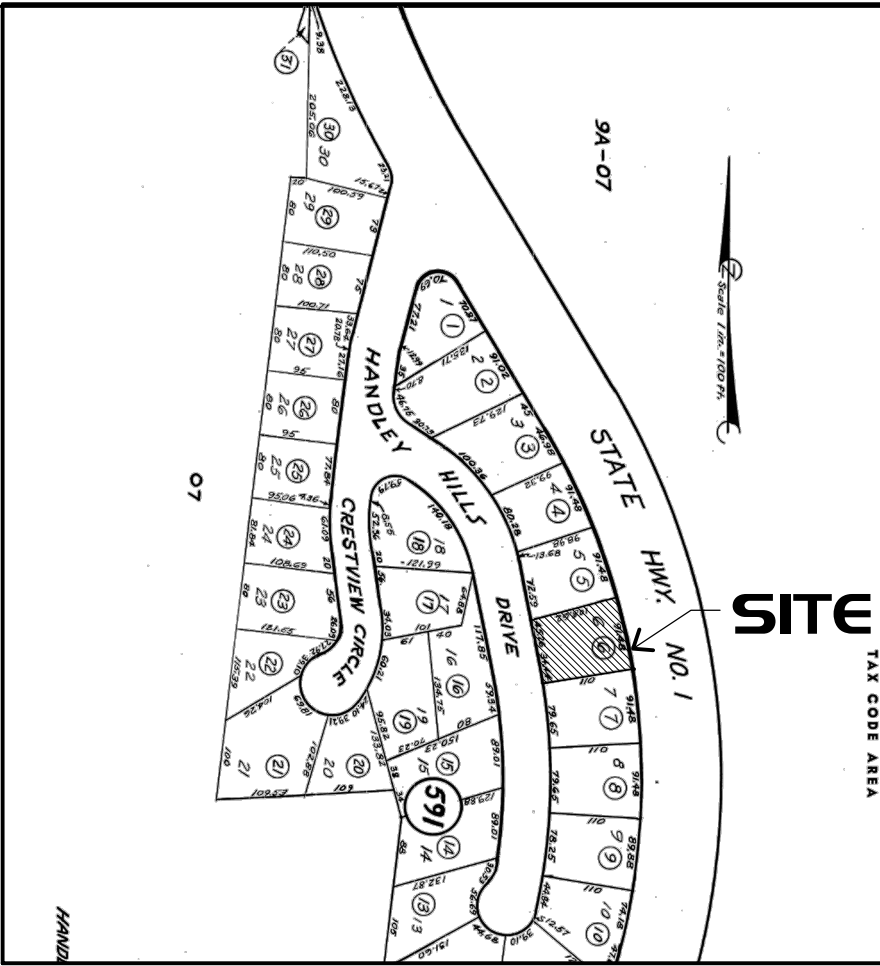
1. ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPERATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESS SHALL BE A MINIMUM OF 4 INCH IN HEIGHT, 1/2-INCH IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND IN ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTION OF TRAVEL. WHEN MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THE SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
2. THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH A AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF THE PLANS FOR THE FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLTION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF AA BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED



SITE PLAN

1/8" = 1'-0"

VICINITY MAP



STATISTICS

USE/SCOPE OF WORK : NEW RESIDENCE	
A.P.N. : 009-591-006-000	
LOT AREA : 0.21166 ACRES	
ZONING : MDR/2-D(CZ)	
TOTAL BUILDING AREA :	
HABITABLE AREA:	
UPPER FLOOR	1,730 S.F.
LOWER FLOOR	1,226 S.F.
TOTAL	2,956 S.F.
GARAGE AREA	441 S.F.
TOTAL FLOOR AREA	3,397 S.F.
DECK AREA	279 S.F.
SITE COVERAGE :	
GARAGE + UPPER FLOOR + DECK	2,450 S.F. / 9,391 S.F. = 26.1%

TREES TO BE REMOVED: 2

CODE ANALYSIS

OCCUPANCY GROUP :	R-3/U
CONSTRUCTION TYPE :	V-B
STORIES:	2
ENERGY METHOD : 2016 STANDARDS	
CODES : 2016 C.B.C., 2016 C.M.C., 2016 C.P.C., 2016 C.E.C., 2016 TITLE 24, 2016 CRC, CEnC (R10611 CRC)	

OWNER DATA

PRADYUMNA AND YING AMATYA
4255 CANADA LANE
CARMEL, CA 93923
(831) 224-7006

CONSULTANTS

DESIGNER:	SOILS REPORT
TISC DESIGN	BEACON GEOTECHNICAL, INC
109 "B" CENTRAL AVENUE	P.O. BOX 4814
SALINAS, CA 93901	PASO ROBLES, CA 94447
(831) 320-1536	(805) 239-9457
SURVEYOR	
JON HAGEMEYER	
25170 RANDELL WAY	
CARMEL, CA 93923	
(831) 624-6888	

SHEET INDEX

TITLE SHEET, SITE PLAN, VICINITY MAP	A-0
SLOPE DENSITY STUDY	A-0.1
UPPER FLOOR PLAN	A-1
LOWER FLOOR PLAN	A-2
ELEVATIONS	A-3
ELEVATIONS WITH COLOR BOARD	A-4
CIVIL IMPROVEMENT PLANS	C-1
CIVIL IMPROVEMENT PLANS	C-2

REVISIONS BY

TISC DESIGN
109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831)-320-1536

SHEET TITLE:
SITE PLAN

PROJECT NAME:
AMATYA
24723 HANDLEY DRIVE
CAMEL, CA 93923

PROJECT CLIENT:
PRDYUMMA AMATYA
4255 CANADA LANE
CARMEL, CA 93923

DATE: 05/08/2018

SCALE: SHOWN

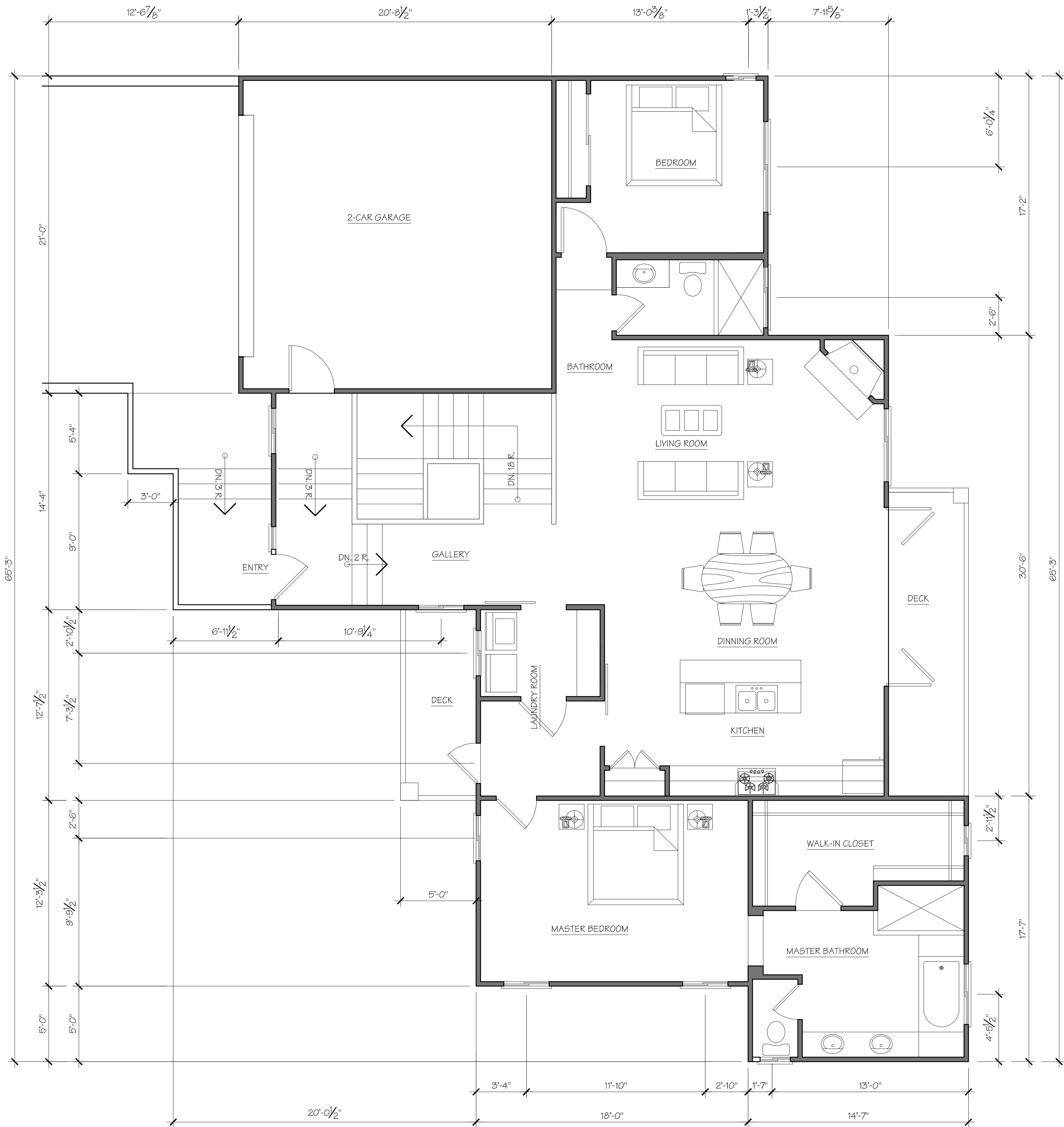
DRAWN: BT

SHEET NO.

A-O



REVISIONS		BY
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536		
SHEET TITLE: SLOPE STUDY		
PROJECT NAME: AMATYA 24723 HANDLEY DRIVE CAMEL, CA 93923		
PROJECT CLIENT: PRDYUMMA AMATYA 9735 MAUL OAK PLACE PRUNEDALE, CA 93907		
DATE: 05/08/2018		
SCALE: SHOWN		
DRAWN: BT		
SHEET NO.		
A-O.I		

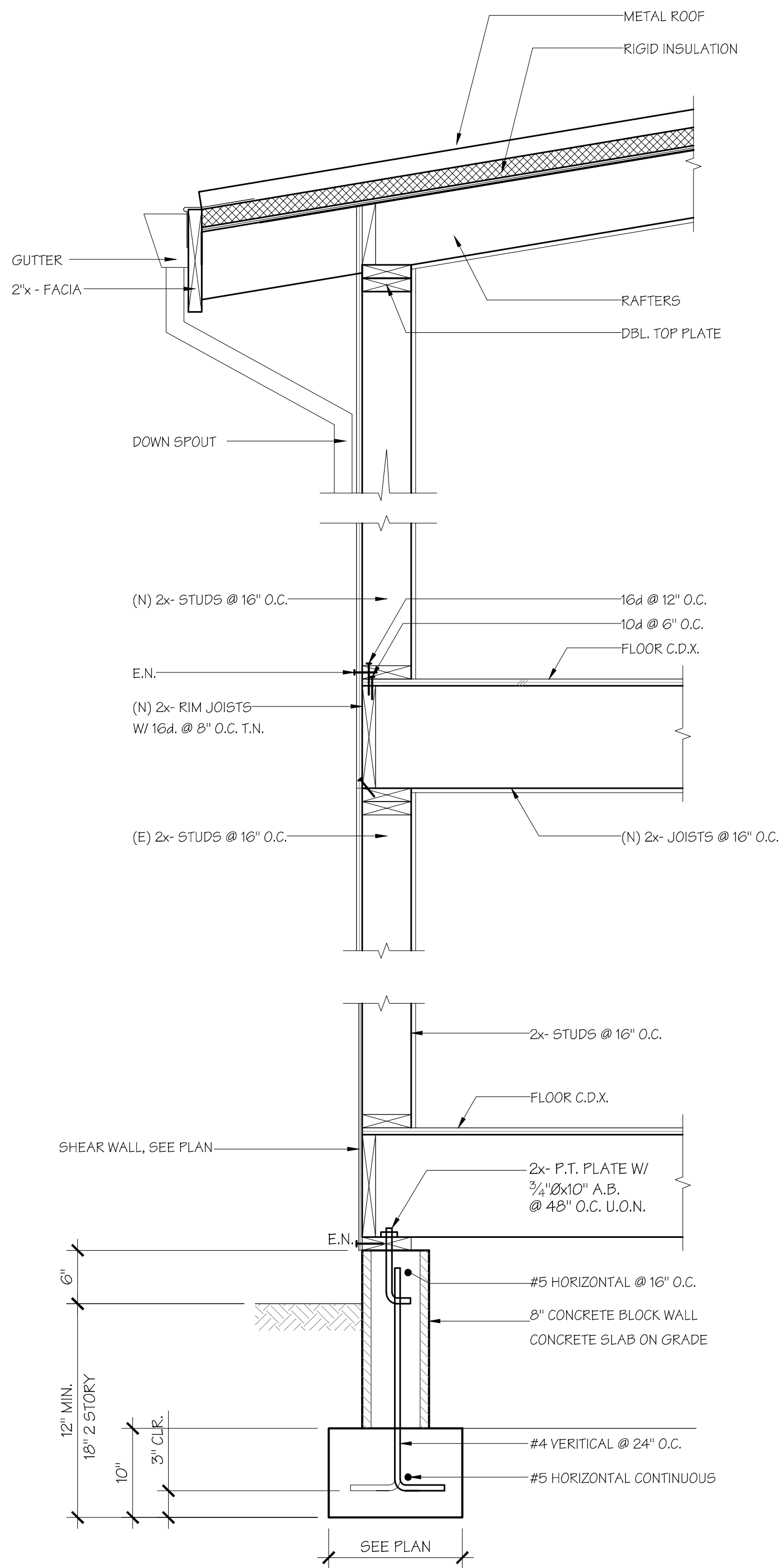


UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

WALL SCHEDULE

- (N) 2x4 STUDS @ 16" O.C.
- (N) 2x6 STUDS @ 16" O.C.



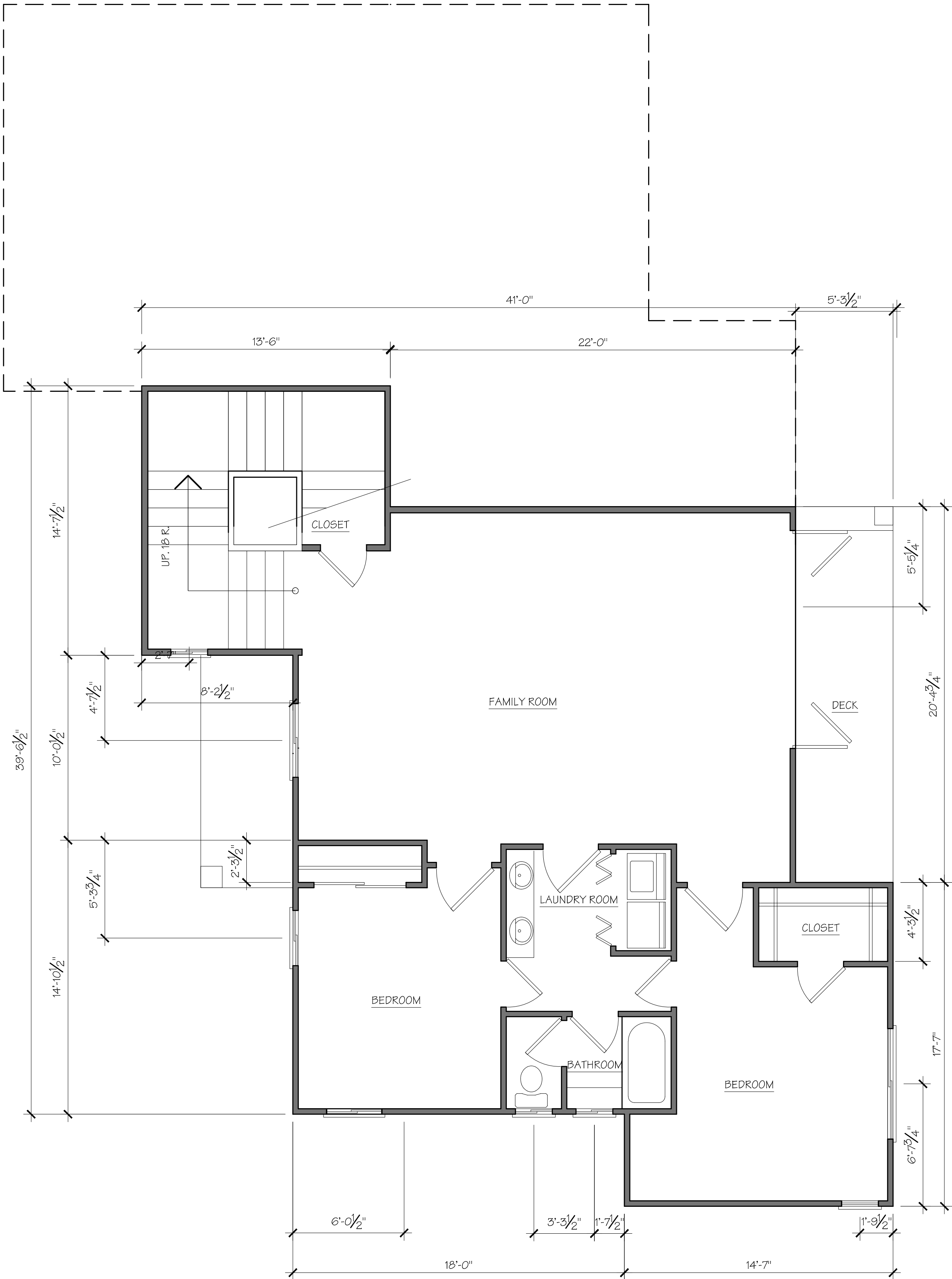
ANCHOR BOLTS SHALL HAVE 2"x2"x3/16" PLATE WASHERS AND BOLTS SHALL EMBED 7" MIN. INTO FTG.

TYPICAL SECTION

1" = 1'-0"

1

REVISIONS	BY
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831) 320-4536	
SHEET TITLE: UPPER LEVEL FLOOR PLAN TYPICAL SECTION	
PROJECT NAME: PRADYUMNA AND YING AMATYA 24723 HANDLEY DRIVE CARMEL-BY-THE-SEA, CA 93923	
PROJECT CLIENT: PRADYUMNA AND YING AMATYA 9735 MAUL OAK PL. PRUNEDALE CA 93907	
DATE: 02/06/2018	
SCALE: SHOWN	
DRAWN: BT	
SHEET NO.	
A-1	



LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

REVISIONS					BY
<div>TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831) 320-1536</div>					
SHEET TITLE: LOWER FLOOR PLAN					
PROJECT NAME: PRADYUMNA AND YING AMATYA 24723 HANDLEY DRIVE CARMEL-BY-THE-SEA, CA 93923					
PROJECT CLIENT: PRADYUMNA AND YING AMATYA 9735 MAUL OAK PL. PRUNEDALE CA 93907					
DATE: 02/06/2018					
SCALE: SHOWN					
DRAWN: BT					
SHEET NO.					
A-2					


$$\frac{3}{16}'' = 1'-0''$$

$$\frac{3}{16}'' = 1'-0''$$

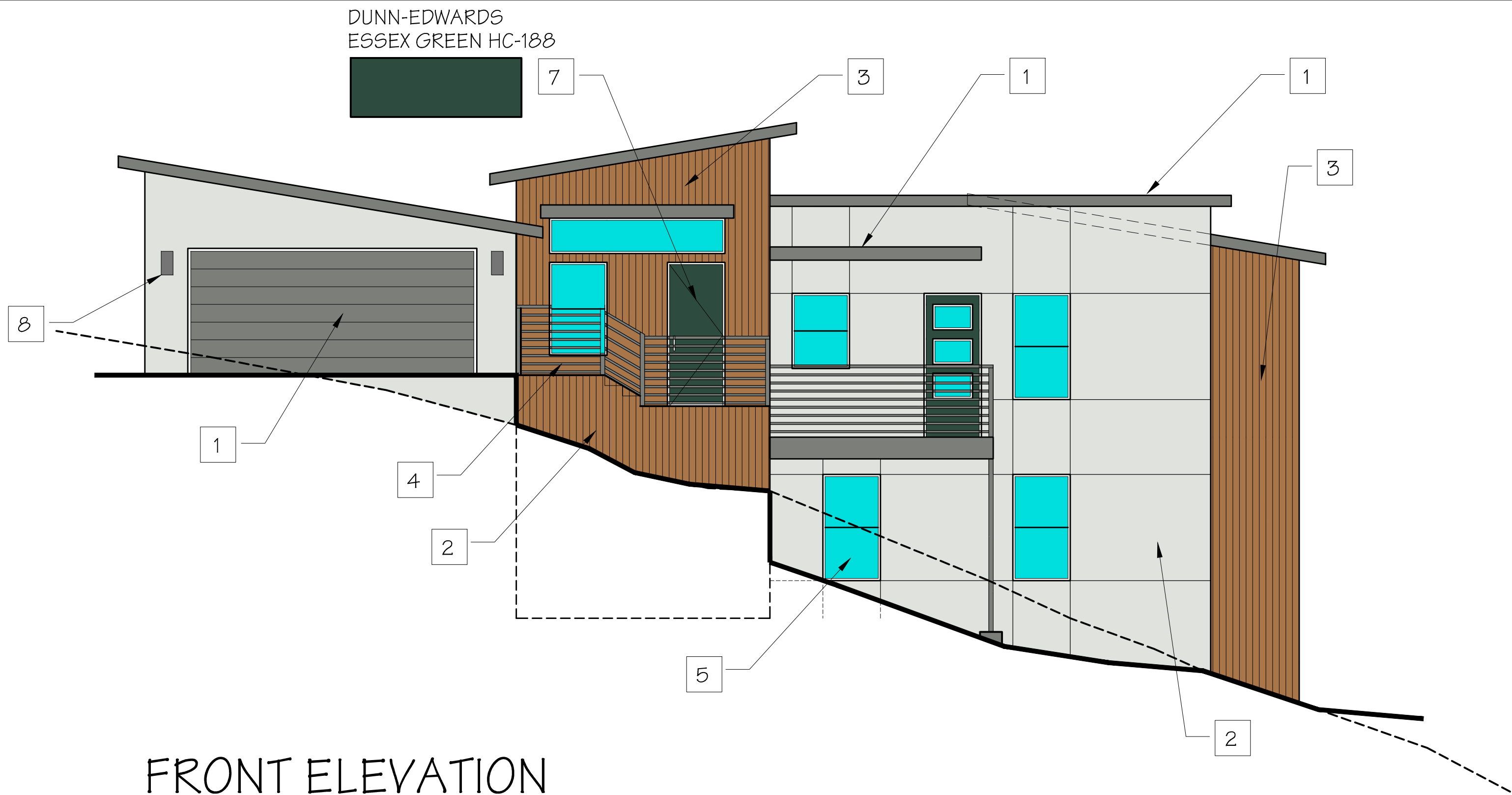
$$\frac{3}{16}'' = 1'-0$$

$$\frac{3}{16}'' = 1'-0''$$

KEYED NOTES

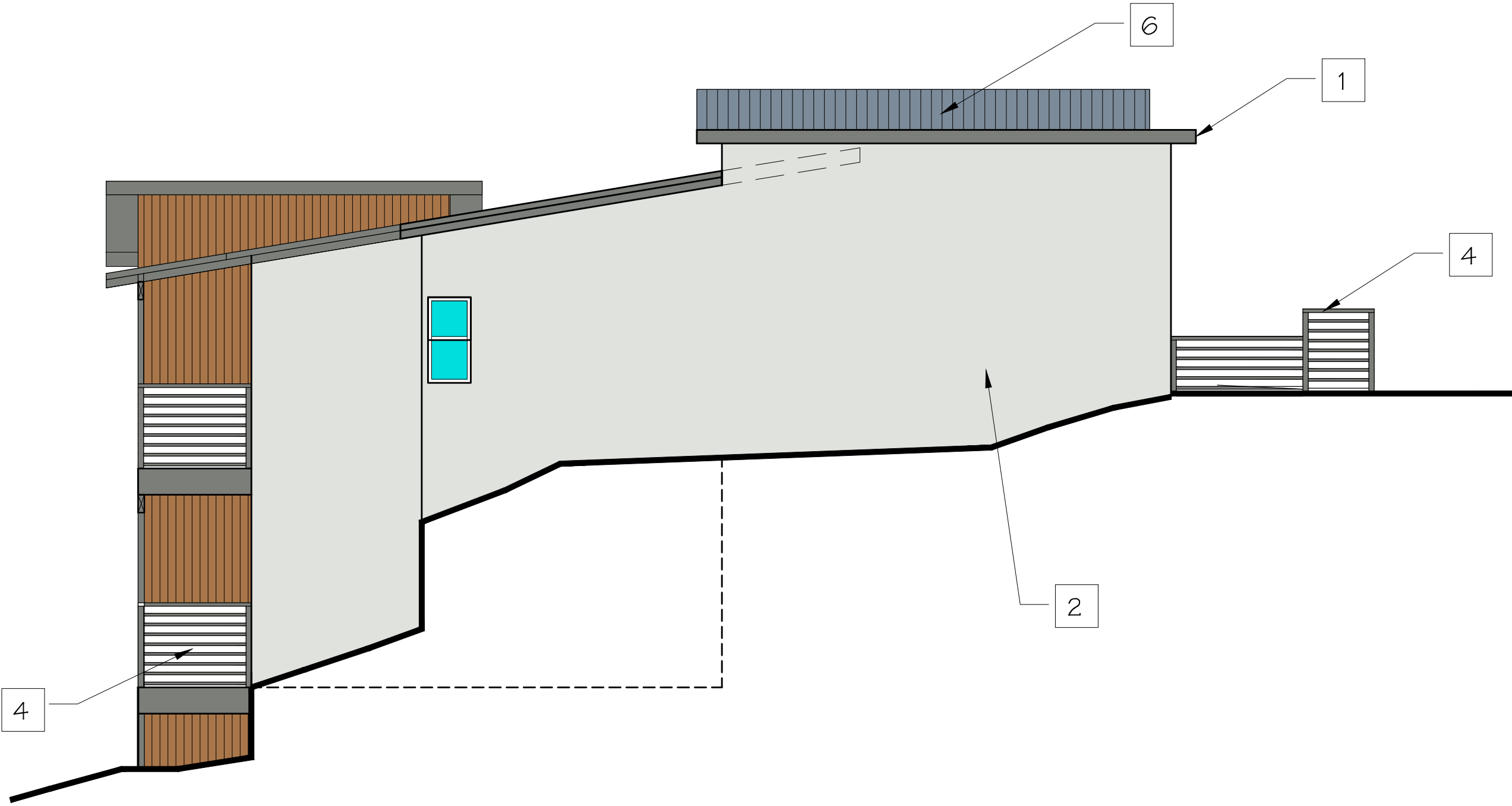
- | | |
|---|----------------------------------|
| 1 | WOOD FACIA |
| 2 | 6" HORIZONTAL HARDI-BOARD SIDING |
| 3 | PLASTER FINISH |
| 4 | FIBERGLASS BRONZE FRAME WINDOWS |
| 5 | HORIZONTAL METAL GUARD RAIL |
| 6 | EXPANSION JOINTS |
| 7 | METAL SEAM ROOF |
| 8 | METAL EYEBROW |
| 9 | EXTERIOR LIGHTS |

PROJECT CLIENT: PRADYUMNA AND YING AMATYA 9735 MAUL OAK PL. PRUNEDALE CA 93907		PROJECT NAME: PRADYUMNA AND YING AMATYA 24723 HANDLEY DRIVE CARMEL-BY-THE-SEA, CA 93923		SHEET TITLE: EXTERIOR ELEVATIONS		TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1536		REVISIONS	BY
DATE: 02/06/2018		SCALE: SHOWN		DRAWN: BT		SHEET NO.			
A-1-W									



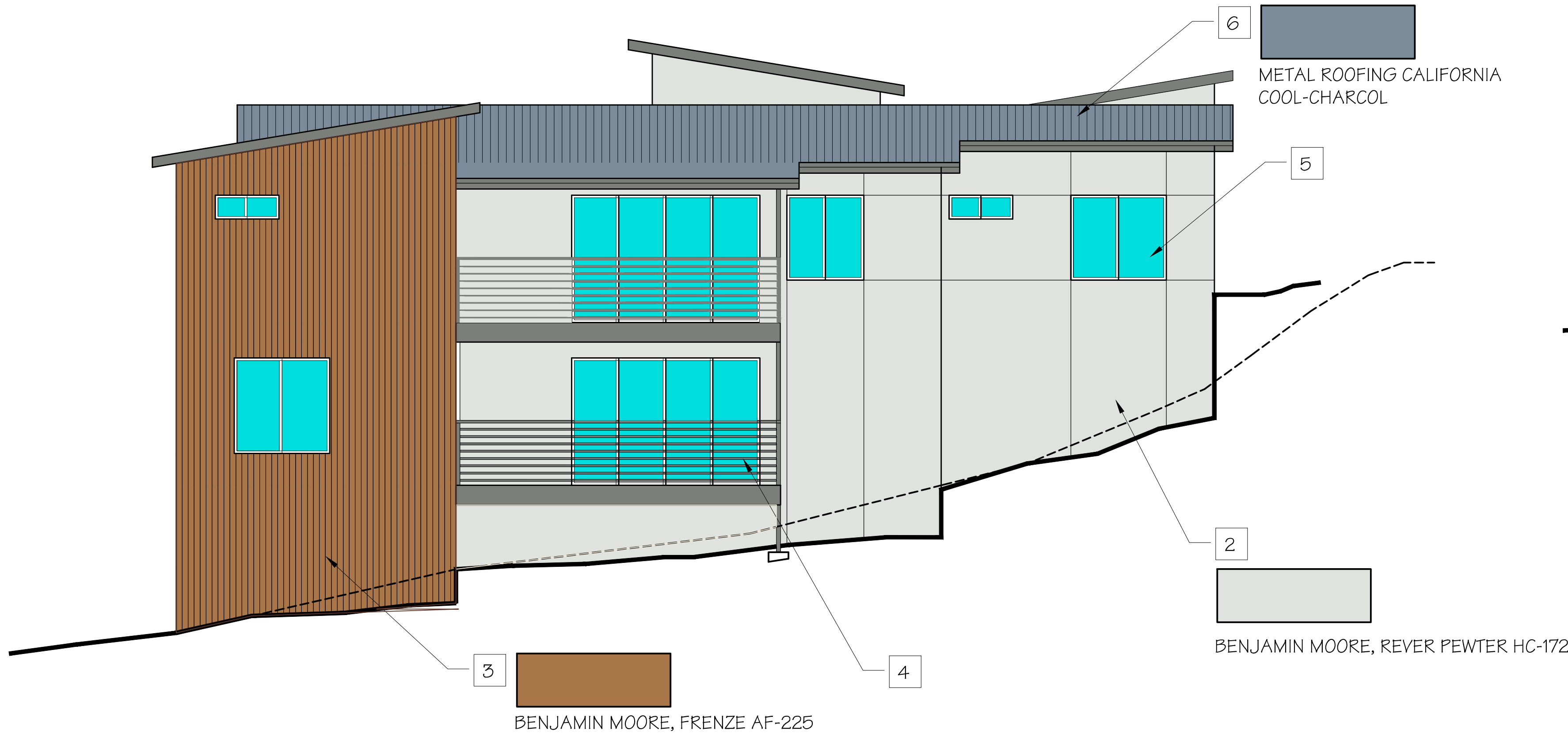
FRONT ELEVATION

3/16" = 1'-0"



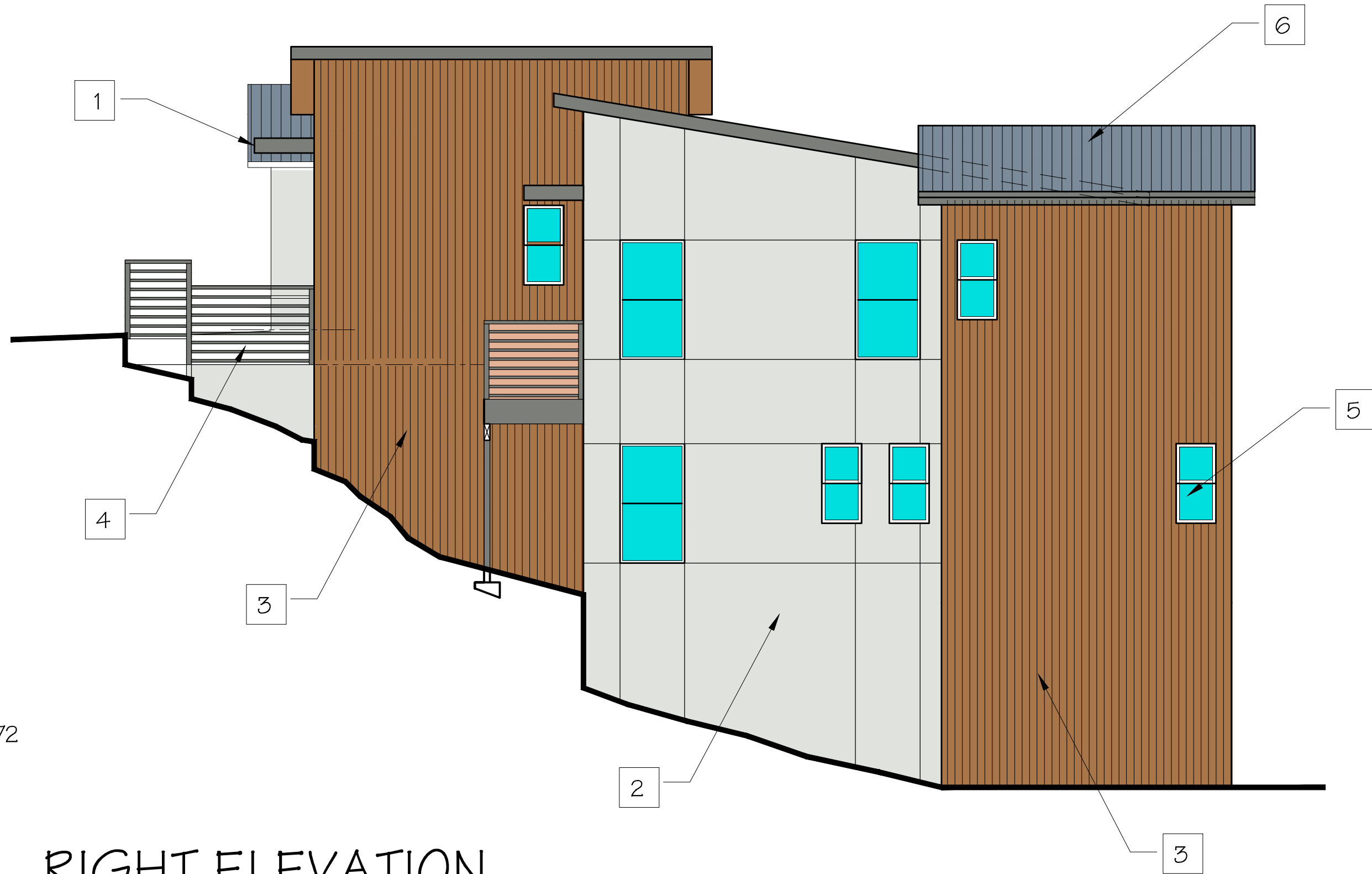
LEFT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"



RIGHT ELEVATION

3/16" = 1'-0"

KEYED NOTES

- | | | | |
|---|---|---|--|
| 1 | AWNING - BENJAMIN MOORE, NIGHT TRAIN | 5 | FIBERGLASS BRONZE FRAME WINDOWS |
| 2 | PLASTER FINISH - BENJAMIN MOORE, REVERE PEWTER HC-172 | 6 | STANDING SEAM METAL ROOF
COOL-CHARCOL |
| 3 | 4" VERTICAL WOOD SIDING - BENJAMIN MOORE, FRENZE AF-225 | 7 | DUNN EDWARDS - ESSEX GREEN HC-188 |
| 4 | HORIZONTAL METAL GUARD RAIL - GALVANIZED METAL | 8 | EXTERIOR LIGHTING |

REVISIONS	BY

TISC DESIGN
109 B CENTRAL AVENUE
SALINAS, CA 93901
Phone : (831)-320-1536

SHEET TITLE:
**COLOR BOARD FOR
EXTERIOR
ELEVATIONS**

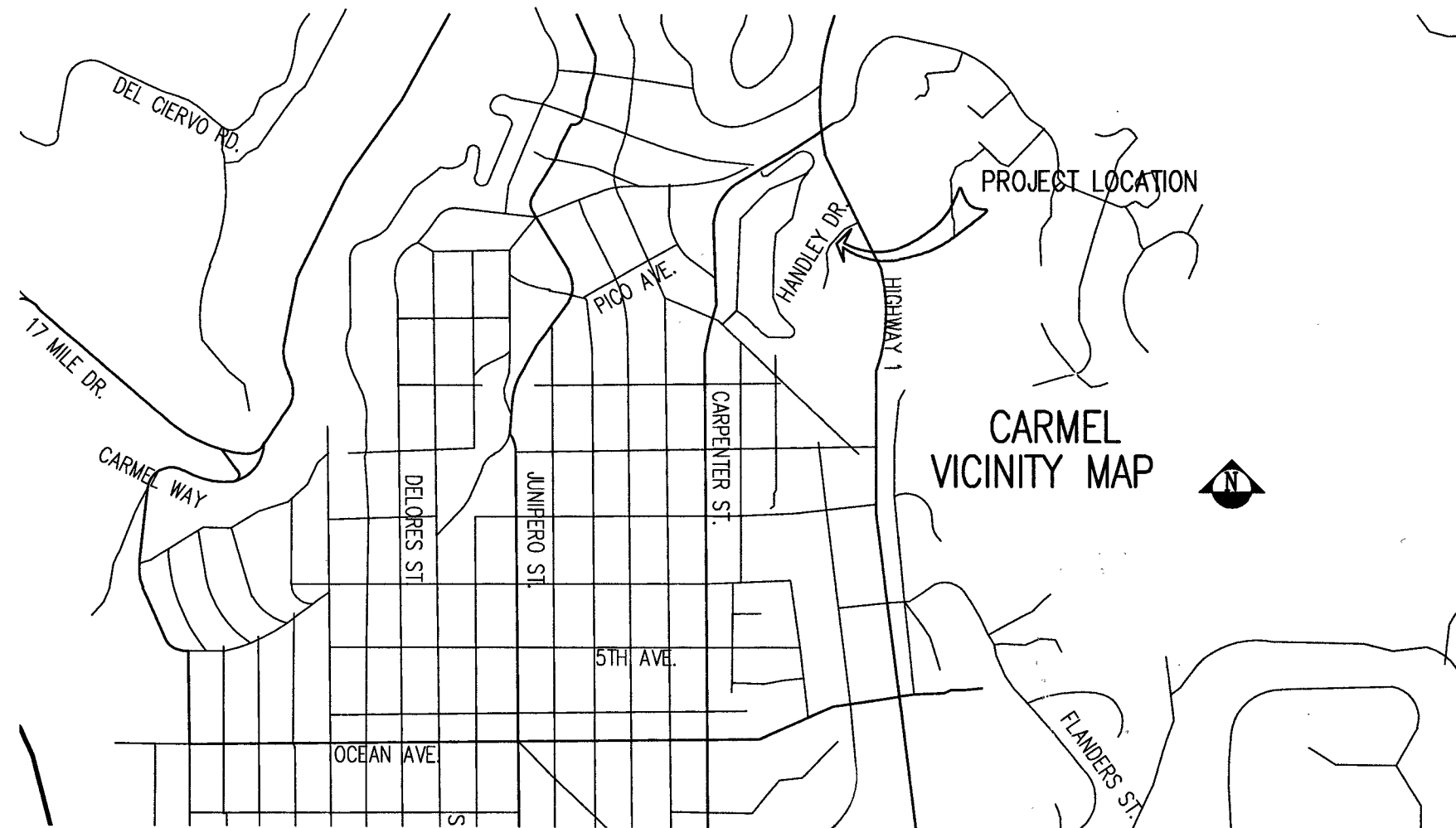
PROJECT NAME:
PRADYUMNA AND YING AMATYA
24723 HANDLEY DRIVE
CARMEL-BY-THE-SEA, CA 93923

PROJECT CLIENT:
PRADYUMNA AND YING AMATYA
9735 MAUL OAK PL.
PRUNEDALE CA 93907

DATE: 02/06/2018
SCALE: SHOWN
DRAWN: BT
SHEET NO.

A-4

CIVIL IMPROVEMENT PLANS
PROPOSED RESIDENCE
A PORTION OF LOT 6
(VOLUME 7, CITIES & TOWNS, PAGE 39)
PREPARED FOR
YING & PRADYUMNA AMATYA
JULY, 2018



GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD L. RINEHART, A.I.A. ARCHITECT, BEFORE PROCEEDING WITH WORK.
2. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
3. ALL NAILING SHALL BE PER C.B.C. , CHAPTER 23.
4. ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT.
5. ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C. , CHAPTER 25.
6. ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH, AT 28 DAYS.
7. POST ADDRESS PRIOR TO CONSTRUCTION (6" NUMERALS, 3/8" STROKE, ON CONTRASTING BACKGROUND) TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.
 - a) DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - 1) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - 2) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
 - 3) RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - 4) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090.)
 8. TOPOGRAPHIC SURVEY PROVIDED BY THE OWNER.

WATER CONSERVATION NOTES

- ALL RESTRICTIONS REGARDING WATER USAGE SHALL BE MET IN ACCORDANCE WITH THE MONTEREY COUNTY WATER RESOURCE AGENCY. WATER CONSERVATION ORDINANCE NO. 3539 INCLUDING BUT NOT LIMITED TO THE FOLLOWING :
- A. NO PERSON SHALL USE POTABLE WATER THROUGH A HOSE TO CLEAN ANY SIDEWALK, DRIVEWAY, ROADWAY, PARKING LOT, OR ANY OTHER OUTDOOR PAVED OR HARD SURFACED AREA, EXCEPT WHERE NECESSARY TO PROTECT PUBLIC HEALTH OR SAFETY. THE USE OF A BUCKET IS NOT PROHIBITED AT ANY TIME FOR CLEANING FOOD, GREASE, OIL, OR OTHER STAINS OR SPILLAGE FROM SURFACES.
 - B. ALL TOILETS SHALL BE ULTRA-LOW FLOW TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1-1/2 GALLONS. ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2-1/2 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS HAVING MORE THAN 10 FT. OF PIPE BETWEEN THE WATER RECIRCULATING PUMP SYSTEM.
 - C. XERISCAPE PRINCIPALS SHALL BE APPLIED THROUGHOUT THE EXTERIOR LANDSCAPE DEVELOPMENT, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS, AND TIMING DEVICES.
 - D. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
 - E. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN 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.

FIRE NOTES

1. ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESS SHALL BE A MINIMUM OF 4 INCH IN HEIGHT, 1/2-INCH IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND IN ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTION OF TRAVEL. WHEN MULTIPLE ADDRESS ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN, WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THE SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
2. THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH A AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF THE PLANS FOR THE FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF AA BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

LEGEND:

- DS DOWN SPOUT
(E) EXISTING
FFE FINISHED FLOOR ELEVATION
GB GRADE BREAK
K OAK
P PINE
(P) PROPOSED
TBR TO BE REMOVED
TEL TELEPHONE

APPLICANT INFORMATION

PROJECT APN: 009-591-006
ADDRESS: 24723 HANDLEY DRIVE
CARMEL, CA 93923
OWNER: YING & PRADYUMNA AMATYA
9735 MAUI OAK PLACE
PRUNEDALE, CA 93907
(831) 917-4229
CIVIL ENGINEER: STEVEN C. WILSON, RCE25136
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVENUE, SUITE B
SEASIDE, CA 93955
(831) 899-7899
PROJECT ARCHITECT: BEN TISCARENO
109 B CENTRAL AVE
SALINAS, CA 93901
(831) 320-1536
GEOTECHNICAL ENGINEER: NICOLAS McCLURE, RGE2993
BEACON GEOTECHNICAL, INC.
P.O. BOX 4814
PASO ROBLES, CA 93447
(805) 239-9457

GRADING NOTES

1. ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE 2016 C.B.C. STANDARDS AND SOILS REPORT PREPARED BY BEACON GEOTECHNICAL INC., DATED JULY, 2017.
2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2016 C.B.C. STANDARDS AND SPECIFICATIONS AND THE SOILS REPORT PREPARED BY BEACON GEOTECHNICAL, INC., DATED JULY, 2017.
3. ALL LOOSE SOIL TO WITHIN FIVE FEET OUTSIDE THE BUILDING AREAS MUST BE SUBEXCAVATED TO A DEPTH OF 48" OR MORE AS NEEDED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, THEN BACKFILLED AND RECOMPACTED.
4. ALL NEW CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
5. ALL GRADING SHALL CONFORM TO THE LATEST COUNTY OF MONTEREY STANDARDS AND SPECIFICATIONS, AND GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK. A GRADING INSPECTION CARD WILL BE FURNISHED BY THE COUNTY OF MONTEREY THAT WILL PROVIDE DETAILS OF ALL REQUIRED INSPECTIONS.
7. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION UNDER DRIVEWAY AND PAVED AREAS, AND 90% ELSEWHERE.
8. SOIL TYPE: SANDY & CLAYEY SILTSTONE OVERLAIN BY DARK BROWN SANDY SLAYEY SILT.
9. ALL FILL SHOULD BE PLACED AND COMPACTED IN 8" LIFTS.
10. CORRUGATED METAL PIPE SHALL NOT BE USED IN THIS PROJECT.
11. ESTIMATED EARTHWORK QUANTITIES:

CUT:	23 CU.YDS.
FILL:	17 CU.YDS.
NET EXPORT:	6 CU.YDS.
12. EXISTING TOPSOIL IN ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER. TOPSOIL FILL TO BE SPREAD A MAXIMUM OF 12" THICK (DEEP) OVER ALL AREAS NOT OCCUPIED BY PAVING OR STRUCTURES FOR FINAL LANDSCAPING.
13. ALL CUTS SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. DELETERIOUS MATERIAL CONTAINING AN EXCESS OF 5% VEGETATIVE OR OTHER MATERIAL MAY BE USED IN AREAS OF LANDSCAPING OR OTHER NON-STRUCTURAL FILL. DELETERIOUS MATERIAL INCLUDES ALL VEGETATIVE AND NON-MINERAL MATERIALS, AND ALL NON-REDUCIBLE STONE, RUBBLE AND/OR MINERAL MATTER OF GREATER THAN 6 INCHES.
14. ALL GRADING AROUND THE PROPOSED BUILDING SHOULD SLOPE AWAY FROM THE FOUNDATION AT 5% FOR 10' MIN.
15. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.
16. GRADING WORK WILL BEGIN WITHIN 180 DAYS OF THE ISSUANCE OF A GRADING PERMIT.
17. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
18. THE PURPOSE OF GRADING IS FOR A NEW RESIDENCE AS SHOWN.
19. DUST FROM THE GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS. (ORD. 2354 SECTION 1'18, 1979).
20. MONTEREY BAY ENGINEERS, INC. SHALL BE RETAINED FOR CONSTRUCTION STAKING AND OBSERVATION SERVICES. THE CONTRACTOR SHALL CONTACT MONTEREY BAY ENGINEERS, INC. (831) 899-7899, AT LEAST 48 HOURS IN ADVANCE OF ANY WORK REQUIRING SURVEYING CONTROL TO ARRANGE FOR CONSTRUCTION STAKING.
21. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING FOUNDATION INSPECTIONS.
22. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
23. PRIOR TO 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 COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
24. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT THE POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
25. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

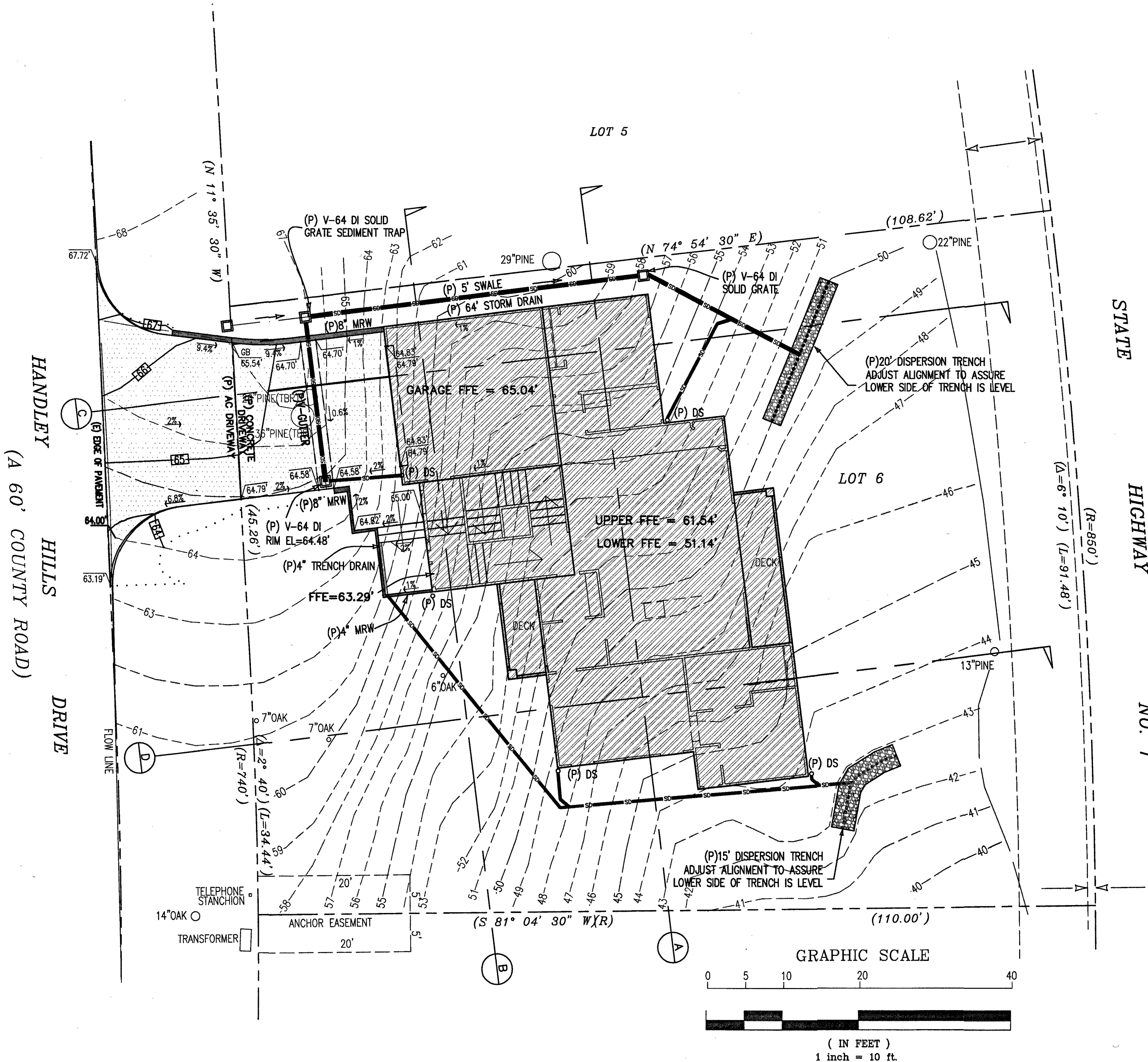
SURVEY NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
4. CONTOUR INTERVAL = 1 FOOT.
5. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM.
6. TOPOGRAPHIC MAPPING WAS PROVIDED BY JON HAGEMEYER, PLS.
7. ONLY NATIVE TREES 6" OR LARGER HAVE BEEN LOCATED.

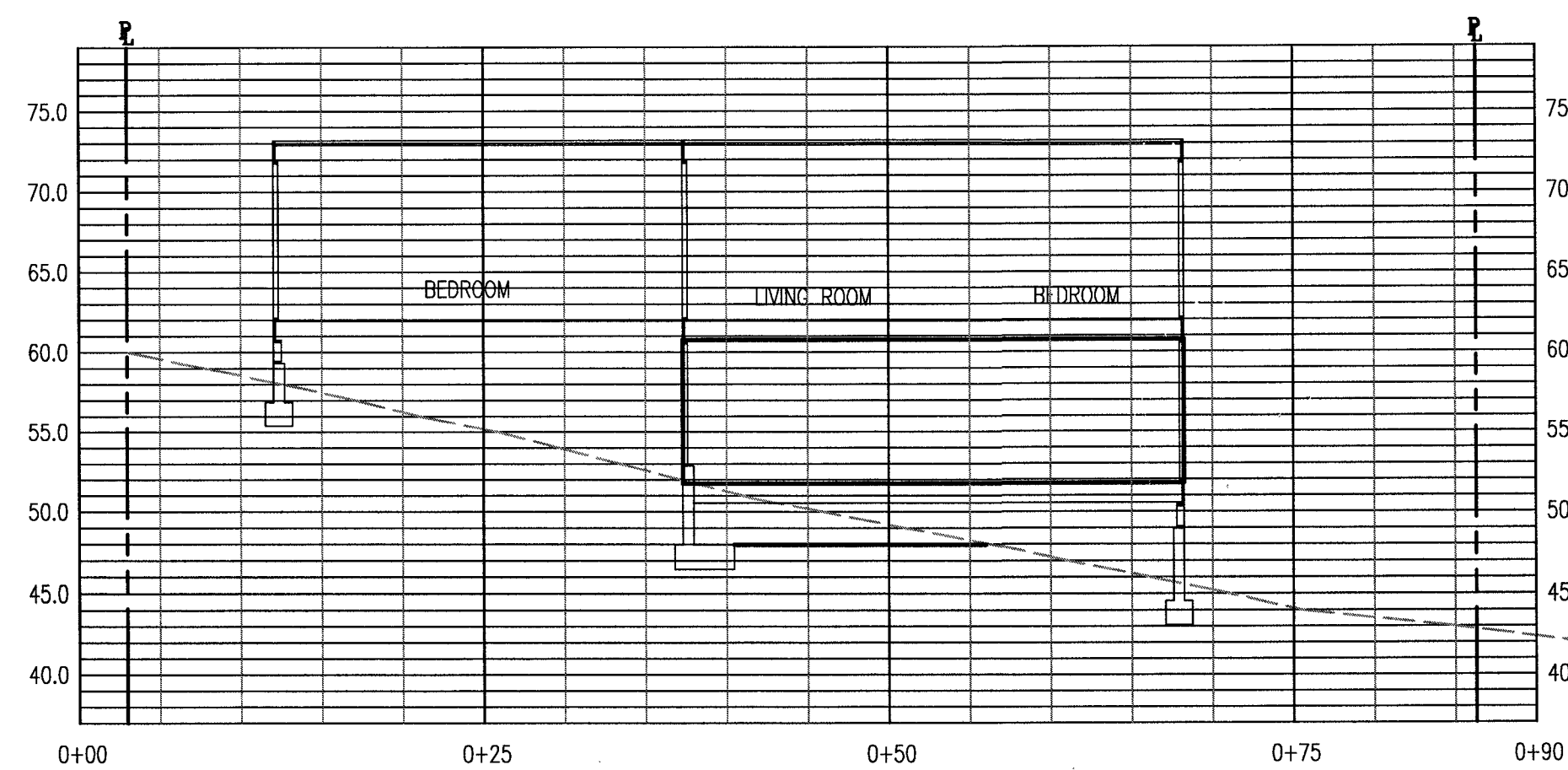
EROSION CONTROL NOTES:

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED PER EROSION CONTROL ORDINANCE #2906.
2. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
3. DISTURBED AREAS SHOULD BE SEED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. A CONTINUOUS STRAW BALE BARRIER SHALL ALSO BE INSTALLED BELOW THE DISTURBED AREAS.
4. ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE CONSISTENT WITH THE EXISTING NATURAL VEGETATION.
5. AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE MIXED AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING PROPORTIONS:

MATERIAL	PER ACRE (SLOPE MEASUREMENTS)
SEED	51 POUNDS
FERTILIZER	500 POUNDS
STRAW MULCH	1,000 POUNDS
WATER	AS REQUIRED
6. RAIN RUNOFF FROM THE SITE SHALL BE FILTERED BY A STRAW BALE SILTATION BARRIER TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
7. TEMPORARY CUTOFF BERMS OR DITCHES MAY BE CONSTRUCTED TO DIRECT RUNOFF TO SILTATION BASINS PRIOR TO OUTLETTING INTO NATURAL CHANNELS OR ONTO ROADS.
8. ALL EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH DAY.

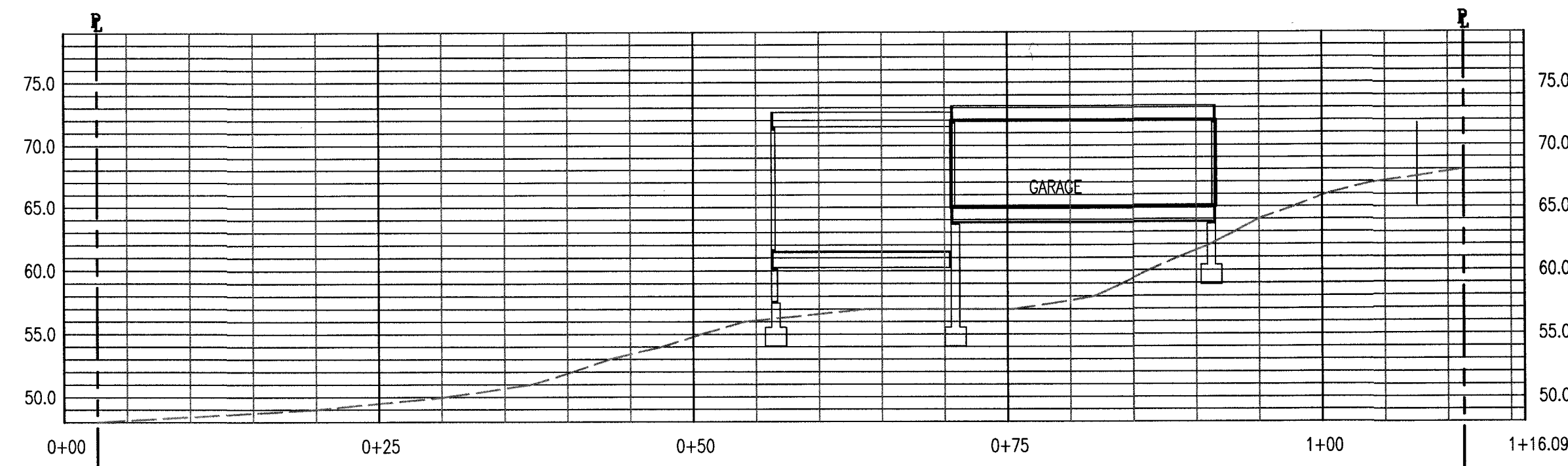


		CIVIL IMPROVEMENT PLANS			
REVISIONS		AMATYA RESIDENCE			
		24723 HANDLEY DRIVE			
DATE		A PORTION OF LOTS 6, HANDLEY HILLS SUBDIVISION			
		AS SHOWN ON VOLUME 7, CITIES & TOWNS, PAGE 39			
		APN 009-591-006			
		CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA			
		PREPARED FOR			
		YING & PRADYUMNA AMATYA			
		BY			
		MONTEREY BAY ENGINEERS, INC.			
		CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
		607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
		SCALE	DATE	DRAWN BY	SHEET
		1" = 10'	JULY, 2018	RNT	C1
JOB No. 17-101		OF TWO			



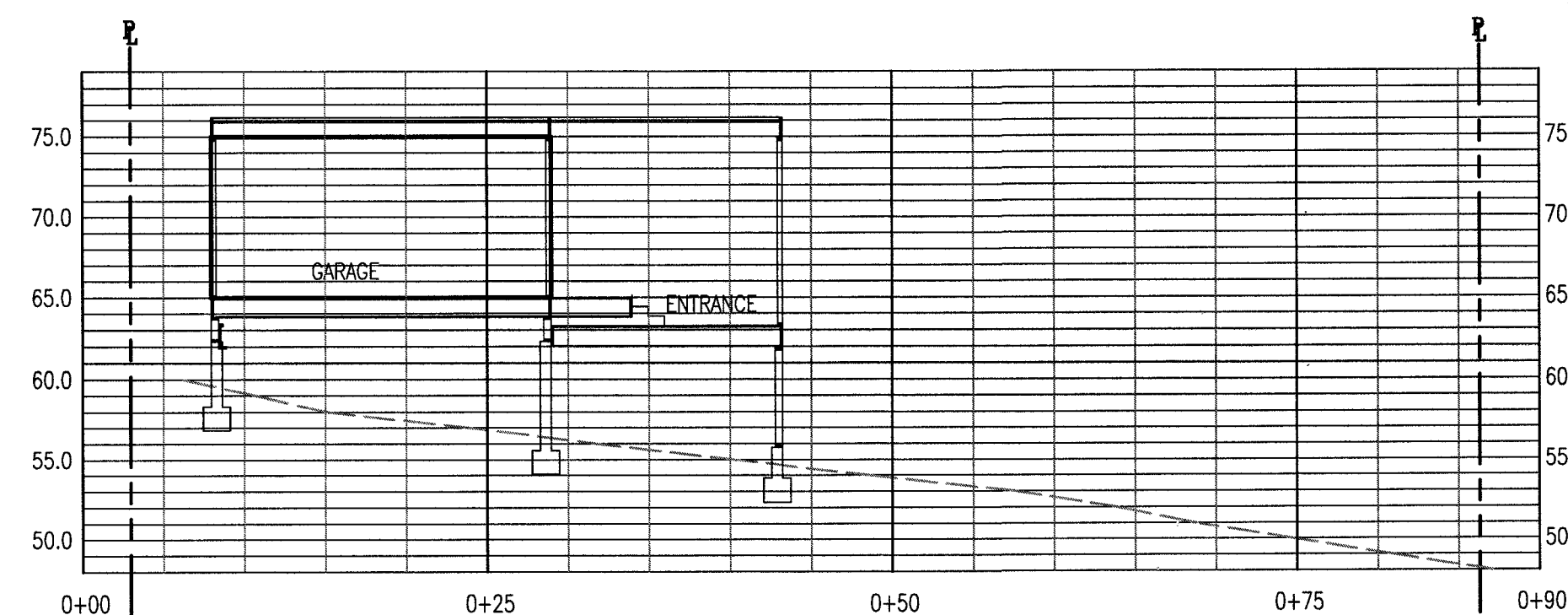
SECTION
1" = 10'-0"

(A)



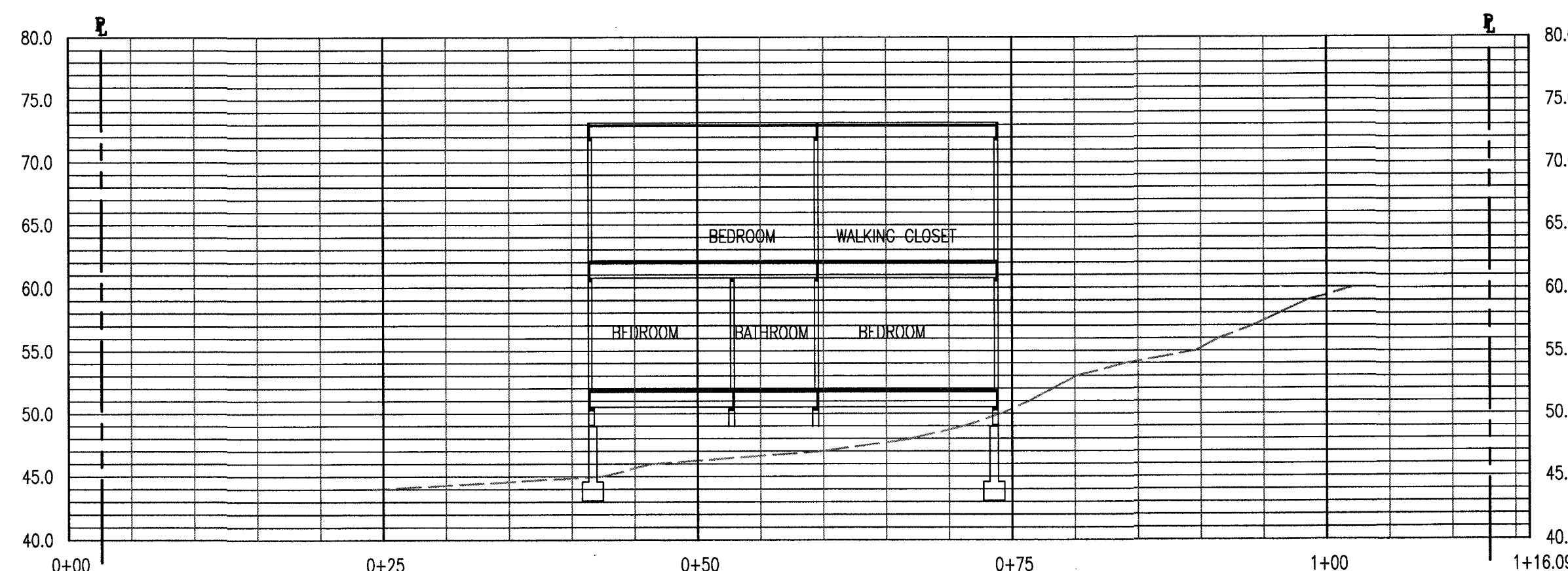
SECTION
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(C)



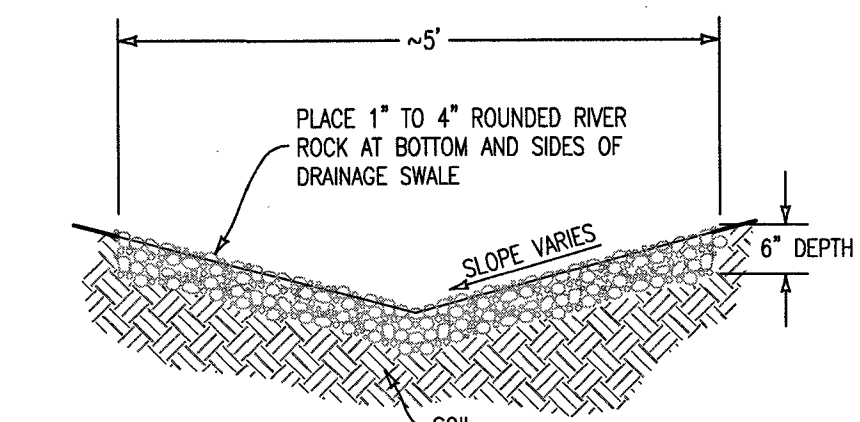
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(B)

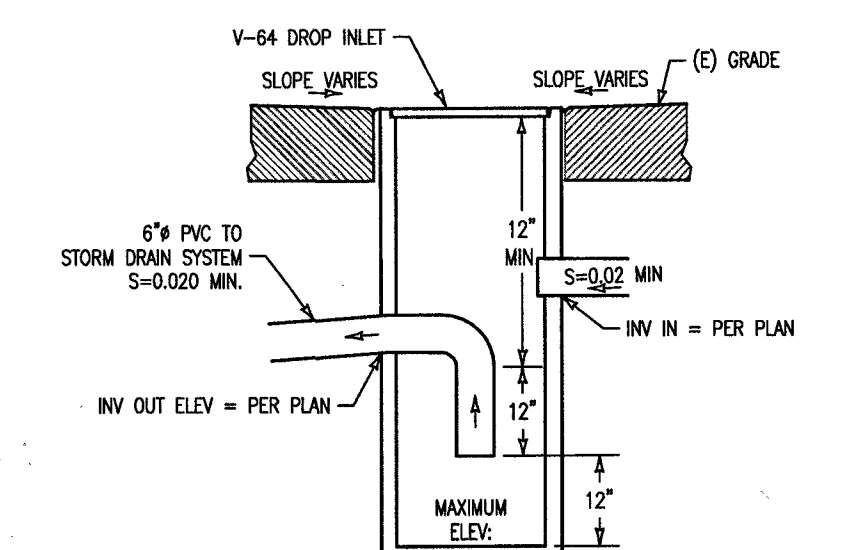


SECTION
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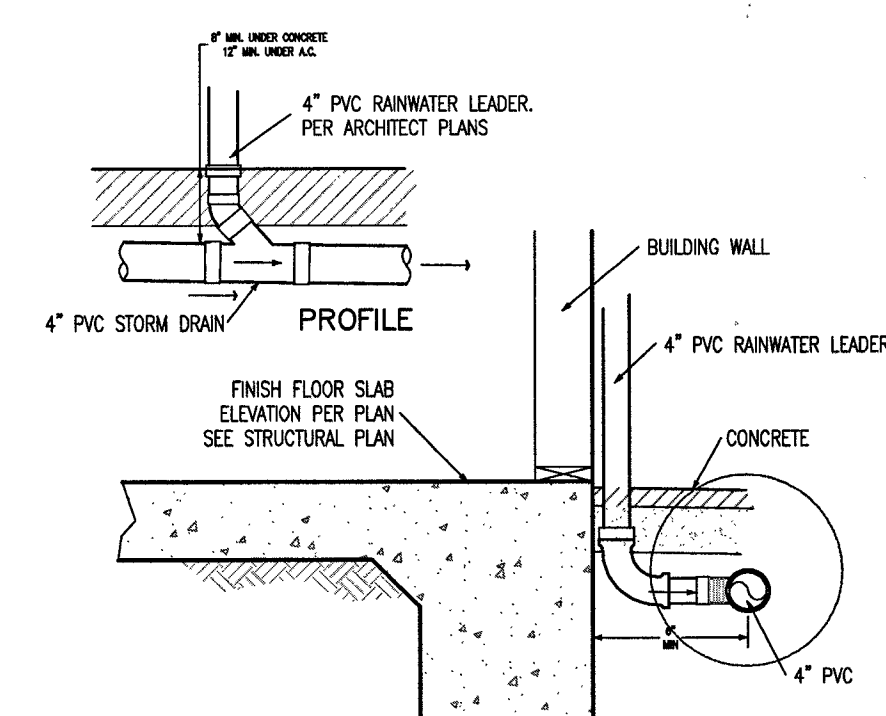
(D)



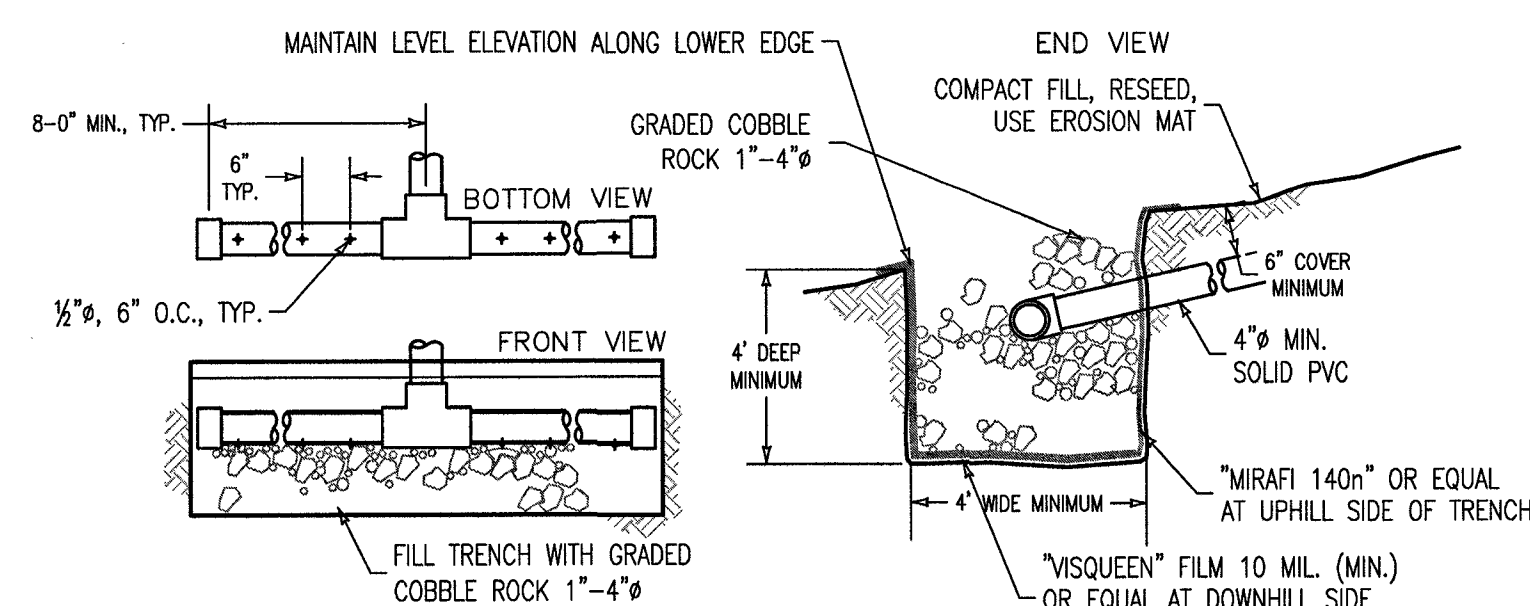
(E) SWALE DETAIL
NOT TO SCALE



(F) V-64 SEDIMENT TRAP DETAIL
NOT TO SCALE

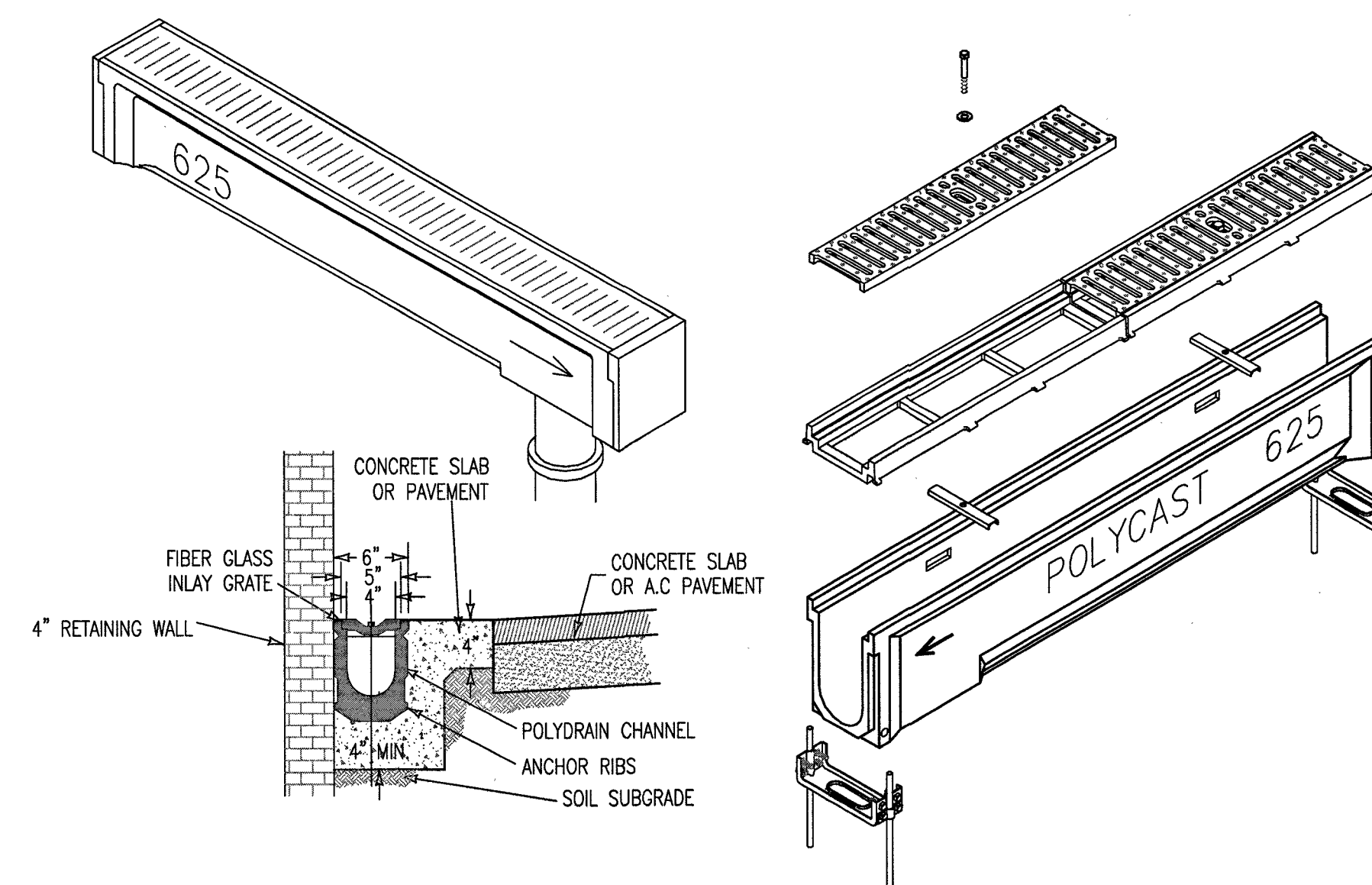


(G) RAIN WATER LEADER DETAIL
NOT TO SCALE

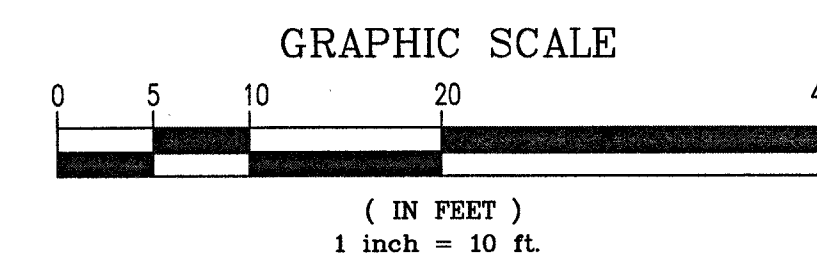


(H) ROOF WATER DISPERSION OUTLET DETAIL
NOT TO SCALE

1. PIPE MUST BE LEVEL & TRENCH PARALLEL TO CONTOUR.
2. "VISQUEEN" 10 MIL. MINIMUM (OR EQUAL) ON DOWNHILL SIDE AND BOTTOM OF TRENCH.
3. "MIRAFI 140n" OR EQUAL ON UPHILL SIDE OF TRENCH.
4. LOCATED AT LEAST 20 FEET FROM STRUCTURE.
5. LOCATED ON LEAST STEEP AVAILABLE SLOPE.



(I) STRONGWELL 600 SERIES POLYCAST TRENCH DRAIN DETAIL
NOT TO SCALE



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SCALE	DATE	DRAWN BY	SHEET		
AS SHOWN	JULY, 2018	RNT	C2		
JOB No. 17-101			OF TWO		

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