# DRAFT RESOLUTION

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

In the matter of the application of:
**MCDOUGALL AMY E. (PLN230127)**
**RESOLUTION NO. 24--**
Resolution by the Monterey County Planning Commission:

1) Finding that denial of a project qualifies for a Statutory Exemption pursuant to CEQA Guidelines section 15270; and
2) Denying a Combined Development Permit consisting of:
    a. An Administrative Permit and Design Approval to allow construction of a 12,469.5 square foot six-story single-family dwelling with an attached 934 square foot garage, an attached 2,124 square foot Accessory Dwelling Unit, an attached 483 square foot Junior Accessory Dwelling Unit, and 3,419.5 square feet of covered and uncovered decks, patios, and exterior staircases, and associated site improvements including drilling a domestic well;
    b. Use Permit to allow the removal of up to seven Coast live oaks;
    c. A Use Permit to allow development on slopes in excess of 25 percent; and
    d. A reduction of the required front, side, and rear setbacks from 5 feet to 0 feet without seeking a variance.

[PLN230127, McDougall Amy E., 10196 Oakwood Circle, Carmel, Carmel Valley Master Plan, (APN: 416-542-011-000)]

**The MCDOUGALL AMY E. application (PLN230127) came on for a public hearing before the Monterey County Planning Commission on August 28, 2024, September 25, 2024, and December 11, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the project plans, the Monterey County Planning Commission finds and decides as follows:**

## FINDINGS

**1. FINDING:** **INCONSISTENCY AND SITE SUITABILITY**– The Project, as proposed and designed, is not consistent with the applicable plans and

policies which designate this area as appropriate for development. Additionally, without additional evidence, the site is not physically suitable for the use proposed.

**EVIDENCE:** a) During review of this application, staff reviewed the project for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Carmel Valley Master Plan;
- Carmel Valley Ranch Specific Plan; and
- The Monterey County Zoning Ordinance (Title 21 of the Monterey County Code).

Conflicts were found. Communications were also received during review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Based on the Project Data table of the attached plans, the project proposes construction of a 7,112 square foot, six-story single-family dwelling (inclusive of stairs, entry, and elevator) with an attached 832 square foot garage, an attached 1,600 square foot Accessory Dwelling Unit (ADU), an attached 483 square foot Junior Accessory Dwelling Unit (JADU), and 2,347 square feet of covered and uncovered decks, for a total of 12,374 square feet. However, the project plans provide misleading and factually incorrect information, namely inaccurate floor area calculations and misstatements as to current topographic conditions. Per HCD-Planning staff's calculations, the proposed project includes construction of a 12,469.5 square foot six-story single-family dwelling with an attached 934 square foot garage, an attached 2,124 square foot ADU, an attached 483 square foot JADU, and 3,419.5 square feet of covered and uncovered decks, patios, and exterior staircases, for a total of 19,430 square feet. Staff's floor area calculations were measured from the exterior face of the enclosing walls, as required by Title 21, and relied upon the provided scale (0.25 inches to 1 foot). Associated site modifications include development on slopes in excess of 25 percent, removal of Coast live oaks, and drilling of a domestic well. Although the residential structure is designed to encroach into the required 5-foot setbacks on all sides, the Project does not request a variance to modify this requirement.

c) <u>Existing Conditions</u>. The property is currently vacant. Most of the subject property (0.08 acres) contains slopes exceeding 25 percent. Three Coast live oak trees are present. The Applicant/Owner asserts that the project site and the surrounding hillside were significantly altered after the Oakshire subdivision was approved in 1986. Accordingly, the Applicant/Owner has submitted two topographic surveys (dated 2016 and 2023), which are the basis for the two terrain lines illustrated on Sheet A13. The Applicant/Owner's claimed "historical" grade is labeled on Sheet A13 as the "Elevation Line of Natural Terrain". Below this terrain line is another grade labeled as the "Line of Terrain after Oakshire Ph. (II-III) Development" and is claimed by the Applicant/Owner to be current conditions. Though the 2016 and 2023 topographic surveys look nearly the same (same contours, road configuration, lot boundaries, tree trunks, private easements, etc.), the listed elevations differ by approximately 27 feet. The 2016 survey

illustrates the subject property as having elevations ranging between 172 feet and 191 feet; these elevations were used to create the "Elevation Line of Natural Terrain" on Sheet A13. The 2023 survey illustrates the subject property as having elevations of approximately 199 feet to 221 feet; these elevations were used to create the "Line of Terrain after Oakshire Ph. (II-III) Development".

Monterey Bay Engineers prepared both surveys and confirmed that both surveys represent today's conditions. Accordingly, there is no "historic" (pre-subdivision) grade. The elevations differ by 27 feet because the 2016 survey elevations are based on an assumed datum with a project benchmark elevation of 200 feet, whereas the 2023 survey elevations are based on an assigned datum (North American Vertical Datum of 1988 [NAVD-88]) with a project benchmark elevation of 227.12 feet (identified with use of a GPS). GPS technology combined with NAVD-88 is a standardized reference point for elevation measurements across North America and is the most used vertical datum for surveying and mapping activities in the United States. Monterey Bay Engineers' letter states "[the June 8, 2023 updated topographic survey] supersedes the May 6, 2016 map" (See Exhibit I of the December 11, 2023 staff report). Additionally, elevations derived from USGS mapping, which are based on the NAVD-88 datum, are consistent with the elevations of the 2023 survey. By claiming the 2023 survey elevations as a "historical" grade, the project plans are misleading; they could be interpreted as proposing a residential structure with 3.5 subterranean levels that would require 35 to 45 feet deep of excavation and approximately 4,864 cubic yards of cut. However, there is no "historic" grade. Consequently, the project plans erroneously use outdated elevations that should be adjusted upwards of 27.12 feet.

d) The property is located at 10196 Oakwood Circle, Carmel, Carmel Valley Master Plan, (Assessor's Parcel Number [APN]: 416-542-011-000). The subject property is zoned Medium Density Residential (MDR/5-D-S-RAZ), which allows for the establishment of the first single-family dwelling as an allowed use, subject to no discretionary permits. However, pursuant to Title 21 sections 21.44.030.A and 21.45.040.B, all new development located in the Design Control ("D") and Site Plan Review (S) zoning overlay districts require a Design Approval and Administrative Permit, respectively. ADUs and JADUs compliant with Title 21 section 21.64.030 are ministerial projects. However, the proposed ADU and JADU do not satisfy Title 21 section 21.64.030, and the proposed single-family dwelling, inclusive of an internal ADU and JADU, requires development on slopes in excess of 25 percent and tree removal, and therefore requires the appropriate discretionary permits before the accessory units can be constructed. As discussed in this Finding, and for reasons elucidated in subsequent Findings and Evidence, the proposed project is inconsistent with applicable policies, goals, and text of the 2010 Monterey County General Plan, Carmel Valley Master Plan, Carmel Valley Ranch Specific Plan, and Monterey County Zoning Ordinance (Title 21). The proposed single-family

dwelling, inclusive of an internal ADU and JADU, is referenced throughout this Resolution as the "residential structure."

e) Lot Legality. The subject property is comprised of a residential lot (3,528 square feet, 0.081 acres in size) and a garage lot (479 square feet; 0.011 acres in size), which are respectively identified as Lots 10 and G10 on the recorded final map for Tract 1045 of the Oakshire Phase II-III Subdivision (Volume 16, Cities and Towns Map, Page 8). Therefore, the County recognized the subject property as a legal lot of record.

f) Design/Neighborhood and Community Character. The proposed project is inconsistent with applicable design-related policies of the Carmel Valley Master Plan and Carmel Valley Specific Plan, as well as Title 21, Chapter 21.44. See Finding No. 2 and supporting evidence.

g) Development Standards (Height). The development standards for the MDR zoning district are provided by Title 21 section 21.12.060. As a Planned Unit Development, the subject property is not subject to lot coverage or floor area ratio limitations. The maximum allowed height in the MDR zoning district for main structures and attached accessory structures is 30 feet from the average natural grade. The project plans illustrate the proposed residential structure as having a height of 26 feet, 5 inches above average natural grade. This height is calculated from the "Elevation Line of Natural Terrain" (Applicant/Owner claimed "historical" grade but is recognized by the County as current conditions), which relies on a project benchmark of 227.12 feet conditions. However, since the project plans are based on the 2016 survey elevations, it is inappropriate to use the 2023 survey elevations to calculate the residential structure's height above average natural grade due to the conflicting datums (assumed vs. assigned) and benchmark heights (200 feet vs. 227.12 feet). Therefore, to measure the project's height above average natural grade, the 2016 survey elevations or the "Line of Terrain after Oakshire Ph. (II-III) Development" should be used since they are also based on an assumed datum/benchmark of 200 feet. Based on these elevations, the proposed project would have a height above average natural grade of approximately 56.5 feet, almost twice the height allowed. Therefore, as proposed, the project is inconsistent with the subject zoning district's maximum allowed height.

h) Development Standards (Setbacks). Required setbacks for main structures and attached accessory structures in this zoning district are 20 feet (front), 5 feet (sides), and 10 feet (rear), unless otherwise noted on the recorded final map. The recorded final map for Tract 1045 of the Oakshire Phase II-III Subdivision, illustrates the subject property (Lot 10 and G10) as being subject to 5-foot setbacks on all sides, except for the garage lot, which does not have setbacks. The proposed residential structure's footprint abuts the front, rear, and western (side) property lines, and is therefore inconsistent with the required setback requirement. While the residential structure's footprint does not encroach into the eastern side setback, its uncovered and covered patios encroach into the required setback by approximately 4 feet. Pursuant to Title 21 section 21.62.040, uncovered patios (greater than 24 inches above average natural grade grade) may extend three feet into the required side setback and covered patios (greater than 24 inches above

average natural grade grade) may extend up to 2.5 feet into the required setback. The proposed uncovered and covered decks and patios are inconsistent with the setback exceptions. The granting of a variance would be required to modify the subject setback requirement, pursuant to Title 21 Chapter 21.72. The Applicant/Owner did not request such a variance. Therefore, as proposed and designed, the residential structure and site improvements do not comply with the required setback site development standard of the MDR zoning district or the applicable exceptions.

i) Development on Slopes in Excess of 25 Percent. The Proposed Project included development on slopes in excess of 25 percent. The criteria to grant the required Use Permit have not been satisfied. See Finding No. 6 and supporting evidence.

j) Tree Removal. The Proposed Project seeks the removal of up to seven Coast live oak trees. The project is inconsistent with Title 21 sections 21.64.020D(4) and 21.64.020D(5) and Carmel Valley Master Plan Policy CV-3.11, because it does not minimize tree removal and fails to provide adequate on-site replanting. See Finding No. 5 and supporting evidence.

k) Accessory Dwelling Unit. As proposed, the project includes construction of an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). The proposed ADU would be inconsistent with Title 21 sections 21.06.372 and 21.64.030. See Finding No. 7 and supporting evidence.

l) Alteration of Landforms. 2010 General Plan Policy OS-1.2 states "Development in designated visually sensitive areas shall be subordinate to the natural features of the area." The project site is in a visual sensitivity area identified as "Highly Sensitive", per Figure 14 of the 2010 Monterey County General Plan, and therefore, Policy OS-1.2 applies. Further, Carmel Valley Master Plan Policy CV-3.4 requires that alterations of hillsides and natural landforms be minimized. The proposed design of the residence would not minimize alteration of the property's hillside and existing topography. As designed, 1.5 levels of the proposed six-story residential structure would be sited below grade. The entire property would be excavated 8.5 to 20 feet down to accommodate the proposed subterranean levels. In addition to the grading for the lower levels, the proposed residential structure would maximize alteration of the subject property's hillside by encroaching into the required setbacks on all sides. The proposed project is inconsistent with General Plan Policy OS-1.2 and CVMP Policy CV-3.4 because it would not be subordinate to the natural features of the property and instead, would alter the environment to conform to the Applicant/Owner's desired design.

m) Geologic and Seismic Hazards. General Plan Policy S-1.5 discourages development within 50 feet of active faults unless measures recommended by a registered engineering geologist are implemented to reduce the hazard to an acceptable level. Further, General Plan Policies S-1.6 and S-1.7 require that a geological report be prepared when development is proposed within a known geologic or seismic hazard area, and/or is in a State- or County- designated Earthquake Fault Zone.

Areas of known geologic or seismic hazards are defined by the General Plan as areas with moderate to high landslide susceptibility; high erosion susceptibility; moderate or high liquefaction; seacliff retreat; or tsunami run-up hazards. Additionally, Title 21 section 21.66.040.C requires the submittal of a geological report when development involves development on slopes greater than 30% or is within a 1/8th mile of an active or potentially active fault. Based on Monterey County GIS, the subject property contains slopes steeper than 30 percent, has a high erosion hazard potential, and is within 1/8th mile of an active or potentially active fault. Thus, a geological report is required. Although requested by staff and required by the Monterey County Code, the Applicant/Owner refused to submit a geological report. Without a site-specific geological report, the proposed project conflicts with General Plan Policies S-1.5 through 1.7, poses a potentially significant threat to its occupants and the surrounding neighborhood's health, safety, and general welfare, and does not incorporate recommendations from a licensed geologist to ensure that the site is suitable for the proposed development. See Finding No. 3, Evidence "f".

n) Staff identified potential impacts to soils, geological, and forest resources. The Applicant commissioned the following reports:
   - "Arborist Report" (LIB230212) prepared by Andrew Tope, Carmel, CA, August 14, 2016, amended October 2, 2023.
   - "Geotechnical Investigation (Design Phase)" (LIB230213) prepared by Greg Bloom, Freedom, CA, June 22, 2022, supplemented with a letter entitled "Foundation Observation", dated June 6, 2024.

   County staff independently reviewed these reports and partially disagrees with their conclusions. Staff cannot rely on these reports to determine whether the project site is suitable for the proposed use (see Finding No. 3, Evidence "f" and Finding No. 5 and supporting evidence").

o) Land Use Advisory Committee (LUAC) Review. The proposed project was referred to the Carmel Valley Land Use Advisory Committee for review on June 17, 2024. At this meeting, members of the public raised concerns relating to setbacks, the size and internal circulation of the ADU, impacts on public and private views, neighborhood compatibility, development on steep slopes, erosion control, and parking. Members of the LUAC raised similar concerns and noted that the proposed amount of glass could cause light pollution. After public testimony, the LUAC voted 4-0 to oppose the project as proposed.

p) Public Comment. Members of the public objected to the proposed height, colors, materials, and size of the residence, citing its inconsistency with the Carmel Valley Master Plan and Carmel Valley Ranch Specific Plan, and lack of compatibility with the surrounding neighborhood. Additional concerns included the project's potential impact on aesthetics, specifically nighttime light pollution, neighborhood safety, slope stability, drainage, nearby trees, and property values.

q) The project planner conducted a site inspection on August 1, 2024, to verify that the project on the subject parcel conforms to the plans listed

above. Discrepancies in the project plans were identified. See Finding No. 1, Evidence "b" and "c".

r) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230127.

**2. FINDING:** **DESIGN** – The size, materials, and design of the proposed project are inconsistent with the applicable policies and regulations of the Carmel Valley Master Plan, Carmel Valley Ranch Specific Plan, and Title 21 (Zoning Ordinance).

**EVIDENCE**

a) Carmel Valley Master Plan (CVMP) Policy CV-1.1 requires that development follow a rural architectural theme to ensure preservation of Carmel Valley's rural character. Further, CVMP Policy CV-1.20 requires that new development proposals be reviewed for consistency with the following guidelines:

- Proposed development encourages and furthers the letter and spirit of the Master Plan
- Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.
- Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the building's natural and man-made surroundings.
- Structures should be controlled in height and bulk to retain an appropriate scale.
- Development, including road cuts as well as structures, should be located to minimize disruption of views from existing homes.
- Minimize erosion and/or modification of landforms.
- Minimize grading through step and pole foundations.

b) The Carmel Valley Ranch Specific Plan (CVRSP) (CVMP Policy CV-1.22) is a designated special treatment area that establishes specific regulations for the various land uses within the Carmel Valley Ranch. The subject property and surrounding Oakshire Subdivision are within the CVRSP area. Housing within the CVRSP area is subject to four main design-related criteria: Architectural Style, Height and Form, Colors and Building Materials, and Development Character. These criteria require:

1. Architectural Style shall be in keeping with the Carmel Valley setting and tradition. Compatible architectural styles include barn, ranch, and an adaptation of early Monterey.
2. The height and form of structures shall reflect and complement the character of the landscape setting. Building size and placement shall respect the natural lines of vegetation and topography.
3. Natural materials indigenous to the area (i.e., wood, stone, adobe) shall be used in the construction and enhancement of structures. Colors shall harmoniously blend with the immediate surroundings and shall be confined to earth and vegetation colors

(i.e., browns, siennas, beiges, olive greens). Construction that breaks up the form of buildings and creates surface interest shall be utilized.

4. Residential building shall be located to reduce visual and physical impact on the land and planned to fit into the natural environment.

c) Pursuant to Title 21 Chapter 21.44, 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 view shed and neighborhood character.

d) Architectural Style & Colors and Materials. As designed, the project incorporates a modern-contemporary architectural style that utilizes horizontal dark brown wood siding, grey stone exterior, and large glass windows with black aluminum framing. The proposed architectural style is not compatible with the neighborhood character or Carmel Valley's rural setting. Additionally, it does not incorporate rural architectural features (e.g., board and batten siding, gabble, hipped, or low-pitched rooflines, one to two stories, etc.) required by the Carmel Valley Master Plan and Carmel Valley Ranch Specific Plan. While the proposed materials, like stone and wood, are in keeping with the natural materials indigenous to the area, the proposed colors of such materials, flat roof, large expanses of glass windows, and multiple material transitions are neither compatible with the neighborhood character nor Carmel Valley's rural setting, nor do they blend in with the surrounding natural environment. Further, the geometric, stacked cube-like design of the structure does not break up the form of the building and increases the perceived massing. Consequently, the proposed development is inconsistent with CVMP Policy CV-1.1 and the CVRSP, which recommend that designs conform to rural architectural themes.

e) Height and Form. The proposed six-story residential structure is approximately 56.5 feet from the average natural grade (see Finding No. 1, Evidence "g"). The proposed structure would conflict with the maximum allowed height of 30 feet. The proposed height and 1.5 subterranean levels do not reflect or complement the character of the landscape setting and instead significantly alter the natural terrain. Consequently, the proposed building size does not respect the natural lines of the property and is inconsistent with the CVRSP.

f) Development Character. As detailed in the preceding evidence, the proposed project and associated ground disturbance significantly alter the physical landscape and do not conform to the natural environment.

g) Neighborhood Character. The project planner conducted a site inspection on August 1, 2024, to determine the existing neighborhood character of the subject subdivision. Many residences in the Oakshire Subdivision were constructed in the late 1990s and consist of rural architectural types (e.g., split-level ranch or farmhouse) with horizontal board and batten. Colors of the existing neighborhood are limited to muted earth tones (i.e., brown, beige, yellow, and olive green, etc.). Existing residences do not exceed two floors of habitable space. The 21 developed residential lots within the Oakshire Subdivision range

between approximately 3,136 and 5,837 square feet. The average residential lot (excluding the garage lot) is 3,860 square feet (0.88 acres). Based on staff's review of previously approved planning permits within this subdivision, the average single-family dwelling (not including the garage) is approximately 3,427 square feet, with individual residences ranging between 2,400 and 4,650 square feet (excluding garage square footage). The average residence's square footage to lot size ratio is 0.9:1, but individually, they range between 0.59:1 to 1.3:1. As currently proposed, the 15,076 square foot residence (including the proposed ADU and JADU, but excluding the garage and covered and uncovered decks, patios, and exterior staircases) is four times larger than the average residence in the Oakshire subdivision, amounting to a residential square footage to lot size ratio of 4.27:1. The proposed height and bulk are not of an appropriate scale. Although the proposed residential structure would be six stories high, only three levels will be visible from Oakwood Circle Road because most of the structure would be below the road grade or subterranean. Other residences in the Oakshire Subdivision only have one to two levels visible from the front property line. Based on a review of the previously approved planning permits within the subject subdivision, no residential development has been approved above a garage on a garage lot. Here, the proposed JADU would be situated above the garage (on the garage lot) and would thus increase the visible bulk and mass and further distinguish the proposed residence from the surrounding neighborhood. The proposed residence's architectural style, height, and form (bulk and mass), colors and materials colors, and impact on the land are out of character with the surrounding residential neighborhood. Consequently, the proposed development is inconsistent with both CVMP Policy CV-1.20 and the CVRSP.

h) CVMP Policy CV-1.20. Based on preceding Evidence "d" through "g", the proposed project's colors, materials, height and form, land disturbance, and architectural style are not visually compatible with the character of Carmel Valley or the immediate neighborhood and maximum modification of landforms. Consequently, the proposed development is inconsistent with CVMP Policy CV-1.20.

i) Visual Resources. The project site is in a visual sensitivity area identified as "Highly Sensitive", as designated on Figure 14 (Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map) of the 2010 Monterey County General Plan. With a height of approximately 56.5 feet above average natural grade (see Finding No. 1, Evidence "g"), the top one to two stories will be visible from Carmel Valley Road (0.4 miles north). The proposed residence's visibility from Carmel Valley Road is comparable to the visibility of other residences within the area.

j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230127.

**3. FINDING:** **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for may 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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Monterey County Regional Fire Protection District.

b) Sewer. California American Water Company (CalAm) provides sewer service to the subject subdivision, including the subject property. As illustrated on the recorded final map for Tract 1045 of the Oakshire Phase II-III Subdivision, a 5-foot "Sanitary Sewer Easement" is conveyed over the eastern portion of the subject property and corresponds with the property's 5-foot side setback. A sewer main runs through this easement. It connects to manholes just north and south of the property. Per Volume 16, Cities and Towns Map, Page 8 (recorded map for the subject subdivision), the Sanitary Sewer Easements "are to be kept open and free from buildings and structures not serving the purposes of the easements". The Applicant/Owner has proposed covered decks, exterior stairs, and a tiled terrace within the eastern side setback (see Finding No. 1, Evidence "h"). Based on the information provided, it is unclear how much excavation would be required to install the tiled terrace. Sewer mains are typically only 18-30 inches below the ground and thus could be adversely impacted should excavation exceed this amount. Construction of the lower-level terrace appears to conflict with the plain language of the sanitary sewer easement. Additionally, the Applicant/Owner has replanted two five-gallon Coast live oak trees in this easement area. CalAm opposes the planting of trees within the sewer easement, citing potential adverse impacts on the sewer system. Staff requested that the Applicant/Owner submit evidence demonstrating CalAm's agreement to the re-planted trees, however, the Applicant/Owner has failed to provide evidence of such agreement as of the date of this Resolution. Without additional information, the proposed hardscape (inclusive of the associated grading) and re-planted trees appear to conflict with the allowances of the sewer easement and could result in a potential public hazard should construction or tree roots impact the sewer main.

c) Water. Potable water would be partially provided by CalAm using a 0.30-acre-foot water entitlement that the Applicant/Owner purchased from the Malpaso Water Company (Water Use Permit No. 582). This water permit would serve approximately 30 fixture units. Based on the project plans, more than 40 fixture units are proposed and thus the purchased water entitlement would not provide sufficient water supply. However, the proposed project includes drilling a domestic well to supplement the public water supply (see subsequent Evidence "d" and "e").

d) On-site Well Setbacks. Monterey County Code Chapter 18.05 (Plumbing Code) incorporates by reference the 2022 California Plumbing Code, Code of Regulations, Title 24, Part 5. Additionally, Monterey County Code Title 15 section 15.08.110 requires the

construction, repair, reconstruction of, or deconstruction of wells to conform with the standards set forth in the California Department of Water Resources Bulletin No. 74-81. California Plumbing Code Table 721.1 and Section 8 of California Well Standard Bulletin 74-81 & 74-90 require that water supply wells have a minimum horizontal distance of 50 feet from any sewer infrastructure to minimize potential exposure to contaminants. The proposed well, sited within the southwest corner of the lowest basement floor, would be within 50 feet of the sewer line that runs through the eastern portion of the property. Therefore, the proposed project is inconsistent with Monterey County Code Chapters 18.05 and 15.08, which enforce California Plumbing Code Table 721.1, and Section 8 of California Well Standard Bulletins 74-81 & 74-90.

e) Carmel Valley Alluvial Aquifer. CVMP Policy CV-3.20 requires new wells within or near the Carmel Valley Alluvial Aquifer (CVAA) to offset any increase in extractions from this aquifer. Per Monterey County GIS, the proposed well is approximately 100 feet from the CVAA. Based on this proximity, the proposed well could draw water from or have hydrogeological connectivity with the CVAA. Although the Monterey Peninsula Water Management District (MPWMD) does not restrict water usage of private wells located outside of the CVAA, the District would require that the proposed well demonstrate a lack of hydrogeological connectivity to the Monterey Peninsula Water Resource System (defined as the surface water in the Carmel River and its tributaries, groundwater of the Carmel Valley Alluvial Aquifer, and groundwater of the Seaside Groundwater Basis) before it could be utilized. If the proposed well were to draw water from the CVAA, the Applicant/Owner would have to prove water rights to the extracted water. The subject property does not currently draw water from the CVAA, and therefore the proposed well would not be allowed to extract water from this aquiver, pursuant to MPWMD Rule 21-1 and System Capacity Limited Rule 40-A.

f) Geologic and Seismic Hazards. The Applicant/Owner argues that the fault locations shown in Figure 2.6, Section 2 (Environmental Setting) of the 1975 Carmel Valley Ranch Specific Plan Environmental Impact Report should be used to comply with applicable Title 21 and General Plan requirements and to address concerns relative to geological hazards.

Monterey County GIS (Parcel Report), the USGS Fault Map, and the Department of Conservation's Fault Activity Map of California rely on data derived from a 1997 Geological Map prepared by Clark, J.C., Dupre, W.R., and Rosenberg, L.I and published by USGS. The fault locations identified in this 1997 Geological Map are accepted by the County, State, and Nation as the most accurate information available as of date. The 1997 Geological Map illustrates a trace of the Tularcitos fault traversing through the middle of the subject property. Additionally, in 2002, the California Department of Conservation published a map entitled "Geological Map of the Monterey 30'x60' Quadrangle and Adjacent Areas, California". This map's fault locations match the 1997 USGS Geological Map. Neither the 1997 USGS Geological Map nor

2002 Geological Map were used in the 1975 EIR, as neither had yet been produced or published. The 1975 EIR instead used unknown data to illustrate the Tularcitos fault as being approximately 370 feet southwest of the subject property. Given the changes in the environmental setting as a result of updated fault mapping (1997 and 2002 vs 1975), the Planning Commission finds that the 1975 EIR is stale and outdated and shall not be used in lieu of the required geological report. Without a project-specific geological report, there is substantial evidence in the record, namely State and Federal mapping, that indicates the proposed project would be constructed on an active or potentially active fault. Should development occur on this site, there is no evidence that the property's geological hazard has been reduced to an acceptable level. Therefore, without a site-specific geological report, the proposed project poses a potentially significant threat to its occupants and the surrounding neighborhood's health, safety, and general welfare.

Further, a Geotechnical Investigation (Design Phase) was submitted (County of Monterey Library No. LIB230213) in accordance with General Plan Policy S-1.7. This report makes routine recommendations, such as complying with California Building Code and recompacting the soils to 90%, but does not address the project site's potential geological and seismic hazards. Accordingly, the submitted report does not satisfy the geological report requirements established in Title 21 and the General Plan. Therefore, the application, project plans, and related support materials for PLN230127 do not fully demonstrate that the site is physically suitable, the development will neither create nor significantly contribute to geologic instability or geologic hazards, or that the potential geological hazard has been reduced to an acceptable level.

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230127.

**4. FINDING:** **NO VIOLATIONS –** The subject property complies with applicable provisions of the County's zoning ordinance. No violations exist on the property.

**EVIDENCE:**

a) Staff conducted a site inspection on August 1, 2024. Moreover, staff researched County records to determine whether any code violation exists on the subject property, and did not find any.

b) In 2017, HCD-Planning issued Tree Removal Permit No. TRM170241 to allow the removal of two dead Coast live oaks (8-inch and 22-inch), subject to one condition of approval. Condition No. 1 (Tree Replacement) required each tree to be replaced on a 1:1 ratio within the same general location as the trees removed. This condition also required that 1) evidence be provided to HCD-Planning demonstrating that the replacement trees had been replanted within 60 days of permit approval; and 2) within one year of replanting, that an arborist submit a letter to HCD-Planning reporting on the health of the replacement trees and opining as to whether additional replanting is required. Applicant/Owner did not timely submit evidence of compliance with

Evidence complying with Condition No. 1. However, on September 12, 2024, staff received photographic evidence that two Coast live oak trees were planted on-site, within the sewer easement area. Condition No. 1 is now "Partially Met" and will be "Met" upon submittal of a one-year follow-up letter confirming the trees are healthy.

c) As described in Finding No. 5 and supporting evidence, the attached project plans illustrate a hardscape in the eastern 5-foot setback. Excavation to accommodate the proposed project, as well as installation of the tile terrace, would require the removal of the two re-planted trees. Should these trees be removed, Condition No. 1 of TRM170241 would no longer be partially met. Pursuant to Title 21 section 21.84.050, the violation of any condition imposed by the Planning Commission, Board of Supervisors, Director of Planning, or Zoning Administrator in connection with the granting of a permit constitutes a violation of Title 21 (Zoning Ordinance) and is declared to be a public nuisance. Should removal of these replanted trees occur, County staff may recognize non-compliance with Condition No. 1 as a violation of Title 21.

d) No active violations are known to exist.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230127.

**5. FINDING:** a) **TREE REMOVAL – INLAND**. The proposed tree removal is not the minimum required under the circumstances, which violates applicable land use policies and the Zoning Ordinance.

**EVIDENCE:** b) Three Coast live oaks inhabit the subject property. Numerous other Coast live oak trees surround the subject property and are within a few feet of the property line, including one Coast live oak that nearly straddles the western property line. The prepared Arborist Report recommends the removal of the property's three Coast live oak trees. However, as detailed in Finding No. 1, Evidence "m", the prepared Arborist Report did not consider the project's excavation, nearby trees, or the tree replanted in September 2024 (see Finding No. 4, Evidence "b"). Therefore, the arborist report underestimates the number of trees that would need to be removed to build the project as proposed. Based on the staff's site visit on August 1, 2024, at least one to two additional trees would be impacted and removed because of construction and grading activities. Further, the two recently re-replanted trees would be impacted and removed because of the tiled terrain on the eastern side. The estimated tree removal does not account for remedial measures to reinforce the proposed 8.5 to 20-foot-deep excavation necessary to accommodate the subterranean levels.

c) In accordance with the applicable policies of the CVMP and the Monterey County Zoning Ordinance (Title 21), a Tree Removal Permit is required to allow the removal of three or fewer protected trees, or a Use Permit is required to allow the removal of more than three protected trees. CVMP Policy 3.11 identifies Coast live oak trees as being protected within the planning area. Title 21 section 21.64.260.D(2) requires the following finding be made to grant

either a Tree Removal Permit or a Use Permit: 1) the tree removal is the minimum necessary under the circumstances of the case; and 2) the tree removal will not cause an adverse environmental impact. The criteria to grant said permit have not been met here.

d) The proposed tree removal (up to seven trees) is not the minimum necessary because the proposed project encroaches into the required 5-foot setbacks. If the project were to conform to the required setbacks, only two protected trees would need to be removed. However, the trees replanted in September 2024 may still be impacted but could potentially be protected in place. The removal of two trees would allow for a residential structure that would meet the required setbacks to be constructed on the subject lot. Therefore, the removal of two trees is the minimum necessary in this case and thus, the proposed removal of up to seven trees is inconsistent with Title 21 section 21.64.260.D(2).

e) Carmel Valley Master Plan Policy CV-3.11 requires on-site replanting of native trees on a 1:1 ratio. As proposed, the project (structure and decks/terraces) encroaches into the required 5-foot setbacks on all sides. Consequently, on-site re-planting of up to seven Coast live oaks cannot be accommodated, and the project therefore conflicts with Carmel Valley Master Plan Policy CV-3.11.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230127.

**6. FINDING:** **DEVELOPMENT ON SLOPES** –The proposed development does not better achieve the goals, policies and objectives of the Monterey County General Plan, Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21) than other development alternatives.

**EVIDENCE:**

a) Most of the subject property (0.08 acres) is on slopes exceeding 25 percent. Accordingly, the project includes application for development on slopes exceeding 25 percent.

b) In accordance with the applicable policies of the CVMP and Monterey County General Plan Policy OS-3.5, a Use Permit is required to develop projects on slopes in excess of 25 percent. Here, the criteria to grant said permit have not been met.

c) Given the steepness of the entire property, there is no feasible alternative that would allow the entirety of the proposed structure to be sited on less steep slopes. However, the current proposal, as designed and sited, maximizes the amount of development on steeper slopes. The proposed project maximizes the amount of development on steep slopes by encroaching into required setbacks and grading 8.5 to 20 feet down to accommodate the proposed 1.5 subterranean levels. The proposed development includes a concrete stepped foundation to accommodate the partially below-grade levels. In contrast, many of the other residential properties in the surrounding neighborhood that contain steeper slopes have been developed with pier foundation systems, which minimize the amount of grading and excavation necessary for the piers.

d) Conforming to the required setbacks is a feasible development alternative that would minimize the amount of disturbance on slopes greater than 25 percent by only siting necessary development on such steep slopes. Further, conforming with the required setbacks would preserve up to five protected trees, which are currently slated for removal. Finally, siting floor levels entirely above grade is a feasible alternative that would minimize the amount of excavation of slopes in excess of 25 percent.

e) Reducing the number of subterranean levels is a feasible alternative that would minimize the amount of excavation of slopes in excess of 25 percent. Additionally, reducing the amount of excavation would control the amount of potential sedimentation of soils and erosion caused by the land-clearing events, as required by Chapter 16.12 of the Monterey County Code (Erosion Control).

f) Compliance with the required setbacks, reducing the number of subterranean levels, and removing only those trees deemed necessary better conforms with the resource protection goals, policies, and text of the CVMP and 2010 General Plan including Policies CV-3.11, CV-3.4, and OS-1.2, which aim to protect native trees and minimize landform alternation (see Finding No. 5 and supporting evidence, and Finding No. 1, Evidence "h"). Here, the project would not comply with the required setbacks, proposes 1.5 subterranean levels, and removal of up to seven protected trees. Therefore, as proposed, the project does not conform with the resource protection goals, policies, and text of the Carmel Valley Master Plan and 2010 General Plan and is also inconsistent with Policy OS-3.5.

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230127.

**7. FINDING:** **ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT**- The project does not meet the established regulations and standards in Title 21 section 21.64.030.

**EVIDENCE:**

a) Title 21 section 20.64.030 establishes regulations and standards for which accessory dwelling units (accessory dwelling unit and junior accessory dwelling unit), accessory to the main residence on a lot, may be permitted. The project proposes the construction of an approximately 2,124-square-foot Accessory Dwelling Unit (ADU) and 483 square foot Junior Accessory Dwelling Unit (JADU).

b) Title 21 section 21.06.372 defines an Accessory Dwelling Unit as an "attached or detached residential dwelling unit which meets all of the following requirements: does not exceed one thousand two hundred (1,200) square feet; is located on a lot with a proposed or existing primary dwelling; provides complete independent living facilities for one or more persons; and includes permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel as the proposed or existing single family dwelling or multiple family dwelling is situated." Accordingly, ADUs are intended to function as independent living quarters and thus require separate access (no

internal circulation) and living facilities independent from the main residence's sleeping, eating, and cooking provisions.

c) Based on HCD-Planning staff's calculations, the proposed ADU is approximately 2,124 square feet (approximately 924 square feet larger than allowed). Per the project plans, the ADU is 1,600 square feet (400 square feet larger than allowed). The proposed ADU greatly exceeds the allowable size of 1,200 square feet.

d) Although the proposed ADU has exterior access via a series of staircases, the ADU also has internal circulation with the main residence (see Sheet A5). Additionally, the lower-level basement and well room are only accessible via the ADU. Consequently, the proposed ADU is inconsistent with the requirement that ADUs be independent living quarters that lack internal circulation with the main residence.

e) Since the proposed ADU does not meet the definition of an "Accessory Dwelling Unit," its habitable area and living provisions are considered part of the main residence. Accordingly, the proposed single-family dwelling contains two kitchens, which is inconsistent with the definition of a "Dwelling Unit", which limits a residential structure to one kitchen (Title 21 section 21.06.370).

f) The proposed JADU meets applicable requirements of Title 21 section 20.64.030, including size and shared internal access with the main residence.

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230127.

**8. FINDING:** **CEQA (Exempt) –** Denial of the project is statutorily exempt from environmental review.

**EVIDENCE:**

a) California Environmental Quality Act (CEQA) Guidelines section 15270 statutorily exempts projects which a public agency rejects or disapproves.

b) The Planning Commission's action to deny the project fits within this exemption. The County is a public agency disapproving a project.

c) Statutory exemptions from CEQA are not qualified by the exceptions applicable to categorical exemptions in CEQA Guidelines section 15300.2.

**9. FINDING:** **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** Board of Supervisors. Pursuant to Title 21 section 21.80.040(D), the Board of Supervisors is the appropriate authority to consider appeals made by any public agency or person aggrieved by a decision of the Planning Commission.

## DECISION

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

1) Find that denial of a project qualifies for a Statutory Exemption pursuant to CEQA Guidelines section 15270; and
2) Deny a Combined Development Permit consisting of:
    a. An Administrative Permit and Design Approval to allow construction of a 12,469.5 square foot six-story single-family dwelling with an attached 934 square foot garage, an attached 2,124 square foot Accessory Dwelling Unit, an attached 483 square foot Junior Accessory Dwelling Unit, and 3,419.5 square feet of covered and uncovered decks, patios, and exterior staircases, and associated site improvements including drilling a domestic well;
    b. Use Permit to allow the removal of up to seven Coast live oaks;
    c. A Use Permit to allow development on slopes in excess of 25 percent; and
    d. A reduction of the required front, side, and rear setbacks from 5 feet to 0 feet without seeking a variance.

**PASSED AND ADOPTED** this 11th day of December, 2024.

_____

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 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.

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10196 OAKWOOD CIRCLE

# NEW RESIDENCE

CARMEL VALLEY, CALIFORNIA

## PROJECT TEAM

**PROJECT CONTACT:**
RENE PEINADO AND
AMY MCDOUGALL

2443 FILLMORE STREET
244
SAN FRANCISCO, CA 94115

415-286-6100
rene@oslconcrete.com

**GEOTECHNICAL ENGINEER:**
BUTANO GEOTECHNICAL

404 WESTRIDGE DRIVE
WATSONVILLE,
CALIFORNIA 95076

831-724-2612

**MECHANICAL ENGINEER:**
MONTEREY ENERGY GROUP

26465 CARMEL RANCHO BLVD. #8 CARMEL, CA 93923

**STRUCTURAL ENGINEER:**
HOLMES ENGINEERING

235 MONTGOMERY STREET
SUITE 1250 SAN FRANCISCO, CA 94104

415-693-1600

**CIVIL ENGINEER – LAND SURVEYOR:**
MONTEREY BAY ENGINEERS

607 CHARLES AVE # B,
SEASIDE, CA 93955

831-899-7899

**TITLE 24 ENERGY COMPLIANCE:**

ENERGY CALC CO
45 MITCHELL BLVD STE 16
SAN RAFAEL, CA 94903

415-457-0990

## SCOPE OF WORK

PLN230127 REVISION #2

WORK INCLUDES CONSTRUCTION OF A NEW RESIDENCE + ADU + JADU ON A VACANT LOT WITHIN TRACT NO. 1045-OAKSHIRE

## DRAWING INDEX REV#2

| 07-21-23 | 02-20-24 | 05-02-24 | SHEET | |
|---|---|---|---|---|
| X | X | X | A0 | TITLE SHEET |
| | X | X | A1 | CONSTRUCTION MANAGEMENT PLAN |
| X | X | X | A2 | UPPER LEVEL 2 |
| X | X | X | A3 | UPPER LEVEL 1 |
| X | X | X | A4 | STREET LEVEL + 0.0' |
| X | X | X | A5 | LEVEL -12' |
| X | X | X | A6 | LEVEL -22' & LEVEL -25' |
| X | X | X | A7 | LEVEL -31' |
| X | X | X | A8 | EAST ELEVATION |
| X | X | X | A9 | NORTH ELEVATION |
| X | X | X | A10 | WEST ELEVATION |
| X | X | X | A11 | SOUTH ELEVATION RENDERINGS |
| X | X | X | A12 | SECTION |
| X | X | X | A13 | SECTION |
| X | X | X | A14 | TOPO |
| | X | X | A15 | EROSION CONTROL PLAN |
| | X | X | A16 | GRADING & DR. & STRM. WATER PLN. |
| | X | X | A17 | PARCEL MAP |
| | | X | A18 | RENDERING VIEWS |

## PROJECT DATA

| | STAIRS/ENTRY /ELEVATOR | ENCLOSED LIVING AREA | BALCONY/ DECK | LANDSCAPE AREA | ADU | JADU | GARAGE AREA | TOTAL ENCLOSED LIVING AREA |
|---|---|---|---|---|---|---|---|---|
| LEVEL 3 | 63 SF | 737 SF | 474 SF | | | | | 737 SF |
| LEVEL 2 | 186 SF | 1635 SF | 524 SF | | | 483 SF | | 2118 SF |
| LEVEL 1 | 459 SF | 1782 SF | 776 SF | 110 SF | | | 417 SF | 1782 SF |
| LEVEL -1 | 337 SF | 1256 SF | 490 SF | 66 SF | 800 SF | | 415 SF | 2056 SF |
| LEVEL -2 | 272 SF | 385 SF | 83 SF | 29 SF | 800 SF | | | 1185 SF |
| TOTAL | 1317 SF | 5795 SF | 2347 SF | 205 SF | 1600 SF | 483 SF | 832SF | 7878 SF |

**SFR = 5795 SF**
**ADU = 1600 SF**
**JADU = 483 SF**

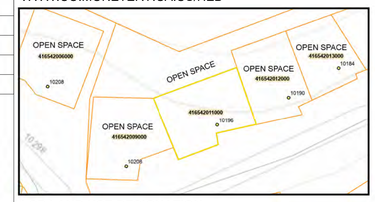
**LOT ACREAGE /LOT 10/:** **0.081 ACRES**
**LOT ACREAGE GARAGE:** **0.011 ACRES**
**/LOT 10/**
**LOT COVERAGE:** **100%**
**IMPERVIOUS COVERAGE:** **100%**

**TYPE OF CONSTRUCTION: TYPE 1-A FIRE RESISTIVE NON-COMBUSTIBLE**

**PARKING COUNTS:**

| | |
|---|---|
| REQUIRED PARKING: | **1** |
| PROPOSED PARKING: | **4** |

**COUNTY OF MONTEREY HOUSING AND COMMUNITY DEVELOPMENT:**
1441 SCHILLING PLACE, 2RXI SALINAS CA
(831) 755-505
WWW.CO.MONETERY.CA.US/HED




**LCP LAND USE DESIGNATION:**
NONE

**ASSESOR PARCEL ID:** 416-542-011-000

**PARCEL SIZE-ACCESS:** 0.0820249

**ADRESS:** 10196 OAKWOOD CIR

**COMUNITY:** CARMEL UNINCORPORATED

**PLANNING AREA:** CARMEL VALLEY MASTER PLAN

**ZONING:** MDR/5-D-S-RAZ

**LAND USE DESIGNATION:**
RESIDENTIAL - MEDIUM DENSITY 1 - 5 UNITS/ACRE

**ZONING NOTES:**
NONE

**LAND USE ADVISORY COMMITTEE:**
CARMEL VALLEY ADVISORY COMMITTEE

## POTENTIAL HAZARDS

**FIRE HAZARD ZONE (SRA SETBACK):**
VERY HIGH
**FIRE HAZARD ZONE (LRA SETBACK):**
NONE
**SEISMIC HAZARD ZONE:**
UNDETERMINED

**FEMA FLOOD:** X
**FLOODWAY:** AREA OF MINIMAL FLOOD HAZARD
**EROSION HAZARD RATING:** HIGH
**LIQUEFICATION SUSCEPTIBILITY:** LOW
**LANDSLIDE SUSCEPTIBILIT:** LOW
**SLOPE >25%:** YES
**ACTIVE/POTENTIALLY ACTIVE FAULTS (660` BUFFER):**
YES

## ADMINISTRATIVE BOUNDARIES & DISTRICTS

**CITY:** NONE
**COUNTY SERVICE AREA:** NONE
**RECREATION DISCTRICT:** NONE

**NORTH COUNTY WATER IMPACT AREA:** NONE
**WATER MNGMT AGENCY:** MPWMD
**MCWRA ZONE 2C:** NONE
**WITHING A CCC APPEAL AREA:** NONE
**SCHOOL DISTRICT - BUILDING FEES:**
CARMEL UNIFIED

**FIRE DISTRICT:** MONTEREY COUNTY REGIONAL FDP
**CAL-AM SERVICE AREA:** YES

## PLANNING

**PESCADERO WATERSHED:** NONE

**DEL MONTE FOREST SUB-PLANNING AREA:** NONE

**SUBDIVISION:** OAKSHIRE PAHSE II-III

**2ND UNIT RESTRICTED AREA:** NONE

**FORA LAND USE:** NONE

**CASTROVILLE COMMUNITY PLAN:** NONE

**"COVORED AREA":** NONE

## BIOLOGY

**MONTEREY SPINEFLOWER CRITICAL HABITAT:** NONE
**SNOWY PLOVER CRITICAL HABITAT:** NONE
**ENVIROMENTAL IMPACT REPORTS:** NONE

## LIBRARY REPORTS

**FORESTRY REPORTS:** NONE
**DRINAGE REPORTS:** NONE
**BIOLOGY REPORTS:** NONE
**HISTORIC REPORTS:** NONE
**GEOLOGY REPORTS:** NONE

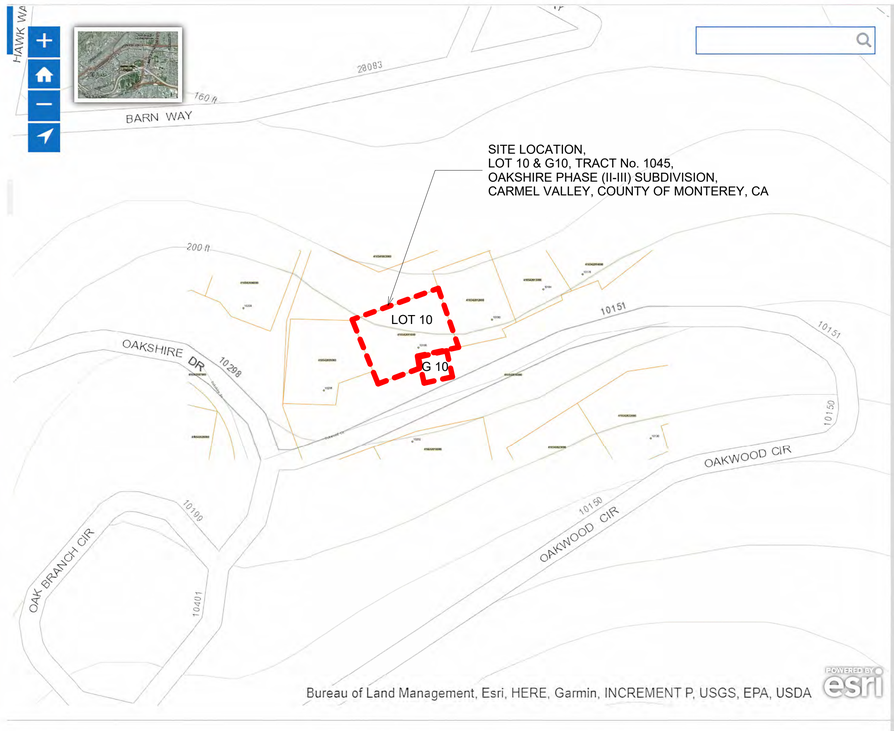
## OTHER

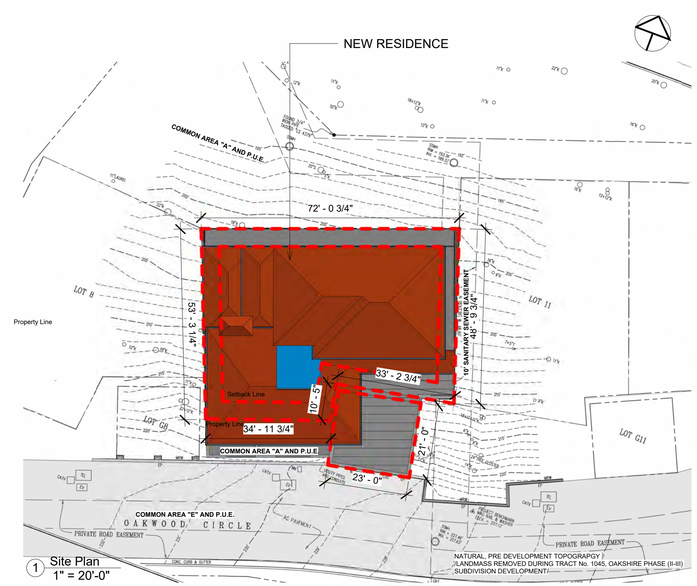
**NPDES MUNICIPAL GENERAL PERMIT BOUNDARY:** NONE

## EXISTING CONDITIONS

## LOCATION MAP

SCALE, NTS




1 Site Plan
1" = 20'-0"

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

TITLE PAGE

A0

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| | **Revision #2** |
| Scale | 1" = 20'-0" |

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ROUT TOWARDS SEASIDE, CA

CONSTR. MATERIALS WILL BE HAULED FROM SEASIDE, CA

2 Greater Area
1" = 1000'-0"

NOTE: EMERGENCY VEHICLE ACCESS ROUT - SAME ROUTE AS FOR HAULING MATERIAL

1 Vicinity Map
1" = 200'-0"

NOTE: EMERGENCY VEHICLE ACCESS ROUT - SAME ROUTE AS FOR HAULING MATERIAL

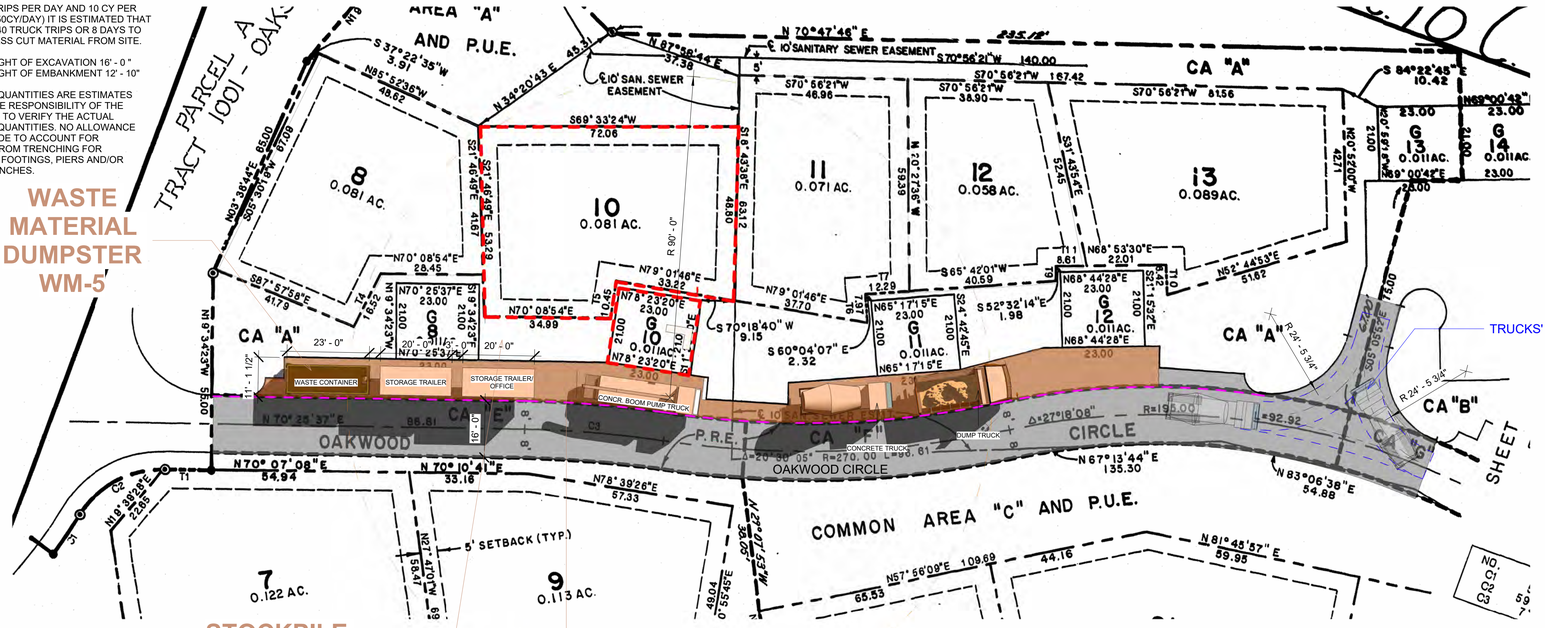
**EARTHWORK QUANTITIES:**

CUT = 1272 CY
FILL = 875 CY
NET = 397 CY /CUT/

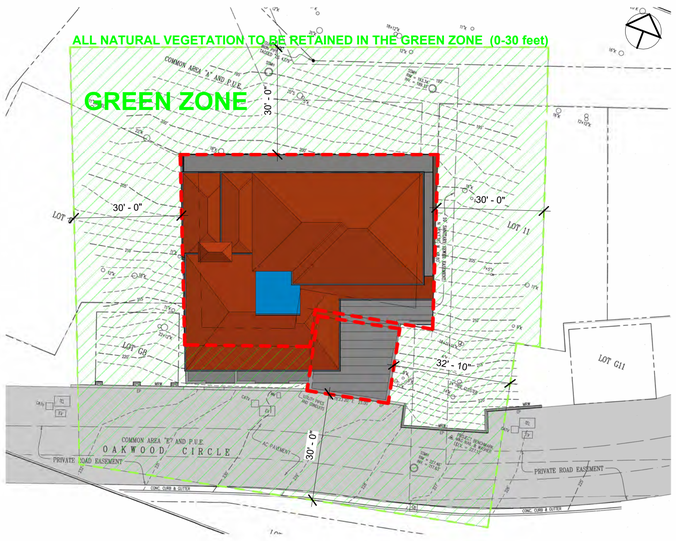
AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 40 TRUCK TRIPS OR 8 DAYS TO EXPORT EXCESS CUT MATERIAL FROM SITE.

MAXIMUM HEIGHT OF EXCAVATION 16' - 0 "
MAXIMUM HEIGHT OF EMBANKMENT 12' - 10"

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.




3 Construction Management plan
1" = 20'-0"




4 Green Zone Management plan
1" = 20'-0"

**HOURS OF OPERATION:** 08:00 - 17:00 Monday through Friday;
**DATES**: August 2024- Dec. 2025

| | |
|---|---|
| 10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch | |
| CONSTRUCTION MANAGEMENT PLANS | |
| A1 | |
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| | Revision #2 |
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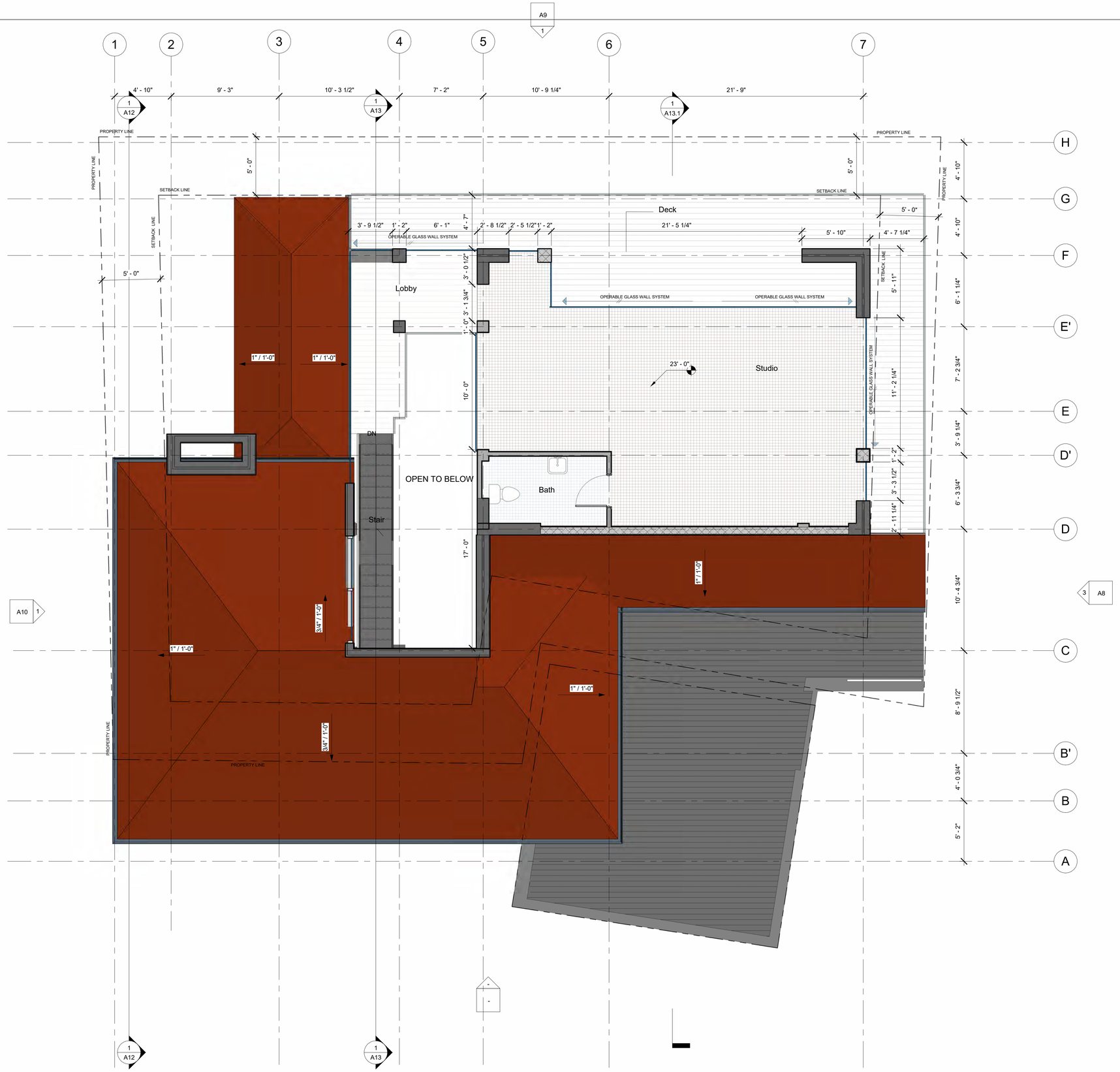


1 Upper Level 2 (226' - 0")
1/4" = 1'-0"

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

Upper Level 2

A2

| | |
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| | **Revision #2** |
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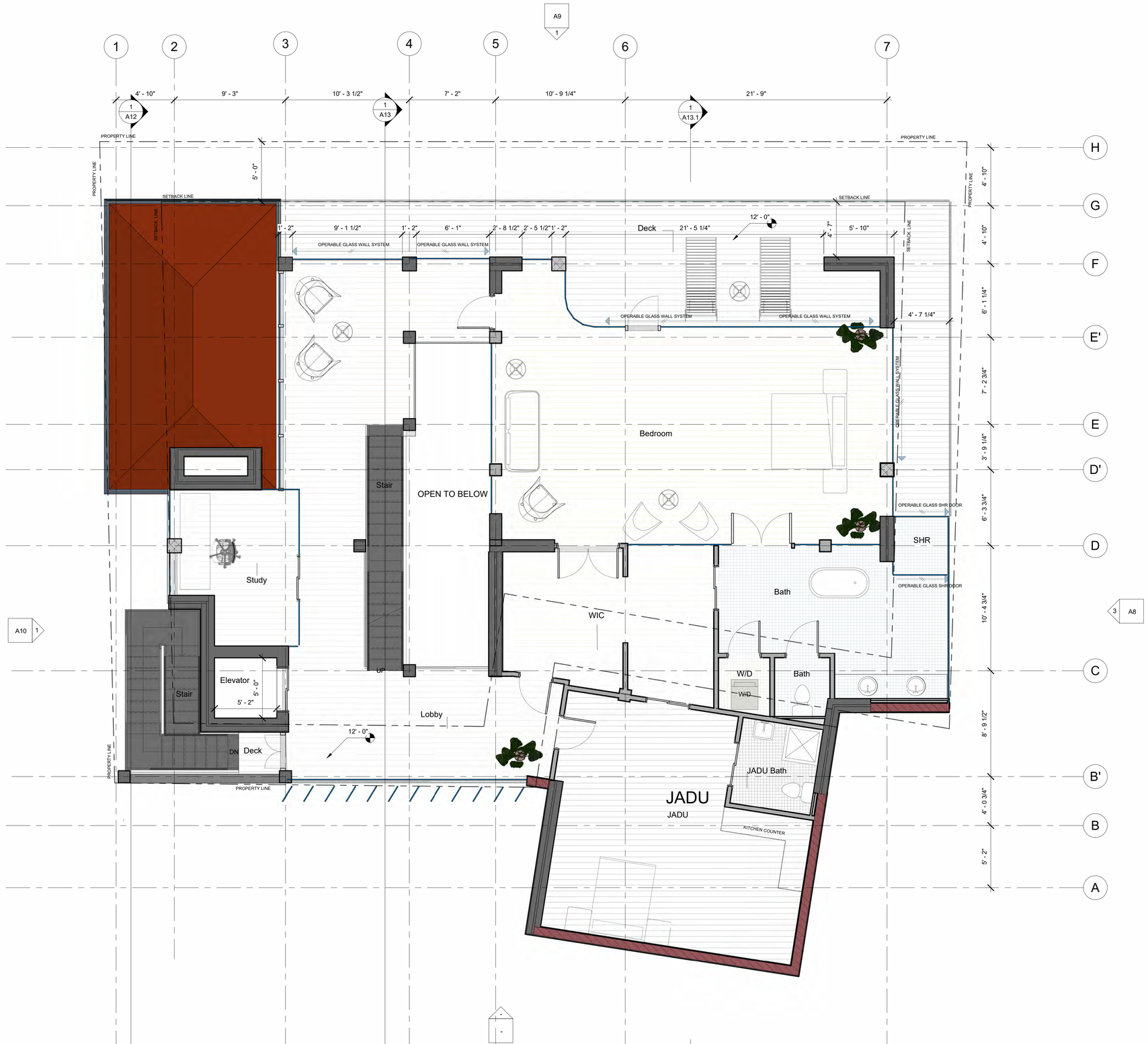


1 Upper Level 1 (215' - 0")
1/4" = 1'-0"

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

Upper Level 1

A3

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| | **Revision #2** |
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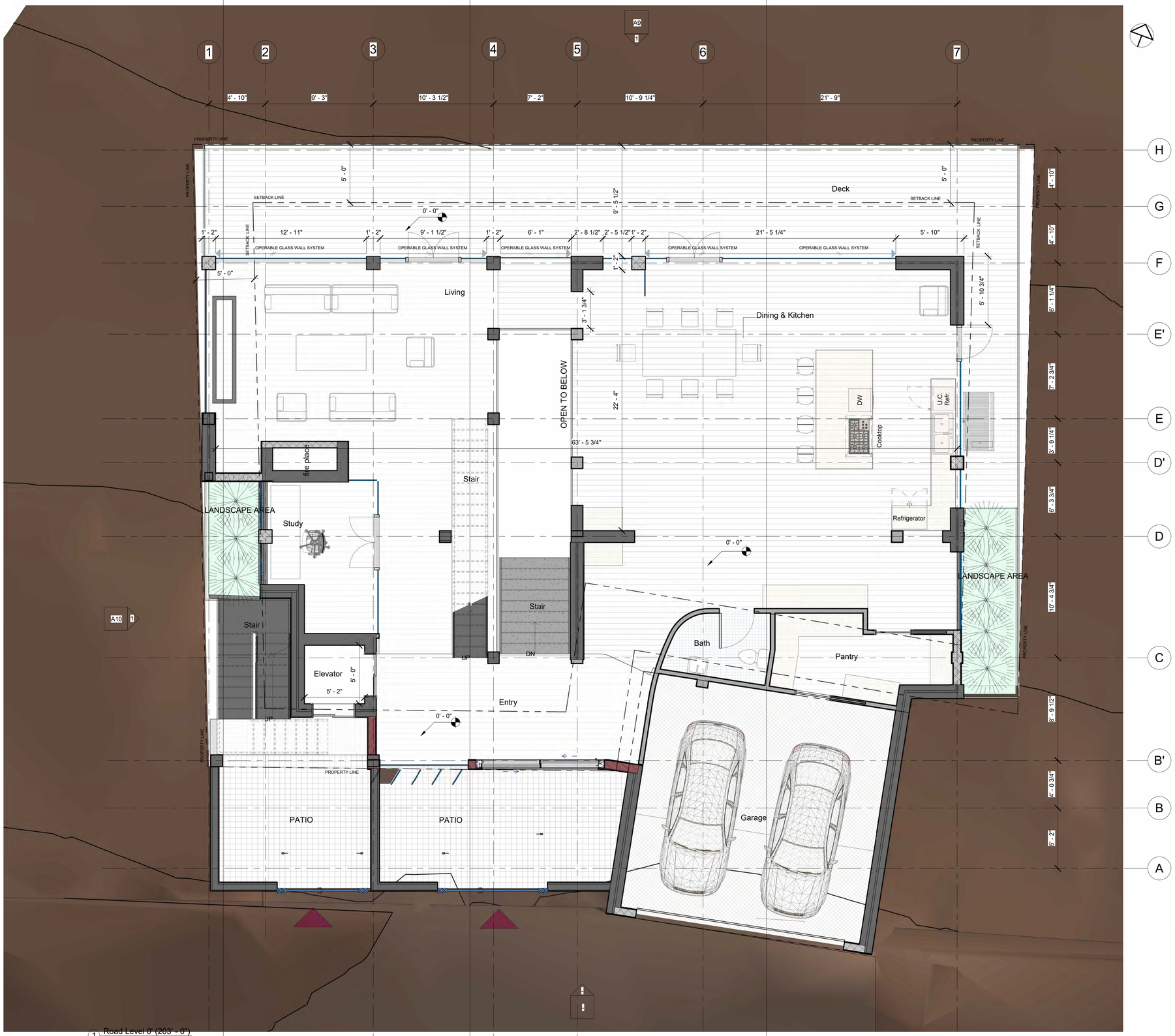


1 Road Level 0' (203' - 0"). 1/4" = 1'-0"

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

Street Level 0.0'

A4

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| | Revision #2 |
| Scale | 1/4" = 1'-0" |

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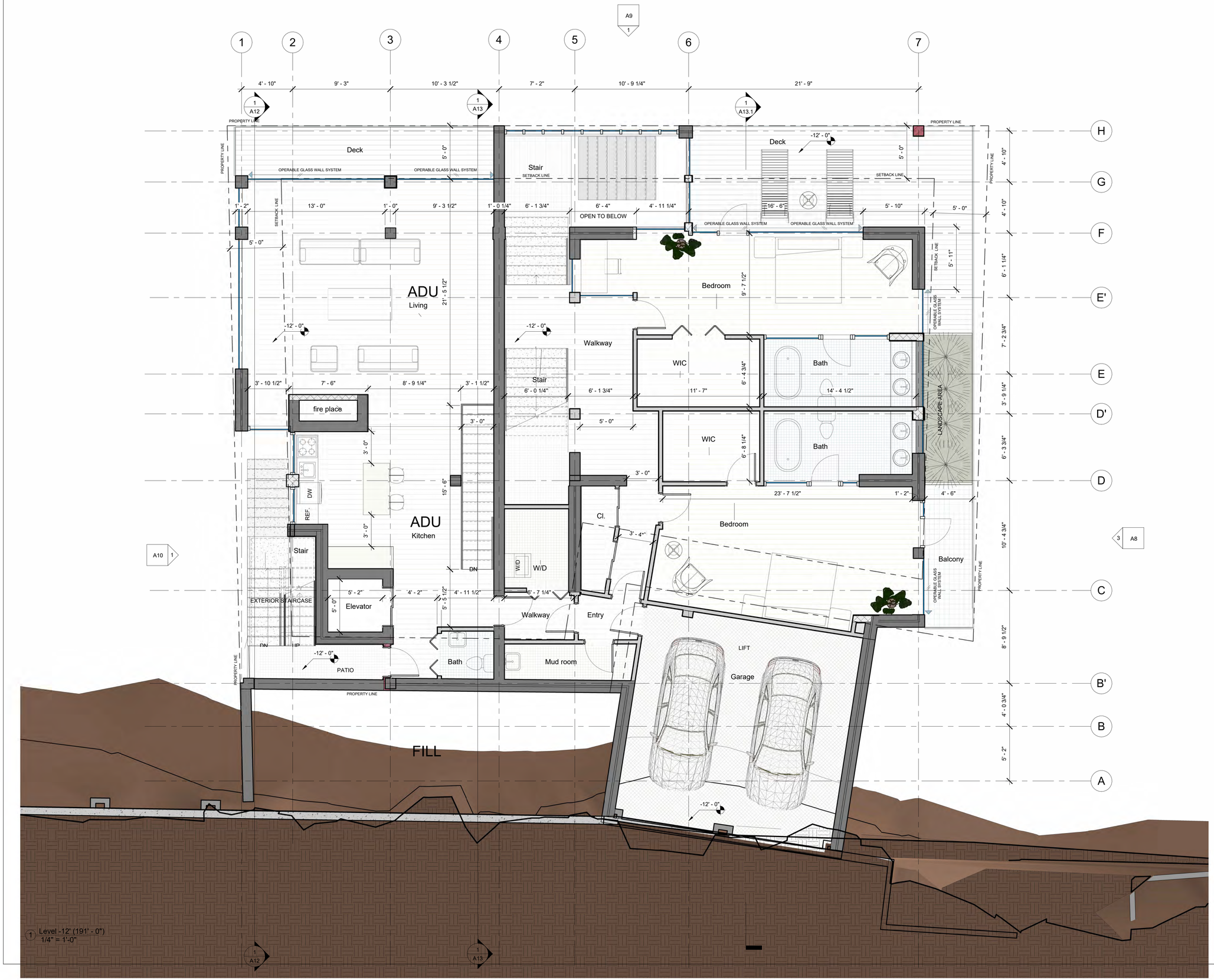


10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

Level -12

A5

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| | **Revision #2** |
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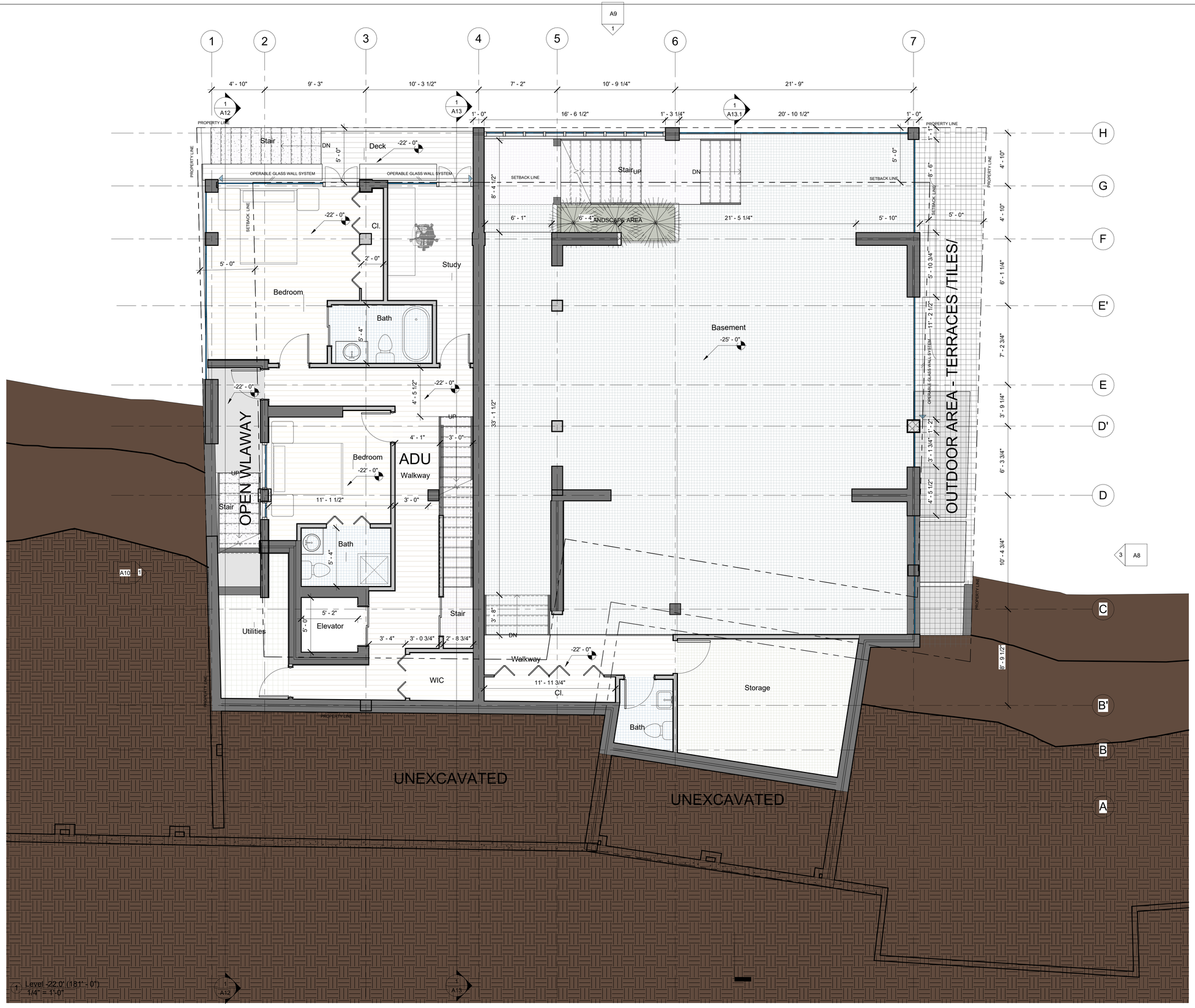


1 Level -22.0' (181' - 0")
1/4" = 1'-0"

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

Level -22 & Level -25

A6

| | |
|---|---|
| Date: | 05/02/2024 |
| | Revision #2 |
| Scale | 1/4" = 1'-0" |

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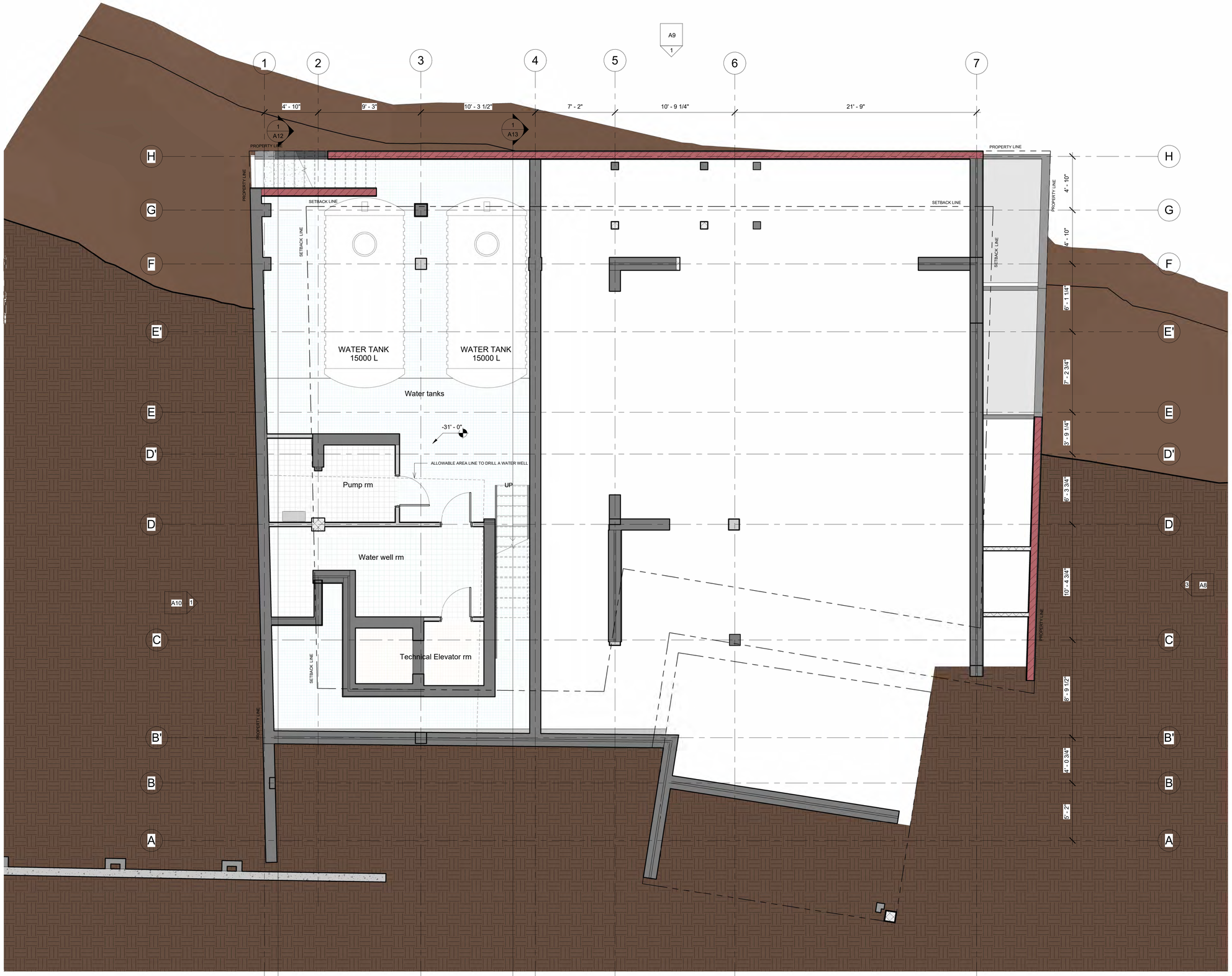


1 Basement Level -31.0'
1/4" = 1'-0"

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

Basement Level -31

A7

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| Date: | 05/02/2024 |
| | **Revision #2** |
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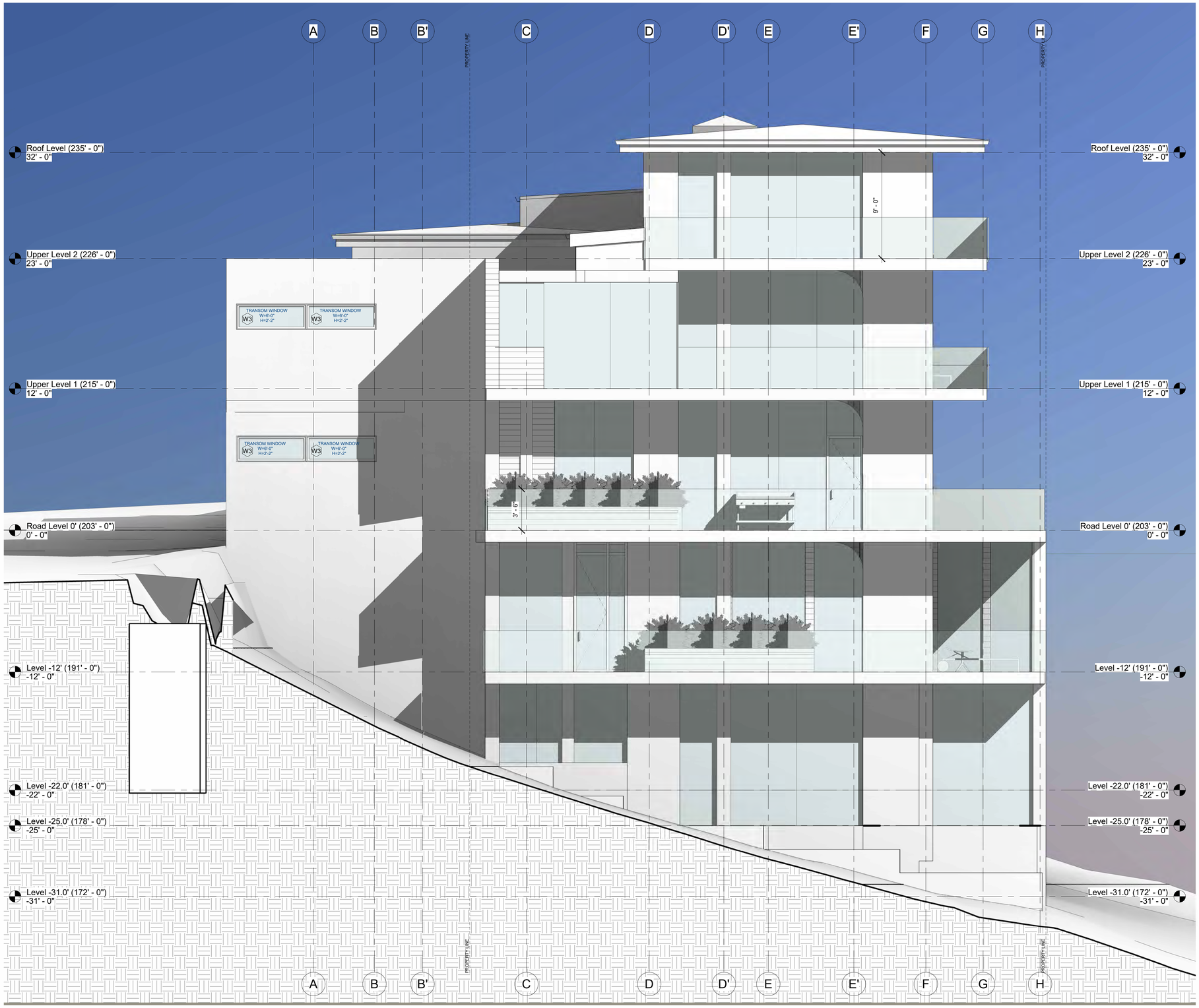


3 East
1/4" = 1'-0"

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

East Elevation

A8

| | |
|---|---|
| Date: | 05/02/2024 |
| | **Revision #2** |
| Scale | 1/4" = 1'-0" |

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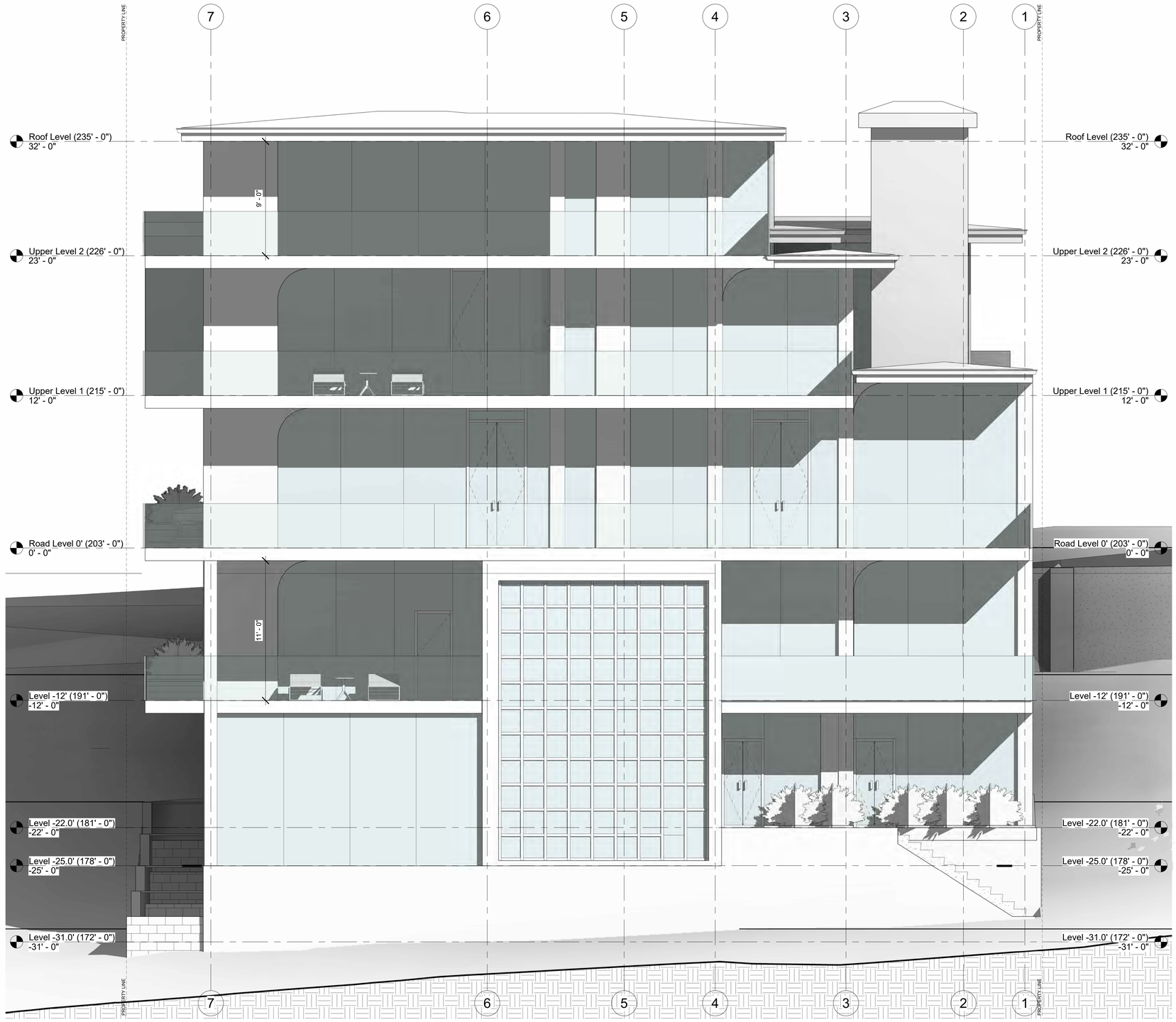


1 North
1/4" = 1'-0"

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

North Elevation

A9

| | |
|---|---|
| Date: | 05/02/2024 |
| | **Revision #2** |
| Scale | 1/4" = 1'-0" |

5/15/2024 7:11:31 PM

1 West
1/4" = 1'-0"

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

West Elevation

A10

| | |
|---|---|
| Date: | 05/02/2024 |
| | **Revision #2** |
| Scale | 1/4" = 1'-0" |

5/15/2024 7:14:24 PM

WEST ELEVATION RENDER

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

South Elevation Renderings

A11

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|---|---|
| Date: | 05/02/2024 |
| | **Revision #2** |
| Scale | |

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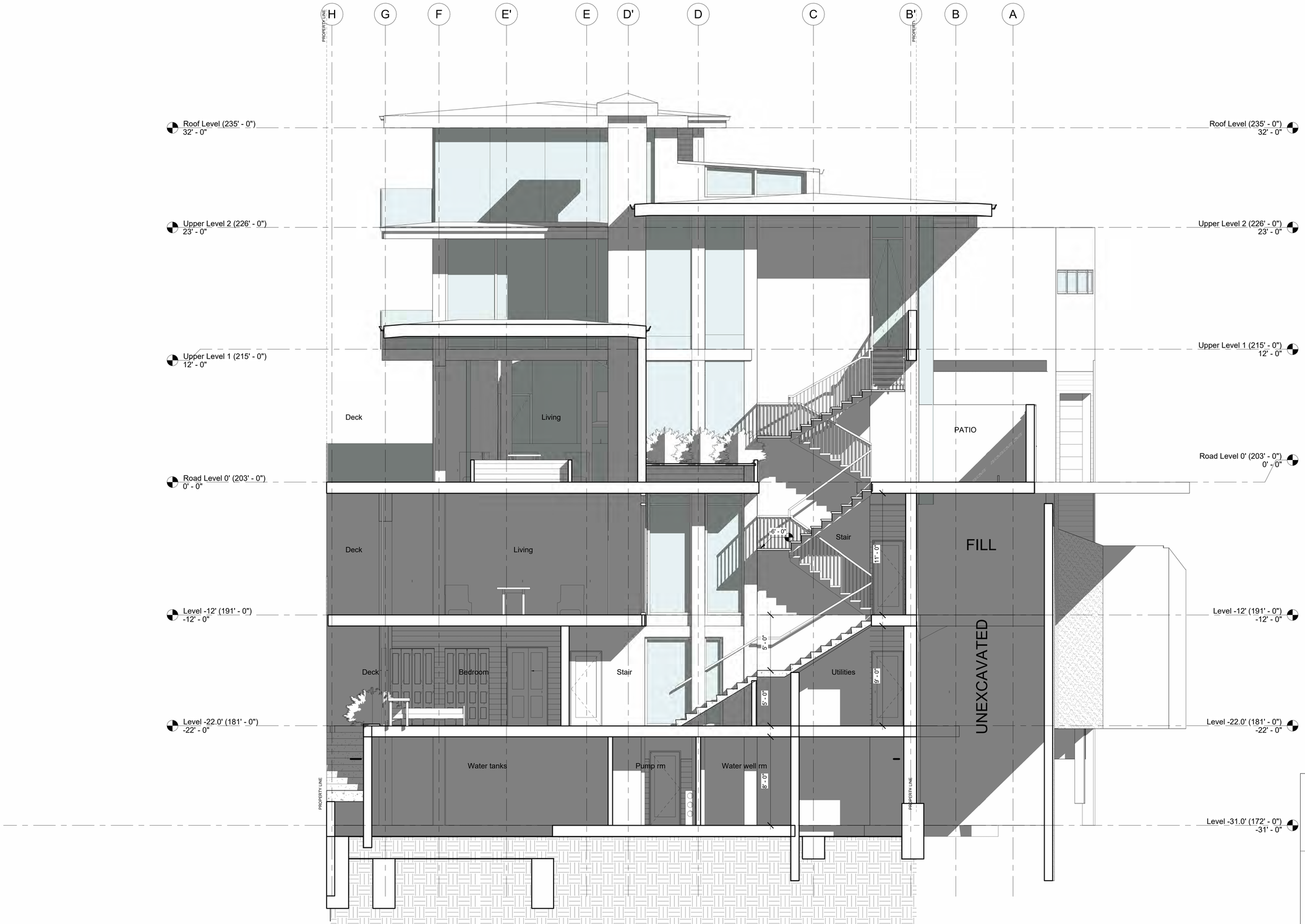



1 Section 6
1/4" = 1'-0"

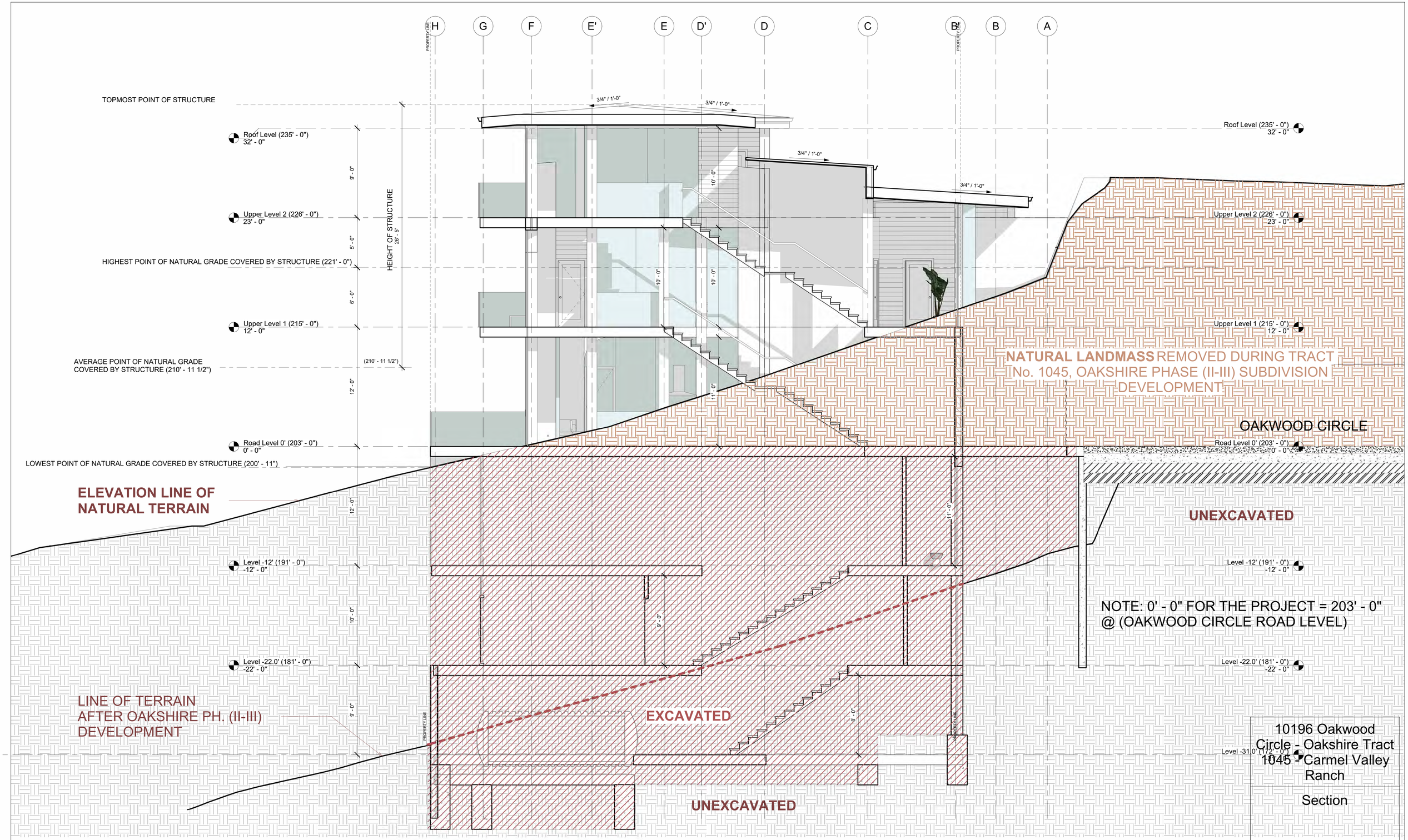
10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

Section

A12

| | |
|---|---|
| Date: | 05/02/2024 |
| | **Revision #2** |
| Scale | 1/4" = 1'-0" |

5/15/2024 7:15:43 PM




1 Section 5
1/4" = 1'-0"

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

Section

A13

| | |
|---|---|
| Date: | 05/02/2024 |
| | Revision #2 |
| Scale | 1/4" = 1'-0" |

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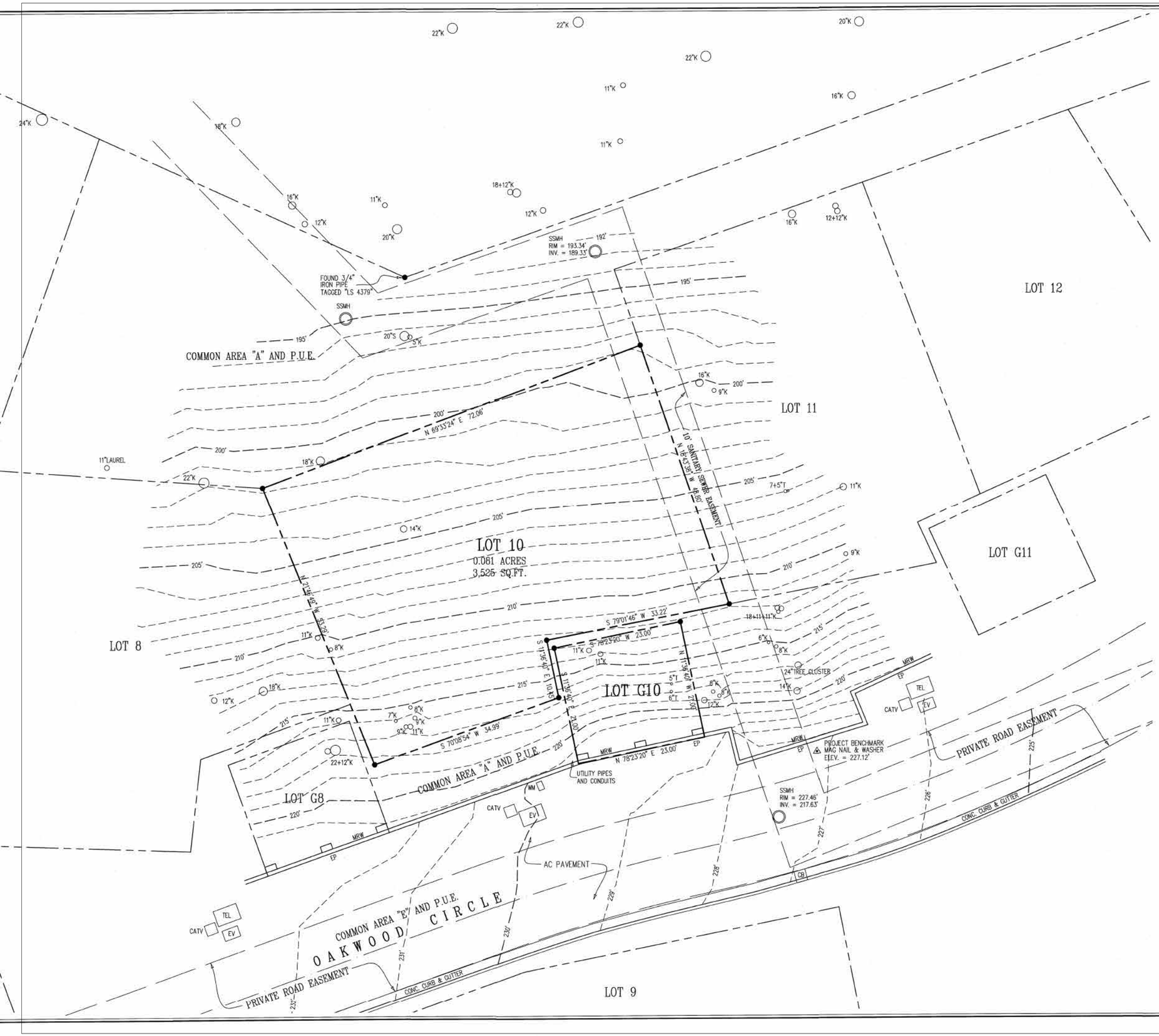



## NOTES:

1. BOUNDARY INFORMATION SHOWN IS FROM THE RECORD AND WAS TAKEN FROM, VOLUME 16 CITIES AND TOWNS, PAGE 8.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAMT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MBE MAG NAIL WITH WASHER IN THE PAVEMENT, AS SHOWN ON THIS MAP. ELEVATION = 227.12'.
5. ● DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 7771", PER CORNER RECORD No. 1813, UNLESS OTHERWISE NOTED.
6. THE 10 FOOT WIDE SANITARY SEWER EASEMENT IS SHOWN ON VOLUME 16 CITIES & TOWNS, PAGE 8.
7. A BUILDING SETBACK LINE OF 5 FEET ALONG ALL LINES OF LOT 10 IS SHOWN ON VOLUME 16 CITIES & TOWNS, PAGE 8.
8. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

## LEGEND:

AC . . . . . ASPHALTIC CONCRETE
CATV. . . . . CABLE TV VAULT
CB . . . . . CATCH BASIN
CONC . . . . . CONCRETE
EP . . . . . EDGE OF PAVEMENT
EV . . . . . ELECTRIC VAULT
K . . . . . OAK
MRW . . . . . MASONRY RETAINING WALL
P.U.E. . . . . PUBLIC UTILITY EASEMENT
S . . . . . STUMP
SSMH. . . . . SANITARY SEWER MANHOLE
T . . . . . TREE, SPECIES NOT SPECIFIED
TEL . . . . . TELEPHONE VAULT
WM . . . . . WATER METER
WV . . . . . WATER VALVE

SCALE: 1" = 8'

GRAPHIC SCALE

0 4 8 16 32

( IN FEET )
1 inch = 8 ft.

PROFESSIONAL LAND SURVEYOR
BRIAN M. WILSON
7771
STATE OF CALIFORNIA

6/8/2023

# TOPOGRAPHIC SURVEY

OF

**LOT 10 & G10, TRACT No. 1045**
**OAKSHIRE PHASE (II-III) SUBDIVISION**
**VOLUME 16, CITIES & TOWNS, PAGE 8**

CARMEL VALLEY — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
**RENE PEINADO**

BY
**MONTEREY BAY ENGINEERS, INC.**
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B — Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 8' — JOB No. 16-054 — APRIL, 2016
REVISED JUNE, 2023
FIELD: BMW, RNT, END & MAL — DRAWN BY: BMW & END

**NATURAL, PRE DEVELOPMENT TOPOGRAPGY /LANDMASS REMOVED DURING TRACT No. 1045, OAKSHIRE PHASE (II-III) SUBDIVISION DEVELOPMENT/**

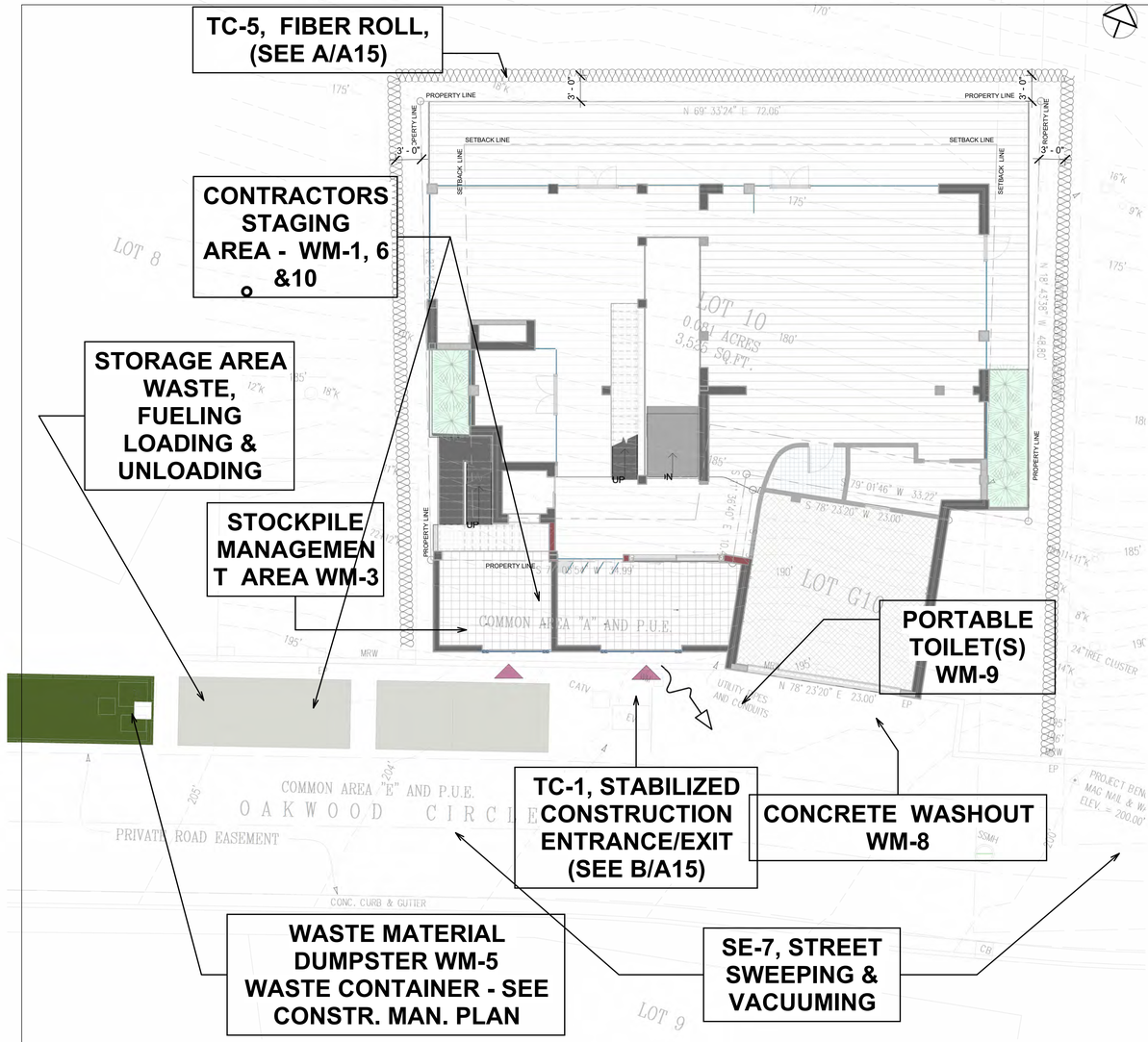
10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

TOPO

A14

Date: 05/02/2024
**Revision #2**
Scale

5/15/2024 7:17:13 PM




2 Level 3.0' (206' - 0") Erosion Control Plan
1/8" = 1'-0"

## BMP'S

**EROSION CONTROL:**
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-3 HYDRAULIC MULCH
EC-4 HYDROSEEDING
EC-8 WOOD MULCHING
EC-16 NON-VEGETATIVE STABILIZATION

**SEDIMENT CONTROL:**
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 SANDBAG BARRIER
SE-9 STRAW BALE BARRIER
SE-10 STORM DRAIN INLET PROTECTION
SE-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

**TRACKING CONTROL:**
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-3 ENTRANCE/OUTLET TIRE WASH
TC-5 FIBER ROLL

**WIND EROSION CONTROL:**
WE-1 WIND EROSION CONTROL

**NON-STORM WATER MANAGEMENT:**
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

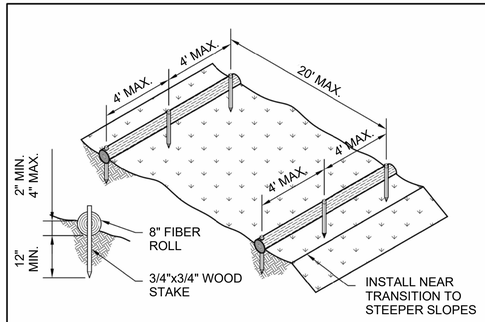
**WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:**
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

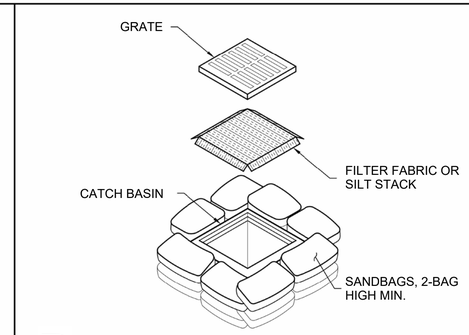
## LEGEND:

PROPOSED DRAINAGE FLOW

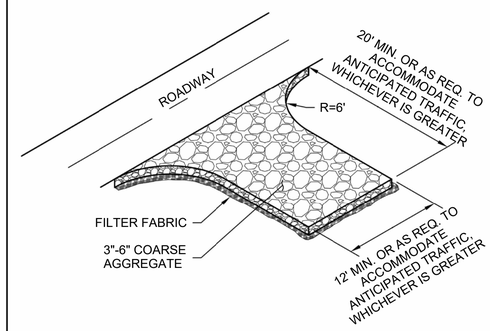
FIBER ROLL, (SEE A/A18)



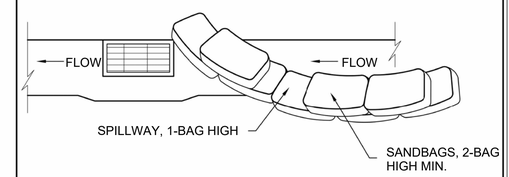

A FIBER ROLL




D DROP INLET PROTECTION

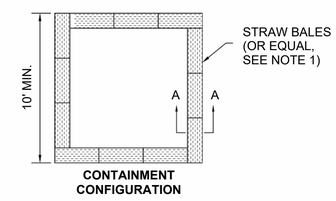



B STABILIZE ENTRANCE

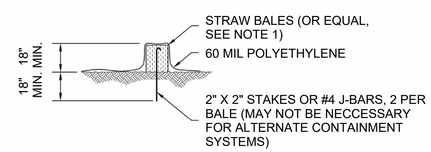



NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

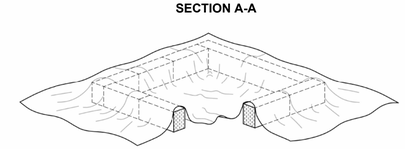
E CURB INLET PROTECTION




CONTAINMENT CONFIGURATION




SECTION A-A



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. CONTAINMENT PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. CONTRACTOR MAY FABRICATE OR USE PRE-FAB CONTAINER IN LIEU OF STRAW BAILS.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND AWAY FROM DRAINAGE INLETS OR WATERCOURSES

C CONCRETE WASHOUT

## EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:

A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

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

C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (GRADING/EROSION ORD. 2806-16.12.090)

E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.
11. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

## INSPECTIONS

**PRIOR TO LAND DISTURBANCE**
THE 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 ACTIVE CONSTRUCTION:**
THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

**FOLLOWING ACTIVE CONSTRUCTION:**
THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

**PRIOR TO FINAL INSPECTION:**
THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE WATER RESOURCES AGENCY TO ENSURE ALL NECESSARY DRIVEWAY RUNOFF MEASURES ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH RESPECTIVE WATER RESOURCES POLICIES.

## STORMWATER MANAGEMENT

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFILLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN.
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

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 INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

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 ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE RMA-ENVIRONMENTAL SERVICES A LETTER FROM A LICENSED PRACTITIONER.

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

EROSION CONTROL PLAN

A15

| | |
|---|---|
| Date: | 05/02/2024 |
| | **Revision #2** |
| Scale | As indicated |

5/15/2024 7:48:29 PM

# GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING: - LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS) - THE PROJECT GEOTECHNICAL INVESTIGATION (DATED JANUARY 18, 2019, BY SOIL SURVEYS GROUP INC.) - THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

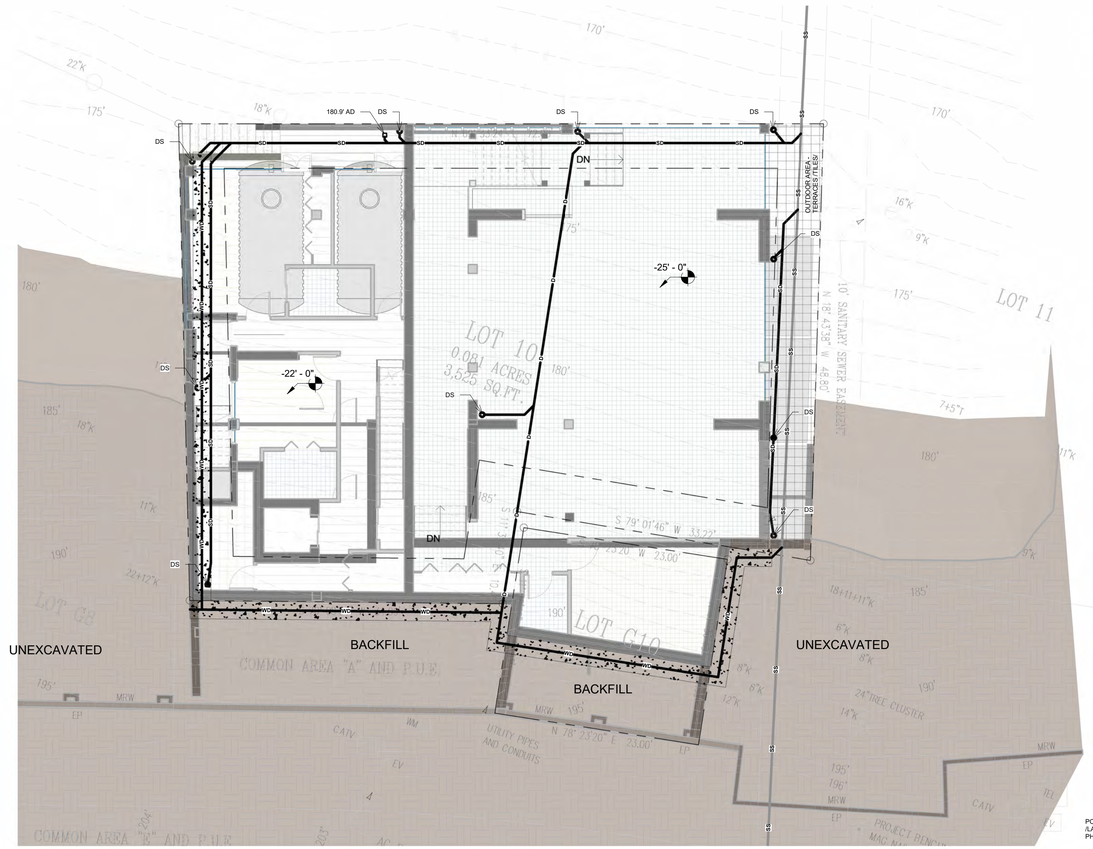
12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST. C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST. D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.




POST DEVELOPMENT TOPOGRAPGY
/LANDMASS REMOVED DURING TRACT No. 1045, OAKSHIRE PHASE (II-III) SUBDIVISION DEVELOPMENT/

1 Grading & Drainage Plan
1/8" = 1'-0"

# LEGEND

(N) AREA DRAIN/CATCH BASIN (AD OR CB)

(N) ROOF DRAINAGE DOWNSPOUT — DS

(E) SANITARY SEWER MAIN — SS

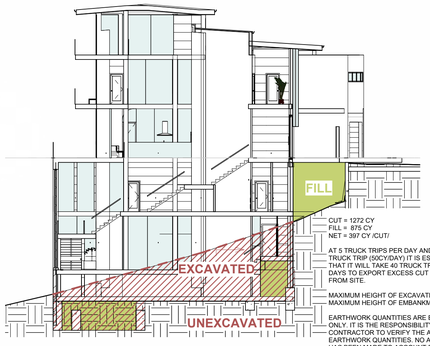
(N) STORM DRAIN — SD

(N) WALL DRAIN — WC

(N) SOLID DRAIN LINE — D

# KEY NOTES

1. (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL)
2. (N) RETAINING WALL DRAINAGE LINE SHOWN FOR REFERENCE ONLY.
3. (N) SQUARE GRATE




CUT = 1272 CY
FILL = 875 CY
NET = 397 CY /CUT/

AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 40 TRUCK TRIPS OR 8 DAYS TO EXPORT EXCESS CUT MATERIAL FROM SITE.

MAXIMUM HEIGHT OF EXCAVATION 16' - 0 "
MAXIMUM HEIGHT OF EMBANKMENT 12' - 10"

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

3 Section EARTHWORKING
1/16" = 1'-0"

# GRADING & DRAINAGE

1. CONTRACTOR SHALL NOTIFY COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE PROJECT SOILS REPORT.

3. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST THREE (3) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL INVESTIGATION. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.

6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL AS DIRECTED IN THE FIELD BY THE SOIL ENGINEER.

7. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED IN WRITING BY THE SOILS ENGINEER.

8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

9. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROO-TBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

11. EARTHWORK QUANTITIES:

CUT = 1272 CY
FILL = 875 CY
NET = 397 CY /CUT/

MAXIMUM HEIGHT OF EXCAVATION 16' - 0 "
MAXIMUM HEIGHT OF EMBANKMENT 12' - 10"

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

12. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

13. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

14. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

15. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

16. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

17. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

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

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

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

20. PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.

21. PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS AS DETERMINED BY THE SOIL ENGINEER.

22. PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL,

23. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

24. THE ULTIMATE PURPOSE OF GRADING IS FOR THE CONSTRUCTION OF A NEW RESIDENCE.

# UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

# STORMWATER MANAGEMENT PARAMETERS

- PROJECT TYPE AND DESCRIPTION:
  DEVELOPMENT OF A NEW RESIDENCE ON A PARCEL WITH APN: 416542011000
  **LOT ACREAGE /LOT 10/: 0.081 ACRES**
  **LOT ACREAGE GARAGE /LOT 10/: 0.011 ACRES**
- TOTAL NEW IMPERVIOUS AREA: 100%
- TOTAL REPLACED IMPERVIOUS AREA: N/A
- TOTAL PRE-PROJECT IMPERVIOUS AREA: N/A /VACANT LAND/
- TOTAL POST-PROJECT IMPERVIOUS AREA: 100%
- NET IMPERVIOUS AREA: 100%
- WATERSHED MANAGEMENT ZONE : N/A
- GROUNDWATER BASIN (IF APPLICABLE): N/A

# STORM DRAIN

1. ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

GRADING & DRAINAGE & STORMWATER CONTROL PLAN

A16

| | |
|---|---|
| Date: | 05/02/2024 |
| | **Revision #2** |
| Scale | As indicated |

5/15/2024 7:49:08 PM

MAP SOURCE: Parcel Report Web App /Basemap - CCJDC Imagery 2007/:
https://maps.co.monterey.ca.us/wab/parcelreportwebapp/#

1 Site Plan PARCEL MAP
1" = 47'-0"

# 10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

## PARCEL MAP

| | | |
|---|---|---|
| Project number | Project Number | A17 |
| Date | 05/02/2024 | |
| SB 330 | | Scale 1" = 47'-0" |

5/15/2024 7:49:15 PM

DRONE VIEW OF THE SITE

VIEW FROM CARMEL VALLEY RD WITH THE PROPOSED RESIDENCE

10196 Oakwood Circle - Oakshire Tract 1045 - Carmel Valley Ranch

| Valley View Rendering | | |
|---|---|---|
| Project number | Project Number | A18 |
| Date | 05/02/2024 | |
| SB 330 | | Scale |

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