

Exhibit A

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EXHIBIT A

DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

HORVATH LIZA D. TR

(ESTATE OF JOAN MURRAY) (PLN190199)

RESOLUTION NO. 20 -

Resolution by the Monterey County Planning Commission:

- 1) Certifying that the Planning Commission has considered an Addendum together with the Mitigated Negative Declaration and Initial Study prepared and adopted for the Murray project (RMA-Planning File No. PLN070388), per CEQA Guidelines Section 15164; and
 - 2) Approving a Combined Development Permit consisting of:
 - a) Coastal Development Permit and Design Approval to allow the construction of a 50 linear foot pier-supported concrete retaining structure with a natural stone veneer, a slope reinforcement system, and a cellular vegetation confinement system;
 - b) Coastal Development Permit to allow development within 50 feet of a coastal bluff;
 - c) Coastal Development Permit to allow development on slopes exceeding 30 percent;
 - d) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; and
 - e) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
 - 3) Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan
- 243 Highway 1, Carmel Highlands, Carmel Area Land Use Plan, Coastal Zone (APN: 241-182-015-000)

The Horvath application (PLN190199) came on for a public hearing before the Monterey County Planning Commission on August 12, 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 and/or use, as conditioned and/or mitigated, is consistent with the policies of the Monterey County 1982 General Plan, Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan – Part 4, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development.

EVIDENCE: a) The project involves the construction of a 50 linear foot pier-supported concrete retaining structure with a natural stone veneer, a slope reinforcement system, and a cellular vegetation confinement system. The project also involves development on slopes exceeding 30 percent, within 50 feet of a coastal bluff, within 100 feet of environmentally sensitive habitat area, and within 750 feet of known archaeological resources. The retaining wall structure is necessary to maintain foundational support for the existing single-family dwelling on the parcel located between the slide area and State Route 1. See Finding Nos. 6 and 7, and supporting evidence.

As proposed, the retaining structure piers and wall would be comprised of reinforced concrete. The nine (9) supporting piers would be constructed to a depth of approximately 15 feet below the surface, and the above surface reinforced concrete wall would extend to a maximum height of approximately 7 feet. The visible surface of the wall would be finished/faced with natural stone to match existing stone on the site. The top of the wall would be level with an existing path, and new railing would be installed to match the existing development. The retaining structure would also include a drainage system with a 12 square foot rock energy dissipator. Total grading and/or excavation is estimated at less than 20 cubic yards cut and fill.

The proposed slope stabilization measures below the retaining structure would include the following: 1) a stainless steel mesh slope reinforcement system, held in place with approximately 45 grouted rock anchors/soil nails and spike plates; and 2) a cellular vegetation confinement system comprised of 8-inch deep polyethylene cells filled with top soil and native plants. These slope stabilization measures would cover the approximately 2,000 square feet of surface slide area.

- b) The property is located at 243 Highway 1, Carmel Highlands (Assessor's Parcel Number 241-182-015-000), Carmel Area Land Use Plan. The parcel is zoned Low Density Residential, one unit per acre, with a Design Control District overlay, Coastal Zone [LDR/1-D (CZ)], which allows the construction of structures accessory to a principle use (i.e., the single-family dwelling) with the granting of applicable discretionary or coastal development permits.

Development of cliff or bluff retaining walls is identified as an allowed use pursuant to Monterey County Code (MCC) Section 20.36.050.A, subject to the granting of applicable coastal development permits. LUP Policy 2.7.4.10 also allows retaining walls where required for the protection of existing development. The Design Control zoning overlay requires the granting of a Design

Approval for the proposed development (see Evidence g below). Therefore, the proposed development is an allowed land use for this site.

- c) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan (LUP);
 - Carmel Area Coastal Implementation Plan (Part 4); and
 - Monterey County Zoning Ordinance - Coastal (Title 20).
- d) No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations of the applicable MCC.
- e) Lot Legality. The current configuration of the subject 0.65-acre parcel (Assessor's Parcel Number 241-182-015-000) is identified in the 1972 (Volume 8) Assessor's Map Book 241, Page 18, and under separate ownership. Additionally, the County previously approved a Combined Development Permit entitlement for a new single-family dwelling on the subject parcel, the construction of which has been completed (RMA-Planning File No. PLN070388; approved by the Planning Commission on July 8, 2009; Resolution No. 09034). Therefore, the County recognizes the subject property as a legal lot of record.
- f) Environmentally Sensitive Habitat Area (ESHA). The project includes a Coastal Development Permit to allow development within 100 feet of ESHA (i.e., marine habitat). Policies in Chapter 2.3 of the Carmel Area LUP require maintenance, protection, and where possible enhancement of sensitive habitats. As designed and conditioned, the project minimizes impacts to ESHA in accordance with the applicable goals and policies of the LUP and MCC. See Finding No. 7 and supporting evidence.
- g) Design. Pursuant to Section 20.44, Title 20 (Coastal Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

The proposed retaining wall will use natural rock material to match the natural slope and blend with the surrounding environment. Therefore, the design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- h) Public Access. See Finding No. 5 and supporting evidence.
- i) Development on Slopes Exceeding 30 Percent. The project includes a Coastal Development Permit to allow development on slopes exceeding 30 percent. Development on slopes that exceed 30 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30 percent, or the proposed development better achieves the goals, policies and

objectives of the Monterey County General Plan and applicable land use plan than other development alternatives. In this case, there is no feasible alternative that would avoid slopes. See Finding No. 6 and supporting evidence.

- j) Development within 50 Feet of a Coastal Bluff. The Monterey County Zoning Ordinance (Title 20), Section 20.70.120.B.1, requires a Coastal Development Permit for improvements to any structure within 50 feet of a coastal bluff edge because they involve risk of environmental impact. The project, as proposed and conditioned, is consistent with applicable policies of the Carmel Area Land Use Plan regarding protection of resources. See Finding No. 6 and supporting evidence.
- k) Viewshed. The project site is not located within, nor visible from, the Carmel General Viewshed (Map A of the Carmel Area Land Use Plan). Although the site is in an area designated in County records as visually sensitive, the proposed project is not visible from Highway 1 or any turnouts along Highway 1, public lands, or any common public viewing area. The topography of the surrounding area screens the site entirely from Highway 1, and access to the site is via a private driveway. County staff conducted a site inspection on July 15, 2019, to confirm that the proposed project would not result in any visual impacts, and that the project is consistent with applicable visual resource policies of the Carmel Area Land Use Plan. See also Finding No. 5, Evidence d below.
- l) The project planner conducted a site inspection on July 15, 2019, to verify that the proposed project on the subject parcel conforms to the applicable plans and development regulations.
- m) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources; therefore, the project includes a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. Although located in an area of high sensitivity and known resources, the proposed area of development has been disturbed by erosion and landslide activity, and there is no evidence that any cultural resources would be disturbed. Additionally, the archaeologist who monitored the demolition of the previous residence on the parcel, as well as the excavation for the new residence, reported that no cultural materials were encountered and that further archaeological studies would not be required for this parcel (LIB190252).

For the proposed retaining wall and slope stabilization project, there is no evidence that cultural resources would be disturbed by the proposed development (Carmel Area Land Use Plan Policy 2.8.2). Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- n) The project was referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. The LUAC

reviewed the project at two duly-noticed public meetings on October 7, 2019, and June 15, 2020, at which all persons had the opportunity to be heard.

At the LUAC meeting on October 7, 2019, LUAC members and interested members of the public expressed concerns related to the design proposed for the retaining wall finish (i.e., faux stone veneer), slope stabilization material (i.e., stainless steel mesh), and ground cover. The LUAC voted 4 – 1 to support the project with recommended changes to require a description of the ground cover vegetation and a monitoring plan to ensure success of the ground cover.

Based on these recommendations, the Applicant submitted revised plans to address the concerns raised at the first LUAC meeting. The changes replace the faux stone veneer with natural stone, and incorporate into the plans the proposed ground cover vegetation comprised of native species. The Applicant also added a GeoWeb cellular vegetation confinement system to assist the establishment and survivability of the proposed ground cover.

After reviewing these proposed changes, at the LUAC meeting on June 15, 2020, the LUAC voted 7 – 0 to support the project with a recommended condition to require monitoring of the ground cover (Condition No. 9).

- o) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN190199.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Carmel Highlands Fire Protection District, and the Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans, and that the subject property/site is suitable for the proposed development.
 - b) The following technical reports have been prepared:
 - Cultural Resources Monitoring Report (LIB190252) prepared by Susan Morley, RPA, Marina, California, August 22, 2010;
 - Geotechnical Investigation (LIB190253) prepared by Soil Surveys Group, Inc., Salinas, California, August 9, 2018, including Addendum dated October 5, 2018; and
 - Draft Biological Resources Report (LIB190254) prepared by Denise Duffy & Associates, Inc., Monterey, California, September 2019.
 - c) County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the property is not suitable for the proposed use or development.

- d) The following technical reports were prepared for RMA-Planning File No. PLN070388:
 - Preliminary Cultural Resources Reconnaissance (LIB090017) prepared by Susan Morley, Pacific Grove, California, August 7, 2008;
 - Historic Review (LIB090021) prepared by Kent L. Seavey, Pacific Grove, California, August 12, 2008;
 - Geotechnical Report (LIB090019) prepared by Grice Engineering Inc., Salinas, California, August 2008;
 - Refraction Seismic Investigation (LIB090018) prepared by Gasch & Associates, Rancho Cordova, California, August 25, 2008;
 - Geotechnical Letter prepared by Grice Engineering Inc., Salinas, California, June 28, 2009;
 - Biotic Survey (LIB090020) prepared by Botanical Consulting Services, Carmel, California, August 31, 2008; and
 - Biotic Survey – Supplemental (LIB090217) prepared by Botanical Consulting Services, Carmel, California, April 10, 2009.
- e) The project planner conducted a site inspection on July 15, 2019, to verify that the site is suitable for this proposed project.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN190199.

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

EVIDENCE:

- a) The project was reviewed by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Carmel Highlands Fire Protection District, and the Environmental Health Bureau (EHB). Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) As proposed, the project is necessary to maintain foundational support for the adjacent single-family dwelling due to significant erosion and sloughing below the existing dwelling. Per the geotechnical report prepared by Soil Surveys Group, Inc., without the retaining wall and slope stabilization measures, the area below the dwelling would continue to be vulnerable to further erosion which could result in serious risk to the residents and existing structure. The potential for additional erosion would be detrimental to the safety, health, and general welfare of the persons transiting, occupying, and/or working on the property. The retaining wall and slope stabilization measures were engineered to stabilize the bluff, and protect the dwelling and occupants within the dwelling from injury that could result from further erosion and sliding.

- c) The project planner completed a site inspection on July 15, 2019, to verify that the proposed project would not impact public health and safety.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN190199.

4. **FINDING:**

CEQA (Addendum) – An Addendum to a previously adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164, to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

EVIDENCE:

- a) A MND for the Murray project (RMA-Planning File No. PLN070388) was prepared and adopted by the Planning Commission on July 8, 2009 (Resolution No. 09034).
- b) An Addendum to the Murray project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- c) The Addendum attached as **Exhibit F** to the August 12, 2020, Staff Report to the Planning Commission reflects the County's independent judgment and analysis.
- d) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. The entitlements were analyzed and mitigated, as required, in the original Combined Development Permit. There are no substantial changes proposed that require major revisions of the previous MND, no substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND, there are no new significant environmental effects or increase in the severity of previously identified significant effects, and there is no new information of substantial importance that was not known at the time the previous MND was adopted.
- e) Staff conducted a site inspection on July 15, 2019, to verify that the project will not result in conditions requiring the preparation of a subsequent MND. No adverse environmental effects were identified during staff review of the development application, nor during the site inspection.
- f) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The MND included mitigation measures that addressed potential impacts to Biological Resources and Cultural (Archaeological) Resources. The County has considered the proposed project and determined its scope does not alter the conclusions in the Initial Study prepared for PLN070388. Based on review of the current application, plans, and site inspection on July 15, 2019, no other potentially significant issues were identified for the proposed project. The current proposal does not alter the analysis or conclusions reached by the previous study. The proposed 50 linear foot retaining wall and slope stabilization measures do not raise any new potential significant impacts that were not previously analyzed and/or mitigated under the original permit and MND. Best

management practices and technical recommendations (Condition Nos. 3, 8, and 9) will be applied to ensure protection of natural resources.

- g) For the proposed retaining wall and slope stabilization project, potential impacts to Cultural (Archaeological) Resources are addressed by application of a standard County condition of approval (Condition No. 3), and Mitigation Measure No. 5 is not required. Mitigation Measure No. 5 was cleared under PLN070388 and is no longer required.

The archaeologist who monitored the demolition of the previous Murray residence on the parcel, as well as the excavation for the new residence, reported that no cultural materials were encountered and that further archaeological studies would not be required for this parcel.

- h) For the proposed retaining wall and slope stabilization project, potential impacts to Biological Resources are addressed by the application of mitigation measures required for PLN070388 (Mitigation Measure Nos. 1 and 3). These two mitigation measures address the potential impacts to marine habitat associated with project construction, and are applied to prevent impacts to the ocean habitat directly below the site.

The biological report prepared for the project identified the potential for construction-related impacts to the rocky inter-tidal area or ocean with dust, dirt, trash, liquids, water, construction materials etc., created during the construction process. To keep these potential impacts to a level of less than significant, the applicant shall be required to construct a barrier below the building site to prevent debris from entering the inter-tidal area or ocean. These measures shall be inspected weekly and reported to RMA-Planning on a monthly basis to ensure effectiveness.

Site run-off shall be controlled via the construction of an energy dissipator as part of the proposed project; therefore, Mitigation Measure No. 2 is not required. Mitigation Measure No. 4 was cleared under PLN070388 and is no longer required.

- i) The Monterey County Planning Commission considered the Addendum, along with the MND prepared and adopted for the Murray project (SCH#2009051009), at a duly noticed public hearing held on August 12, 2020. The materials upon which the County's decision is based are located in RMA-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project files PLN070388 and PLN190199.

5. FINDING:

PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the

- Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan (Part 4) can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access, and is identified as an area inappropriate for beach access (Figure 3, Public Access, in the Carmel Area Land Use Plan). No public access points or trails are located on the subject parcel.
 - d) The project planner completed a site inspection on July 15, 2019, to verify that the proposed project would not impact visual public access. Based on this site inspection, the proposed project is not visible from Highway 1 or any common public viewing area. As proposed and conditioned, the project will not adversely impact the public viewshed or scenic character in the project vicinity, and is consistent with the applicable visual resource and public access policies of the Carmel Area Land Use Plan.
 - 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 PLN190199.

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

- EVIDENCE:**
- a) Pursuant to the policies of the Carmel Area Land Use Plan (LUP Policy 2.7.4.1) and applicable Monterey County Code (MCC), coastal development permits are required and the criteria to grant said permits has been met.
 - b) The project includes coastal development permits to allow development on slopes exceeding 30 percent and development within 50 feet of a coastal bluff. Development on slopes that exceed 30 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30 percent; or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives. Due to the location of the slide area, there are no feasible alternative building sites.
 - c) As designed and proposed, the project involves the construction of a 50 linear foot pier-supported concrete retaining structure with natural stone veneer, slope reinforcement system, and cellular vegetation confinement system to protect the area of the coastal bluff immediately below the main dwelling unit from continued erosion. Per the Applicant, a broken irrigation pipe caused significant erosion

and sloughing on the bluff area below the existing single-family dwelling.

Per the geotechnical report prepared for the project (LIB190253; Soil Surveys Group, Inc.), without the retaining wall and slope stabilization measures, the area below the single-family dwelling would continue to be vulnerable to further erosion which could result in serious risk to residents and the existing structure. The retaining wall and slope stabilization measures were engineered to stabilize the bluff, and protect the dwelling and occupants within the dwelling from injury that could result from further erosion and sliding.

As proposed, the project is consistent with applicable policies of the Carmel Area Land Use Plan regarding protection of resources, and is necessary to maintain foundational support for the existing single-family dwelling.

- d) The subject project minimized development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the Carmel Area Land Use Plan. The project planner conducted a site inspection on July 15, 2019, to analyze possible development alternatives and to verify the subject project minimized development on slopes exceeding 30 percent. As proposed, the project area would encompass approximately 2,000 square feet of surface slide area.

The subject parcel consists of steep slopes from State Route 1 on the eastern boundary to the Pacific Ocean on the western boundary, with a very limited building area near State Route 1 which is occupied by the existing residence. The existing residence is located approximately 15 feet at its closest point and approximately 27 feet at its farthest point from the top of the bluff. The proposed retaining wall would be approximately 10 – 15 lineal feet longer, and constructed in generally the same location as the original wall that failed.

- e) The Planning Commission shall require such conditions of approval and changes in the development deemed necessary to assure compliance with MCC Section 20.64.230.E.1, which regulates the approval of development on slopes in excess of 30 percent, and to assure stability of the development; therefore, the following conditions have been applied: Condition No. 7 – Geotechnical Certification, Condition No. 8 – Erosion Control, and Condition No. 9 – Landscape Monitoring.

Additionally, during the construction permit phase, the contractor will be required to comply with applicable building code requirements and resource protection measures such as erosion control plan review and approval, grading plan review and approval, inspections by RMA-Environmental Services staff, and geotechnical plan review and certification.

- f) Sand Loss Analysis. As designed, the project will have no effect on the sand supply or transport of the ocean. The area of the slope and the retaining wall is elevated above the mean high tide line of the sea, and the project site does not generate or receive measurable sands to

or from the ocean. As proposed, the project would not result in loss of sand reaching the beach or marine habitat below the slide area.

- g) Shoreline Erosion, Bluff Retreat, and Clearance of Structures.
Development of cliff retaining walls is identified as an allowed use pursuant to MCC Section 20.36.050.A, subject to the granting of applicable coastal development permits. Additionally, Carmel Area LUP Policy 2.7.4.10 allows retaining walls where required for the protection of existing development. The proposed project meets these criteria.
- h) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN190199.

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

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

- EVIDENCE:**
- a) The project includes a coastal development permit to allow development within 100 feet of ESHA (i.e., marine habitat). Pursuant to the policies of the Carmel Area Land Use Plan and applicable MCC, a coastal development permit is required and the criteria to grant said permit has been met.
 - b) The Policies in Chapter 2.3 of the Carmel Area LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. As designed and conditioned, the project minimizes impacts to ESHA in accordance with the applicable goals and policies of the LUP and MCC.
 - c) The property does not contain any mapped environmentally sensitive habitat areas; however, the parcel is adjacent to the Pacific Ocean and has approximately 200 linear feet of ocean frontage. The proposed project area is located on a steep slope approximately 35 - 80 feet above the ocean water.
 - d) The biological analysis prepared for the project (LIB190254; Denise Duffy & Associates, Inc.) concluded that the development would have no adverse impact to native habitat systems. Due to prior erosion activity, the slope area is extensively devoid of any mature vegetation. Within the immediate area of project development or disturbance, no sensitive plant or animal species were found during the field survey, and no special-status species were observed within or adjacent to the project limits. The contractor shall implement two mitigation measures required for PLN070388 (Mitigation Measure Nos. 1 and 3). These two mitigation measures address the potential impacts to marine habitat associated with project construction. The biological report prepared for the project identified the potential for construction-related impacts to the rocky inter-tidal area or ocean with dust, dirt, trash, liquids, water, and/or construction materials during the construction process. To keep these potential impacts to a level of less than significant, the applicant shall be required to construct a barrier below the building site to prevent debris from entering the inter-tidal area or ocean. These measures shall be

inspected weekly and reported to RMA-Planning on a monthly basis to ensure effectiveness.

- e) Sand Loss Analysis. See Finding No. 6, Evidence f.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN190199.

8. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
 - b) County staff conducted a site inspection on July 15, 2019, and researched County records to determine if any violation exists on the subject property, and there are no known violations on the subject parcel.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN190199.

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

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

DECISION

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

- A. Consider an Addendum together with the Mitigated Negative Declaration and Initial Study prepared and adopted for the Murray project (RMA-Planning File No. PLN070388), per Section 15164 of the CEQA Guidelines Section; and
- B. Approve a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the construction of a 50 linear foot pier-

supported concrete retaining structure with a natural stone veneer, a slope reinforcement system, and a cellular vegetation confinement system; a Coastal Development Permit to allow development within 50 feet of a coastal bluff; a Coastal Development Permit to allow development on slopes exceeding 30 percent; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and

C. Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

All work must be in general conformance with the attached plans, and this approval is subject to eleven (11) conditions (including two mitigation measures), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of August, 2020, upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON _____.

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 _____.

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

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

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

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

PLN190199

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (RMA-Planning File No. PLN190199) allows: construction of a 50 linear foot pier-supported concrete retaining structure with natural stone veneer, a slope reinforcement system, and a cellular vegetation confinement system; development within 50 feet of a coastal bluff; development on slopes exceeding 30 percent; development within 100 feet of environmentally sensitive habitat area; and development within 750 feet of known archaeological resources. The property is located at 243 Highway 1, Carmel (Assessor's Parcel Number 241-182-015-000), Carmel Highlands area, Carmel Area Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA-Planning)

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

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 20 -) was approved by the Planning Commission for Assessor's Parcel Number 241-182-015-000 on August 12, 2020. The permit was granted subject to eleven (11) conditions of approval, including two (2) mitigation measures, 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 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 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.

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

4. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on August 12, 2023, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

7. PDSP001 - GEOTECHNICAL CERTIFICATION (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical engineer shall provide certification that all development has been constructed in accordance with the geotechnical report (LIB190253). (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to final of the construction permit, the owner/applicant shall submit certification to RMA-Planning from a qualified geotechnical engineer certifying that the project has been constructed in accordance with the recommendations of the geotechnical report prepared for the project.

8. PDSP002 - EROSION CONTROL (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The owner/applicant shall submit an Erosion Control Plan, as part of the construction plan set, for review and approval by RMA-Planning. The construction plans shall include an implementation schedule of measures for the prevention and control of erosion during and immediately following construction until erosion control planting becomes established. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of a construction permit, the owner/applicant shall submit an Erosion Control Plan, as part of the construction plan set, for review and approval by RMA-Planning.

As scheduled, the erosion control measures shall be implemented throughout the construction phases of the project until erosion control planting becomes established.

9. PDSP003 - LANDSCAPE MONITORING (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to final of the construction permit, the owner/applicant (the term "owner" includes the current owner and owners' successors of interest) shall submit evidence that the landscape vegetation has been planted in accordance with the approved landscape plan. Under no circumstances shall any invasive plant species be used/planted. The owner/applicant shall be responsible for maintaining and monitoring the plantings during the plant establishment period. For five (5) years following completion of project construction and planting, the owner/applicant shall submit an annual monitoring report documenting the implementation of this measure. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to final of the construction permit, the owner/applicant shall submit evidence that the landscape vegetation has been planted in accordance with the approved landscape plan.

After final of the construction permit, the owner/applicant shall submit an annual monitoring report to RMA-Planning for a period of five (5) years. Plantings shall be replaced as necessary to provide for a 75 percent or greater survival rate of the landscape plants.

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

10. MITIGATION MEASURE NO. 1: BIOLOGICAL RESOURCES - CONSTRUCTION FENCING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A construction barrier/fence shall be designed and installed on the slope just below the building envelope, to stop all construction materials and waste from entering the ocean. The barrier shall be at least five (5) feet in height and shall extend the entire west boundary of the building envelope, and at least ten (10) feet on the north and south boundaries at the west side corners. If during the construction period, the design of the fence proves to be inadequate to protect the ocean, the fence shall be redesigned and corrected immediately. All construction materials shall always be secured and stored properly on the site to prevent blowing or falling into the ocean, even when they are in use. The job site must remain free of all forms of garbage at all times of the day and night. All garbage shall be bagged and hauled away daily, or completely secured. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of a construction permit, the owner/applicant shall submit evidence of installation of the construction barrier/fence to RMA-Planning for review and approval.

Throughout all phases of demolition and construction, the owner/applicant/contractor shall maintain, and improve as necessary, the barrier/fence.

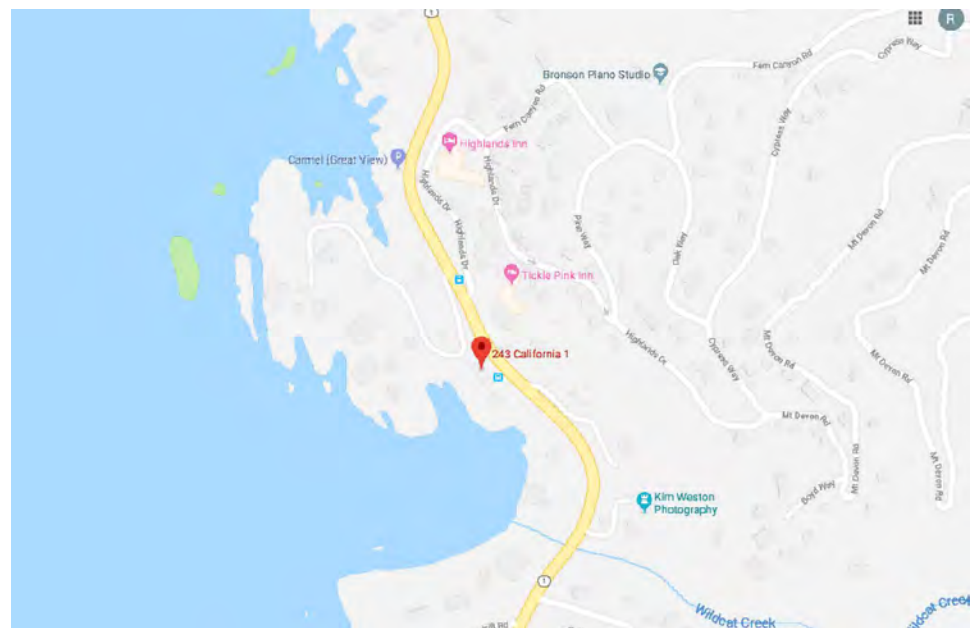
11. MITIGATION MEASURE NO. 3: BIOLOGICAL RESOURCES - SITE INSPECTIONS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A construction monitor, approved by the County, shall inspect the construction fencing and the job site trash maintenance on a weekly basis during the demolition and construction period to ensure that the mitigation systems are properly installed and maintained, and no impact to the ocean has occurred. Monthly reporting of the systems to the permitting agencies shall be the responsibility of the inspector. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of a construction permit, the owner/applicant shall submit a contract with a construction monitor to RMA-Planning for review and approval.

During construction, the monitor shall submit monthly reports of the construction fencing and job site trash maintenance effectiveness to RMA-Planning for review.



LOCATION MAP

PROJECT DESCRIPTION NOTE:

INSTALL A PIER SUPPORTED AND TIED-BACK RETAINING STRUCTURE AND TECCO MESH REINFORCEMENT SYSTEM TO STABILIZE THE SHALLOW SLIDE AREA BELOW THE RESIDENCE. NEW VEGETATION WITHIN THE REPAIRED AREA WILL BE SECURED WITH A NEW CELLULAR CONFINEMENT SYSTEM

DRAWING INDEX:

SHEET	TITLE
1.	COVER SHEET
2.	GENERAL NOTES AND SPECIFICATIONS.
3.	SPECIFICATIONS (CONTINUOUS)
4.	CONSTRUCTION MANAGEMENT PLAN
5.	SLOPE REPAIR PLAN
6.	SECTIONS AND DETAILS
7.	TECCO MESH DETAIL
8.	SLOPE PLANTING PLAN AND SECTION
9.	CELLULAR CONFINEMENT SYSTEM DETAIL
10.	EROSION CONTROL DETAILS
11.	SLOPE REPAIR IRRIGATION PLAN

LEGEND:

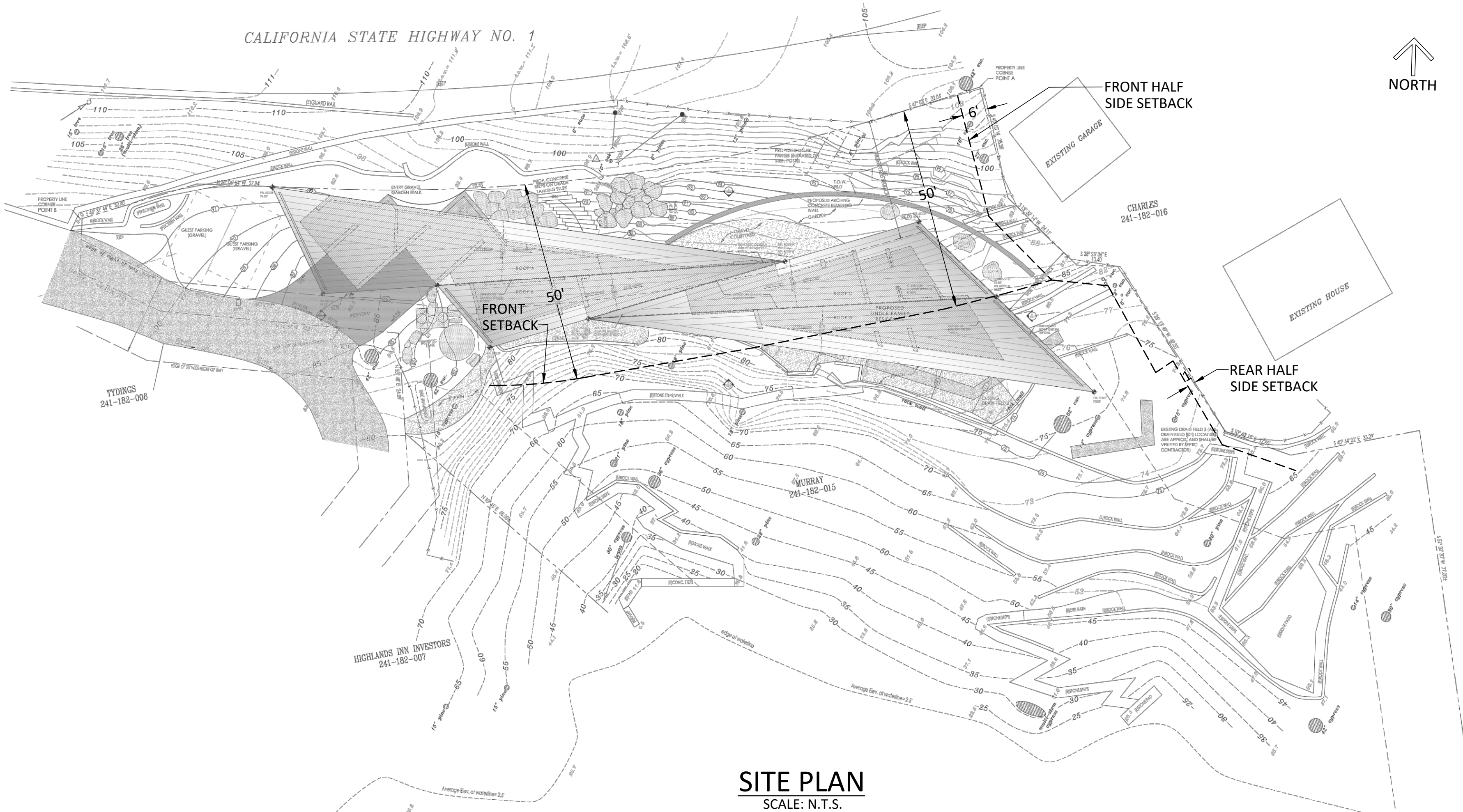
EXISTING	(SYMBOL SIZE MAY VARY)	PROPOSED
---	PROPERTY BOUNDARY	---
---	CURB & GUTTER	---
---	STORM DRAIN	---
---	SWALE	---
■	CATCH BASIN	■
○	AREA DRAIN	○
●	CLEANOUT	●
○	DOWNSPOUT	○
○	UNDERPINNING PIER	○
○	UNDERPINNING PIE	○
○	MANHOLE	○
○	COUNTOUR	○
10	LIMIT OF GRADING	10
---	DIRECTION OF SURFACE DRAINAGE	---

ABBREVIATIONS:

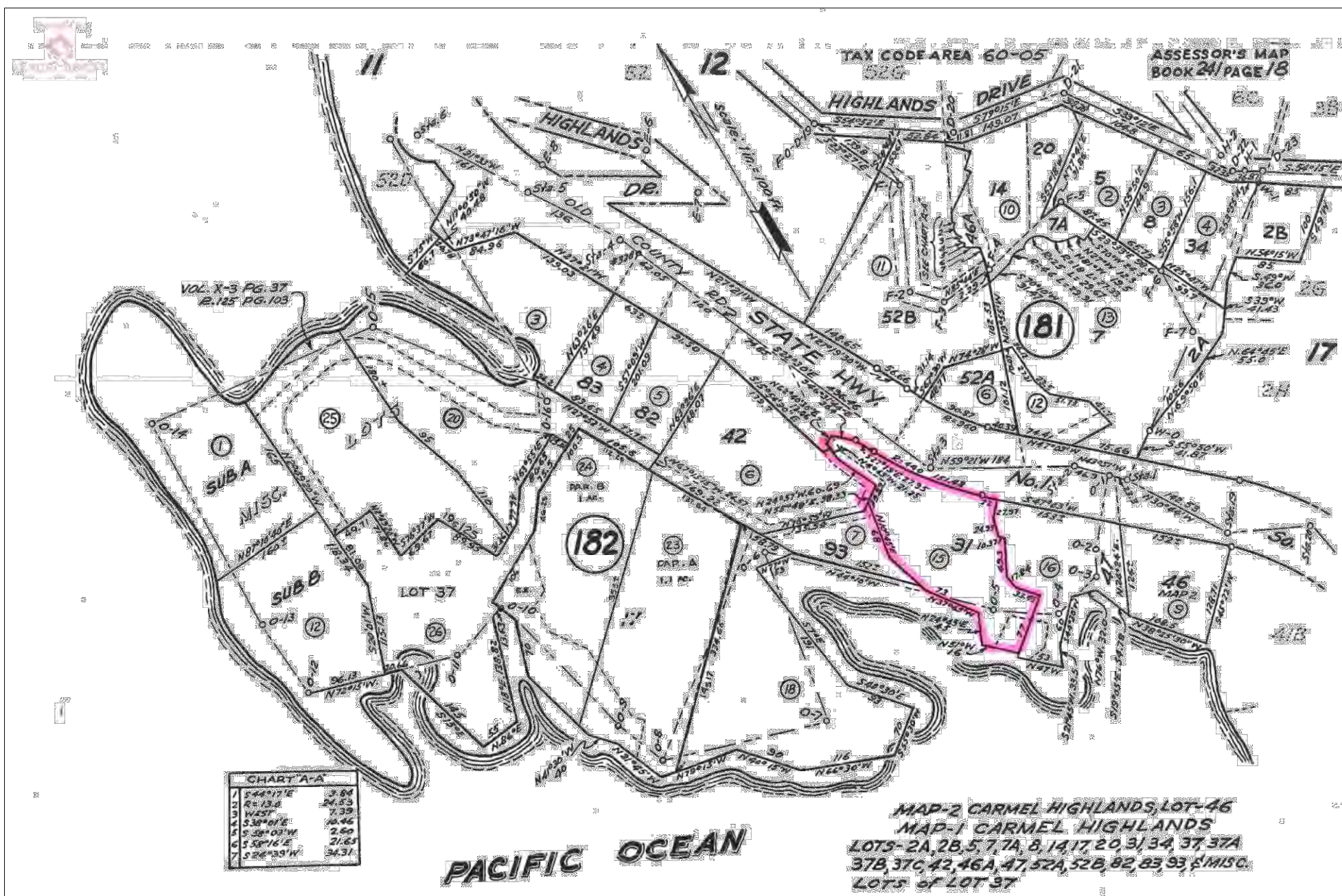
@	AT	# OF NO.	NUMBER
CO	CLEANOUT	A.C.	ON CENTER
DS	DOWNSPOUT	%	PERCENT
Ø	DIAMETER	PL	PROPERTY LINE (APPROXIMATE LOCATION)
(E)	EXISTING		
FL	FLOW LINE	PVC	POLY VINYL CHLORIDE
HP	HIGH POINT	PUE	PUBLIC UTILITY EASEMENT
KIPS	1,000 POUNDS	RCP	REINFORCED CONCRETE PIPE
LP	LOW POINT	SD	STORM DRAIN
MAX.	MAXIMUM	SDMH	STORM DRAIN MANHOLE
(N)	NEW	TC	TOP OF CURB

SLOPE REPAIR PLAN
MONTEREY MANAGEMENT TRUST

243 HIGHWAY 1
CARMEL, CA



SITE PLAN
SCALE: N.T.S.



PARCEL MAP
SCALE: N.T.S.

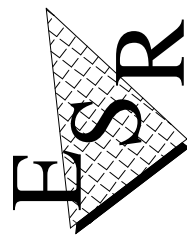
PROJECT DATA SUMMARY TABLE

PARCEL SIZE:	0.65 AC
GENERAL PLAN LAND OF DESIGNATION:	RESIDENTIAL SINGLE FAMILY
ZONING DESIGNATION:	LDR/1-D (CZ)
LOT COVERAGE:	NO CHANGE
GRADING:	<20 CY CUT/FILL. NO IMPORTING IS EXPECTED

COVER SHEET

MONTEREY MANAGEMENT TRUST
243 HIGHWAY 1

ENGINEERED SOIL REPAIRS, INC.
1267 SPRINGBROOK ROAD
WALNUT CREEK, CA 94597
TEL. NO. (925) 210-2150
LIC. # 668184



Date:

PROJECT #
4391-00

SHEET

1

1 OF 11 SHEETS

LIMITATIONS NOTES

OUR SERVICES CONSIST OF PROFESSIONAL DESIGNS, OPINIONS AND RECOMMENDATIONS MADE IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING GEOLOGY, GEOTECHNICAL ENGINEERING AND CIVIL ENGINEERING PRINCIPLES AND PRACTICES. NO WARRANTY, EXPRESSED OR IMPLIED, OR MERCHANTABILITY OF FITNESS, IS MADE OR INTENDED IN CONNECTION WITH OUR WORK, BY THE PROPOSAL FOR CONSULTING OR OTHER SERVICES, OR BY THE FURNISHING OF ORAL OR WRITTEN REPORTS OR FINDINGS.

ANY ENGINEERING DESIGN NOTES AND SPECIFICATIONS PRESENTED IN THIS PLAN SET ARE CONTINGENT UPON OUR FIRM BEING CONSULTED WHEN ANY QUESTIONS ARISE WITH REGARD TO THE NOTES AND SPECIFICATIONS CONTAINED HEREIN, AND TO PROVIDE TESTING AND INSPECTION SERVICES FOR CONSTRUCTION OPERATIONS. UNANTICIPATED SOIL AND GEOLOGIC CONDITIONS ARE COMMONLY ENCOUNTERED DURING CONSTRUCTION, WHICH CANNOT BE FULLY DETERMINED FROM EXISTING EXPOSURES OR BY LIMITED SUBSURFACE INVESTIGATION. SUCH CONDITIONS MAY REQUIRE ADDITIONAL EXPENDITURES DURING CONSTRUCTION TO OBTAIN A PROPERLY CONSTRUCTED PROJECT.

GENERAL NOTES

1.

IT SHALL BE UNDERSTOOD THAT THE TERM OWNER AS USED HEREIN IS MONTEREY TRUST MANAGEMENT WITH AUTHORIZED AGENT LIZA HORVATH OF 400 CAMINO EL ESTERO, MONTEREY, CA.
2.

IT SHALL BE UNDERSTOOD THAT THE TERM COUNTY AS USED HEREIN IS THE COUNTY OF MONTEREY OR ITS AUTHORIZED REPRESENTATIVE.
3.

IT SHALL BE UNDERSTOOD THE TERM ENGINEER IS THE DESIGN CIVIL ENGINEER, CHRISTOPHER L. WILHITE, OR HIS AUTHORIZED REPRESENTATIVE.
4.

IT SHALL BE UNDERSTOOD THE TERM SOIL ENGINEER IS THE DESIGN SOIL ENGINEER, SOIL SURVEYS GROUP, INC., OR ITS AUTHORIZED REPRESENTATIVE.
5.

IT SHALL BE UNDERSTOOD THAT THE TERM ESR AS USED HEREIN IS THE CONTRACTOR OF RECORD, ENGINEERED SOIL REPAIRS, INC.
6.

ANY DEVIATION FROM THE APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 24 HOURS PRIOR NOTICE TO THE ENGINEER. AT LEAST ONE SET OF PLANS SHALL BE ON SITE AT ALL TIMES FOR INSPECTION.
7.

NO WORK WHATSOEVER SHALL BE COMMENCED WITHOUT FIRST NOTIFYING THE COUNTY, THE OWNER AND THE ENGINEER.
8.

IT SHALL BE ESR'S RESPONSIBILITY TO COORDINATE INSPECTIONS WITH THE COUNTY AND THE ENGINEER.
9.

PROTECTIVE FENCING AND/OR BARRIERS SHALL BE PROVIDED WHEN NECESSARY TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATION.
10.

ALL MATERIALS, METHODS AND WORK TO BE IN ACCORDANCE WITH THE PROJECT DRAWINGS AND SPECIFICATIONS AS WELL AS THE STANDARD PROVISIONS OF THE STANDARD PROVISIONS OF THE COUNTY OF MONTEREY, THE 2016 CBC WITH ALL APPLICABLE AMENDMENTS AND UPDATES.
11.

A PERMIT, AN APPROVED BACKFLOW PREVENTION DEVICE AND A METER ARE REQUIRED FOR TEMPORARY CONSTRUCTION WATER FROM FIRE HYDRANT AND OR EXISTING WATER SERVICE DURING CONSTRUCTION.
12.

ESR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE NAME AND TELEPHONE NUMBERS OF THE RESPONSIBLE PERSON TO CONTACT, WITH REGARD TO THIS PROJECT, 24 HOURS A DAY.
13.

CONSTRUCTION WORK SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:30 A.M TO 5:00 P.M, MONDAY THROUGH FRIDAY (NOT INCLUDING HOLIDAYS), UNLESS AN EXCEPTION IS GRANTED BY THE COUNTY. EXCEPTIONS WILL BE CONSIDERED ONLY IN THE OPINION OF THE COUNTY. IF CONSTRUCTION DURING THE ABOVE PERIOD WOULD INCONVENIENCE THE PUBLIC AND NEIGHBORING RESIDENTS MORE THAN WORKING AT OTHER HOURS OR ON WEEKENDS.
14.

ESR SHALL PROVIDE ADEQUATE DUST CONTROL AT ALL TIMES AS REQUIRED BY THE OWNER'S REPRESENTATIVE AND THE COUNTY. ANY OPERATION THAT CREATES EXCESSIVE DUST SHALL CEASE IMMEDIATELY UNTIL SUFFICIENT MEASURES, SATISFACTORY TO THE OWNER'S REPRESENTATIVE, AND THE COUNTY HAVE BEEN TAKEN TO INSURE COMPLIANCE WITH DUST CONTROL REQUIREMENTS.
15.

ESR SHALL FURNISH AND INSTALL ALL SIGNS, LIGHTS, BARRICADES, AND OTHER TRAFFIC CONTROL OR WARNING DEVICES, INCLUDING FLAG PERSON, AS REQUIRED BY THE COUNTY.
16.

ALL WORK IS SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
17.

LOCATIONS AND ELEVATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
18.

EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING ANY RAINY SEASON AS REQUIRED BY THE ENGINEERS AND/OR THE COUNTY.
19.

SEE CONTRACT DRAWINGS AND SPECIFICATIONS FOR ALL INFORMATION RELATIVE TO THE NEW AND EXISTING CONSTRUCTION AND CONDITIONS. RESOLVE CONFLICTS ON DRAWINGS WITH THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

a.

ESR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL PROTECT THEM FROM HARM AS REQUIRED TO PREVENT DAMAGE AND TO MAINTAIN THEIR USE.
20.

ESR SHALL BE RESPONSIBLE FOR SITE CLEANUP TO THE SATISFACTION OF THE OWNER.

SPECIFICATIONS

STEEL REINFORCEMENT NOTES:

1.

STEEL REINFORCEMENT SHALL CONFORM TO ASTM A615, LATEST REVISION. USE GRADE 60 FOR #5 BARS AND GREATER. GRADE 40 CAN BE USED FOR #4 BARS AND LESS.
2.

SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER FOR APPROVAL AT LEAST 14 DAYS PRIOR TO INSTALLATION.
3.

MINIMUM CONCRETE COVER FOR REINFORCEMENT:

a.

FOOTINGS AND PIERS: 3 INCHES AT THE BOTTOM AND SIDES

b.

#5 BAR AND SMALLER AT OTHER FORMED MEMBERS 1½ INCHES TO FORM

c.

#6 BAR AND LARGER AT OTHER FORMED MEMBERS 2 INCHES TO FORM
4.

REINFORCEMENT SHALL BE PLACED TO CONFORM WITH "MANUEL OF STANDARD PRACTICES FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315 AND 318). HOLD REINFORCEMENT IN ITS TRUE VERTICAL AND HORIZONTAL POSITION WITH DEVICES SUFFICIENTLY NUMEROUS TO PERMIT PLACEMENT OF CONCRETE WITHOUT DISPLACING THE REINFORCING STEEL. ALL HOOKS FOR STIRRUPS ETC., SHALL BE 135 DEGREE HOOKS.
5.

THE CLEAR DISTANCE BETWEEN PARALLEL REINFORCEMENT IN LAYERS SHALL NOT BE LESS THAN 1-1/2 TIMES THE NOMINAL DIAMETER OF THE REINFORCEMENT, OR 1-1/3 TIMES THE MAXIMUM SIZE AGGREGATE, NO LESS THAN 1-1/2 INCHES.
6.

ALL REINFORCEMENT SHALL BE CONTINUOUS, STAGGER SPLICES WERE POSSIBLE. MINIMUM BAR LAP SHALL BE 40 BAR DIAMETERS, OR 24 INCHES (WHICHEVER IS GREATER) UNLESS OTHERWISE SHOWN.

EPOXY

1.

FOR NEW ANCHOR BOLTS USE POWER-FAST + EPOXY (OR EQUIVALENT) PER MANUFACTURES RECOMMENDATIONS.
2.

FOR CRACKS IN CONCRETE GRADE BEAMS OR CONCRETE FLOOR USE SIKADUR 52 EPOXY (OR EQUIVALENT) PER MANUFACTURES RECOMMENDATIONS.

CONCRETE

1.

CONCRETE STRENGTH SHALL BE A MINIMUM OF 2,500 PSI.
2.

PUMPED CONCRETE MAY BE USED AT THE CONTRACTOR'S OPTION. THE MAXIMUM AGGREGATE SIZE SHALL BE ¾" AND SLUMP RANGE SHALL BE 4 TO 6 INCHES.
3.

CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE OF HOPPER, CHUTES OR TRUNKS OF VARYING LENGTHS SO THAT UNCONFINED FALL OF CONCRETE DOES NOT EXCEED 4 FEET. MECHANICAL VIBRATION FOR PROPER CONSOLIDATION IS REQUIRED.

DRILLED CONCRETE PIERS NOTES:

1.

CONCRETE PIERS SHALL BE INSTALLED AT THE LOCATIONS DETERMINED IN THE FIELD BY THE ENGINEER, APPROXIMATE LOCATIONS ARE SHOWN IN PLANS. CONCRETE PIERS SHALL HAVE A MINIMUM DIAMETER OF 18 INCHES AND A MINIMUM EMBEDMENT OF 5 FEET INTO ROCK OR AS DETERMINED BY THE ENGINEER.

a.

IF REQUIRED, HOLES SHALL BE CASED TO PREVENT CAVING DURING DRILLING. CASING SHALL BE RETRACTED AS CONCRETE IS PLACED.

b.

PIERS SHALL BE DRILLED STRAIGHT AND PLUM (WITHIN 1% OF VERTICAL) AND SHOULD BE CLEANED OF LOOSE SOIL AND ROCK FRAGMENTS.
2.

CONCRETE PLACEMENT SHOULD START AS SOON AS POSSIBLE AFTER DRILLING AND CLEANOUT IS COMPLETE. CONCRETE STRENGTH SHALL BE A MINIMUM OF 2,500 PSI.
3.

PUMPED CONCRETE MAY BE USED AT THE CONTRACTOR'S OPTION. THE MAXIMUM AGGREGATE SIZE SHALL BE ¾" AND SLUMP RANGE SHALL BE 4 TO 6 INCHES.
4.

CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE OF HOPPER, CHUTES OR TRUNKS OF VARYING LENGTHS SO THAT UNCONFINED FALL OF CONCRETE DOES NOT EXCEED 4 FEET. MECHANICAL VIBRATION FOR PROPER CONSOLIDATION IS REQUIRED.
5.

IF WATER IS PRESENT IN THE HOLE, TREMIE PIPE SHALL BE MAINTAINED AT LEAST 5 FEET BELOW THE SURFACE OF THE CONCRETE DURING CASTING OF THE PIER.
6.

AS CONCRETE IS PLACED, ANY CASING USED TO STABILIZE THE HOLE SHOULD BE WITHDRAWN, THE BOTTOM OF THE CASING SHOULD BE MAINTAINED NOT MORE THAN 5 FEET OR LESS THAN ONE FOOT BELOW THE LEVEL OF THE CONCRETE.

GEOWEB CELLULAR CONFINEMENT SYSTEM

- A.

MANUFACTURING CERTIFICATION

1.

THE MANUFACTURER SHALL HAVE EARNED A CERTIFICATE OF REGISTRATION, WHICH DEMONSTRATES THAT ITS QUALITY-MANAGEMENT SYSTEM FOR ITS GEOWEB CELLULAR CONFINEMENT SYSTEM IS CURRENTLY REGISTERED TO THE ISO 9001:2008 AND CE QUALITY STANDARDS.

B.

BASE MATERIALS

1.

POLYETHYLENE STABILIZED WITH CARBON BLACK

a.

DENSITY SHALL BE 58.4 TO 60.2 POUND/FT³ (0.935 TO 0.965 G/CM³) IN ACCORDANCE WITH ASTM D 1505.

b.

ENVIRONMENTAL STRESS CRACK RESISTANCE (ESCR) SHALL BE 5000 HOURS IN ACCORDANCE WITH ASTM D 1693.

c.

ULTRA-VIOLET LIGHT STABILIZATION WITH CARBON BLACK.

d.

CARBON BLACK CONTENT SHALL BE 1.5 TO 2 PERCENT BY WEIGHT, THROUGH ADDITION OF A CARRIER WITH CERTIFIED CARBON BLACK CONTENT.

e.

CARBON BLACK SHALL BE HOMOGENEOUSLY DISTRIBUTED THROUGHOUT MATERIAL.

f.

THE MANUFACTURER MUST HAVE AN IN-PLACE QUALITY CONTROL TO PREVENT IRREGULARITIES IN STRIP MATERIAL.

C.

CELL PROPERTIES

1.

INDIVIDUAL CELLS SHALL BE UNIFORM IN SHAPE AND SIZE WHEN EXPANDED.

2.

INDIVIDUAL CELL DIMENSIONS (NOMINAL) SHALL BE DIMENSIONS 10%.

a.

LENGTH SHALL BE 11.3 INCHES (287 MM).

b.

WIDTH SHALL BE 12.6 INCHES (320 MM).

c.

NOMINAL AREA SHALL BE 71.3 IN² (460 CM²) PLUS OR MINUS 1%.

d.

NOMINAL DEPTH SHALL BE 8 INCHES (200 MM).

D.

STRIP PROPERTIES AND ASSEMBLY

1.

PERFORATED TEXTURED STRIP/CELL

a.

STRIP SHEET THICKNESS SHALL BE 50 MIL (1.27 MM), MINUS 5 PERCENT, PLUS 10 PERCENT IN ACCORDANCE WITH ASTM D 5199. DETERMINE THICKNESS FLAT, BEFORE SURFACE DISRUPTION.

b.

POLYETHYLENE STRIPS SHALL BE TEXTURED SURFACE WITH A MULTITUDE OF RHOMBOIDAL (DIAMOND SHAPE) INDENTATIONS.

c.

TEXTURED SHEET THICKNESS SHALL BE 60 MIL PLUS OR MINUS 6 MIL (1.52 MM PLUS OR MINUS 0.15 MM).

d.

INDENTATION SURFACE DENSITY SHALL BE 140 TO 200 PER IN² (22 TO 31 PER CM²).

e.

PERFORATED WITH HORIZONTAL ROWS OF 0.4 INCH (10 MM) DIAMETER HOLES.

f.

PERFORATIONS WITHIN EACH ROW SHALL BE 0.75 INCHES (19 MM) ON-CENTER.

g.

HORIZONTAL ROWS SHALL BE STAGGERED AND SEPARATED 0.50 INCHES (12 MM) RELATIVE TO HOLE CENTERS.

h.

EDGE OF STRIP TO NEAREST EDGE OF PERFORATION SHALL BE A MINIMUM OF 0.3 INCHES (8 MM).

i.

CENTERLINE OF SPOT WELD TO NEAREST EDGE OF PERFORATION SHALL BE A MINIMUM OF 0.7 INCHES (18 MM).

j.

A SLOT WITH A DIMENSION OF 3/8 INCH X 1-3/8 INCH (10 MM X 35 MM) IS STANDARD IN THE CENTER OF THE NON-PERFORATED AREAS AND AT THE CENTER OF EACH WELD.

2.

ASSEMBLY OF CELL SECTIONS

a.

FABRICATE USING STRIPS OF SHEET POLYETHYLENE EACH WITH A LENGTH OF 142 INCHES (3.61 M) AND A WIDTH EQUAL TO CELL DEPTH.

b.

CONNECT STRIPS USING FULL DEPTH ULTRASONIC SPOT-WELDS ALIGNED PERPENDICULAR TO THE LONGITUDINAL AXIS OF STRIP.

c.

ULTRASONIC WELD MELT-POOL WIDTH SHALL BE 1.0 INCH (25 MM) MAXIMUM.

d.

WELD SPACING FOR GW30V-CELL SECTIONS SHALL BE 17.5 INCHES PLUS OR MINUS 0.10 INCH (445 MM PLUS OR MINUS 2.5 MM).

CELL SEAM STRENGTH TESTS

1.

MINIMUM SEAM STRENGTHS ARE REQUIRED BY DESIGN AND SHALL BE REPORTED IN TEST RESULTS. MATERIALS SUBMITTED WITH AVERAGE OR TYPICAL VALUES WILL NOT BE ACCEPTED. WRITTEN CERTIFICATION OF MINIMUM STRENGTHS MUST BE SUPPLIED TO THE ENGINEER AT THE TIME OF SUBMITTALS.

2.

SHORT-TERM SEAM PEEL-STRENGTH TEST

a.

CELL SEAM STRENGTH SHALL BE UNIFORM OVER FULL DEPTH OF CELL.

b.

MINIMUM SEAM PEEL STRENGTH SHALL BE 640 LBF (2,840 N) FOR 8 INCH (200 MM) DEPTH.

3.

LONG-TERM SEAM PEEL-STRENGTH TEST

a.

CONDITIONS: MINIMUM OF 7 DAYS IN A TEMPERATURE-CONTROLLED ENVIRONMENT THAT UNDERGOES CHANGE ON A 1_HOUR CYCLE FROM ROOM TEMPERATURE TO 130 °F (54 °C).

b.

ROOM TEMPERATURE SHALL BE IN ACCORDANCE WITH ASTM E41.

c.

TEST SAMPLES SHALL CONSIST OF TWO, FOUR-INCH (100 MM) WIDE STRIPS WELDED TOGETHER.

d.

TEST SAMPLE CONSISTING OF TWO CARBON BLACK STABILIZED STRIPS SHALL SUPPORT A 160 POUND (72.5 KG) LOAD FOR TEST PERIOD.

4.

10,000-HOUR SEAM PEEL STRENGTH CERTIFICATION

PRESTO GEOSYSTEMS SHALL PROVIDE DATA SHOWING THAT THE HIGH-DENSITY POLYETHYLENE RESIN USED TO PRODUCE THE GEOWEB SECTIONS HAS BEEN TESTED USING AN APPROPRIATE NUMBER OF SEAM SAMPLES AND VARYING LOADS TO GENERATE DATA INDICATING THAT THE SEAM PEEL STRENGTH SHALL SURVIVE A LOADING OF AT LEAST 209 LBF (95 KG) FOR A MINIMUM OF 10,000 HOURS.

INTEGRAL COMPONENTS

A.

ATRA® TENDON CLIP

1.

THE ATRA TENDON CLIP IS A MOLDED, HIGH-STRENGTH POLYETHYLENE DEVICE WITH A LOCKING MEMBER AND POST WITH MINIMUM PULL-THROUGH OF 420 LBS (191 KG).

2.

THE ATRA TENDON CLIP IS THE RECOMMENDED ANCHORAGE CONNECTION METHOD FOR SECURING SECTIONS WITH TENDONS AND TRANSFERRING THE DRIVING GRAVITY FORCES TO THE CELL WALL.

B.

ATRA® KEY

1.

ATRA KEYS SHALL BE CONSTRUCTED OF POLYETHYLENE AND PROVIDE A HIGH STRENGTH CONNECTION WITH MINIMUM PULL-THROUGH OF 275 LBS (125 KG).

2.

ATRA KEYS SHALL BE USED TO CONNECT SECTIONS TOGETHER AT EACH INTERLEAF AND END TO END CONNECTION.

3.

METAL STAPLES OR ZIP TIES ARE NOT ALLOWED.

TENDON ANCHORAGE

1.

WOVEN KEVLAR - TK-178

a.

MATERIAL SHALL BE KEVLAR® ARAMID MATERIAL WOVEN INTO A STRAP.

b.

MINIMUM BREAK STRENGTH SHALL BE 4000 LBF (17.8 KN) FOR TK-178.

A.

TYPES OF TENDON ANCHORAGE

1.

TENDONS, ATRA TENDON CLIPS AND CONCRETE ANCHORS.

CELL INFILL MATERIALS

A.

CELL INFILL MATERIAL SHALL BE TOPSOIL FOR VEGETATED SURFACES AND SHALL HAVE AN SCS TEXTURE OF LOAM, SANDY LOAM OR SILTY LOAM. TOPSOIL SHALL BE NEITHER EXCESSIVELY ACIDIC NOR ALKALINE.

B.

INFILL MATERIAL SHALL BE FREE OF ANY FOREIGN MATERIAL.

C.

CLAYS AND SILTS ARE NOT ACCEPTABLE INFILL MATERIAL.

D.

INFILL MATERIAL SHALL BE FREE-FLOWING AND NOT FROZEN WHEN PLACED IN THE GEOWEB PANELS.

ADDITIONAL COMPONENTS

A.

VEGETATION

1.

VEGETATION SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.

B.

SURFACE PROTECTION

1.

SURFACE PROTECTION SHALL CONSIST OF [EROSION CONTROL BLANKET] [TURF REINFORCEMENT MAT] AS SPECIFIED IN THE CONTRACT DOCUMENTS.

C.

GEOTEXTILE

1.

THE GEOTEXTILE SEPARATION LAYER SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.

PART 3 EXECUTION

EXAMINATION

A.

VERIFY SITE CONDITIONS ARE AS INDICATED ON THE DRAWINGS. NOTIFY THE ENGINEER IF SITE CONDITIONS ARE NOT ACCEPTABLE. DO NOT BEGIN PREPARATION OR INSTALLATION UNTIL UNACCEPTABLE CONDITIONS HAVE BEEN CORRECTED.

B.

VERIFY LAYOUT OF STRUCTURE IS AS INDICATED ON THE DRAWINGS. NOTIFY THE ENGINEER IF LAYOUT OF STRUCTURE IS NOT ACCEPTABLE. DO NOT BEGIN PREPARATION OR INSTALLATION UNTIL UNACCEPTABLE CONDITIONS HAVE BEEN CORRECTED.

INSTALLATION OF THE SLOPE PROTECTION SYSTEM

A.

PREPARE SUB GRADE AND INSTALL PROTECTION SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

B.

ON-SITE TIME FOR INSTALLATION ASSISTANCE BY THE MANUFACTURER'S FIELD REPRESENTATIVE SHALL BE 1 DAY WITH ONE TRIP. ALL TRAVEL AND EXPENSE COSTS FOR MANUFACTURER'S FIELD REPRESENTATIVE INSTALLATION ASSISTANCE SHALL BE INCLUDED IN THE BASE BID PRICE.

C.

SUB GRADE PREPARATION:

1.

EXCAVATE OR FILL FOUNDATION SOILS SO TOP OF INSTALLED SECTION IS FLUSH WITH OR SLIGHTLY LOWER THAN ADJACENT TERRAIN OR FINAL GRADE AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.

2.

INSTALL GEOTEXTILE SEPARATION LAYER ON PREPARED SURFACES ENSURING REQUIRED OVERLAPS ARE MAINTAINED AND OUTER EDGES OF GEOTEXTILE ARE BURIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

D.

SECTION ANCHORAGE

1.

ANCHORAGE REQUIREMENTS FOR THE SECTIONS SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS AND AS DIRECTED BY THE ENGINEER.

2.

ANCHORAGE WITH TENDONS AND CONCRETE ANCHORS

PREFERRED METHOD - TOP OF SLOPE INSTALLATION

a.

POSITION THE COLLAPSED SECTIONS AT THE CREST OF THE SLOPE.

b.

MEASURE AND CUT THE TENDON ROW LENGTHS FOR EACH TENDON LOCATION ALLOWING EXTRA LENGTH TO CONNECT TO CONCRETE ANCHOR.

c.

MARK THE TENDONS WITH A BLACK PERMANENT MARKER PER THE ATRA TENDON CLIP LOCATION CHART.

d.

THREAD THE TENDONS THROUGH THE UNEXPANDED SECTION.

e.

STARTING FROM THE FIRST CELL, COUNT THE NUMBER OF CELLS TO THE NEXT ATRA TENDON CLIP LOCATION AND REPEAT ALONG THAT CELL ROW.

f.

REPEAT THIS PROCEDURE FOR EACH ADDITIONAL CELL ROW TENDON/ATRA TENDON CLIP RUN.

g.

WITH ALL THE ATRA TENDON CLIPS PLACED IN THE SECTION, THREAD THE TENDONS THROUGH THE I-SLOTS IN THE UNEXPANDED SECTION.

h.

LOCATE THE CORRESPONDING MARK ON THE TENDON AND POSITION IT IN FRONT OF THE CELL WALL. HOLD THE TENDON AND CONNECT TO THE ATRA TENDON CLIP. REFER TO THE SLOPE INSTALLATION MANUAL FOR ATRA TENDON CLIP TIE-OFF INSTRUCTIONS.

i.

REPEAT THIS PROCESS ON EACH CELL ROW TENDON/ATRA TENDON CLIP RUN.

a.

INSTALL CONCRETE ANCHORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. CONCRETE ANCHOR TYPE AND STRENGTH SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS.

b.

PLACE THE COLLAPSED SECTION AT THE CREST, SECURE TENDONS TO CONCRETE ANCHORS AND EXPAND DOWN THE SLOPE.

c.

ADJUST THE SECTION (I.E. A SHAKE OR TWO OF THE EXPANDED SECTION WORKS WELL FOR THIS) SO THAT THE SECTION AND TENDONS ARE UNIFORMLY TAUT.

d.

TERMINATE THE BOTTOM OF THE TENDONS WITH ATRA TENDON CLIPS.

ALTERNATE METHOD - ON SLOPE INSTALLATION

a.

POSITION COLLAPSED SECTIONS AT THE CREST OF THE SLOPE.

b.

FEED PRECUT LENGTHS OF SPECIFIED TENDON MATERIAL THROUGH THE I-SLOTS IN THE CELL WALLS BEFORE EXPANDING INDIVIDUAL SECTIONS INTO POSITION. NUMBER OF TENDONS PER SECTION SHALL BE PER THE CONTRACT DOCUMENTS. LEAVE THE TRAILING LENGTH OF THE TENDON ON THE UPSLOPE SIDE OF THE SECTION TO ALLOW FOR CONNECTION OF THE ATRA TENDON CLIPS.

c.

INSTALL CONCRETE ANCHORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. CONCRETE ANCHOR TYPE AND STRENGTH SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS.

d.

PLACE THE COLLAPSED SECTION AT THE CREST, SECURE TENDONS TO EARTH ANCHORS, AND EXPAND DOWN THE SLOPE.

e.

INSTALL THE ATRA TENDON CLIPS AT THE LOCATIONS INDICATED ON THE CONTRACT DOCUMENTS.

f.

HOLD THE TENDON AND ATTACH TO THE ATRA TENDON CLIPS. REFER TO THE SLOPE INSTALLATION MANUAL FOR ATRA TENDON CLIP TIE-OFF INSTRUCTIONS.

g.

ADJUST THE SECTION (I.E. A SHAKE OR TWO OF THE EXPANDED SECTION WORKS WELL FOR THIS) SO THAT THE SECTION AND TENDONS ARE UNIFORMLY TAUT.

h.

TERMINATE THE BOTTOM OF THE TENDONS WITH ATRA TENDON CLIPS.

SECTION PLACEMENT AND CONNECTION

1.

VERIFY ALL SECTIONS ARE EXPANDED UNIFORMLY TO REQUIRED DIMENSIONS AND THAT OUTER CELLS OF EACH SECTION ARE CORRECTLY ALIGNED. INTERLEAF OR OVERLAP EDGES OF ADJACENT SECTIONS. ENSURE UPPER SURFACES OF ADJOINING SECTIONS ARE FLUSH AT JOINT AND ADJOINING CELLS ARE FULLY ALIGNED AT THE CELL WALL SLOT.

2.

CONNECT THE SECTIONS WITH ATRA KEYS AT EACH INTERLEAF AND END TO END CONNECTION. INSERT THE ATRA KEY THROUGH THE CELL WALL I-SLOT BEFORE INSERTING THROUGH THE ADJACENT CELL. TURN THE ATRA KEY 90 DEGREES TO LOCK THE SECTIONS TOGETHER.

F.

TOPSOIL INFILL PLACEMENT

1.

PLACE SPECIFIED INFILL IN EXPANDED CELLS WITH SUITABLE MATERIAL HANDLING EQUIPMENT, SUCH AS A BACKHOE, FRONT-END LOADER, CONVEYOR, OR CRANE-MOUNTED SKIP.

2.

LIMIT DROP HEIGHT TO A MAXIMUM OF 3 FEET (1 M) TO PREVENT PANEL DISTORTION.

3.

FILL SECTIONS FROM THE CREST OF THE SLOPE TO TOE OR IN ACCORDANCE WITH ENGINEER'S DIRECTION.

4.

INFILL MATERIAL SHALL BE FREE-FLOWING AND NOT FROZEN WHEN PLACED INTO THE SECTIONS.

5.

EVENLY SPREAD INFILL AND TAMP INTO PLACE.

G.

SURFACE TREATMENT

1.

SURFACE PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER PLACEMENT OF THE INFILL MATERIAL AND SECURED PER THE MANUFACTURER'S INSTRUCTIONS.

TIEBACK INSTALLATION NOTES:

1.

TIEBACKS SHALL BE INSTALLED AT THE LOCATIONS DETERMINED IN THE FIELD BY THE ENGINEER, APPROXIMATE LOCATIONS ARE SHOW IN PLANS. TIEBACKS SHALL BE DRILLED TO THE DEPTH REQUIRED.

a.

IF REQUIRED, HOLES SHALL BE CASED TO PREVENT CAVING DURING DRILLING. CASING SHALL BE RETRACTED AS GROUT OR BACKFILL IS PLACED.

a.

TIEBACKS SHALL BE FREE OF ALL LOOSE MATERIAL.

2.

INSTALL DCP STEEL ROD OR STRANDS WITH CENTRALIZERS SPACED AT MAXIMUM 10-FOOT O.C. AND IMMEDIATELY FILL BORE HOLE WITH HIGH STRENGTH GROUT. TIEBACK BOLTS SHALL BE FULLY GROUTED FROM TOP TO BOTTOM OF HOLE. BONDED ZONE IS INDICATED ON THE PLANS.

3.

TEST TIEBACKS AGAINST THE NEW CONCRETE RETAINING WALL AFTER ADEQUATE CURING.

4.

TESTING SHALL PROCEED AFTER GROUT IN THE PENETRATION LENGTH HAS ATTAINED THE APPROPRIATE COMPRESSIVE STRENGTH AS DETERMINED BY THE CONTRACTOR.

a.

TIEBACKS SHALL BE STRESSED STRAIGHT AND TRUE AGAINST WALER, KINKING OR SHARP CURVATURE UNDER TENSION SHALL BE CAUSE FOR REJECTION.

b.

STRAND/ROD AND ROCK BOLT ASSEMBLY SHALL SHOW NO EXCESSIVE (1" MAX.) MOVEMENT AT TEST LOAD.

5.

HYDRAULIC JACKS SHALL BE CALIBRATED AND CERTIFIED WITHIN THE LAST SIX MONTHS BY AN INDEPENDENT TESTING AGENCY. CERTIFICATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO TESTING.

6.

THE CONTRACTOR SHALL STOP EXCAVATION IF ADVERSE EFFECTS ON ADJACENT PROPERTIES ARE OBSERVED AND SHALL IMMEDIATELY NOTIFY THE CITY AND THE ENGINEER.

7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE DESIGN LOADS WITH RESPECT TO TIEBACKS.

8.

THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW AND APPROVAL ALL INFORMATION REGARDING THE TIEBACK INSTALLATION SYSTEM OTHER THAN AS SHOWN OR SPECIFIED ON THE DRAWINGS AND IN SPECIFICATIONS.

9.

THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW AND APPROVAL ALL INFORMATION REGARDING TIEBACK ANCHORING DETAILS OTHER THAN SHOWN OR SPECIFIED ON THE DRAWINGS AND IN THE SPECIFICATIONS.

10.

THE CONTRACTOR MAY INCREASE OR DECREASE THE ANGLE OF THE TIEBACKS BY APPROXIMATELY 5 DEGREES IF DEEMED NECESSARY BY THE FIELD SUPERINTENDENT TO MEET CONDITIONS IN THE FIELD WITH THE PRIOR APPROVAL OF THE ENGINEER.

GENERAL NOTES AND SPECIFICATIONS

MONTEREY MANAGEMENT TRUST
243 HIGHWAY 1

ENGINEERED SOIL REPAIRS, INC.
1267 SPRINGBROOK ROAD
WALNUT CREEK, CA 94597
TEL. NO. (925) 210-2150

Date:

PROJECT #
4391-00

SHEET
2

2 OF 11 SHEETS

DESCRIPTION

DATE

BY

REV.

CALIFORNIA

DATE: 08/08/2019

SKY

CHECKED: SOC

DRAWN: SKY

DESIGNED: CLW

CARMEL

LIC. # 668184

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06/17/20 8:49:24 AM S:\temp\Client Folders\19604 - Highway One Property\Plans & Drawings\Highway 1 CARMEL Set.dwg 1 CARMEL Set.dwg

TIEBACK INSTALLATION NOTES CONTINUOUS:

11. THE CONTRACTOR SHALL INSTALL WEDGE WASHERS AS REQUIRED TO CORRECT MISALIGNMENT OF THE ANCHOR RODS WITH THE ANGEL SEATS.
12. TENSIONING OF TIEBACK: ALL TIEBACKS SHALL BE TENSIONED USING A CENTER HOLE HYDRAULIC JACK. WHEN THE GROUT HAS ATTAINED THE REQUIRED COMPRESSIVE STRENGTH, THE ANCHORS SHOULD BE PROOF TESTED TO 1.25 TIMES THE DESIGN LOAD AS OUTLINED IN THE LATEST EDITION OF THE POST-TENSIONING INSTITUTE MANUAL. PROOF TEST LOADS SHOULD BE HELD FOR 10 MINUTES, AND THE DEFLECTION AT TEST LOAD BETWEEN THE 1 AND 10 MINUTE READINGS SHOULD NOT EXCEED 0.04 INCHES. AFTER TESTING, THE TENSION IN THE ANCHOR SHOULD BE REDUCED TO THE DESIGN LOAD AND LOCKED OFF.
13. THE CONTRACTOR SHALL PROVIDE THE JACKS AND JACKING MECHANISMS USED IN THE STRESSING AND TESTING OF THE INSTALLED TIEBACKS. THE CONTRACTOR SHALL SUBMIT A RECENT (MAXIMUM 6 MONTHS OLD) CERTIFIED LOAD-PRESSURE TABLE FOR THE JACKS FOR REVIEW BY THE ENGINEER PRIOR TO TESTING.
14. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR RE-DRILLS OR REPLACEMENT OF TIEBACKS, WHICH FAIL TO MEET TEST LOADS, AND ALL THE COSTS INVOLVED.
15. CEMENT GROUT SHALL HAVE A MINIMUM OF 4,000 PSI.

ROCK BOLT AND NETTING (TECCO MESH) INSTALLATION

1. ROCK MATERIAL SHALL BE EXCAVATED AS NECESSARY FOR ACCESS AND TO FORM A SURFACE TO JACK AGAINST, AND DRILL A MINIMUM 3-INCH DIAMETER BORING FOR ROCK BOLTS. PROCEDURE SHALL BE REPEATED FOR SUCCESSIVE ROCK BOLTS.
2. ROCK BOLTS SHALL BE INSTALLED AT THE LOCATIONS DETERMINED IN THE FIELD BY THE ENGINEER. APPROXIMATE LOCATIONS ARE SHOW IN PLANS. ROCK BOLTS SHALL BE DRILLED TO THE DEPTH REQUIRED AND SHALL BE SPACED 8 FEET ON CENTER.
3. IF REQUIRED, HOLES SHALL BE CASED TO PREVENT CAVING DURING DRILLING. CASING SHALL BE RETRACTED AS GROUT OR BACKFILL IS PLACED.
4. ROCK BOLTS SHALL BE FREE OF ALL LOOSE MATERIAL.
5. INSTALL A #8 GRADE 75 ALL THREAD EPOXY COATED OR STAINLESS STEEL BAR WITH CENTRALIZERS AND FILL BORE HOLE WITH HIGH STRENGTH GROUT. ROCK BOLTS SHALL BE FULLY GROUTED FROM TOP TO BOTTOM OF HOLE WITH NEAT, NON-SHRINK, 5,000 PSI GROUT.
6. A MINIMUM OF 3 ROCK BOLTS SHALL BE PULL TESTED TO 200% OF DESIGN TEST OF 7 KIPS.
7. TESTING SHALL PROCEED AFTER GROUT IN THE PENETRATION LENGTH HAS ATTAINED THE APPROPRIATE COMPRESSIVE STRENGTH AS DETERMINED BY THE CONTRACTOR.
8. ROCK BOLTS SHALL BE STRESSED STRAIGHT AND TRUE AGAINST THE SLOPE. KINKING OR SHARP CURVATURE UNDER TENSION SHALL BE CAUSE FOR REJECTION.
9. STRAND/ROD AND ROCK BOLT ASSEMBLY SHALL SHOW NO EXCESSIVE (1" MAX.) MOVEMENT AT TEST LOAD.
10. AFTER ROCK BOLTS HAVE BEEN SUCCESSFULLY TESTED, RE-STRESS ROCK BOLTS TO THE DESIGN LOAD AND LOCK-OFF AT THIS LOAD.
11. THE CONTRACTOR MAY INCREASE OR DECREASE THE ANGLE OF THE ROCK BOLTS BY APPROXIMATELY 5 DEGREES IF DEEMED NECESSARY BY THE FIELD SUPERINTENDENT TO MEET CONDITIONS IN THE FIELD WITH THE PRIOR APPROVAL OF THE ENGINEER.
12. TENSIONING OF ROCK BOLTS: ALL ROCK BOLTS SHALL BE TENSIONED USING A CENTER HOLE HYDRAULIC JACK. WHEN THE GROUT HAS ATTAINED THE REQUIRED COMPRESSIVE STRENGTH, THE ANCHORS SHOULD BE PROOF TESTED TO 2 TIMES THE DESIGN LOAD.

DRAINAGE

1. NO SLOPE SHALL BE LEFT TO STAND THROUGH A WINTER SEASON WITHOUT EROSION CONTROL MEASURES BEING PROVIDED.
2. ALL PIPES SHALL BE NON-PERFORATED SDR-35 PIPE. USE OF OTHER MATERIALS WILL BE PERMITTED ONLY UPON AUTHORIZATION OF THE ENGINEER.
3. USE PIPES OF NO LESS THAN 4 INCHES IN DIAMETER. THE USE OF WYES, ELBOWS, TEES, CLEANOUTS, OR OTHER PIPE FITTINGS SHALL BE ALLOWED AT THE DISCRETION OF THE ENGINEER BASED ON FIELD CONDITIONS.
4. COMPACTED ENGINEERED TRENCH BACKFILL USING NATIVE SOILS WILL BE REQUIRED BY THE ENGINEER IN LOCATIONS WHERE NON-PERFORATED PIPE IS SPECIFIED.

SPECIAL INSPECTION NOTES

1. INSPECTIONS OF THE TIEBACK DRILLING AND VERTICAL PIER HOLE DRILLING ARE REQUIRED TO BE PERFORMED BY THE REGISTERED SOIL ENGINEER OF RECORD.
2. SCOPE OF INSPECTION INCLUDE:

INSPECT INSTALLATION OF TIEBACK AND PIER HOLE DEPTH.

TIEBACK GROUT (4KSI) SAMPLE AS DETERMINED BY FIELD ENGINEER.

OBSERVE ALL PULLOUT (POST-TENSIONING) TESTING TO ASCERTAIN DESIGN SPECIFICATION IS ACHIEVED.

INSPECT INSTALLATION OF STEEL REINFORCEMENT.

3. EROSION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE COUNTY REQUIREMENTS.
- SPECIFICATIONS
(CONTINUOUS)
- MONTEREY MANAGEMENT TRUST
243 HIGHWAY 1
- ENGINEERED SOIL REPAIRS, INC.
1267 SPRINGBROOK ROAD
WALNUT CREEK, CA 94597
TEL. NO. (925) 210-2150
LIC. # 668184
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- Date:
- PROJECT #
4391-00
- SHEET
- 3
- 3 OF 11 SHEETS
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| DESIGNED: CLW | CHECKED: SOC | DRAWN: SKY | DATE: 08/08/2019 | CALIFORNIA |
|---------------|--------------|------------|------------------|------------|
- DESCRIPTION
- DATE
- BY
- REV.

1. SIDE SETBACKS ARE NOT NEAR THE WORK AREA.



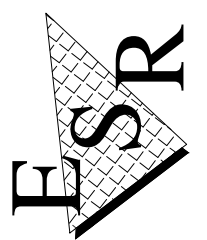
20' 10' 0' 20' 40'

SCALE : 1" = 20'-0"

SLOPE REPAIR PLAN

MONTEREY MANAGEMENT TRUST
243 HIGHWAY 1

ENGINEERED SOIL REPAIRS, INC.
1267 SPRINGBROOK ROAD
WALNUT CREEK, CA 94597
TEL. NO. (925) 210-2150
LIC. # 668184



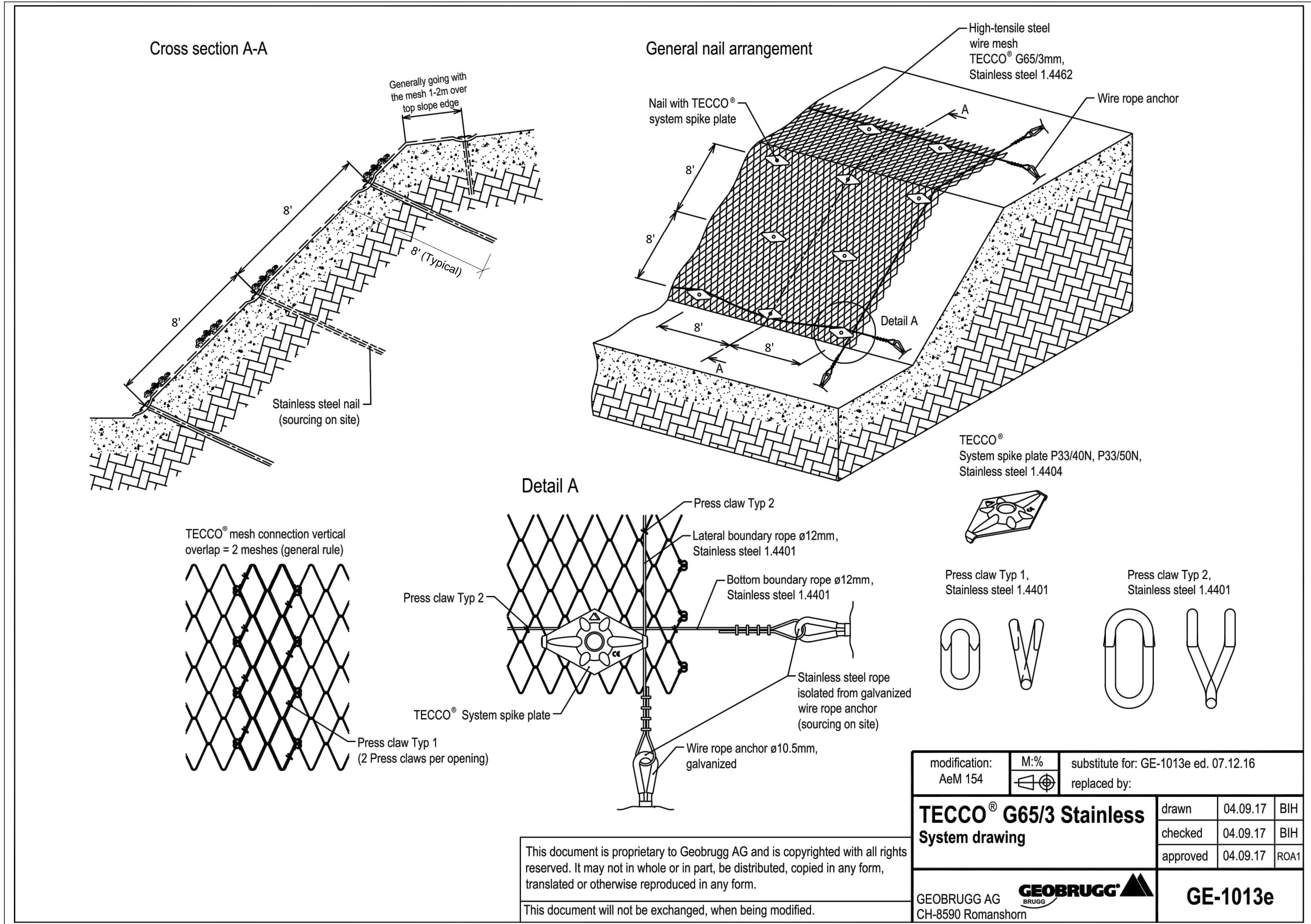
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5 OF 11 SHEETS



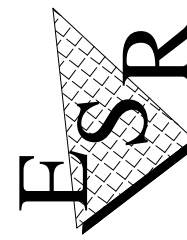
TECCO MESH DETAIL

MONTEREY MANAGEMENT TRUST
243 HIGHWAY 1

CARMEL
DESIGNED: CLW
CHECKED: SOC
DRAWN: SKY
DATE: 08/08/2019
CALIFORNIA

ENGINEERED SOIL REPAIRS, INC.
1267 SPRINGBROOK ROAD
WALNUT CREEK, CA 94597
TEL. NO. (925) 210-2150

LIC. # 668184



Date:

PROJECT #
4391-00

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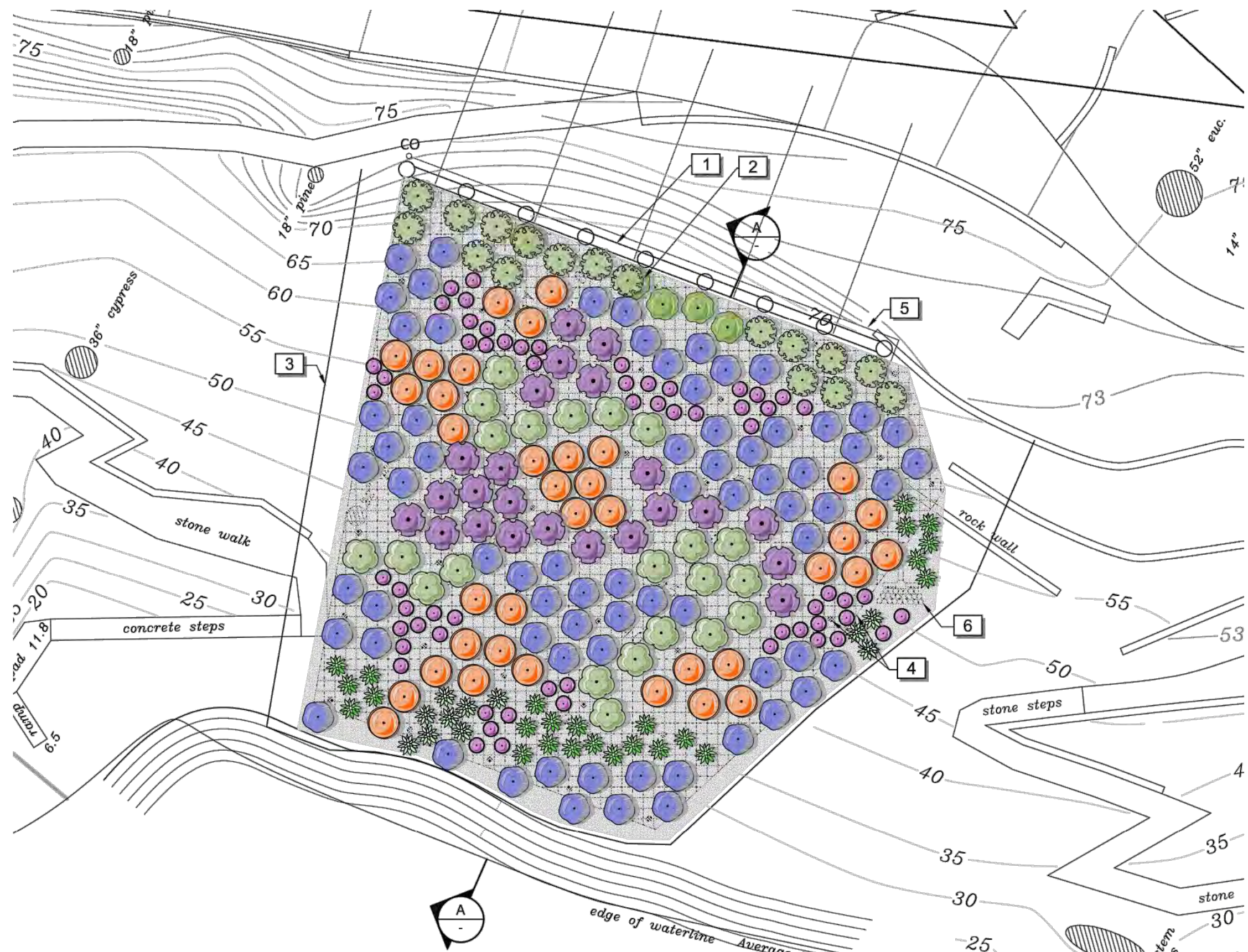
7 OF 11 SHEETS

RESTORATION NOTES:

A qualified biologist shall revisit the revegetation site every year to monitor habitat conditions in early summer for a five-year period, with baseline conditions documented in the year after restoration installation has finished. Final monitoring should occur, if the site has stabilized and disturbed slope areas are revegetated. The monitoring period should be extended as needed if erosion, or failure of revegetation is documented in the restoration area.

Annual monitoring reports, with a narrative and photographic description of restoration site conditions based on success criteria outlined below, should be forwarded by early fall to the Planning Department, Monterey County Resource Management Agency, with the identification code of the assigned PLN noted in the heading of the report.

Restoration success of the revegetation project area will be determined by an overall vigorous cover of native species on all areas where soils were previously disturbed. If weedy, invasive forbs are found to be growing in the restoration site at more than 20% total cover, the land owner shall take immediate corrective action by hand-pulling undesirable plants, since the reduction of undesirable forb species will promote the success and viability of the revegetation slope with plants found naturally in the surrounding natural communities.



1 SLIDE AREA RESTORATION - PLAN VIEW
1/8" = 1'-0"



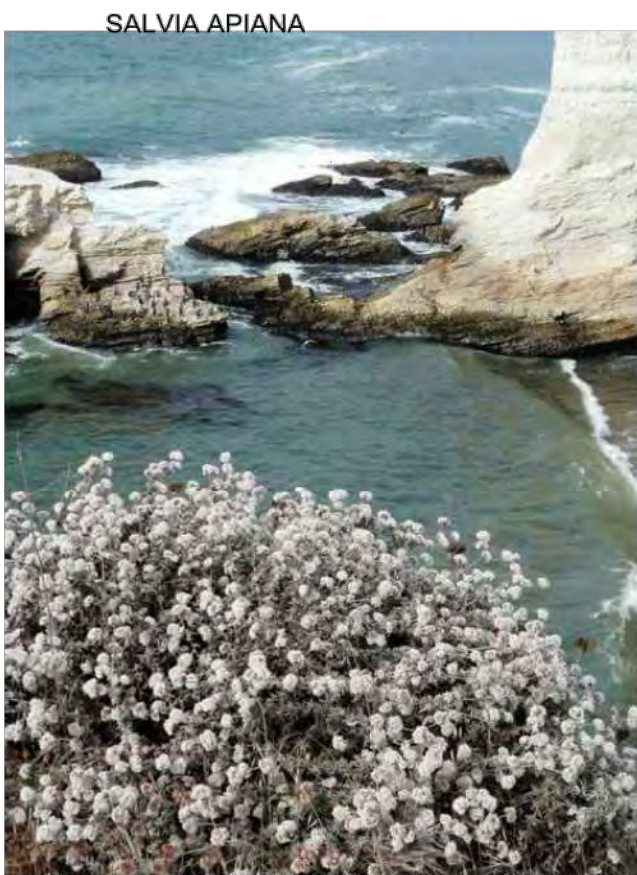
CEANOTHUS MARITIMUS



DIPLACUS AURANTIACUS



ERIGERON GLAUCUS



ERIOGONUM PARVIFOLIUM



SALVIA APIANA



SALVIA LEUCOPHYLLA



DUDLEYA FARINOSA



SALVIA MELLIFERA



DUDLEYA CAESPITOSA

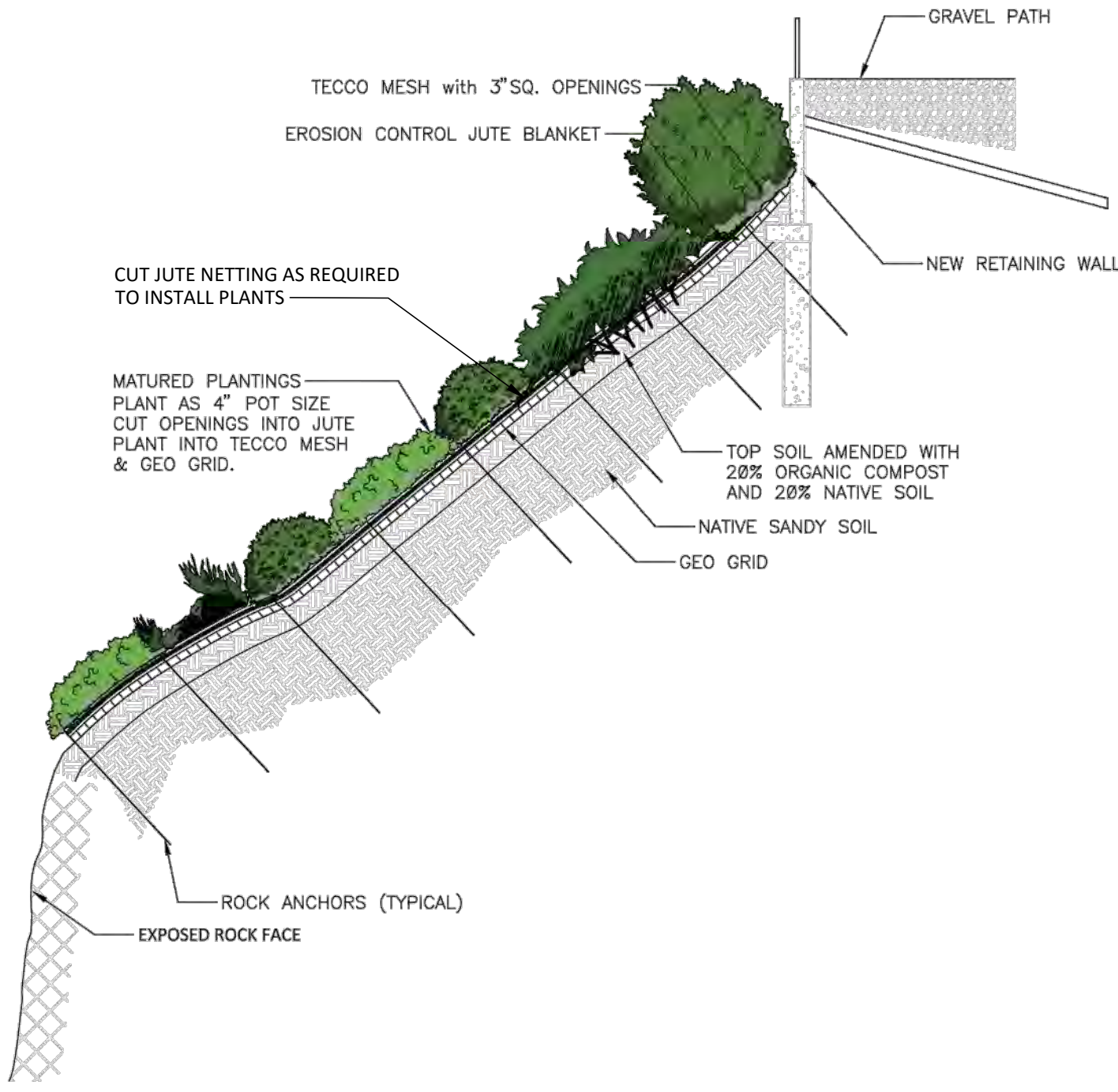
PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Ceanothus maritimus / Maritime Ceanothus	4"pot	71
	Diplacus aurantiacus / Sticky Monkeyflower	4"pot	36
	Erigeron glaucus / Beach Daisy	4"pot	61
	Eriogonum parvifolium / Cliff Buckwheat	4"pot	22
	Salvia apiana / White Sage	4"pot	5
	Salvia leucophylla / Purple Leaf Sage	4"pot	23
	Salvia mellifera / Black Sage	4"pot	17

SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	QTY
	Dudleya caespitosa / Sea Lettuce	4"pot	11
	Dudleya farinosa / Bluff Lettuce	4"pot	26

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	New concrete retaining wall
2	Geo grid
3	Temporary silt fence
4	Tecco mesh with grouted rock anchors
5	Drain line
6	Dissipator



A SLIDE AREA RESTORATION - SECTION CUT
1/8" = 1'-0"

EPD, INC.
Landscape Architecture
34 Willow Street
Salinas, CA 93901
Phone: 831.596.6664
Web: www.epdia.com



DATE:
06/05/2020

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

DRAWN BY:
MCW

PREPARED FOR:
Monterey
Management Trust
400 Camino El Estero
Monterey, CA 93940

PROJECT TITLE:
Slope Repair Plan
for 243 HWY1
Carmel, CA 93924
APN: 241-182-015

SHEET TITLE:
CONCEPT
FOR
SLOPE
PLANTING

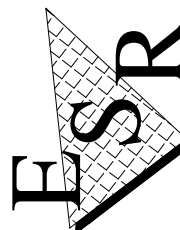
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SLOPE PLANTING PLAN
AND SECTION

MONTEREY MANAGEMENT TRUST
243 HIGHWAY 1

ENGINEERED SOIL REPAIRS, INC.
1267 SPRINGBROOK ROAD
WALNUT CREEK, CA 94597
TEL. NO. (925) 210-2150

LIC. # 668184



Date:

PROJECT #
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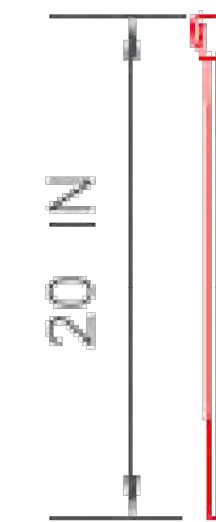
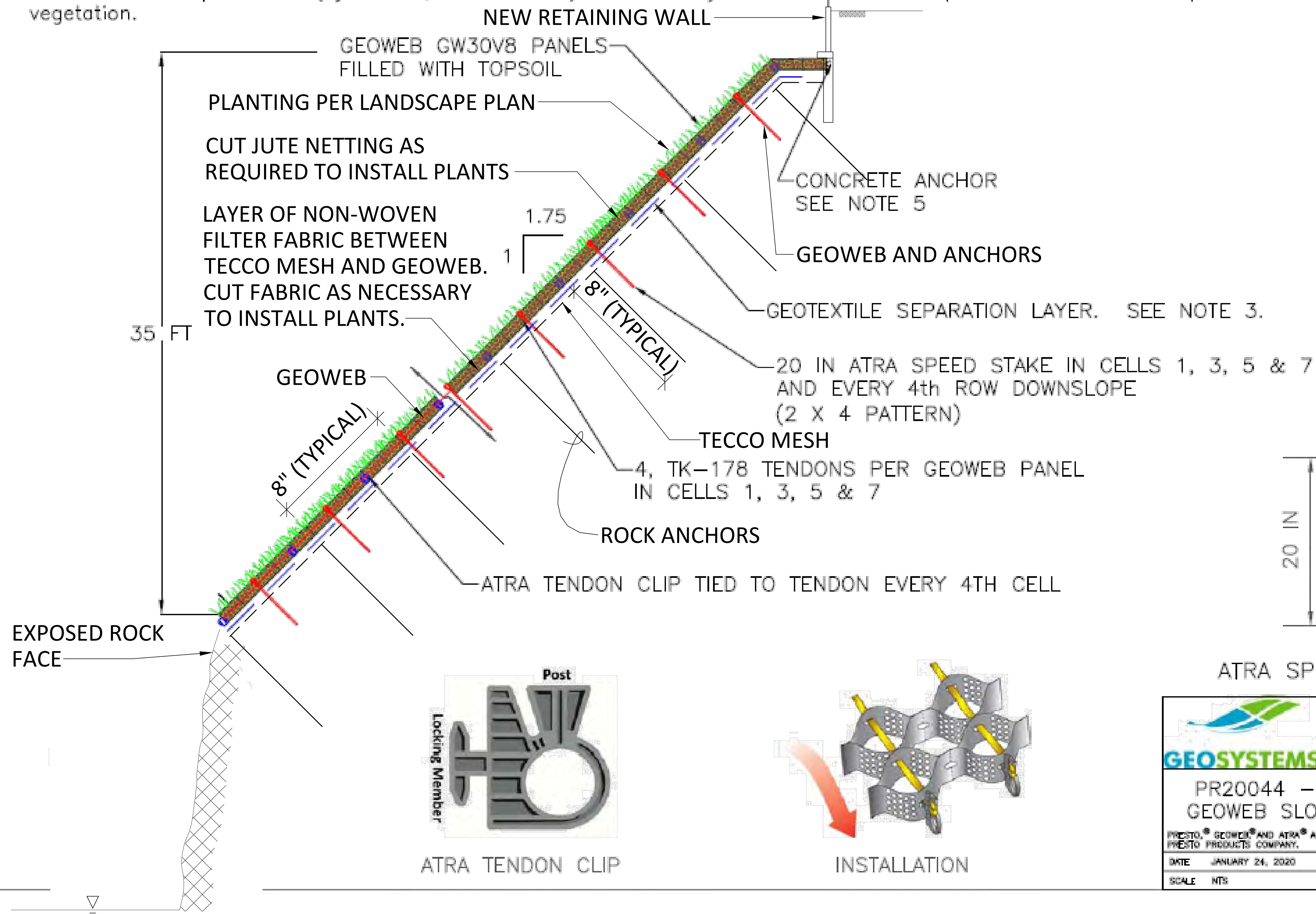
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8 OF 11 SHEETS

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Notes:

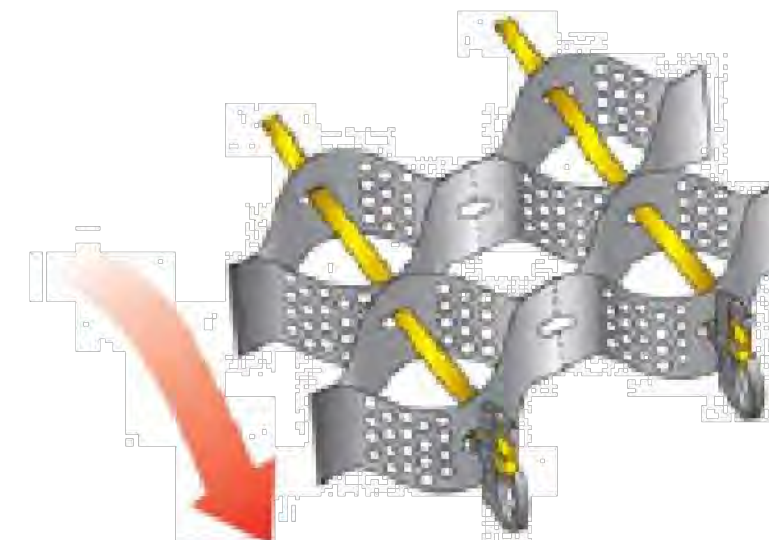
1. This evaluation is copyrighted and is based on the use of products manufactured by Presto Products Co. All rights reserved. Any use of this evaluation for any product other than that manufactured by Presto makes this evaluation invalid.
2. The evaluation assumes that the slope is globally stable.
3. If required, provide non-woven geotextile separation layer and install in accordance with Manufacturer instructions including overlaps.
4. The Geoweb panels shall be connected with ATRA keys at each interleaf and end to end connection.
5. Concrete anchors shall be tied to tendons with a min strength of 2,250 lbs (996 lbs/ft x 8.5 ft/panel ÷ 4 tendons/panel) plus Manufacturer recommended factor of safety.
- 5.1. Provide an epoxy bonding agent between the concrete anchors and the structure.
6. Limit the drop of infill to prevent distortion of the cell walls.
7. Provide surface protection (hydroseed, ECB or TRM) sized for hydraulic conditions to prevent soil wash-out prior to establishment of vegetation.




ATRA SPEED STAKE



ATRA TENDON CLIP



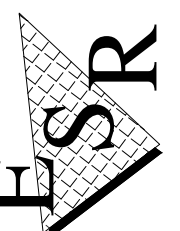
INSTALLATION

	
PRESTO® PRODUCTS CO. 670 NORTH PENNING STREET APPLETON, WI 54914 920-738-1342 WWW.PRESTOGEOWEB.COM	
PR20044 - HIGHWAY ONE GEOWEB SLOPE PROTECTION	
PRESTO®, GEOWEB® AND ATRA® ARE REGISTERED TRADEMARKS OF PRESTO PRODUCTS COMPANY.	
DATE JANUARY 24, 2020	FILE NAME SHEET 1
SCALE NTS	SHEET 1 OF 2

CELLULAR CONFINEMENT
SYSTEM DETAIL

MONTEREY MANAGEMENT TRUST
243 HIGHWAY 1

ENGINEERED SOIL REPAIRS, INC.
1267 SPRINGBROOK ROAD
WALNUT CREEK, CA 94597
TEL. NO. (925) 210-2150
LIC. # 668184



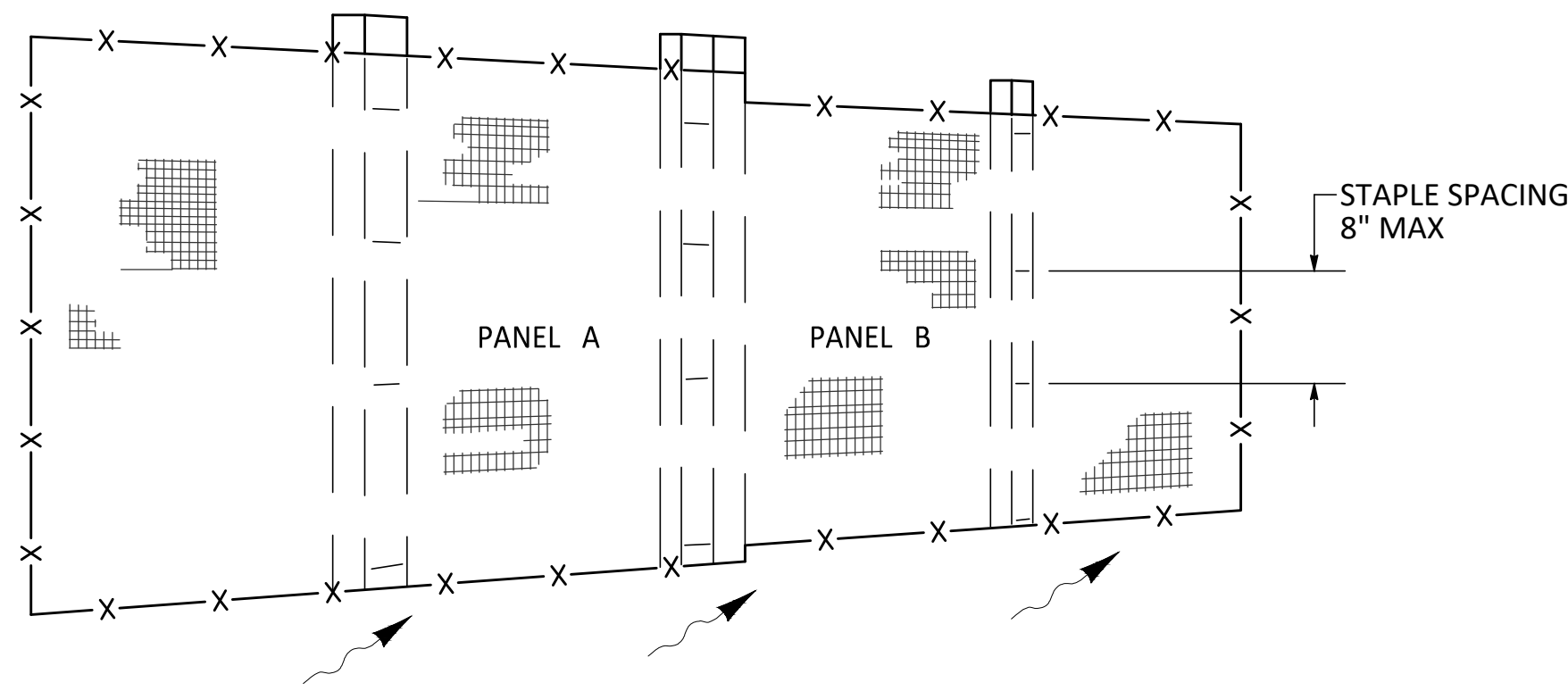
Date:

PROJECT #
4391-00

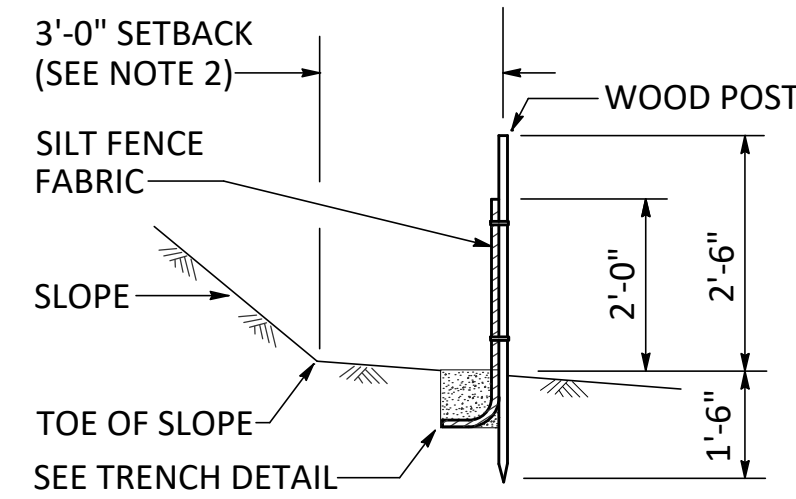
SHEET
9

9 OF 11 SHEETS

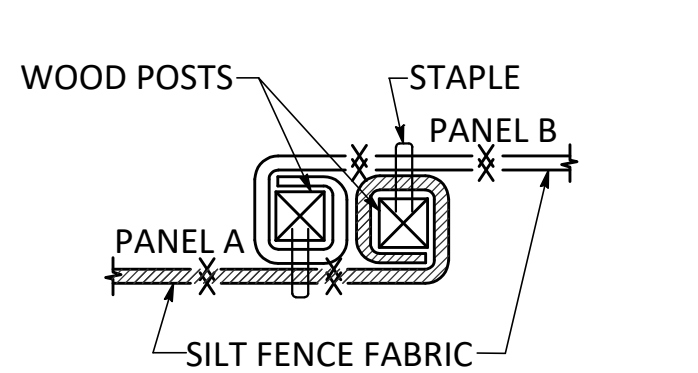
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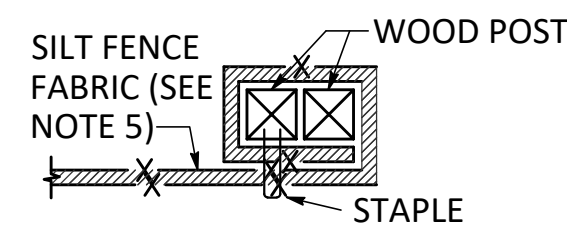
PERSPECTIVE
SILT FENCE PANELS AT JOINTS



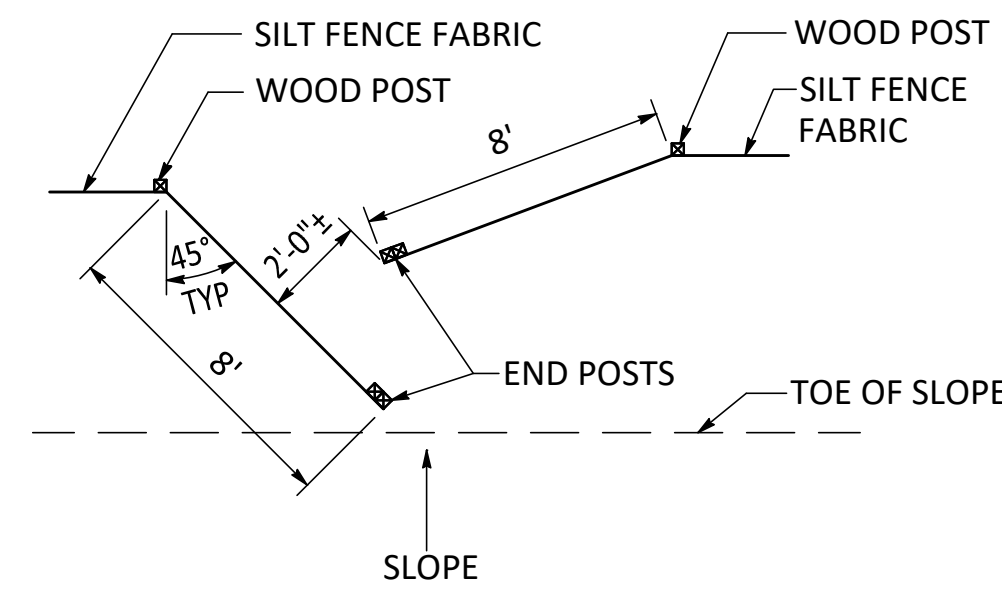
SECTION A-A
TEMPORARY SILT FENCE



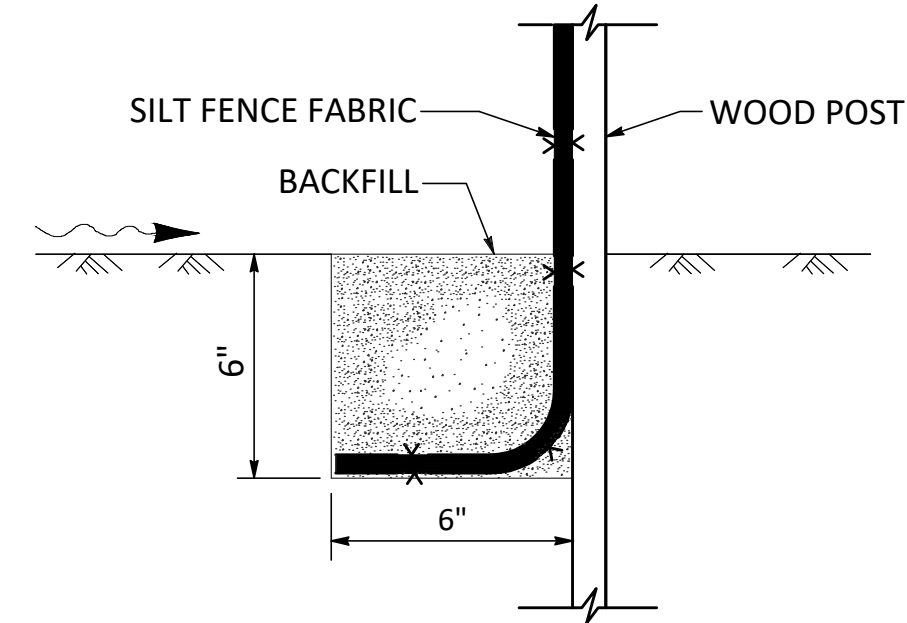
PLAN
POST AT JOINTS
(SEE NOTE 3)



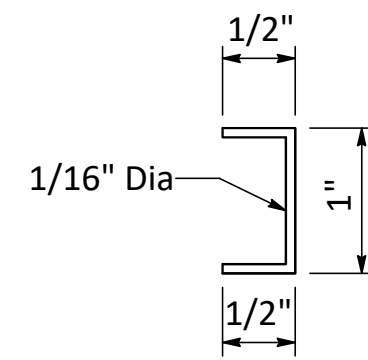
PLAN
END POST DETAIL



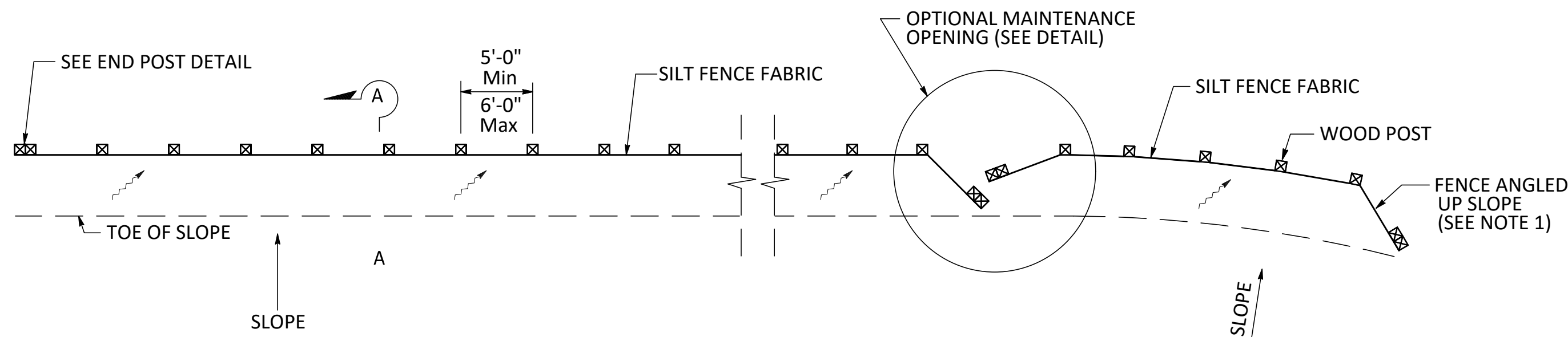
PLAN
OPTIONAL MAINTENANCE OPENING DETAIL



SECTION
TRENCH DETAIL



STAPLE DETAIL
(SEE NOTE 6)



PLAN
TEMPORARY SILT FENCE

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
TEMPORARY WATER POLLUTION
CONTROL DETAILS
(TEMPORARY SILT FENCE)
NO SCALE

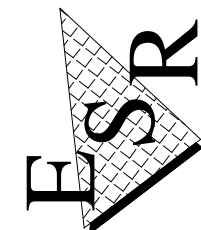
NOTES:

1. THE DOWN STREAM END OF THE TEMPORARY SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE.
2. SETBACK DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
3. POSTS TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH POST ONE FULL TURN. SECURE FABRIC WITH 4 STAPLES FOR EACH POST.
4. POSTS SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT THE JOINT. THE TOPS OF THE POSTS SHALL BE SECURED TO EACH OTHER WITH WIRE.
5. FOR EACH END POST, FENCE FABRIC SHALL BE FOLDED AROUND TWO POSTS ONE FULL TURN AND SECURED WITH 4 STAPLES.
6. MINIMUM OF 4 STAPLES SHALL BE INSTALLED PER POST. DIMENSIONS SHOWN ARE TYPICAL.
7. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE THAT SEDIMENT IS RETAINED BY THE TEMPORARY SILT FENCE.
8. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

EROSION CONTROL DETAILS

MONTEREY MANAGEMENT TRUST
243 HIGHWAY 1

ENGINEERED SOIL REPAIRS, INC.
1267 SPRINGBROOK ROAD
WALNUT CREEK, CA 94597
TEL. NO. (925) 210-2150
LIC. # 668184



Date:

PROJECT #
4391-00

SHEET

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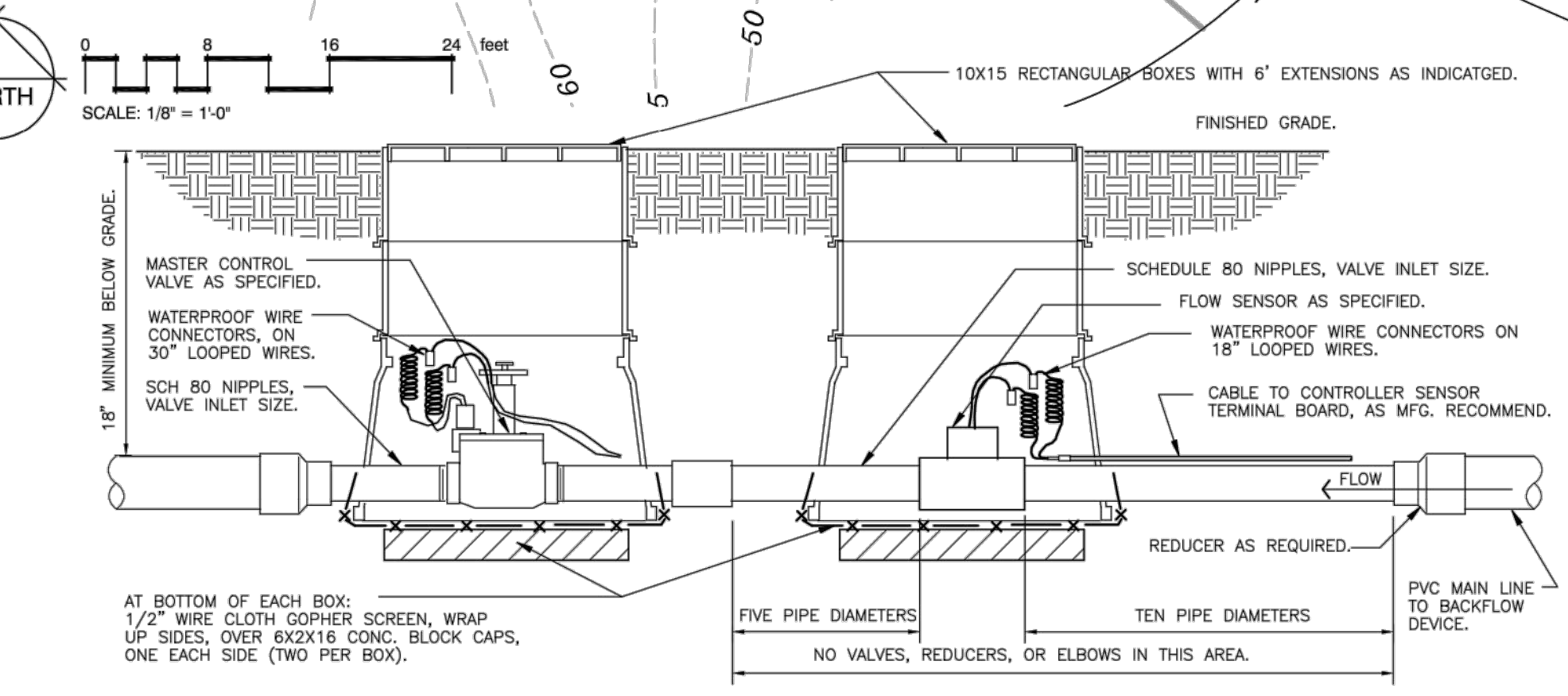
10 OF 11 SHEETS



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25-LF-R Drip Control Zone Kit 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5 GPM to 15 GPM. 150 mesh stainless steel screen. Reclaimed purple filter cover.	1
	Pipe Transition Point	1
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	1
	Area to Receive Dripline Hunter HDL-09-24-PC HDL-09-24-PC: Hunter Dripline with 0.6 GPH flow, Light brown tubing with black striping. Emitters at 24" O.C. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	1,200 l.f.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	KBI WLT-S PVC Scheule 40 Ball Valve, Slip X Slip	1
	Rain Bird EFB-CP-PRS-D 1" 1", 1-1/4", 1-1/2", 2" Brass Master Valve, that is Contamination Proof with Self-Flushing Filter Screen, Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
	(E) Wilkins 975XL 1" Exist. Reduced Pressure Backflow Preventer	1
	Rain Bird ESP8LXMEF with (02) ESPLXMSM4 16 Station Commercial Controller. Mounted on a Plastic Wall Mount. Flow Sensing and Water Management Capabilities.	1
	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire. Install on post, keep clear of debris, set to 1/8" of rain fall.	1
	Rain Bird FS-100-B 1" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Brass Model. Suggested Operating Range of 2.0 GPM to 40.0 GPM. Sensors should be sized for flow rather than pipe size.	1
	Point of Connection 1"	1
	Point of Connection 1"	1
	Irrigation Lateral Line: Blu-Lock and PVC Class 200 Blu-Lock pipe, as manufactured by Hydro Rain, 1/2" to 1", then PVC Class 200 for 1-1/4" and larger. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	13.0 l.f.
	Irrigation Mainline: Blu-Lock and PVC Class 200 Blu-Lock pipe, as manufactured by Hydro Rain, 1/2" to 1", then PVC Class 200 for 1-1/4" and larger.	160.0 l.f.
	Valve Cutout	
	Valve Number	
	Valve Flow	
	Valve Size	

1 MASTER VALVE/FLOW SENSOR ASSEMBLY



AVAILABLE PRESSURE & FLOW IRRIGATION DESIGN OF POTABLE LANDSCAPE LINE IS BASED ON AVAILABLE STATIC PRESSURE & FLOW OF 60 P.S.I. AND 37.5 G.P.M. AVAILABLE AT DISCHARGE OUTLET OF METER. THE EXISTING 5/8 INCH WATER METER SHALL BE REPLACED WITH A 1 INCH SIZE METER.

VERIFICATIONS CONTRACTOR SHALL VERIFY WORKING WATER PRESSURE AND SIZE OF METER PRIOR TO CONSTRUCTION. PRESSURE AND FLOW CALCULATIONS MAY REQUIRE A INSTALLATION OF A LARGER DIAMETER MAIN LINE SHOULD A DISCREPANCY EXIST. DOMESTIC WATER SUPPLY AND FIRE MAY REQUIRE A SEPARATE BACK FLOW DEVICE. BACK FLOW DEVICE SHALL BE INSTALLED PARALLEL NOT IN A SERIES TO MAINTAIN SUFFICIENT PRESSURE AT THE FURTHEST EMITTER. NOTIFY LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.

QUANTITIES THE QUANTITIES SHOWN ON THE IRRIGATION SCHEDULE ARE FOR THE LANDSCAPE ARCHITECT'S USE AND ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT.

SCHEMATIC IRRIGATION SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS ADJACENT TO WALKWAYS WHENEVER POSSIBLE.

CODES IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURERS SPECIFICATIONS.

CONTROLLER REPLACE EXIST. CONTROLLER WITH CONTROLLER THAT HAS FLOW SENSING ABILITY. INSTALL WEATHERSTATION/RAIN SHUT OFF DEVICE (SET TO 3/8" OF RAIN) ON POST WITH DIRECT SUN EXPOSURE NEAR THE CONTROLLER (USE SCH 80 CONDUIT).

SLEEVING CONTRACTOR SHALL ADEQUATELY SIZE SCH. 40 PIPE FOR ALL WIRING AND IRRIGATION LINES INSTALLED UNDER PAVING. INSTALL (WITH ENDS CLEARLY MARKED ABOVE GRADE) AT THE NECESSARY DEPTH PRIOR TO THE CONSTRUCTION OF DRIVEWAY AND WALK PAVEMENTS. SLEEVING TO EXTEND 12" FROM EDGE OF PAVING INTO PLANTING AREA. NO PIPING SHALL BE ALLOWED UNDER PAVING UNSLEEVED, NO ANGLE OR 90 DEGREE BENDS SHALL BE ALLOWED UNDER PAVING.

FLOW SENSOR AND MASTER VALVE REQUIRES A WIRE TO BE ROUTED FROM THE FLOW SENSOR DEVICE TO THE CONTROLLER. INSTALL IN SCH .80 CONDUIT WHEN TRENCHING.

NOTE: WITH A NORMALLY CLOSED MASTER VALVE THE QUICK COUPLERS WILL ONLY FUNCTION WHEN THEY ARE ON A VALVE/STATION ON THEIR OWN.

CERTIFICATION OF COMPLETION MONTEREY COUNTY MAY REQUIRE A CERTIFICATION OF COMPLETION TO BE COMPLETED BY A THIRD PARTY IRRIGATION AUDITOR.

TEMPORARY IRRIGATION THE SLOPE REPAIR AREA SHALL BE IRRIGATED FOR THE FIRST YEAR UNTIL PLANTS HAVE ESTABLISHED. DISCONNECT AND CAP THIS VALVE STATION WHEN PLANTS HAVE ESTABLISHED. CONSIDER THAT PLANT ROOTS WILL NEED TO DRY OUT IN BETWEEN WATERING CYCLES WHEN PROGRAMMING THE IRRIGATION CONTROLLER.

EPD, INC.
Landscape Architecture
34 Willow Street
Salinas, CA 93901
Phone: 831.596.6664
Web: www.epdla.com



DATE:
12/23/2019
SCALE:
1/8" = 1' - 0"
DRAWN BY:
MCW

PREPARED FOR:
Monterey
Management Trust
400 Camino El Estero
Monterey, CA 93940

PROJECT TITLE:
Slope Repair Plan
for 243 HWY1
Carmel, CA 93924
APN: 241-182-015

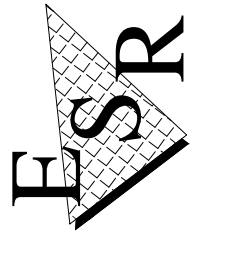
SHEET TITLE:

SLOPE REPAIR IRRIGATION PLAN

SHEET NUMBER:
L2.0

SLOPE REPAIR IRRIGATION PLAN

ENGINEERED SOIL REPAIRS, INC.
1267 SPRINGBROOK ROAD
WALNUT CREEK, CA 94597
TEL. NO. (925) 210-2150
LIC. # 668184



Date:
PROJECT #
4391-00
SHEET
11
11 OF 11 SHEETS

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