

# Exhibit A

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**EXHIBIT A**

**DRAFT RESOLUTION**

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

In the matter of the application of:  
**SWEENEY KELLY M TR (PLN230249)**  
**RESOLUTION NO. 26-052**

Resolution by the County of Monterey Chief of Planning:

- 1) Finding the project qualifies for a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Restoration Permit to restore approximately 450 cubic yards of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

[PLN240367, Sweeney Kelly M TR, 7230 Carmel Valley Rd, Carmel, Carmel Valley Master Plan (APN: 169-221-014-000)]

**The SWEENEY KELLY M TRS application (PLN230249) came on for an administrative hearing before the County of Monterey Chief of Planning on June 3, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Chief of Planning finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies, is feasible, and does not have the potential to endanger the public health, safety and welfare.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - 2010 Monterey County General Plan;
  - Carmel Valley Master Plan (CVMP); and
  - Monterey County Zoning Ordinance (Title 21)No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.  
b) Project Scope. The subject parcel is approximately 5.001 acres and is located off of Carmel Valley Road within the Carmel Valley Master Plan. The Carmel River runs through southern portion of the lot and therefore a portion of the property is within the Carmel Valley Floodplain. The Applicant created two mounds of dirt from clearing portions of his lot within the Carmel Valley floodplain, within close

proximity to the riparian corridor. A Code Enforcement Case (21CE00280) was open for such work, and the applicant is seeking to restore this area back to its pre-violation station (see evidence below and Finding 4). The northern portion of the property is developed with a single-family dwelling and a detached accessory structure.

- c) Allowed Use. The property is located at 7230 Carmel Valley Rd, Carmel Valley (Assessor's Parcel Number APN: 169-221-014-000), within the Carmel Valley Master Plan. The parcel is zoned Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays, or "LDR/2.5-D-S-RAZ". The property is currently developed with a single-family dwelling and detached accessory structures. The granting of this Restoration Permit would restore the land within the Carmel Valley floodplain to its pre-violation condition. In accordance with Title 21 section 21.90.130, the Director of Planning is authorized to take actions deemed necessary or expedient to enforce and secure compliance with the provisions of Title 21, including ordering restoration of a site to its pre-violation state.
- d) Lot Legality. The subject property (5.001 acres) APN:169-221-014-000, underwent a lot line adjustment in 1987. The property is shown in its current size and configuration as the 5.001-acre lot on the Record of Survey found in Vol 15 of Surveys, Page 56, filed on October 15, 1987, with the Monterey County Recorder's office. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Floodplain. Title 21 section 21.64.130 establishes the regulations applicable to development within the Carmel Valley floodplain. The Carmel River runs through the southern portion of the subject property and therefore, the project site is within the Carmel Valley floodplain. Accordingly, the project is to restore the site to its pre-violation state. As discussed in evidence "b" above, the applicant graded portions of his land that is within the floodplain without proper permits. Pursuant to Title 21 section 21.90.130, the applicant is restoring the site to its pre-violation state.
- f) Biological Resource. The project included grading within the Carmel Valley floodplain, within close proximity to the riparian corridor. Carmel Valley Master Plan (CVMP) Policy CV-3.8 states development shall be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. A Biological Report (LIB260091) was provided that concluded no special status species were impacted by the grading and that the grading was not within the riparian corridor. The report recommended re-planting and seeding after the appropriate site preparation of redistributing the dirt into planter beds.. If the grasses are not in containers, the potted starters should be one seedling per 2 square feet with grasses by seed estimated at seven pounds per acre, recommended within this section of the property by the Project Biologist.
- g) Staff conducted a site inspection on April 24<sup>th</sup>, 2026, to verify that the project on the subject parcel conforms to the plans, policies, and regulations discussed above.

- h) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230249.

**2. FINDING:** **SITE SUITABILITY** – Following the restoration of the project site, the subject property shall be considered in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the Monterey County Zoning Ordinance Title 20.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning and the Monterey County Regional Fire District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication that the site is not suitable for the proposed restoration. Recommended conditions of approval have been incorporated.
  - b) Maritime Chaparral has been impacted by previous unpermitted activities. The following report has been prepared to fully restore the property and address this impact:
    - Biological Assessment (County of Monterey Library No. LIB260091) prepared by Jeffrey B. Froke Ph.D, Pebble Beach, CA, March 10, 2024.

The above-mentioned technical report was prepared by an outside consultant to indicate that there are no physical or environmental constraints that would indicate that the site is not suitable for the proposed restoration. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on April 24<sup>th</sup>, 2026, to verify that the site is suitable for this use.
- d) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230249.

**3. FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the Restoration Plan 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 activity 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 HCD-Planning and Monterey County Regional Fire District. The respective agency has recommended conditions where appropriate to ensure the project will not have an adverse effect on the health, safety, and welfare of people either residing or working in the neighborhood.
  - b) The site is currently developed with an existing single-family dwelling and detached accessory structure. The proposed restoration project will not alter the existing utility connections and does not include any structural development.
  - c) Staff conducted a site inspection on April 24<sup>th</sup>, 2026, to verify that the site is suitable for this use.

- d) A separate Coastal Development Permit or authorization from the State shall first be obtained to allow for future intensive fuel management activities that impact the properties' maritime chaparral.
- e) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230249.

**4. FINDING:** **VIOLATIONS** - The subject property currently has a code enforcement violation. As a result of this action to restore the property to its pre-violation state, the subject property shall be partially considered in compliance with rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Monterey County Zoning Ordinance Title 21. Zoning violation abatement costs, if any, will be paid as a condition of approval within 30 days of this action.

- EVIDENCE:**
- a) Staff reviewed Monterey County Planning and Building Services records and are aware of violations existing on the subject property.
  - b) The project consists of restoring grading that occurred within the Carmel Valley floodplain within close proximity to the riparian corridor to its natural topography. This includes replanting approximately 450 cubic feet with native plants (see Finding 1, evidence g). Implementation of the prepared Restoration Plan and required construction permits will fully abate the existing Code Enforcement Case No. 21CE00280, subject to any remaining applicable enforcement fines. See supporting Evidence in Finding 1.
  - c) Staff conducted a site inspection and researched County records to assess the violations on the subject property and how proposed activities would address them.
  - d) The application, restoration plan, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230249.

**5. FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15333 categorically exempts small habitat restoration projects less than 5 acres in size that restore and enhance protected plant species, provided the restoration does not result in significant impacts on protected species or their habitat, and there are no hazardous materials at or around the project site that need to be disturbed.
  - b) The proposed project includes the restoration of 450 cubic feet of vegetation and land clearing from grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280. As conditioned and proposed, the restoration project does not pose any significant impacts to endangered, rare, or threatened species or their habitat. No hazardous materials are known to exist at, or around, the project site, and no earth movement is proposed that could disturb such materials. The project will restore the chaparral habitat to its pre-

violation state and will enhance the habitat value. Therefore, the project meets Class 33 Categorical Exemption requirements.

- c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. Restoration of the project site to its pre-violation condition would not contribute to any potentially significant cumulative impact and will restore previously disturbed sensitive habitat. There are no unusual circumstances affecting the property or the proposed project that would create a reasonable possibility that implementation would have a significant effect on the property. The restoration project would not damage any scenic resources or resources of critical concern. The site is not known to be included on a list compiled pursuant to Section 65962.5, and there are no identified historical resources on the property that would be impacted by the execution of the project.
- d) See Finding Nos. 1 and 2 and supporting evidence.
- e) Staff did not identify any potential adverse impacts staff review of the development application.
- f) The application, restoration plan, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed restoration are found in Project File PLN230249.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

**EVIDENCE:** a) Planning Commission. Pursuant to Title 21 section 21.80.040.A, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Director of Planning.

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Chief of Planning does hereby:

- 1) Find that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333; and
- 2) Approving a Restoration Permit to restore approximately 450 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280.

**PASSED AND ADOPTED** this 3rd day of June 2026.

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Melanie Berretti, AICP  
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

# County of Monterey HCD Planning

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

PLN230249

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Restoration permit (PLN230249) allows restoration of approximately 450 cubic feet of grading within the Carmel Valley floodplain to clear Code Enforcement Case No. 21CE00280. The property is located at 7230 Carmel Valley Rd, Carmel (Assessor's Parcel Number 169-221-014-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - 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. (HCD - 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:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Restoration Permit (Resolution Number \_\_\_\_\_) was approved by the Chief of Planning for Assessor's Parcel Number 169-221-014-000 on June 3rd, 2026. The permit was granted subject to 3 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

### 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** 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 HCD - 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.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

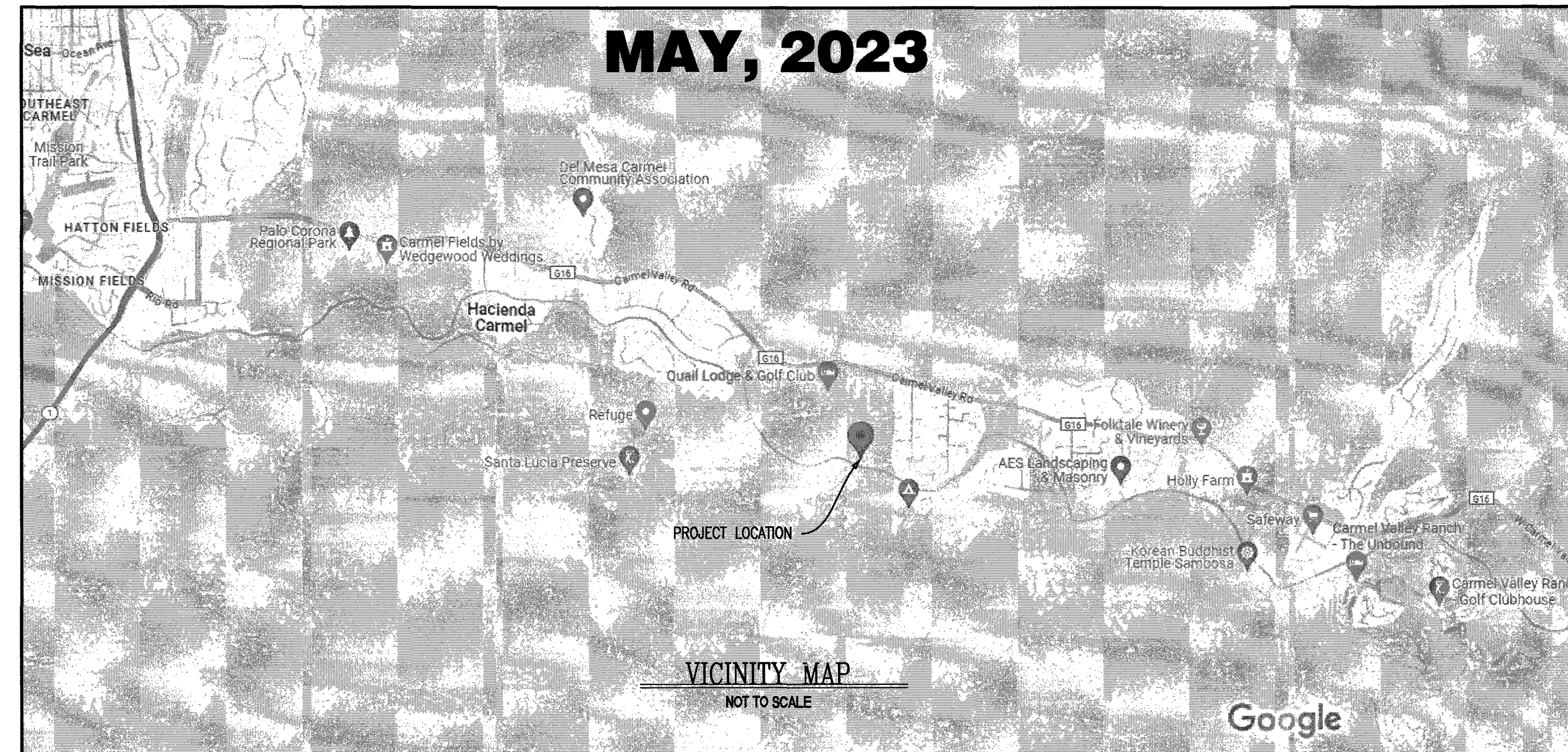
# CIVIL IMPROVEMENT PLANS

## GRADING RESTORATION PLAN

### 7230 CARMEL VALLEY ROAD

PREPARED FOR  
**KELLY SWEENEY**

**MAY, 2023**



#### BEST MANAGEMENT PRACTICE NOTES

- OWNER:  
KELLY SWEENEY  
7230 CARMEL VALLEY ROAD  
CARMEL, CA 93923  
PHONE: (831) 877-0073
- CIVIL ENGINEER: STEVEN C. WILSON  
MONTEREY BAY ENGINEERS, INC.  
607 CHARLES AVENUE, SUITE B  
SEASIDE, CA 93955  
PHONE: (831) 899-7899
- CONSTRUCTION SUPERINTENDENT:
- ESTIMATED CONSTRUCTION STARTING & COMPLETION DATE:  
24 HOUR PHONE NUMBER: \_\_\_\_\_  
PHONE: \_\_\_\_\_ SITE PHONE: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. THE GRADING AND DRAINAGE PLANS SHALL BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR THROUGHOUT THE WINTER MONTHS. WHENEVER RAIN IS FORECAST, AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY EXTENDED SUSPENSION OF WORK, THE GENERAL CONTRACTOR SHALL ENSURE THAT THE MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND SATISFACTORY TO PROVIDE THE INTENDED PROTECTION. AFTER EACH RAIN, THE GENERAL CONTRACTOR SHALL INSPECT THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES TO DETERMINE THAT THEY OPERATED SATISFACTORILY. REPAIRS SHALL BE MADE AS REQUIRED. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS WILL BE SUBMITTED TO THE COUNTY OF MONTEREY FOR REVIEW PRIOR TO IMPLEMENTATION.
- THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY BE ADDITIONAL SILT FENCING, FILTER FABRIC, STRAW BALES, JUTE NETTING, BAGS AND TARPS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- HYDROSEEDING SHALL BE APPLIED AS PER CALTRANS SPECIFICATIONS, OR AS OTHERWISE NOTED ON THESE PLANS.
- WITH THE APPROVAL OF THE CIVIL ENGINEER, THE EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

#### MAINTENANCE NOTES

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - REPAIR DAMAGE CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
  - SEDIMENT REMOVED FROM TRAPS SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.
- SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

#### EROSION & SEDIMENT CONTROL MEASURES

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVES EXPOSED AREAS, SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF THE SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE COUNTY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1ST OF EACH YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY OF MONTEREY.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ON TO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY OF MONTEREY.
- IF HYDRO SEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKPHER AND MULCH.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION CONTROL AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY OF MONTEREY OR REPRESENTATIVE OF ANY FIELD CHANGES.

#### TREE PROTECTION NOTES

- NO NATIVE TREES ARE TO BE REMOVED DURING THIS PROJECT.
- NATIVE TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
- A TREE PROTECTION PLAN SHALL BE APPROVED AND IN PLACE PRIOR TO THE ISSUANCE OF ANY PERMITS.
- PROTECTIVE FENCING IS TO BE PLACED PRIOR TO THE START OF EXCAVATION.
- ANY CUT, FILL AND/OR BUILDING FOUNDATIONS LOCATED WITHIN A MINIMUM OF 3 TIMES THE DIAMETER OF THE TREE AWAY FROM THE TRUNK OF ALL TREES SCHEDULED FOR PRESERVATION MUST BE ACCOMPANIED BY TREE PROTECTION MEASURES PROVIDED BY THE APPLICANT TO BE REVIEWED BY PLANNING STAFF.
- THE MINIMUM RECOMMENDED DISTANCE PERMITTED SHALL BE 6'-0" AWAY FROM THE OUTSIDE EDGE OF THE TRUNK FOR ALL TREES OF A DIAMETER OF LESS THAN 2'-0".
- DIAMETER OF A TREE SHALL BE MEASURED AT 4'-6" ABOVE THE SURROUNDING GRADE (DIAMETER AT BREAST HEIGHT (DBH)).
- ALL TREES SCHEDULED FOR PRESERVATION (WHICH MAY BE AT RISK OF INJURY OR HARM DURING TREE REMOVAL OF TREES APPROVED FOR REMOVAL OR DURING GRADING, TREENCHING OR OTHER ACTIVITIES ASSOCIATED WITH THIS PROJECT) SHALL BE TEMPORARILY FENCED DURING SUCH ACTIVITIES.
- FENCING SHALL BE INSTALLED PRIOR TO THE BEGINNING OF TREE REMOVALS, GRADING AND CONSTRUCTION.
- FENCING SHALL BE INSTALLED AT THE EDGE OF THE ROOT ZONE UNLESS AN ALTERNATE LOCATION DETERMINED ESSENTIAL TO THE CONSTRUCTION OF THE PROJECT IS APPROVED. THE ROOT ZONE IS DETERMINED TO BE THE AREA LOCATED WITHIN A DISTANCE OF 15 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS.
- FENCING SHALL CONSIST OF CHAIN LINK OR PLASTIC LINK FENCE, RIGIDLY SUPPORTED AND MAINTAINED DURING ALL CONSTRUCTION AT A MINIMUM HEIGHT OF 4'-0" ABOVE GRADE. REMOVAL OF FENCING SHALL BE AT THE DIRECTION OF THE MONTEREY COUNTY PLANNING DEPARTMENT.
- FENCED AREAS SHALL BE MAINTAINED IN NATURAL CONDITION AND NOT BE USED FOR ANY MATERIAL OR EQUIPMENT STORAGE.
- UTILITY AND DRAIN LINES SHALL BE LOCATED OUTSIDE OF THE ROOT ZONE UNLESS ESSENTIAL TO DEVELOPMENT AS APPROVED. UTILITY LINES SHALL NOT BE WITHIN 3' OF THE TRUNK.
- NO ROOT WITH A DIAMETER GREATER THAN 2" SHALL BE CUT. USE A SAW TO CUT ROOTS TO LEAVE A SMOOTH SURFACE AND AVOID JAGGED CUTS AND TEARING OF THE ROOT.
- ABSORBENT TAPPS GRADE CUTS WHERE ROOTS ARE EXPOSED. TARPS ARE TO BE SECURED WITH STAKES AND 2" TO 4" OF COMPOST OR WOOD CHIPS TO PREVENT MOISTURE LOSS. MOISTURE LEVELS BENEATH THE TARP ARE TO BE KEPT COMPARABLE TO MOISTURE LEVELS IN THE SURROUNDING SOIL.
- ALL TREE PRUNING MUST BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST TO ENSURE THE PROPER ASSESSMENT OF TRUNK LINE AND THAT STANDARD TREE PRUNING PRACTICES ARE UPHOLD. REFER TO SPECIFICATION SECTION 02231 TREE PROTECTION, SECTION 3.02 FOR THE BEST PRACTICES OF TREE PRUNING AS SPECIFIED BY THE ISA.

#### WASTE MANAGEMENT PLAN

REF: CALIFORNIA STORMWATER BMP HANDBOOK, CONSTRUCTION, SECT. 4

- THE CONTRACTOR SHALL MAINTAIN AND MONITOR THE HANDLING AND DISPOSAL OF ALL WASTE GENERATED ON SITE.
- STORE HAZARDOUS MATERIALS AND WASTE IN COVERED CONTAINERS AND PROTECT FROM VANDALISM.
- ENSURE THAT A STOCKPILE OF SPILL CLEANUP MATERIALS ARE AVAILABLE AND READILY ACCESSIBLE.
- DO NOT ALLOW WATER USED FOR CLEANING AND DECONTAMINATION TO ENTER STORM DRAINS OR WATERCOURSES.
- COLLECT AND DISPOSE OF CONTAMINATED WATER IN ACCORDANCE WITH WM-10, LIQUID WASTE MANAGEMENT.
- DROP PANS OR ABSORBENT MATERIALS SHALL BE PLACED UNDER PAVING EQUIPMENT WHEN NOT IN USE.
- FOR REFUELING ON SITE, USE DESIGNATED AREAS LOCATED AWAY FROM WATER COURSES.
- WHEN FUELING, USE SECONDARY CONTAINMENT TO CATCH SPILLS/LEAKS.
- DUMPSTERS SHALL BE MAINTAINED ON SITE FOR THE COLLECTION AND DISPOSAL OF CONSTRUCTION WASTE.
- HAZARDOUS WASTE SHALL BE SEPARATED FROM NONHAZARDOUS CONSTRUCTION WASTE.
- KEEP HAZARDOUS WASTE CONTAINERS IN SECONDARY STORAGE.
- ALL HAZARDOUS WASTE SHALL BE STORED, TRANSPORTED, AND DISPOSED AS REQUIRED IN TITLE 22 CCR, DIVISION 4.5 AND 49 CFR 261-263.
- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
- A CONCRETE WASHOUT FACILITY SHALL BE CONSTRUCTED ON SITE. SEE DETAIL 'C' LOCATED ON SHEET C-13.
- DISPOSE OF HARDENED CONCRETE WASTE ON A REGULAR BASIS IN ACCORDANCE WITH WM-5, SOLID WASTE MANAGEMENT.
- SANITARY FACILITIES SHALL BE PROVIDED AND MAINTAINED ON SITE.

#### SURVEY NOTES

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
- ELEVATIONS SHOWN ARE BASED ON NGVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CMT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG SPIKE, AS SHOWN ON THIS MAP. ELEVATION = 90.38'.
- TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

#### GRADING NOTES

- THIS PLAN IS PREPARED TO REMOVE AND EXPORT ALL FILL MATERIALS PLACED ON THE SUBJECT PROPERTIES.
- THE CONTOURS SHOWN FOR RESTORATION ARE ONLY AN APPROXIMATION OF THE NATIVE GROUND ELEVATIONS. THE ACTUAL EARTHWORK WILL BE LIMITED TO REMOVAL OF THE RECENTLY PLACED FILL MATERIALS.
- THE IMPORTED MATERIAL SHALL BE REMOVED ONLY TO EXPOSE THE NATIVE ORIGINAL GRADES. THE CHANGE OF SOIL TYPE AND EXPOSURE OF THE OLDER UNDERLYING SHALL BE THE INDICATOR THAT ALL IMPORTED OVERBURDEN HAS BEEN REMOVED.
- ALL GRADING SHALL CONFORM TO THE LATEST COUNTY OF MONTEREY STANDARDS AND SPECIFICATIONS, AND GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2906.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK. A GRADING INSPECTION CARD WILL BE FURNISHED BY THE COUNTY OF MONTEREY THAT WILL PROVIDE DETAILS OF ALL REQUIRED INSPECTIONS.
- ESTIMATED EARTHWORK QUANTITIES:  
CUT: APPROXIMATE ESTIMATE OF 450 CU.YDS.  
FILL: 0 CU.YDS.  
NET EXPORT: ACTUAL AMOUNT NOT KNOWN
- GRADING WORK WILL BEGIN WITHIN 180 DAYS OF THE ISSUANCE OF A GRADING PERMIT.
- DUST FROM THE GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS. (ORD. 2354 SECTION 1'18, 1979).
- MONTEREY BAY ENGINEERS, INC. SHALL BE RETAINED FOR CONSTRUCTION STAKING AND OBSERVATION SERVICES. THE CONTRACTOR SHALL CONTACT MONTEREY BAY ENGINEERS, INC. (831) 899-7899, AT LEAST 48 HOURS IN ADVANCE OF ANY WORK REQUIRING SURVEYING CONTROL TO ARRANGE FOR CONSTRUCTION STAKING.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
- DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT ANY POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- ALL REMOVED MATERIALS SHALL BE TRANSPORTED TO AN APPROVED LOCATION, OR TO THE MONTEREY PENINSULA REGIONAL LANDFILL IN MARINA.

#### EROSION CONTROL NOTES:

- ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED PER EROSION CONTROL ORDINANCE #2906.
- DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
- DISTURBED AREAS SHOULD BE SEED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. A CONTINUOUS STRAW BALE BARRIER SHALL ALSO BE INSTALLED BELOW THE DISTURBED AREAS.
- ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE CONSISTENT WITH THE EXISTING NATURAL VEGETATION.
- AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE MIXED AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING PROPORTIONS:  
MATERIAL PER ACRE (SLOPE MEASUREMENTS)  
SEED 51 POUNDS  
FERTILIZER 500 POUNDS  
STRAW MULCH 1,000 POUNDS  
WATER AS REQUIRED
- RAIN RUNOFF FROM THE SITE SHALL BE FILTERED BY A STRAW BALE SILTATION BARRIER TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- TEMPORARY CUTOFF BERMS OR DITCHES MAY BE CONSTRUCTED TO DIRECT RUNOFF TO SILTATION BASINS PRIOR TO OUTFLOWING INTO NATURAL CHANNELS OR ONTO ROADS.
- ALL EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH DAY.

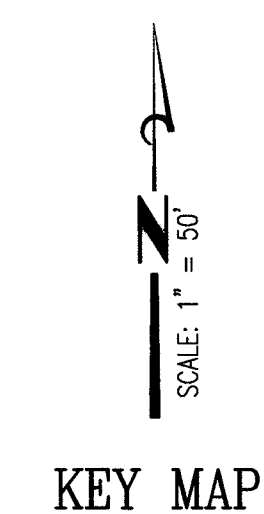
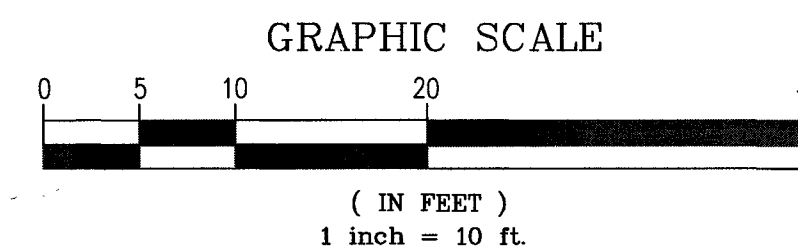
#### APPLICANT INFORMATION

PROJECT APN: 022-221-014  
ADDRESS: 7230 CARMEL VALLEY ROAD  
CARMEL, CA 93923  
(831) 877-0073  
OWNER: KELLY SWEENEY  
7230 CARMEL VALLEY ROAD  
CARMEL, CA 93923  
(831) 877-0073

CIVIL ENGINEER: STEVEN C. WILSON, RCE25136  
MONTEREY BAY ENGINEERS, INC.  
607 CHARLES AVENUE, SUITE B  
SEASIDE, CA 93955  
(831) 899-7899

#### GRADING LEGEND

(E) ----- EXISTING	FG ----- FINISHED GRADE	---50---	EXISTING CONTOURS
(N) ----- NEW	FL ----- FLOWLINE	---60---	PROPOSED CONTOURS
AB ----- AGGREGATE BASE	INV ----- INVERT ELEVATION	---x---	PROPOSED BUILDING
AC ----- ASPHALT CONCRETE	PL ----- PROPERTY LINE	---	---
BW ----- BASE OF WALL	RM ----- RIM ELEVATION	---	---
C&G ----- CURB & GUTTER	TBR ----- TO BE REMOVED/RELOCATED	---	---
CB ----- CATCH BASIN	TC ----- TOP OF CURB	---	---
CL ----- CENTERLINE	TDC ----- TOP OF DEPRESSED CURB	---	---
CO ----- CLEAN OUT	T.E ----- TRASH ENCLOSURE	---	---
CONC ----- CONCRETE	TW ----- TOP OF WALL	---	---
D/W ----- DRIVEWAY	UP ----- UTILITY POLE	xxx'x'	TOP OF CURB ELEVATION
DI ----- DROP INLET	WM ----- WATER METER	xxx'x'	FLOWLINE ELEVATION
EL OR ELEV. ELEVATION	R ----- RADIUS	---	---
FC ----- FACE OF CURB	RWL ----- RAIN WATER LEADER	---	---
FF ----- FINISHED FLOOR	S ----- SLOPE	---	---

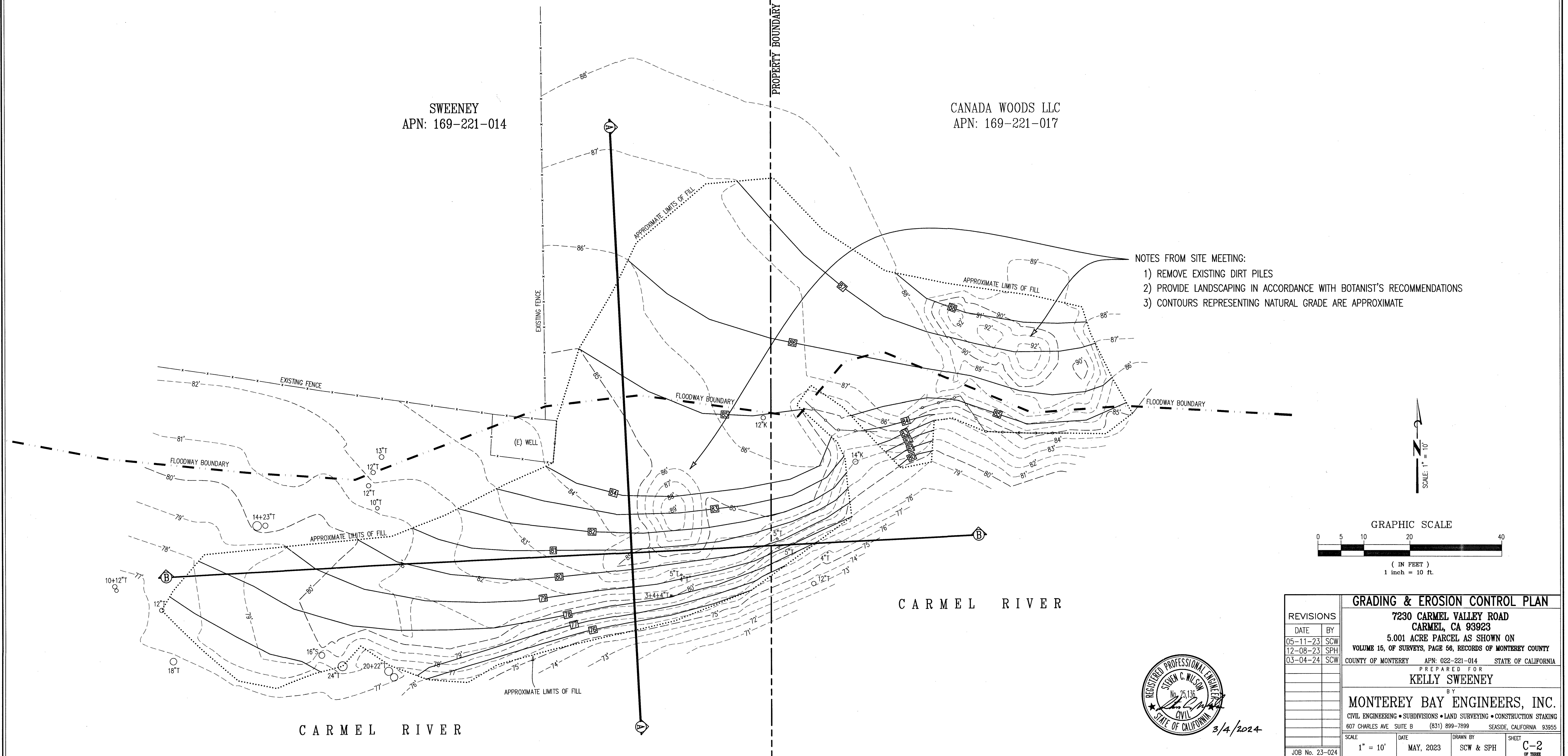
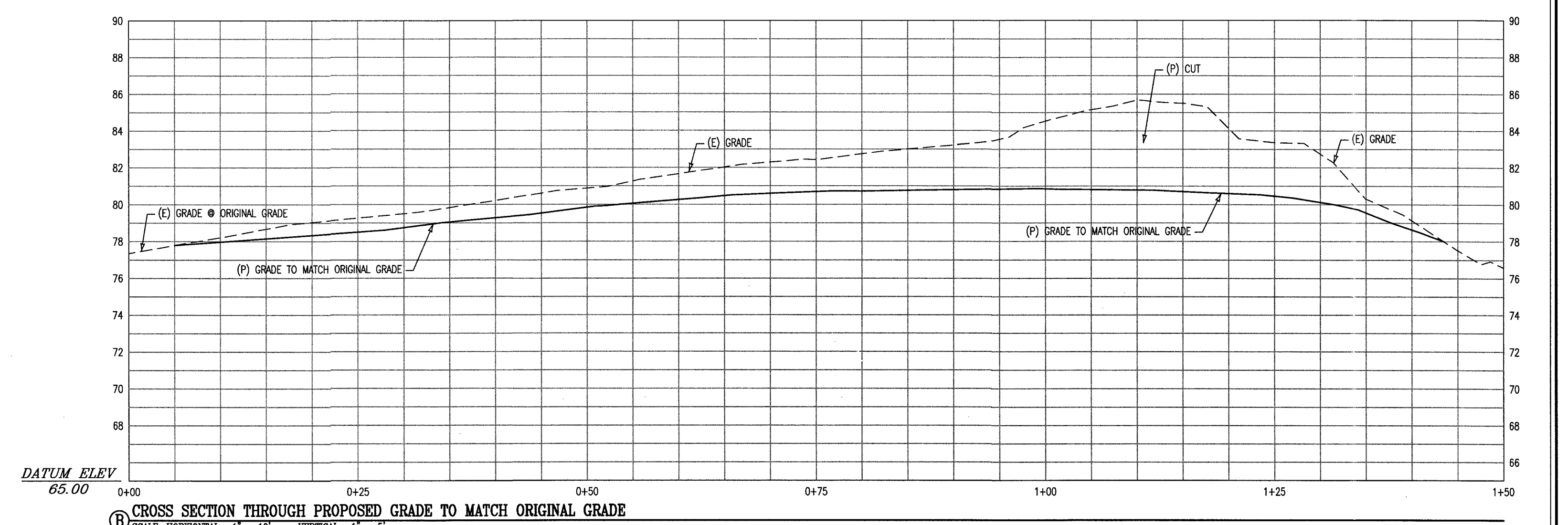
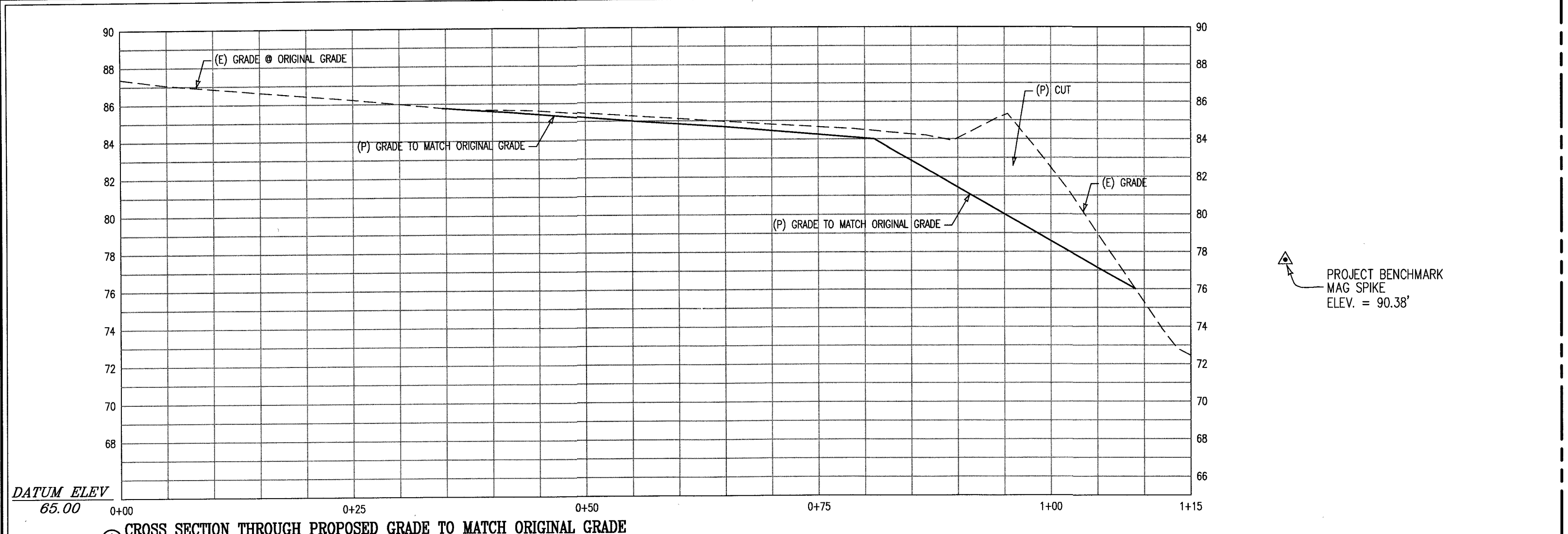


#### REVISIONS

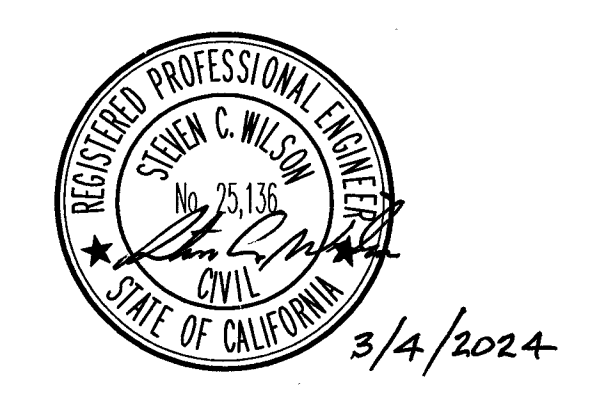
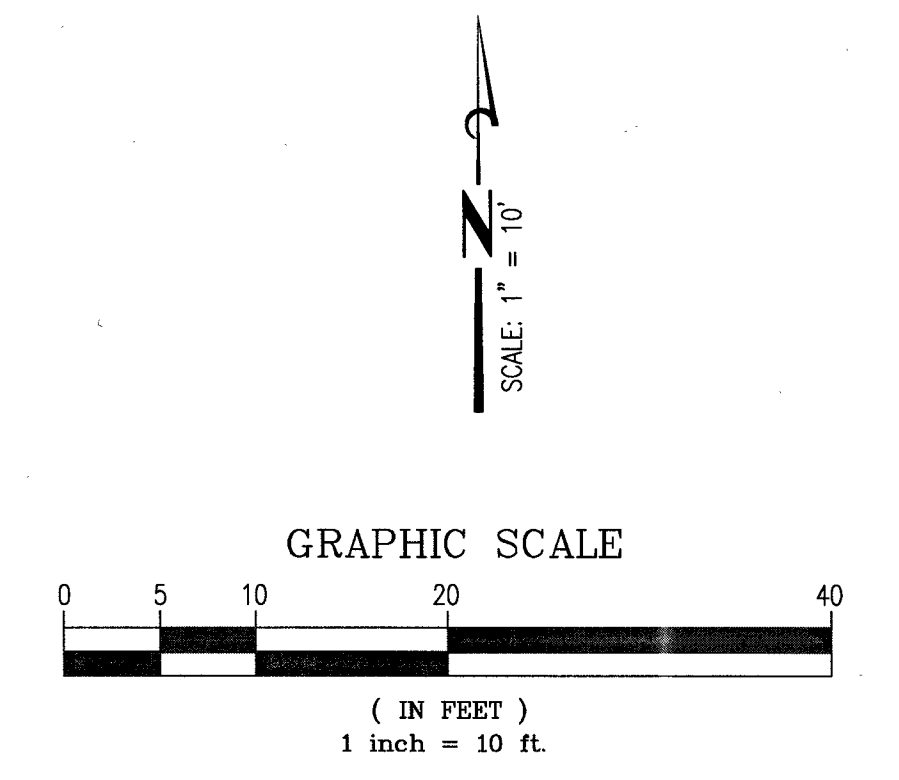
DATE	BY
05-11-23	SCW
12-08-23	SPH
03-04-24	SCW

#### SPECIFICATIONS & KEP MAP

7230 CARMEL VALLEY ROAD  
CARMEL, CA 93923  
5.001 ACRE PARCEL AS SHOWN ON  
VOLUME 15, OF SURVEYS, PAGE 56, RECORDS OF MONTEREY COUNTY  
COUNTY OF MONTEREY APN: 022-221-014 STATE OF CALIFORNIA  
PREPARED FOR  
**KELLY SWEENEY**  
BY  
**MONTEREY BAY ENGINEERS, INC.**  
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING  
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955  
SCALE AS SHOWN DATE MAY, 2023 DRAWN BY SCW & SPH SHEET C-1 OF 1008



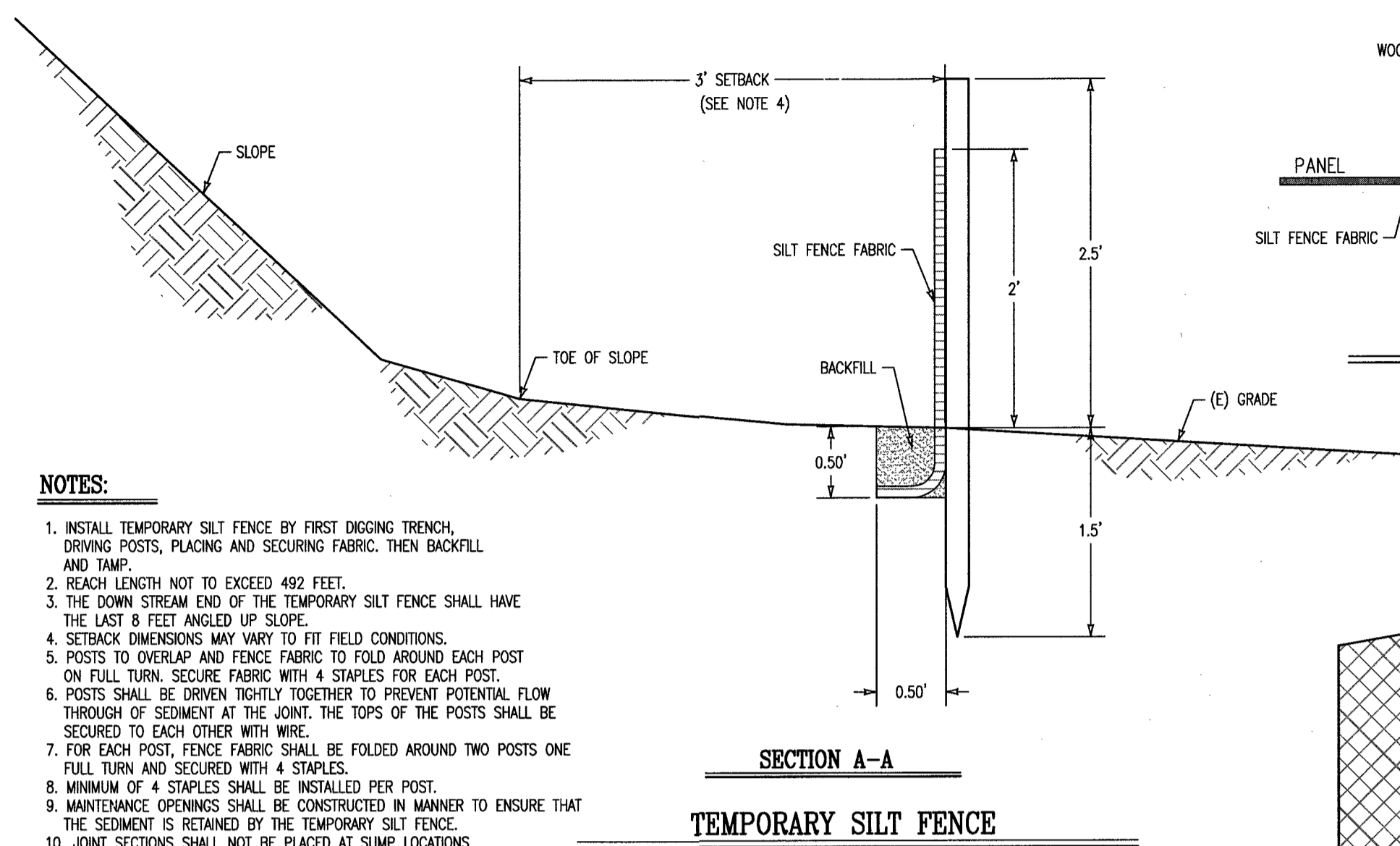
- NOTES FROM SITE MEETING:
- 1) REMOVE EXISTING DIRT PILES
  - 2) PROVIDE LANDSCAPING IN ACCORDANCE WITH BOTANIST'S RECOMMENDATIONS
  - 3) CONTOURS REPRESENTING NATURAL GRADE ARE APPROXIMATE



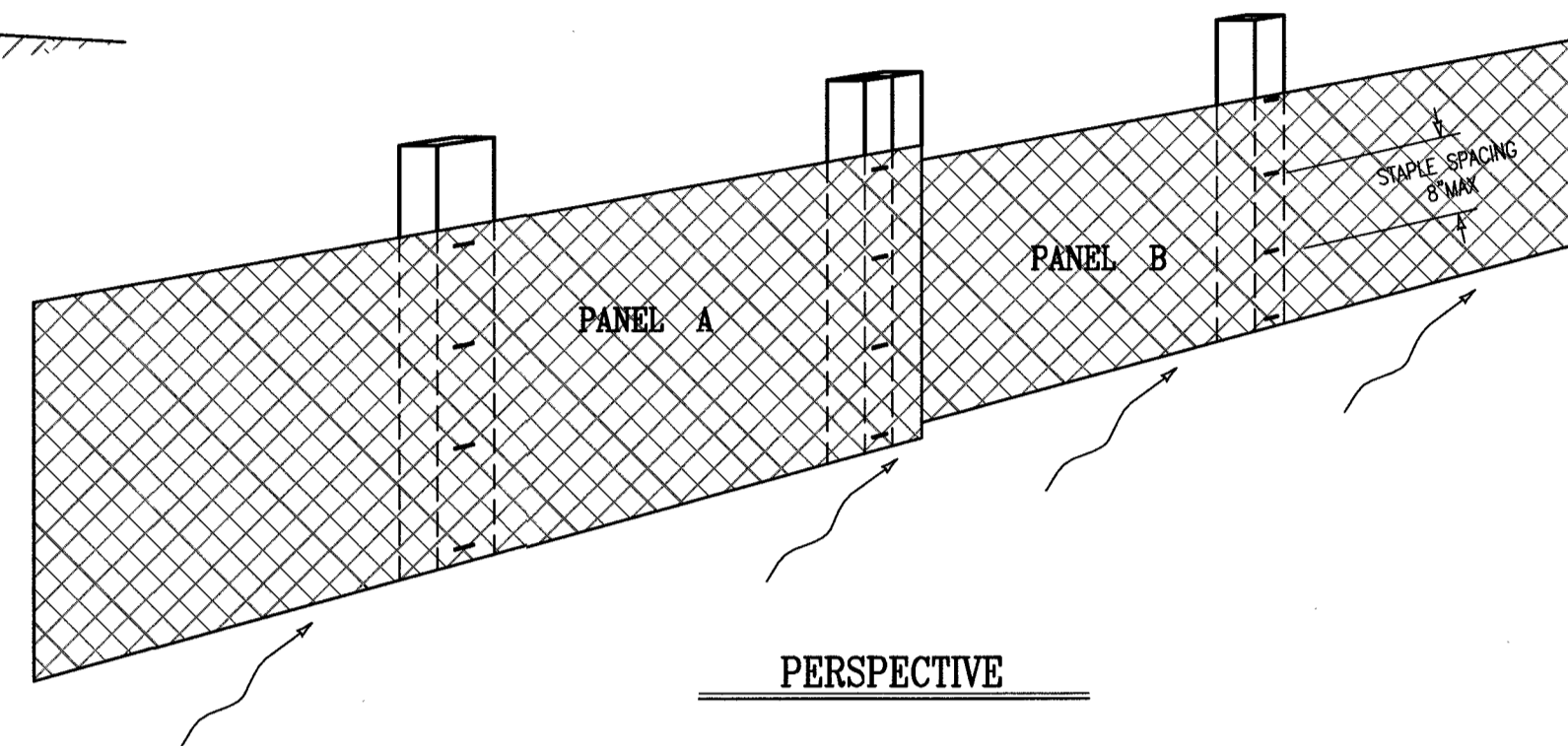
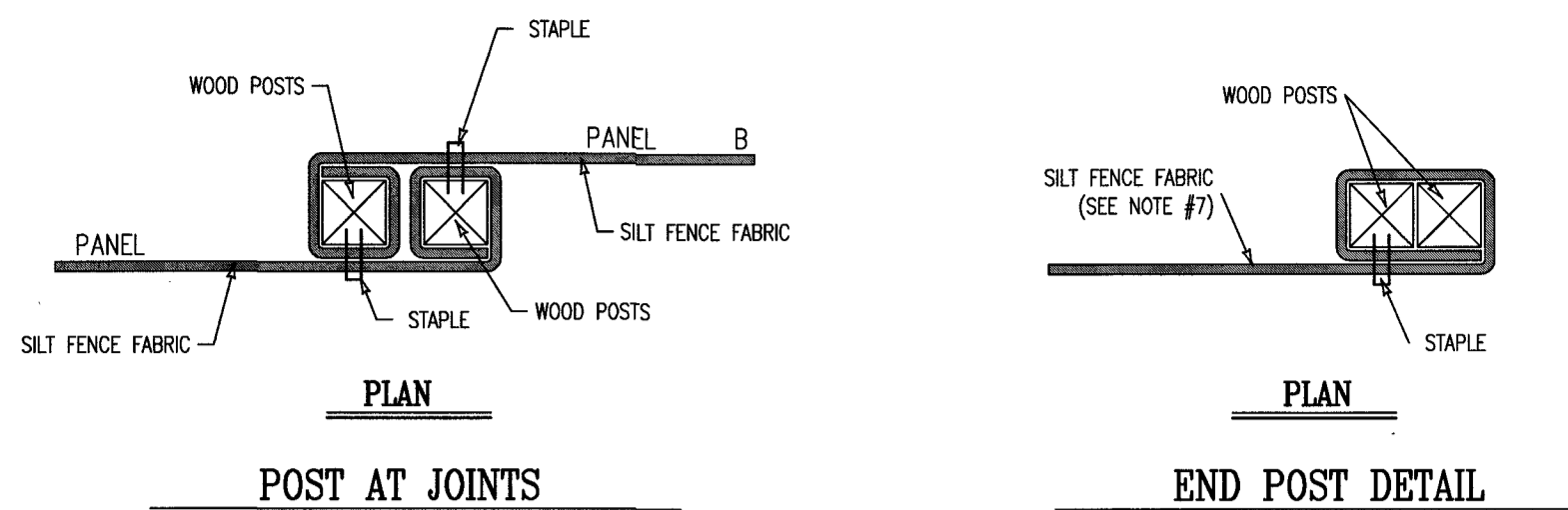
REVISIONS		DATE		BY	
05-11-23	SCW				
12-08-23	SPH				
03-04-24	SCW				

<b>GRADING &amp; EROSION CONTROL PLAN</b> 7230 CARMEL VALLEY ROAD CARMEL, CA 93923 5.001 ACRE PARCEL AS SHOWN ON VOLUME 15, OF SURVEYS, PAGE 56, RECORDS OF MONTEREY COUNTY COUNTY OF MONTEREY APN: 022-221-014 STATE OF CALIFORNIA PREPARED FOR <b>KELLY SWEENEY</b> BY <b>MONTEREY BAY ENGINEERS, INC.</b> CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING 607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
SCALE	DATE	DRAWN BY	SHEET
1" = 10'	MAY, 2023	SCW & SPH	C-2 OF THREE
JOB No. 23-024			



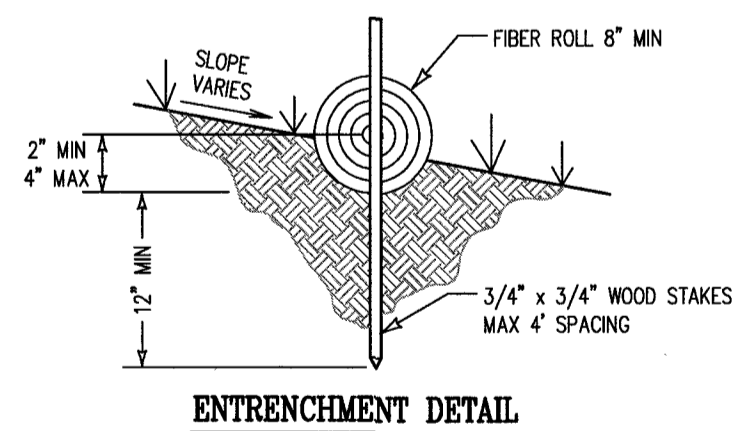
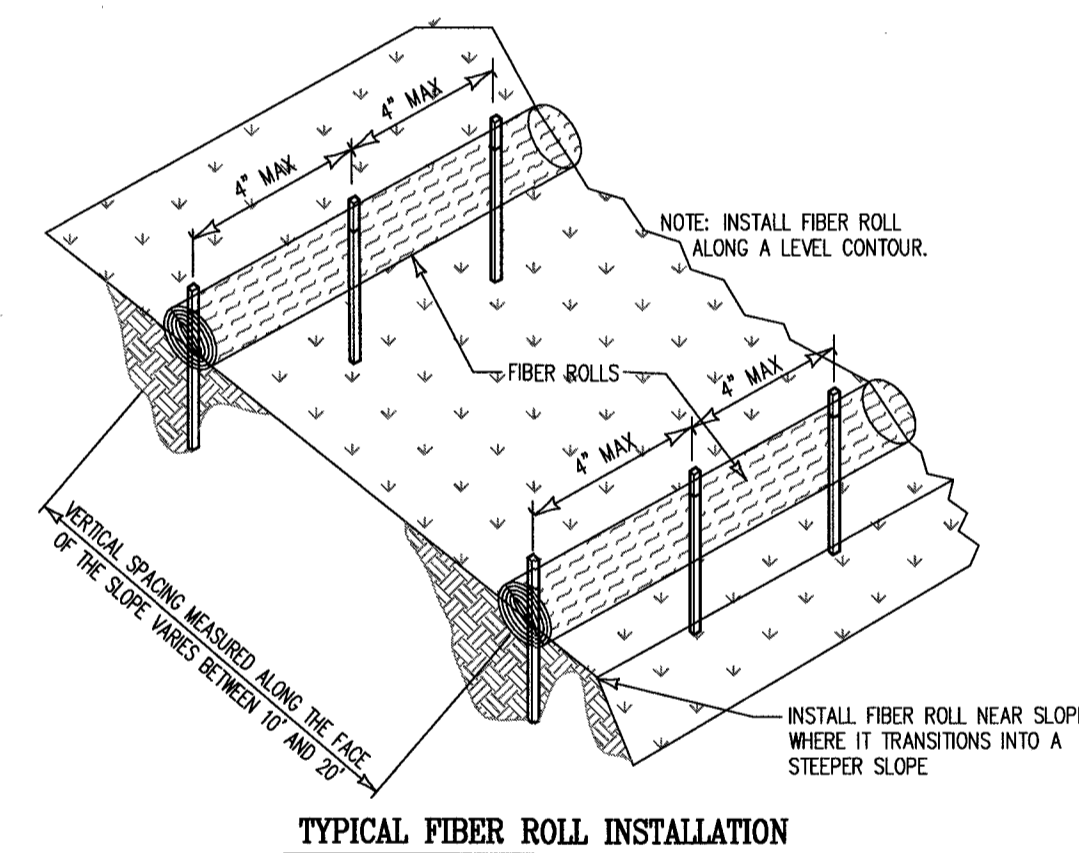
- NOTES:**
1. INSTALL TEMPORARY SILT FENCE BY FIRST DIGGING TRENCH, DRIVING POSTS, PLACING AND SECURING FABRIC, THEN BACKFILL AND TAMP.
  2. REACH LENGTH NOT TO EXCEED 492 FEET.
  3. THE DOWN STREAM END OF THE TEMPORARY SILT FENCE SHALL HAVE THE LAST 8 FEET ANGLED UP SLOPE.
  4. SETBACK DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
  5. POSTS TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH POST ON FULL TURN. SECURE FABRIC WITH 4 STAPLES FOR EACH POST.
  6. 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.
  7. FOR EACH POST, FENCE FABRIC SHALL BE FOLDED AROUND TWO POSTS ONE FULL TURN AND SECURED WITH 4 STAPLES.
  8. MINIMUM OF 4 STAPLES SHALL BE INSTALLED PER POST.
  9. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN MANNER TO ENSURE THAT THE SEDIMENT IS RETAINED BY THE TEMPORARY SILT FENCE.
  10. JOINT SECTIONS SHALL NOT BE PLACED AT SWAMP LOCATIONS.



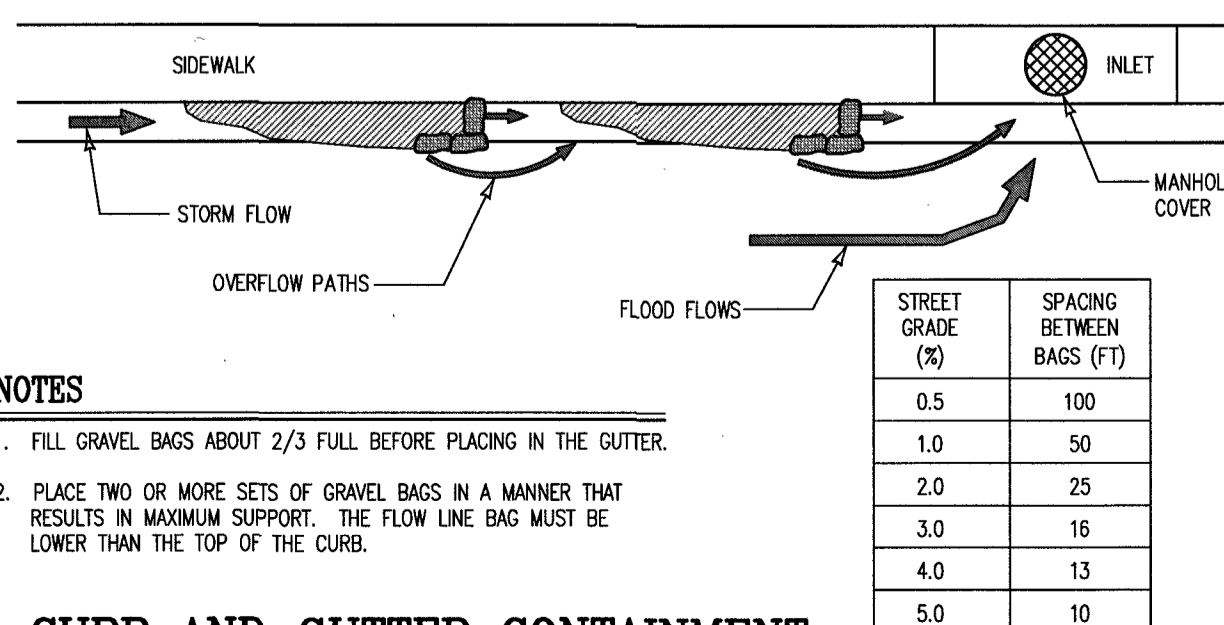
**A SILT FENCE DETAILS**  
NOT TO SCALE

**EROSION AND SEDIMENT CONTROL GENERAL NOTES**

1. **BEST MANAGEMENT PRACTICES (BMPs)** AT A MINIMUM, THE FOLLOWING BMPs ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.
  - WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.
  - EXISTING VEGETATION** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
  - EROSION AND SEDIMENT CONTROL** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPs SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.
  - STOCKPILE MANAGEMENT**
    - 1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
    - 2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
    - 3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
  - WASTE MANAGEMENT** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.
  - VEHICLES AND EQUIPMENT** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.
  - DRAIN/INLET PROTECTION & PERIMETER CONTROLS** DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.
  - SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEEPED (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
  - DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C). ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.
  - STORMWATER MIXED WITH NON-STORMWATER** SHALL BE MANAGED AS NON-STORM WATER.

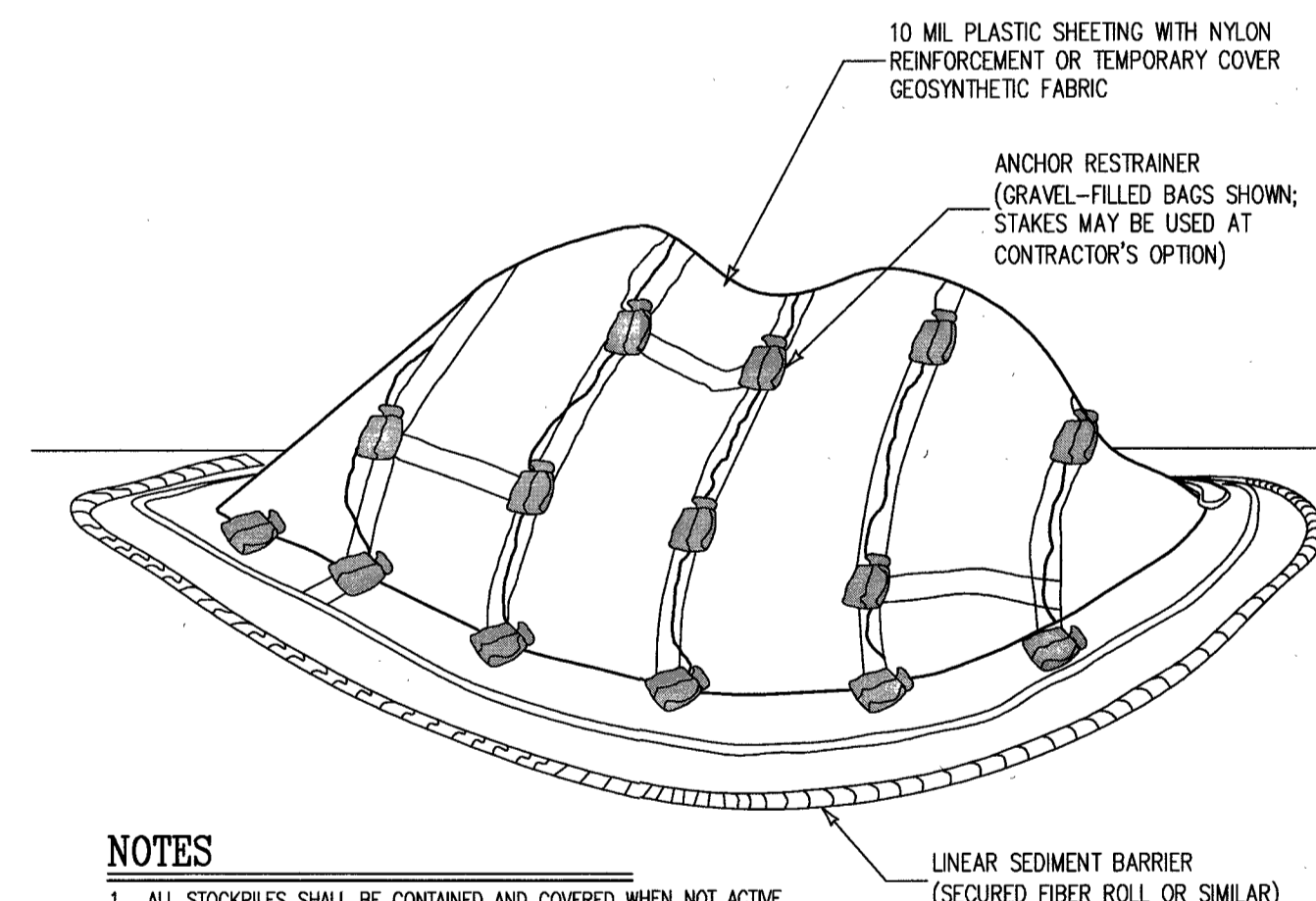


**B FIBER ROLLS**  
NOT TO SCALE



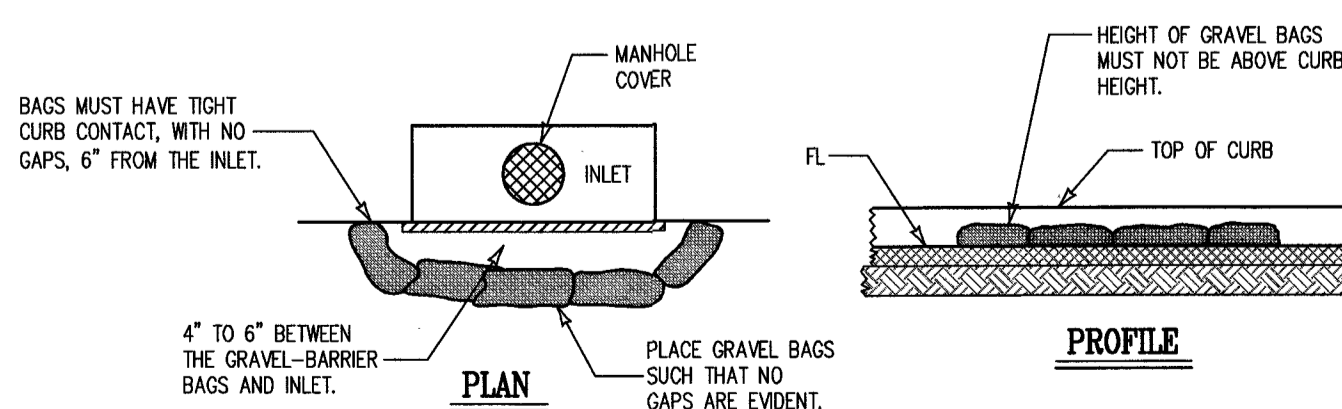
- NOTES**
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
  2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

**C CURB AND GUTTER CONTAINMENT**  
NOT TO SCALE



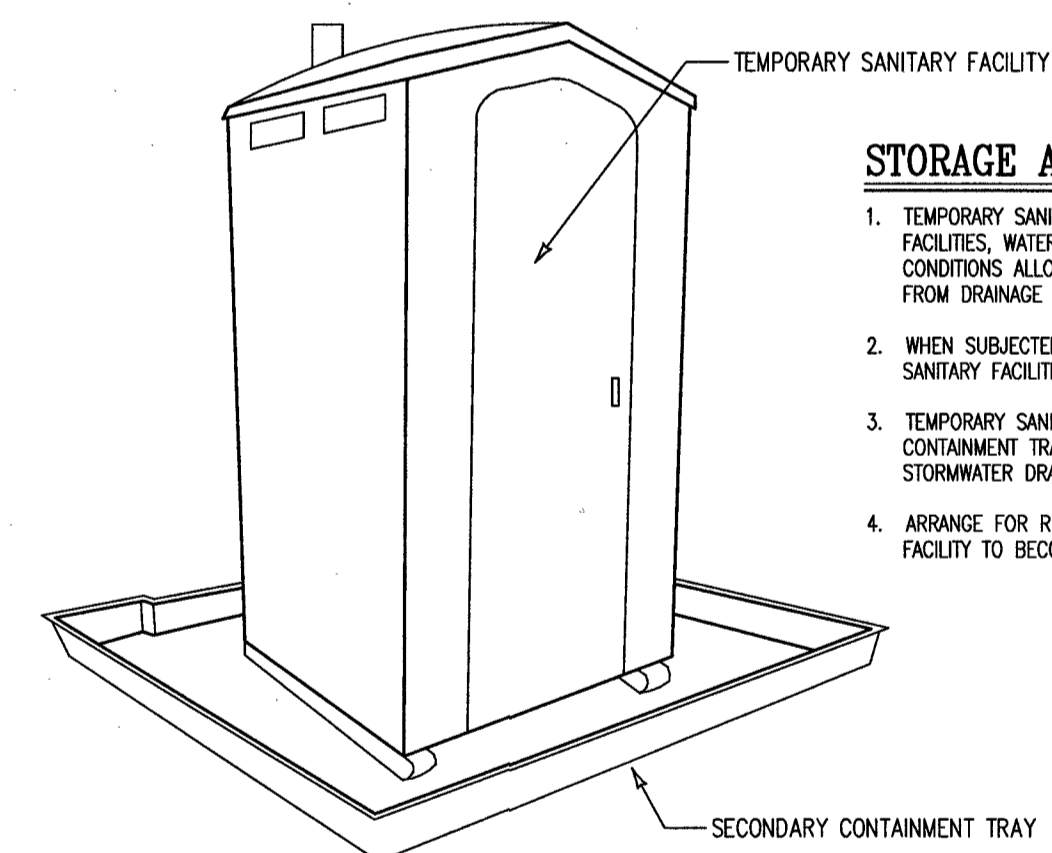
- NOTES**
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
  2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
  3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
  4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
  5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

**E TEMPORARY COVER ON STOCKPILE**  
NOT TO SCALE



- NOTES**
1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

**D DRAIN INLET BARRIER**  
NOT TO SCALE



**STORAGE AND DISPOSAL PROCEDURES**

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

**F SANITARY WASTE MANAGEMENT**  
NOT TO SCALE

PROJECT COVERED BY PERMIT(S): \_\_\_\_\_  
TOTAL AREA OF DISTURBANCE: 25,784 S.F.

REVISIONS		DATE		BY	
		12-08-23	SPH		

**BEST MANAGEMENT PRACTICE DETAILS**

7230 CARMEL VALLEY ROAD  
CARMEL, CA 93923  
5.001 ACRE PARCEL AS SHOWN ON  
VOLUME 15, OF SURVEYS, PAGE 66, RECORDS OF MONTEREY COUNTY  
COUNTY OF MONTEREY APN: 022-221-014 STATE OF CALIFORNIA  
PREPARED FOR  
**KELLY SWEENEY**  
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CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING  
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE AS SHOWN DATE MAY, 2023 DRAWN BY SCW & SPH SHEET C-3 OF THREE  
JOB No. 23-024



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