

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

YAN SHI & SUN(PLN190439)

RESOLUTION NO. 24 -

Resolution by the Monterey County Planning
Commission:

- 1) Finding that the single-family dwelling project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving:
 - a) A Design Approval to allow construction of a 3,665 square foot one-story single family dwelling with an 80 square foot covered porch and an 856 square foot basement level three-car garage. Colors and materials consist of charcoal & tan blend shake cement tile roofing, cream cement plaster with beige, tan and brown stone accents for the exterior walls, dark bronze clad wood casement frame windows, off white wood door and window trim, and brown aluminum with obscure glass garage doors; and
 - b) A Use Permit for the removal of 15 protected trees (6 Coast live oaks and 9 Monterey pines).

[PLN190439, 1187 Lookout Road, Pebble Beach,
Greater Monterey Peninsula Area Plan (APN: 007-
682-013-000)]

The YAN SHI & SUN YING application (PLN190439) came on for public hearing before the Monterey County Planning Commission on November 13, 2024 and January 29, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;

- Greater Monterey Peninsula Area Plan;
- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Project. The project consists of the construction of a one-story single family dwelling with a basement level 3-car garage. Site improvements include grading (970 cubic yards of cut and 70 cubic yards of fill); the removal of 15 trees (6 Coast live oaks ranging between 6 to 8 inch diameter and 9 Monterey pines ranging between 6 to 32 inch diameter); and construction of a driveway, stepped entry path into the dwelling, a 6 foot tall rear perimeter fence and a short retaining wall (ranging in height from 2 to 6 feet) to create a flat 600 square foot patio area off the family room.
- c) Allowed Use: The property is located at 1187 Lookout Road, Pebble Beach (Assessor's Parcel Number 007-682-013-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, with a Building Site, Design Control, and Parking & Use of Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES). The project includes a new single-family dwelling. Single family dwellings are a principally permitted use in the MDR zone (Monterey County Code Section 21.12.030.A). Therefore, the project is an allowed land use for this site.
- d) Design: The site is subject to the Design Review requirements contained in Chapter 21.44 of the Inland Zoning Ordinance (Title 21). Chapter 21.44 requires review of siting, size, configuration, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. The subject property is located along a cul-de-sac at the end of a residential street. Properties along the roadway slope downward on the northern side of the street while on the southern side, slope upward resulting in residences that appear low profile and tucked into the natural topography on the north side and residences that appear larger on the south side as the natural elevation is higher than the roadway. In this case, the applicant has attempted to control the bulk of the structure by placing the garage below the living area, giving it a single story profile from the street. The craftsman style architectural incorporates natural mixed materials while incorporating features of a modern design. The project includes installation of a 6 foot tall cedar rear perimeter fence and a cement plaster patio wall. Colors and materials comprised of a charcoal and tan blend shake cement tile roofing, cream cement plaster with earth toned accent stone at exterior walls, dark bronze clad wood casement frame windows with off white wood trim and brown aluminum with obscure glass inserts for the garage doors. Nearby residences include similar features such as the use of stucco, wood trim and stone elements. There is a general California ranch style architectural theme throughout the immediate neighborhood with one and two story residences. The siting and design of proposed structure is consistent with the surrounding medium density residential neighborhood. In addition to the architectural design and colors and materials discussed above, the project includes a preliminary landscape plan illustrating planting of several of the required replacement trees

between the structure and the roadway as well as shrubs and groundcover in the understory. Ornamental landscaping is limited to the area adjacent to the entry stairs. As such, the development will blend in with both the manmade and natural environment. Staff has determined that the proposed residence is compatible with the surrounding neighborhood character in terms of size, color, and location.

- e) Development Standards: Development of the property is subject to the development standards for the MDR zoning district in the Del Monte Forest area (Title 21 Section 21.12.070), setback requirements for the B-6 zoning overlay (Title 21 Section 21.42.030.F.2) and the setbacks delineated on the final map for the Lookout Ridge subdivision. Title 21 Section 21.42.030.F.2 states that setbacks shall not be less than “B-4” regulations unless otherwise indicated on the final or parcel map. The subject property is shown as Lot 31 on the final map for the Lookout Ridge subdivision (recorded in Volume 11 of Cities and Towns, page 36) and as indicated, has a required front setback of 15 feet, a side setback of 10 feet, and a rear setback of 30 feet. The proposed dwelling is setback approximately 25 feet from the front, approximately 38 feet from the rear, and 12 feet (eastern) and 17 feet (western) from the sides. Maximum allowed structure height is 27 feet and the proposed height for the single-family dwelling is 23 feet from average natural grade. The allowed maximum site coverage and floor area ratio in the MDR district is 35 percent for lots with a density of more than 2 units acre. The property is 15,146 square feet, which allows a site coverage and floor area ratio of up to 5,301 square feet. Consistent with this requirement, the proposed single-family dwelling, attached garage and covered entry would result in site coverage of 4,601 square feet or 30.37 percent. Therefore, as proposed, the project meets all required development standards.
- f) The project site is within a Parking and Use of Major Recreational Equipment Storage in Seaward Zone (RES) zoning overlay district. This district limits the ability to park Recreational Vehicles in the front yard. The project does not propose such parking. This parking restriction will apply to ongoing use of the property.
- g) Pursuant to Greater Monterey Peninsula Area Plan Supplemental Policy GMP- 3.5, removal of healthy native oak trees, Monterey Pines and Redwood trees are discouraged. Further, Title 21 Section 21.64.260.D requires a Use Permit for removal of three or more protected oak trees. As demonstrated in Finding 3 and supporting evidence, finding to allow removal of 15 trees (6 Coast live oaks & 9 Monterey pines) can be made in this case.
- h) Development on Slopes in Excess of 25%. A small portion of the Lookout Road right-of-way, between the northern property line of the parcel and edge of road pavement, contains steeper slopes which level out at the property line. This condition was created when the cul-de-sac for Lookout Road was constructed. Slope conditions on the subject property are gradual and ascends from north to south ranging from 5% to 20%. Onsite improvements will not occur on steep slopes. However, offsite improvements to connect to the proposed driveway to existing roadway pavement will require development on slopes in excess of 25%. However, this area of development is below the 500 square foot

threshold qualifying for a Use Permit exception pursuant to 2010 General Plan Policy OS-3.5.1.c.

- i) Land Use Advisory Committee: The proposed project was reviewed by the Del Monte Land Use Advisory Committee (LUAC) on August 3, 2023. Public comment was provided by a neighboring property owner expressing concerns for incorrect staking and flagging as well as “on-site” parking for the construction vehicles and crews. Staff conducted a site inspection on July 18, 2023 and observed the project’s staking and flagging and found the placement consistent with the proposed plans. A non-standard condition requiring submittal and approval of a Construction Management Plan has been incorporated that includes specific measures relative to preventing obstruction of vehicular and pedestrian access. As recommended by the LUAC, concerns expressed in the public comment be addressed and resolved. However, due to the lack of attendance from the applicant, owner or representative, the LUAC recommended denial of the project by a vote of 3-1 with 3 absent.
- j) Staff conducted a site inspection on July 18, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- k) No conflicts were found to exist with the above standards and policies. The County finds that the project is consistent with the text, policies, and regulations within the applicable documents.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190439.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Service District, HCD-Engineering Services, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to trees and cultural resources. The following reports have been prepared:
 - *“Soil Investigation Report” (LIB220244) prepared by Geronimo Martin Daliva., Salinas, CA October 25, 2021*
 - *“Tree Assessment/Forest Management plan” (LIB220243) prepared by Frank Ono, Pacific Grove, CA October 1, 2020.*The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Staff conducted a site inspection on July 18, 2023 to verify that the site is suitable for this use. The proposed dwelling is located in a residentially zoned area and is surrounded by existing residential uses.
 - d) The site is in a high fire hazard area. A Fire Fuel Management Plan has been prepared for the project that incorporates guidance on fuel

management and fire protection from Pebble Beach CSD. Defensible space and vegetation management around the structure will be incorporated in accordance with the Fuel Management Plan to minimize risks from fire.

- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN190439.

3. **FINDING:** **TREE REMOVAL-** Tree removal is the minimum required under the circumstances of this case and removal will not involve a risk of environmental impacts in accordance with the applicable goals and policies of the Greater Monterey Peninsula Area Plan.

EVIDENCE: a) The proposed project would include the removal of 15 trees (6 Coast live oaks and 9 Monterey pines), both of which are considered protected trees, as specified in Greater Monterey Peninsula Policy GMP- 3.5. A Tree Assessment/Forest Management Plan report dated October 1, 2020, (**Exhibit D**) was submitted by Frank Ono, Urban Forester. Of the 15 trees proposed for removal, two are landmark trees [a 28-inch diameter pine (tree number 155) located near the driveway/garage and a 32-inch diameter pine (tree number 162) located within the building footprint]. The remaining trees range in size from 6 to 23 inches in diameter.

- Six (6) Coast Live Oaks in fair condition in the 6-8 inch diameter class, (tree numbers: 148, 150, 153, 154, 156, 165)
- One (1) six (6) inch diameter Monterey pine in fair condition, (tree number 152)
- One (1) 23-inch diameter Monterey pine in fair condition, (tree number 158)
- One (1) 16-inch diameter Monterey pine in fair/poor condition, (tree number 159)
- Four (4) Monterey pines in poor condition in the 9-22 inch diameter class, (tree numbers 149, 151, 163, 164)
- Two (2) Monterey pines in fair/poor condition
 - Landmark tree (#155) is a 28-inch diameter Monterey Pine located near the driveway/garage.
 - Landmark tree (#162) is a 32-inch diameter Monterey Pine located within the building footprint.

Due to the dense forest conditions development without tree removal is not feasible. Pursuant to Title 21 Section 21.64.260, the following findings must be made to grant the tree removal: 1) removal will not involve a risk of significant adverse environmental impacts such as soil erosion, water quality degradation, ecological impacts upon existing biological or ecological systems, noise pollution, and movement or significant reduction of available wildlife habitat; and 2) removal is the minimum required under the circumstances of the case.

- b) Minimum Required: In this case, the lot is .35 acres in size and zoned for residential development. The lot supports a dense stand of trees and development anywhere on the parcel would require removal of trees. Siting of the single-family dwelling is located near the center of the lot meeting setback and development standards for the zoning district. The

house is of a size and design that fits the lot and is typical for the area. Attempts have been made to preserve trees around the perimeter of the proposed home with focus on trees that are in good to fair condition. For these reasons, staff supports the determination that the project includes removal of the minimum number of trees under the circumstances of this case.

- c) Impacts: Removal of trees will not involve a risk of adverse environmental impacts in this case. The Ono report describes the conditions of the trees at the site and how it relates to the surrounding environment. The site is heavily forested with an understory of Coast live oaks and mature pines in their later stages of life. No significant long-term impacts to the surrounding forest ecosystem are anticipated due to the large number of trees that are senescent and in poor condition, combined with the relatively small amount of area that will be occupied by the proposed residence and driveway. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term. As recommended, best management practices would be implemented through construction in order to maintain the health of the remaining protected trees. The removal and replacement of the large over-mature trees will have a beneficial effect on the forest as a whole. The report concludes that removal of trees at the site are the minimum required and will not result in adverse effects provided best management practices are incorporated. In this case, the lot is .35 acres in size and zoned for residential development. The lot supports a dense stand of trees and development anywhere on the parcel would require removal of trees. Siting of the single-family dwelling is located near the center of the lot meeting setback and development standards for the zoning district. The house is of a size and design that fits the lot and is typical for the area. Attempts have been made to preserve trees around the perimeter of the proposed home with focus on trees that are in good to fair condition. For these reasons, staff supports the determination that the project includes removal of the minimum number of trees under the circumstances of this case. Staff has reviewed the report and agrees with its conclusions.
- d) Tree Protection/Replacement: Pursuant to the requirements of the Title 21 Section 21.64.260, all non-landmark oak trees removed as a result of the project shall be replaced at a 1:1 ratio. Although the site is heavily forested, the project arborist found that there is sufficient room to replace with nine (9) Monterey pine and six (6) Coast live oak trees for a total of 15 trees to replant. New plantings should be five-gallon stock or larger, if available. Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. The project has been conditioned accordingly. In addition, surrounding trees located close to the construction site will be protected from construction equipment by fencing off the canopy driplines and/or critical root zones with protective materials (Condition No. 8).
- e) Best management practices (BMPs) will be implemented through the construction management plan and recommendations in the forest management plan have been incorporated as conditions of approval in

order to maintain the health of the trees to be retained. BMPs include but are not limited to:

- Not depositing fill, parking equipment, or staging construction materials on or near existing trees. Trees will be protected by boards, fencing or other materials to delineate protection zones.
- Any and all pruning directed by an arborist to prevent unnecessary tree injury and to ensure appropriate timing/season of work.
- Any and all root cutting directed by an arborist should occur outside of the springtime.
- Management of oak material greater than 3 inches in diameter remaining on site more than one month being covered to discourage infestation of bark beetles.

In addition to the BMPs, other management measures recommended by the arborist will be employed to ensure the overall health of remaining trees, including: clearing of brush/debris; removal of invasive plant species; and thinning of trees that are less than six inches diameter at breast height. These actions will help to promote the health of trees at the site.

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

- EVIDENCE:**
- a) The project was reviewed by the HCD - Planning, Pebble Beach Community Service District, HCD-Engineering Services, Environmental Health Bureau, and HCD-Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities currently serve the existing residence and will continue to be provided to the proposed residence. Domestic water service is provided by California American Water letter dated September 28, 2022 and sewer service is provided by Pebble Beach Community Service District. The project was reviewed by the Environmental Health Bureau which found the existing services adequate to serve the project.
 - c) In addition to any pruning for construction or aesthetics, California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. Pebble Beach Community Service District has reviewed the project without imposing any additional conditions of approval on top of

these state requirements. A Fuel Management Plan was submitted as part of the application (Exhibit D).

- d) Staff conducted a site inspection on July 18, 2023 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN190439.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Violations does not exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on July 18, 2023 and researched County records to assess if any violation exists on the subject property. The site is vacant with natural vegetation apparent.
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN190439.
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6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new, small facilities or structures, including structures accessory to a single-family dwelling or residential use. The project involves the construction of a single-family dwelling and removal of 15 pine and oak trees. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption.
- b) No adverse environmental effects were identified during staff review of the development application during a site visit on July 18, 2023.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Project location is not considered a particularly sensitive environment. It is a relatively small lot within a developed residential neighborhood. There is no significant effect on the environment due to unusual circumstances. Tree removal is the primary environmental concern, but the removal will not cause adverse environmental impacts in this case (See Finding 3 and supporting evidence). The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within a highway officially designated areas as a state scenic highway.
- d) Staff conducted a site inspection on July 18, 2023 to verify that the site is suitable for this use.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190439.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
EVIDENCE: Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find that the single-family dwelling project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
2. Approve:
 - a. A Design Approval to allow construction of a 3,665 square foot one-story single family dwelling with an 80 square foot covered porch and an 856 square foot basement level three-car garage. Colors and materials consist of charcoal & tan blend shake cement tile roofing, cream cement plaster with beige, tan and brown stone accents for the exterior walls, dark bronze clad wood casement frame windows, off white wood door and window trim, and brown aluminum with obscure glass garage doors; and
 - b. A Use Permit for the removal of 15 protected trees (6 Coast live oaks and 9 Monterey pines).

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of January, 2025, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

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

NOTE

This permit expires 3 years after the above date of granting thereof unless certificates of compliance are recorded within this period.

County of Monterey HCD Planning

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

PLN190439

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Design Approval and Use Permit (PLN190439) allows 4,601 square foot single family dwelling inclusive of an attached two-car subterranean garage, rear perimeter fencing and retaining walls enclosing a rear patio; and the removal of 15 protected trees (6 Coast live oaks and 9 Monterey pines). Colors and materials consist of charcoal & tan blend shake cement tile roofing, cream cement plaster with beige, tan and brown stone accents for the exterior walls, dark bronze clad wood casement frame windows, off white wood door and window trim, and brown aluminum with obscure glass garage doors. The property is located at 1187 Lookout Road, Pebble Beach (Assessor's Parcel Number 007-682-013-000), Greater Monterey Peninsula Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A Design Approval and Use Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 007-682-013-000 on January 29, 2025. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

5. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

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

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

6. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

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

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final of related construction permit(s), the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1 to 1 consisting of 9 Monterey pine and 6 Coast live oak trees.

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

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

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

8. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

9. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

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

10. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

12. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

13. PDSP001 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)

Responsible Department: Planning

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

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas.

The CMP shall incorporate the following concepts to reduce off-site impacts:

- 1) Identify the specific travel route for construction equipment and waste;
- 2) Identify travel times to have construction vehicles avoid peak hour congestion areas along the travel route;
- 3) Avoid impacts to access, and park on, other properties near the construction site and along the travel route;
- 4) Ensure pedestrian path of travel is not impeded or describe alternative path of travel;
- 5) Provide all storage and staging areas on the construction property, where feasible, or where not feasible provide management strategies to not adversely impact access or cause excessive noise for neighboring properties. On-site staging and storage areas shall be sited to the extent possible to reduce potential noise impacts to neighboring property;
- 6) Reduce project construction traffic generation by encouraging carpooling;
- 7) Reduce truck traffic impacts by scheduling deliveries of construction materials during off-peak hours;
- 8) Reduce traffic during morning and evening peak hours by scheduling shift changes to occur at off-peak hours; and
- 9) Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

Measures included in the approved CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: Prior to issuance of a Grading Permit or Building Permit for any of the future construction projects, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to HCD-Planning and HCD-Engineering Services for review and approval.

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

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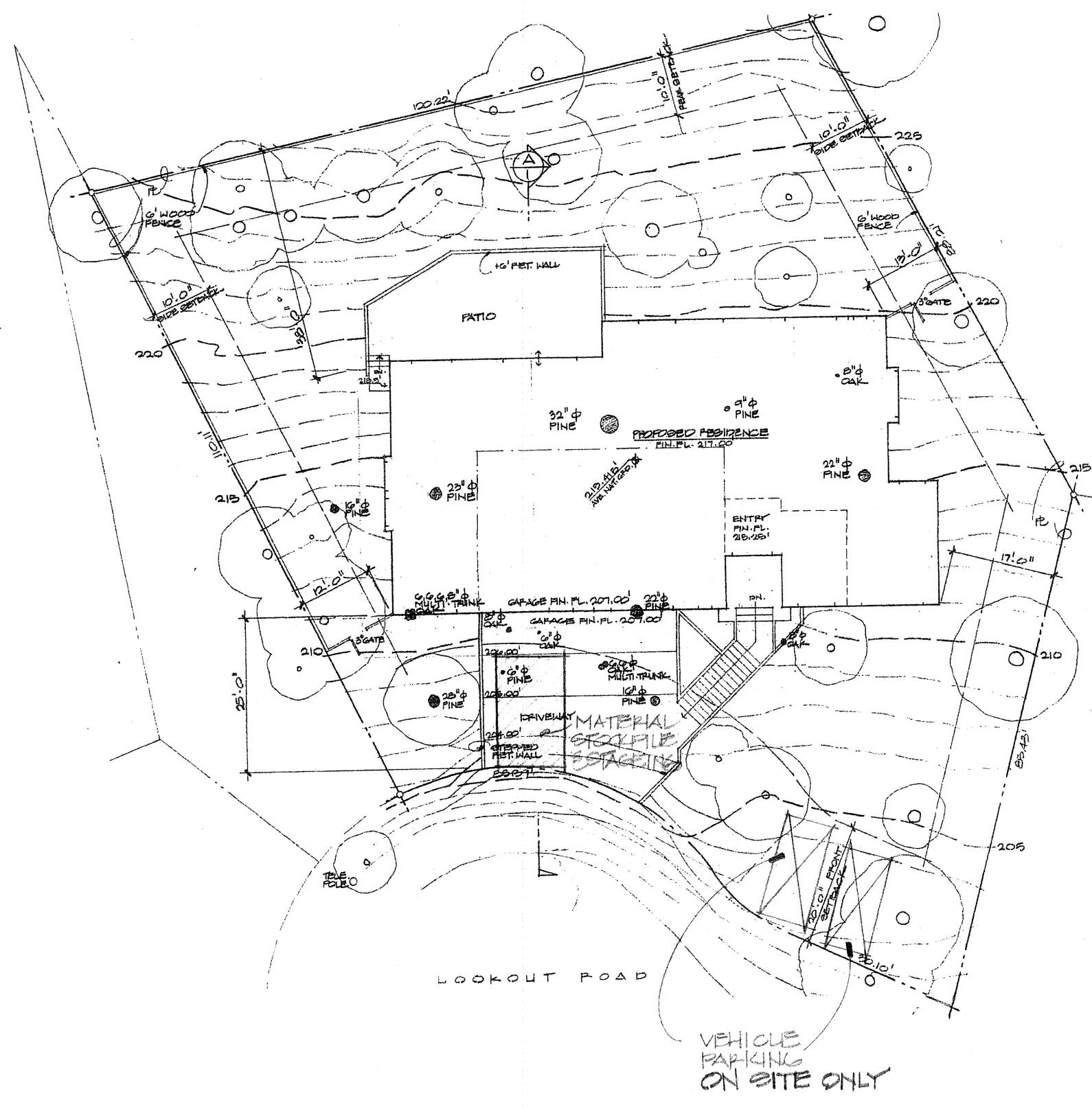


CONSTRUCTION SITE INFORMATION:			
(This information to be updated upon issuance of construction permits)			
Contact Information:	Francisco Luna (F Luna Construction)	831 595-6590	
	Cesar Palacios	831 789-4509	
Vehicle Visits:	Contractor, 2 employees and subcontractors (7 months)	900	
	Material suppliers and trucks	230	
	PG&E	6	
	Trucks and equipment for grading and trenching, etc.	20	
Grading:	20 c.y. per day		
Hours of Operation:	Monday-Friday 8am-5pm		
Project Scheduling Dates:	Sept. 2022 - May 2023		

- CONSTRUCTION NOTES:**
- All work shall take place during daylight hours, Monday-Friday, 8 AM to 5 PM.
 - Water all active construction areas at least twice per day, frequency should be based on the type of operation, soil, and wind exposure.
 - All grading activities shall be halted during periods of high winds (15 mph).
 - Haul trucks shall maintain 2 - feet freeboard and be covered.
 - Cover all inactive storage piles.
 - The signed permits and the approved construction plans shall be maintained in a conspicuous location at the construction job site at all times, and that copies are available for agency review upon request. All persons involved with the construction shall be briefed on the content and meaning of the permits and the approved construction plans, and the public review requirements applicable to them, prior to commencement of construction. Equipment washing, refueling and servicing shall take place only on site. Appropriate Best Management Practices shall be used to ensure that no spills of petroleum products or other chemicals take place during these activities. See the erosion control plan for further specifications.
 - The construction site shall maintain good construction site housekeeping controls and procedures (e.g.: cleanup all leaks, drips and other spills immediately, keep materials covered and out of the rain, including covering exposed piles of soil and waste, dispose of all waste properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather).
 - All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. At a minimum, silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction related runoff and/or sediment from leaving the site.

CONSTRUCTION COORDINATOR:

Contractor shall provide a construction coordinator that can be contacted during construction, should questions arise during construction (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone numbers) shall be conspicuously posted at the job site in a manner that the contact information is readily visible from a public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer any questions that arise during construction (in case of both regular inquiries and in emergencies). The construction coordinator shall record the name, phone number and nature of all complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster or the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.).
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and silt fences at all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Erosion Control

- Prevent grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

PAVING/ASPHALT WORK

- Prevent paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

PAINTING & PAINT REMOVAL

Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residues and unusable thinner/solvents as hazardous waste.

Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.

MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días.
- Use (pero no abuse) agua reclaimada para controlar el polvo.

Materiales peligrosos

- Pliegue etiquetas con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las regulaciones de la ciudad, del condado, del estado y federales.
- Ponga los materiales y residuos peligrosos en contenedores que no pierdan, pongalos luego en contenedores secundarios apropiados y cubralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
- Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
- Aségurense de deshacerse apropiadamente de todos los residuos peligrosos.

Manejo de residuos

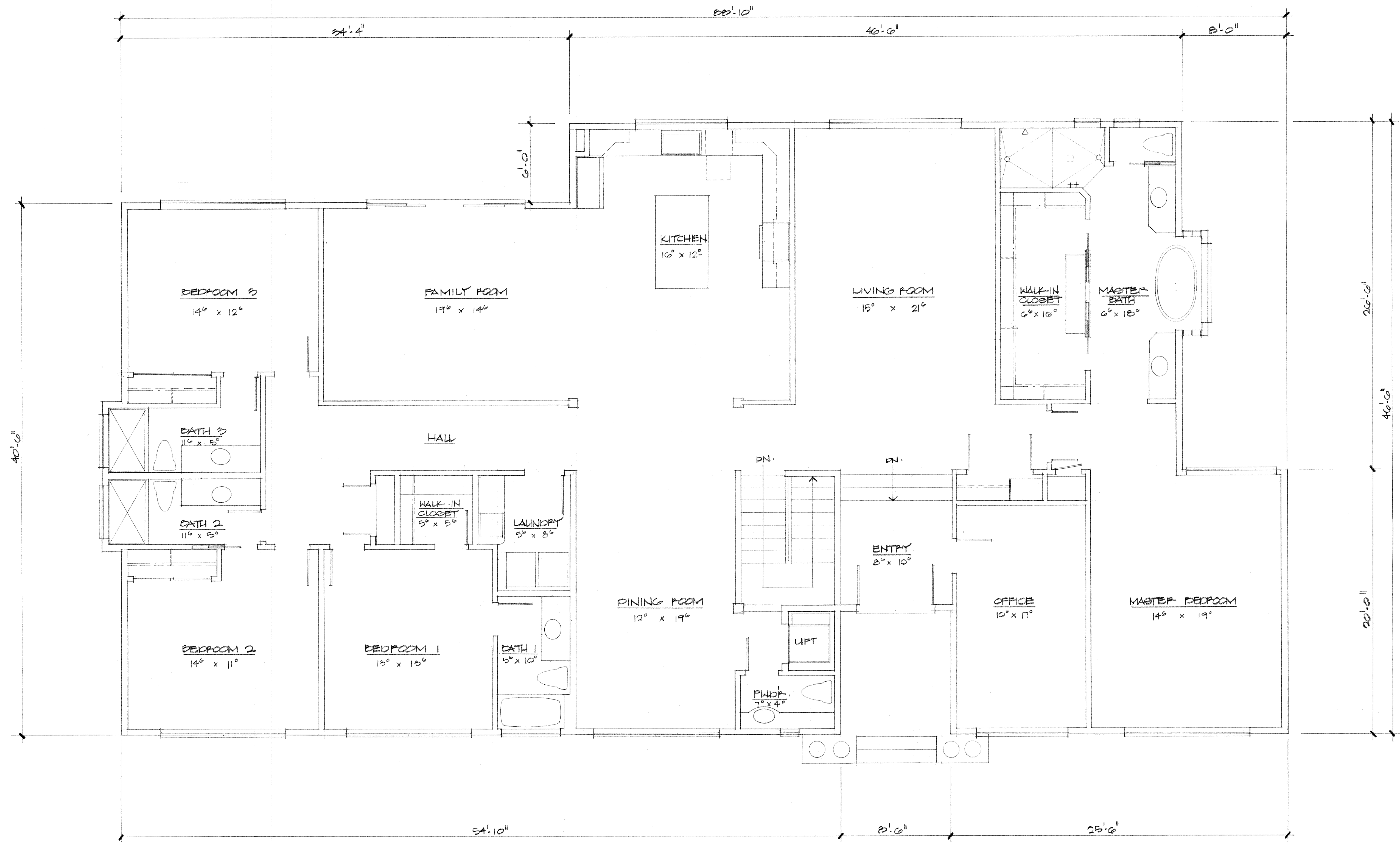
- Cubra bien con lonas impermeables los contenedores con residuos peligrosos al terminar cada día de trabajo, y durante la temporada de lluvias.

Manejo de derrames

- Guarde los contenedores de residuos. Nunca use una manguera para lavar un contenedor de basura en el sitio de construcción.
- Limpie y reemplace los excavadores portátiles e inspeccione los excavadores con frecuencia para controlar pérdidas o derrames.
- Deshágue correctamente de todos los residuos y de la basura. Recicle los materiales y residuos que puedan ser reciclados (como asfalto, concreto, materiales agregados de base como grava y arena, metales, tableros de yeso, cables, etc.).
- Deshágue de los residuos líquidos como pinturas, diluyentes, solventes, sales y líquidos de limpieza, considerándolos como residuos peligrosos.

Entradas y perímetros de los sitios de construcción

- Establezca y mantenga control estricto de los perímetros y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.
- Barra o inmediatamente los materiales peligrosos que se hayan desparado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- No lave vehículos o equipos en el sitio de construcción. Limpíelos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a canales, calles, desagües de aguas pluviales o superficies acústicas (lagos, arroyos, etc.).
- No lave vehículos o equipos en el sitio de construcción. Limpíelos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a canales, calles, desagües de aguas pluviales o superficies acústicas (lagos, arroyos, etc.).
- Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen.
- Si es necesario lavar los vehículos o equipos en el sitio de construcción, límpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a canales, calles, desagües de aguas pluviales o superficies acústicas (lagos, arroyos, etc.).
- No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, asfalto de cajas sanitarias para goteo o trapos).
- Barra inmediatamente los materiales secos que se hayan desparado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- No limpie los derrames o pérdidas apropiadamente de los materiales de limpieza.
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- Barra inmediatamente los materiales secos que se hayan desparado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- No limpie los derrames o pérdidas apropiadamente de los materiales de limpieza.
- No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, asfalto de cajas sanitarias para goteo o trapos).
- Barra inmediatamente los materiales secos que se hayan desparado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- No limpie los derrames o pérdidas apropiadamente de los materiales de limpieza.
- No lave con manguera las superficies donde se hayan



PROPOSED FLOOR PLAN - MAIN LEVEL

1/4" = 1'-0"

REVISIONS BY

ANY HABITAT * SUSAN J. BAILEY
RESIDENTIAL DESIGN * ADDITIONS * REMODELS * NEW
Salem, OR 95833 831.234-6188
815 Hass Lane SE

PROPOSED RESIDENCE FOR:
SHI YAN and YING SUN (PETER YAN and SHEILA SUN)
1187 LOOKOUT ROAD
PEBBLE BEACH, CA.

Date 8-4-22

Scale 1/4"

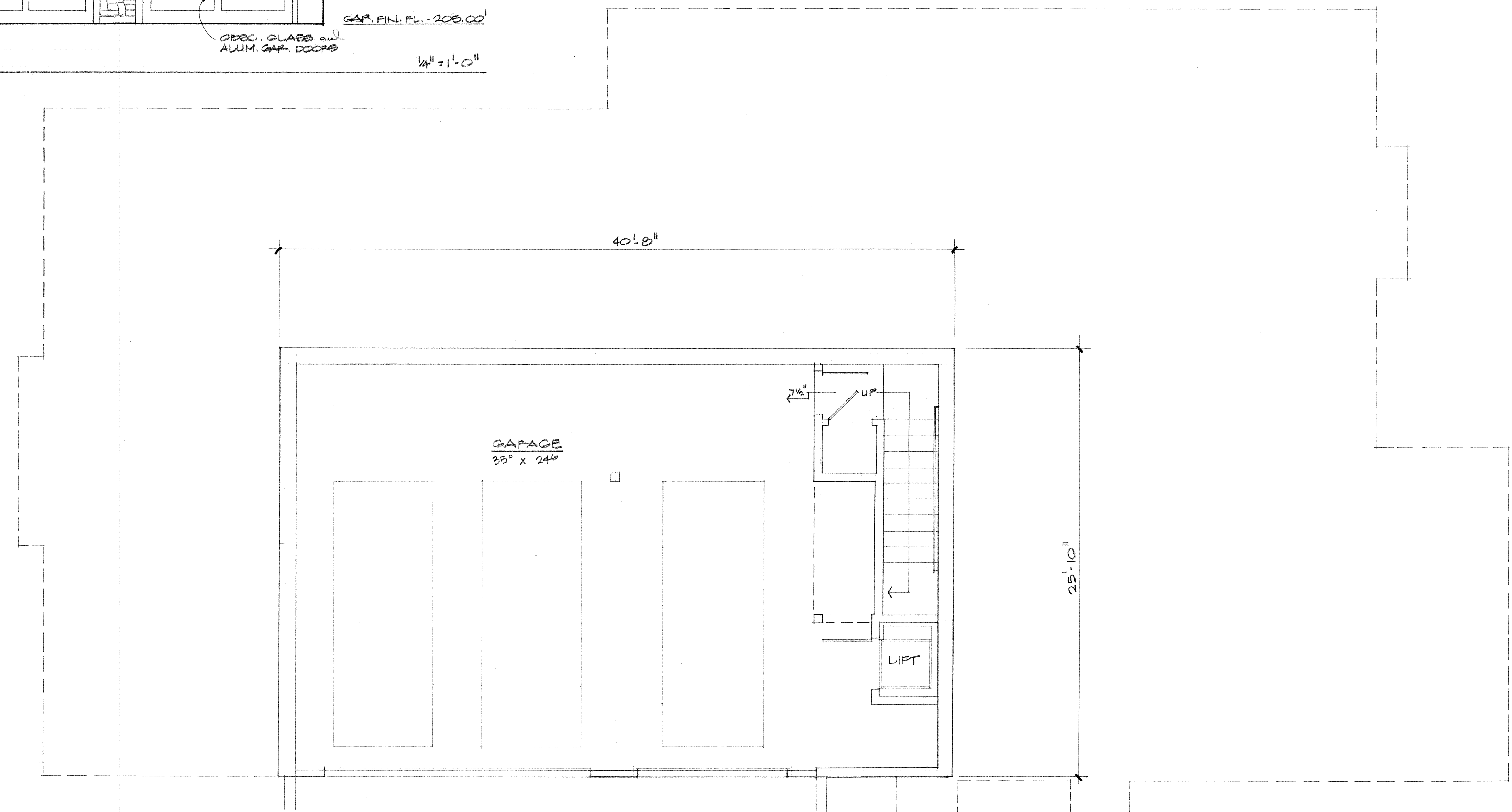
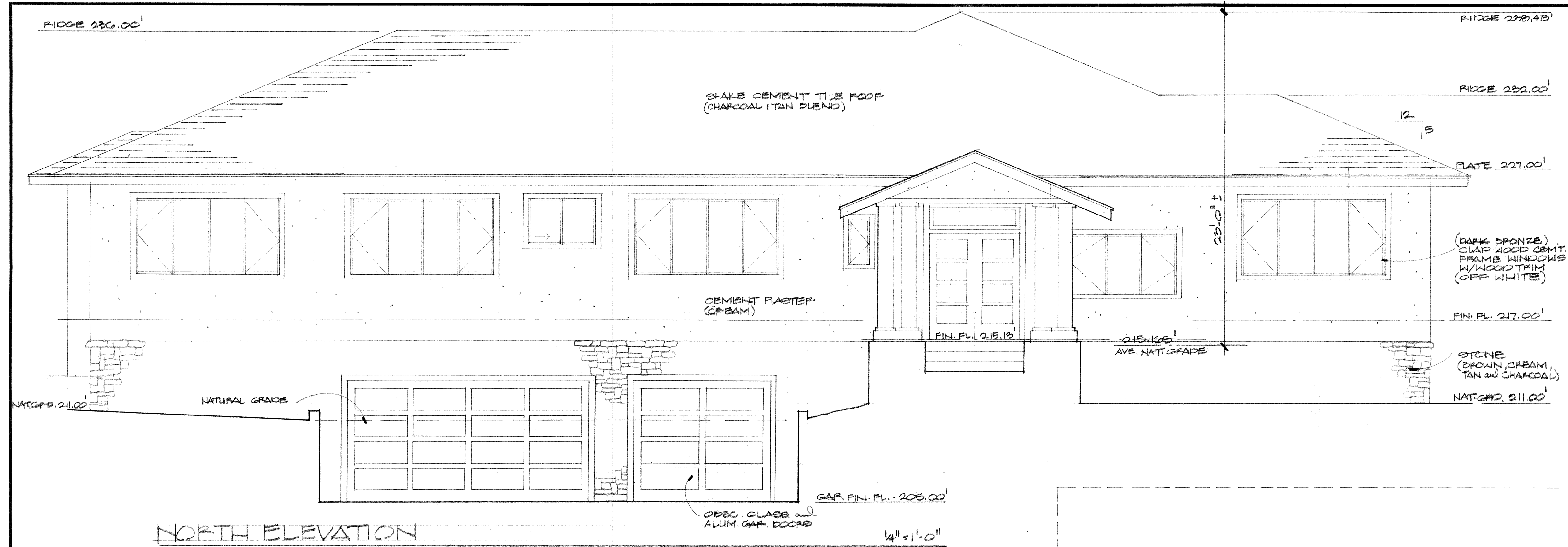
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Job 114-19

Sheet

3

OF 15 Sheets

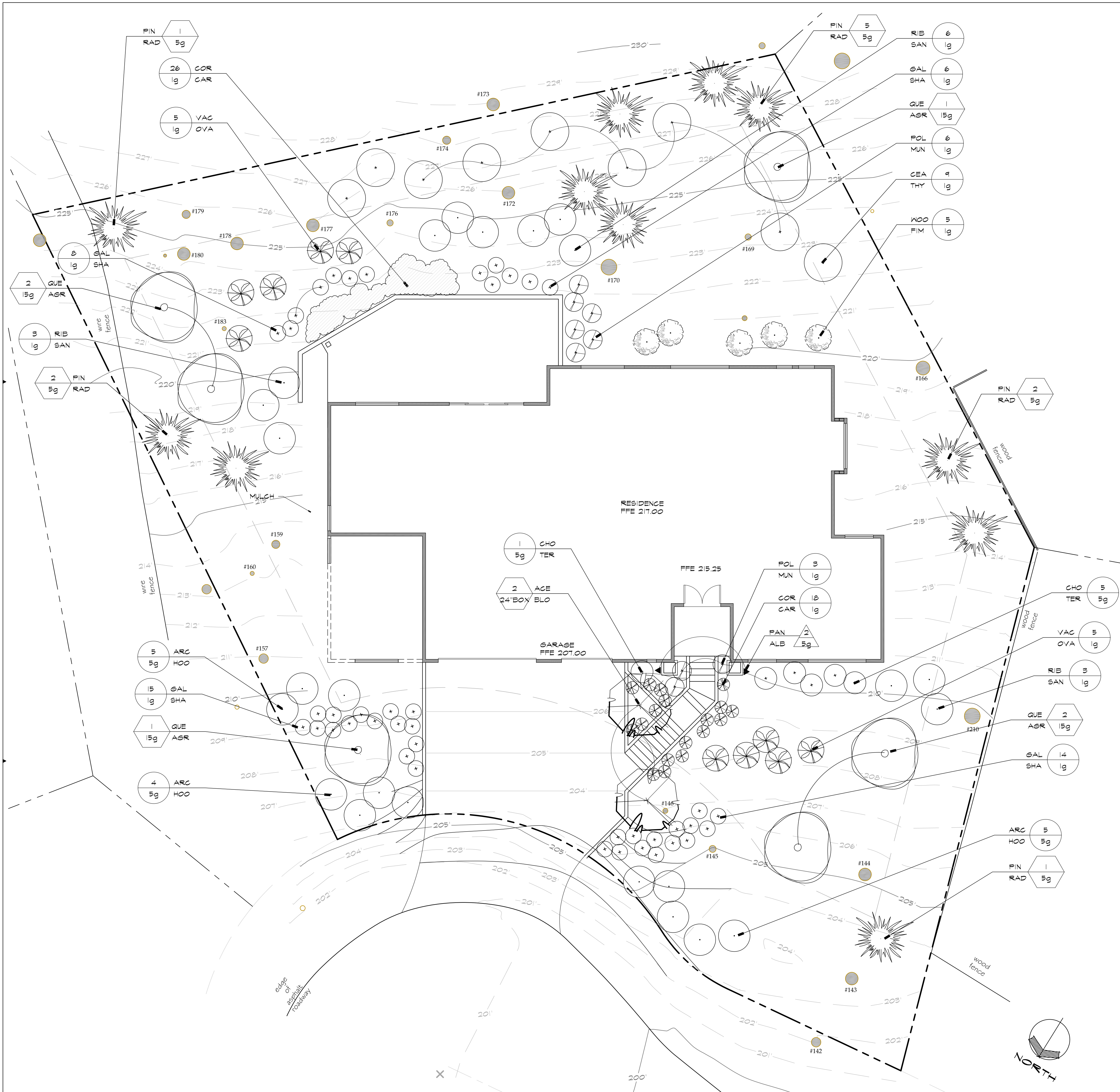


REVISIONS	BY

ANY HABITAT * SUSAN J. BAILEY
RESIDENTIAL DESIGN * ADDITIONS * REMODELS * NEW

SHI YAN and YING SUN (PETER YAN and SHEILA SUN)
1187 LOOKOUT ROAD
PEBBLE BEACH, CA.

ate 8-4-22
scale 1/4"
rawn SJB
ob 114-19
sheet 4 15 Sheets



Project Plant List:

SYMBOL	PLANT SPECIES	PLANT COMMON NAME	QTY.	SIZE	FACTOR
ACE BLO	Acer palmatum "Blood Good"	Japanese Maple	2	24 Box	medium
ARC HOO	Arctostaphylos hookerii	Monterey manzanita	12	5 gallon	low
CEA THY	Ceanothus thyrsiflorus	Coast lilac	9	1 gallon	low
CHO TER	Choysia ternata	Mock Orange	6	5 gallon	medium
COR CAR	Correa puchella 'Carmine Bells'	Australian Fuschia	44	1 gallon	low
GAL SHA	Gaultheria shallon	Salal	43	1 gallon	medium
PAN ALB	Pandora jasminoides 'Alba'	White flowering Pandora	2	5 gallon	medium
POL MUM	Polystichum munitum	Western Sword Fern	9	1 gallon	medium
RIB SAN	Ribes Sanguineum 'Barrie Coate'	Red native Current	12	1 gallon	low
WOO FIM	Woodwardia frimbriata	California Chain Fern	5	1 gallon	medium
VAC OVA	Vaccinium ovatum	Monterey Huckleberry	10	1 gallon	medium
SEEDING			309 s.f.	seed	
	Diaplacus aurantiacus	Monkey Flower		2 oz	
	Fragaria californica	California Strawberry		2 oz.	
	Lepchina fragrans	Wallace's pitcher plant		2 oz.	
	Montia perfoliata			3 oz	
Tree	Tree Replacements				
	Existing Tree replacements based upon Forestry Report by Arborist Frank Ono 10-2-2020 reference sheet 6	Note: Supplemental watering late spring / summer at two (2) week intervals for 2 year start up / establishment			
	Pinus radiata required		9		
	Quercus agrifolia		6		
QUE AGR	Quercus agrifolia	Coastal Live Oak	6	15 gallon	very low
PIN RAD	Pinus radiata	Monterey Pine	11	5 gallon	low

SOIL MANAGEMENT REPORT

Four (4) Cubic yards or organic mulch / bark per 1,000 ft² shall be incorporated into all planted areas as a minimum plus a topsoil import comprising of the specifications. The Optimum is to perform a soil test as soon as construction begins. A Soil Test shall be ordered and paid for by the landscape contractor for better onsite soil amendments prior to commencing landscape work. The contractor shall take a minimum of three sample spots of equal native soil amounts , pulverize the soil and place into two (2) / 24 oz sterile containers and send to a registered Horticulture Soil lab test :
1.) Basic Fertility Test N P K Ca , Salinity & Alkalinity
2.) Soil Texture: Organic Mater appraisal with recommendations

SOIL STUDY & RECOMMENDATIONS:

- SOIL shall be tested from three (3) locations on the site. Take samples from well spaced front and back yard zones. These soil samples will better assist in review with combining the recommended topsoil import (Refer Sheet L-2 Soil Management Report).
- MULCH: Three (3) inches of Mulch shall be spread over all Shrub and Tree planting and one gallon Ground Cover specified areas.
 - MYCORRHIZAL : Mycorrhizal shall be added to the soil mix during the planting soil preparation. Plant pits shall be hydrated prior to planting.
 - FERTILIZER : Fertilizer shall be applied during planting as a "Tea Bag" type or ' Green Diamond Mykos Start Pro" (4-2-2 analysis organic fertilizer or approved equal.
 - PLANT WATERING: At time of Planting water plants thoroughly during planting and create water basins minimum 3X (times) the size of the Root Ball.

TOPSOIL IMPORT MIX SPECIFICATIONS:

- Chemical Properties:
- Soil reaction (ph) shall be slightly acid to alkaline in reaction as a saturated paste.
 - The concentrations of soluble salt as measured on the extract from a saturated paste shall be less than 4.0 dS/m.
 - Cation exchange capacity shall be a minimum of 30.0 milliequivalents per 100 grams Nitrogen shall be sufficient to provide for decomposition of the organic matter of the mix
- Physical Properties:
- Moisture holding capacity shall be a minimum of 40% after drainage on a volume basis
 - Air filled porosity shall be a minimum of 15% on a volume basis.
 - Water infiltration rate shall be a minimum of 2 inches per hour at saturation

SITE SOIL IMPORT / NOT COMPOST
40% loamy sandy soil (70% Sand, 10-15% clay, 0-30% silt)
30% neutralized redwood shavings and shredded bark
30% organic humus such as aged chicken manure
The topsoil salinity level is not to exceed 3.5 - 4mm mole (elec. conductivity).
A soil Sample with soil report shall be provided to the Landscape Architect prior to soil delivery.

Revisions

Hall Landscape Design

Landscape Architects #3405

582 Lighthouse Avenue
Pacific Grove, Ca 93950
(831) 655-5808
e-mail scot@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT

SCOTT HALL

#3405

SIGNATURE

DATE

STATE OF CALIFORNIA

Peter Yan

1187 Lookout Road

Pebble Beach, CA APN 007-682-013

Planting Plan

L-1

of: 4 Sheets

Page Title:

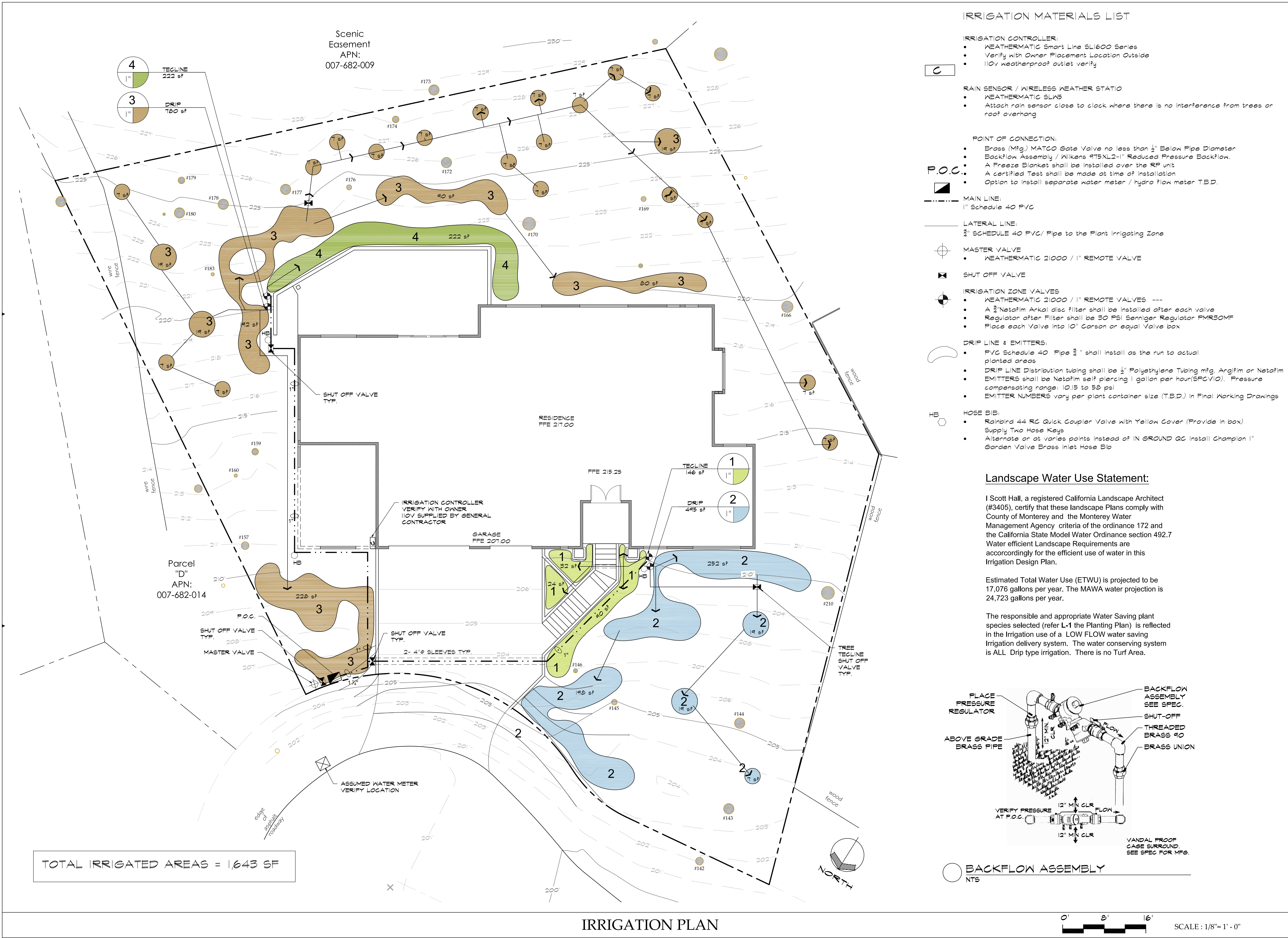
Job # 23-2020

Date Printed: 03-24-2022

Revision 03-21-22

Drawn By MASH

Sheet



IRRIGATION MATERIALS LIST

- IRRIGATION CONTROLLER:
- WEATHERMATIC Smart Line SL1600 Series
 - Verify with Owner Placement Location Outside
 - 110v weatherproof outlet verify
- RAIN SENSOR / WIRELESS WEATHER STATIO
- WEATHERMATIC SL165
 - Attach rain sensor close to clock where there is no interference from trees or roof overhang

- POINT OF CONNECTION:
- Brass (Mfg) MATCO Gate Valve no less than 1/2" Below Pipe Diameter
 - Backflow Assembly / Wilkens #15XL2-1" Reduced Pressure Backflow.
 - A Freeze Blanket shall be installed over the RP unit
 - A certified Test shall be made at time of installation
 - Option to install separate water meter / hydro flow meter T.B.D.

- MAIN LINE:
- 1" Schedule 40 PVC
- LATERAL LINE:
- 3/4" SCHEDULE 40 PVC/ Pipe to the Plant Irrigating Zone

- MASTER VALVE
- WEATHERMATIC 21000 / 1" REMOTE VALVE

- SHUT OFF VALVE

- IRRIGATION ZONE VALVES
- WEATHERMATIC 21000 / 1" REMOTE VALVES ---
 - A 3/4" Netatim Arkal disc filter shall be installed after each valve
 - Regulator after Filter shall be 30 PSI Senniger Regulator PMR30MF
 - Place each Valve into 10" Carson or equal Valve box

- DRIP LINE & EMITTERS:
- PVC Schedule 40 Pipe 3/4" shall install as the run to actual planted areas
 - DRIP LINE Distribution tubing shall be 1/2" Polyethylene Tubing mfg. Argifilm or Netatim
 - EMITTERS shall be Netatim self piercing 1 gallon per hour(SPCV10). Pressure compensating range: 10.15 to 50 psi
 - EMITTER NUMBERS vary per plant container size (T.B.D.) in Final Working Drawings

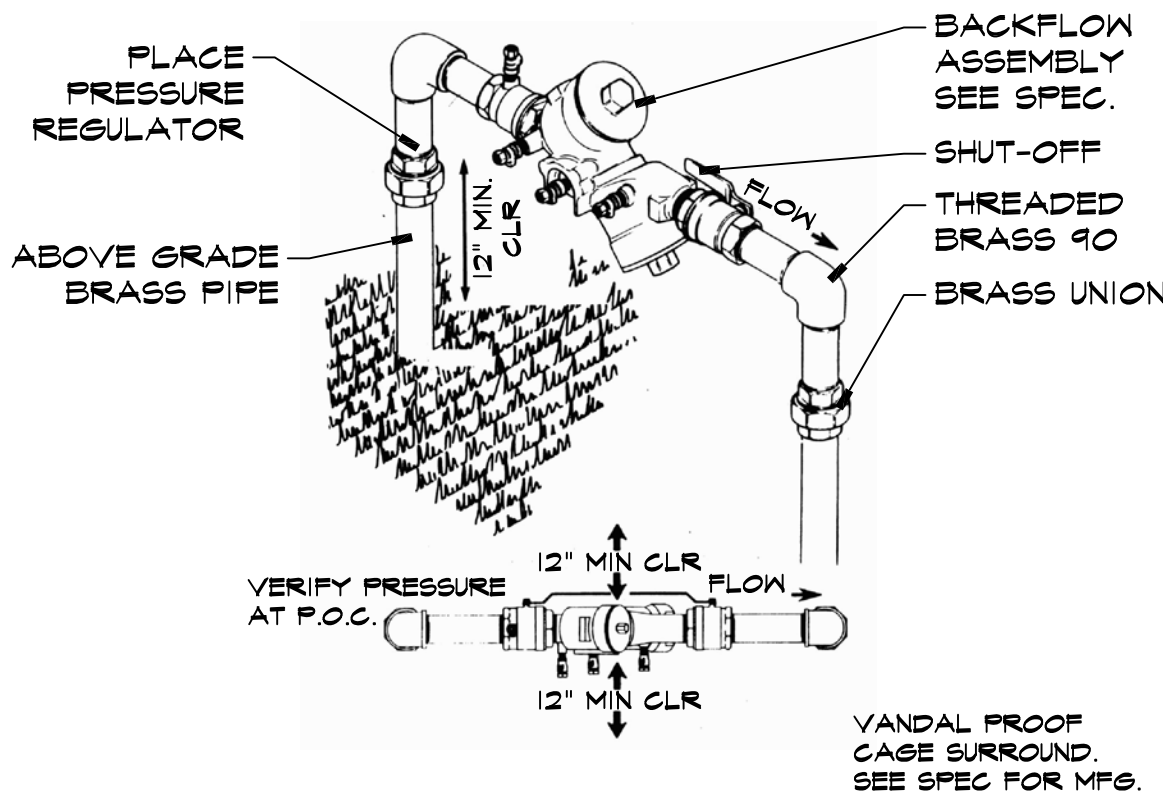
- HOSE BIB:
- Rainbird 44 RC Quick Coupler Valve with Yellow Cover (Provide in box)
 - Supply Two Hose Keys
 - Alternate or at varies points instead of IN GROUND QC install Champion 1" Garden Valve Brass Inlet Hose Bib

Landscape Water Use Statement:

I Scott Hall, a registered California Landscape Architect (#3405), certify that these landscape Plans comply with County of Monterey and the Monterey Water Management Agency criteria of the ordinance 172 and the California State Model Water Ordinance section 492.7 Water efficient Landscape Requirements are accordingly for the efficient use of water in this Irrigation Design Plan.

Estimated Total Water Use (ETWU) is projected to be 17,076 gallons per year. The MAWA water projection is 24,723 gallons per year.

The responsible and appropriate Water Saving plant species selected (refer L-1 the Planting Plan) is reflected in the Irrigation use of a LOW FLOW water saving Irrigation delivery system. The water conserving system is ALL Drip type irrigation. There is no Turf Area.



BACKFLOW ASSEMBLY
NTS

0' 8' 16'
SCALE : 1/8"= 1' - 0"

Revisions

Hall
Landscape
Design

Landscape Architects #3405
582 Lighthouse Avenue
Pacific Grove, Ca 93950
(831) 655-3806
e-mail: scotthalllandscape.com

REGISTERED LANDSCAPE ARCHITECT
SCOTT HALL
#3405
SIGNATURE
DATE
STATE OF CALIFORNIA

Peter Yan
1187 Lookout Road
Pebble Beach, CA APN 007-682-013

Irrigation
Plan

Page Title:

Job # 23-2020
Date Printed: 03-21-2022
Revision
Drawn By MASH
Sheet

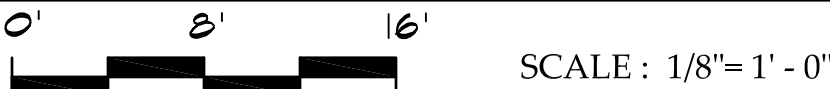
L-2

of: 4 Sheets



TOTAL IRRIGATED AREAS = 1,643 SF

PROJECTED LANDSCAPE WATER USE FOR ALLOCATIION USING ETWU + MAWA FORMULAS



Water Efficient Landscape Worksheet
Yan Residence

30-Dec-20

Reference Evapotranspiration (Eto)=				38.26				Cimis station (#193 Pacific Grove)	
Zone	Plant factor (PF)	Irrigation method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAFx Area	ETWU		
1	0.4	Drip	0.81	0.49382716	146	72.0987654	1710.269235		
2	0.3	Drip	0.81	0.37037037	572	211.851852	5025.380148		
3	0.3	Drip	0.81	0.37037037	955	353.703704	8390.276296		
4	0.3	Drip	0.81	0.37037037	222	82.2222222	1950.409778		

Totals	1895	719.876543	
Average ETAF=	0.379882081	ETWU Total	17076.33546
		MAWA	24723.4207

SUMATION

Total
Landscape
Area= 1,895 sq ft
ETWU Total= 17,076 gal
MAWA Total= 24,723 gal

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square

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Revisions

Hall Landscape Design

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REGISTERED LANDSCAPE ARCHITECT
SCOTT HALL
#3405
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STATE OF CALIFORNIA

Peter Yan

1187 Lookout Road
Pebble Beach, CA APN 007-682-013

Water Allocation

Page Title:

Job # 23-2020

Date Print: 03-21-2022

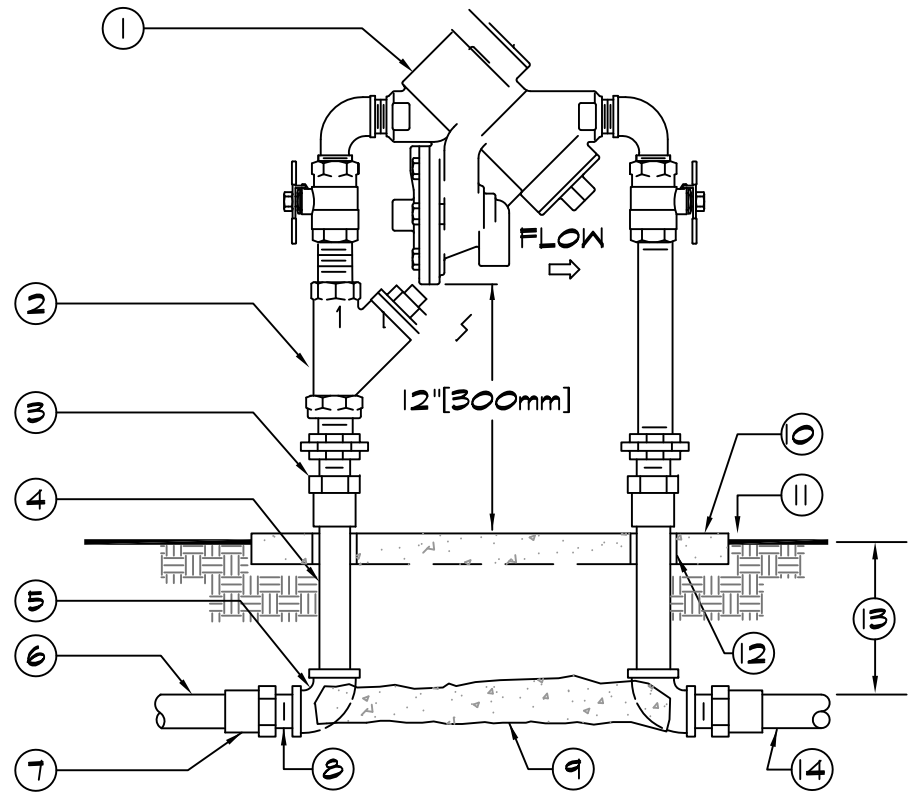
Revision

Drawn By MASH

Sheet

L-3

of: 4 Sheets

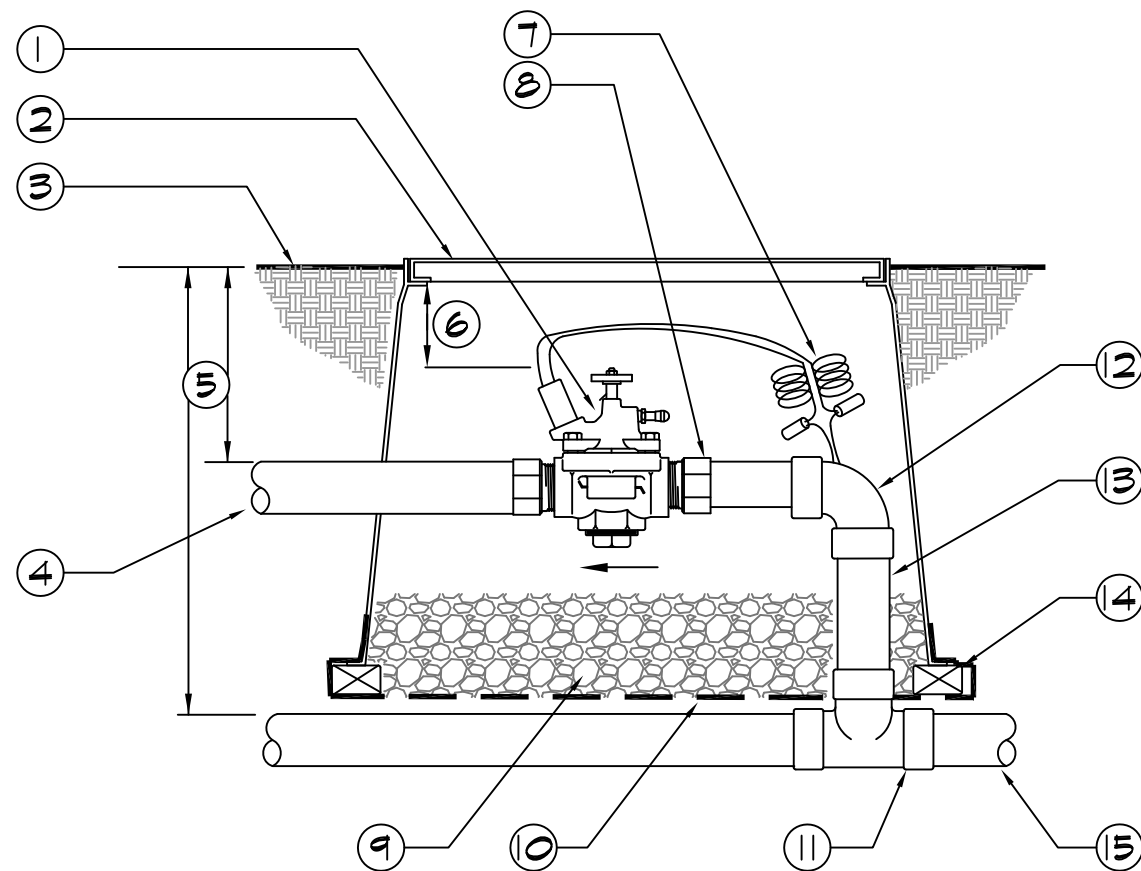


- 1 WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION). 2 CONCRETE PAD-SEE ENCLOSURE DETAIL.
4 COPPER TYPE "K" PIPE (LENGTH AS REQUIRED). 11 FINISH GRADE.
5 WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION). 12 PVC SLEEVE BOTH SIDES.
6 PVC MAIN LINE TO POINT OF CONNECTION. 13 REFER TO IRRIGATION SPECS.
7 14 PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

REDUCED PRESSURE BACKFLOW 3" [75mm] & SMALLER

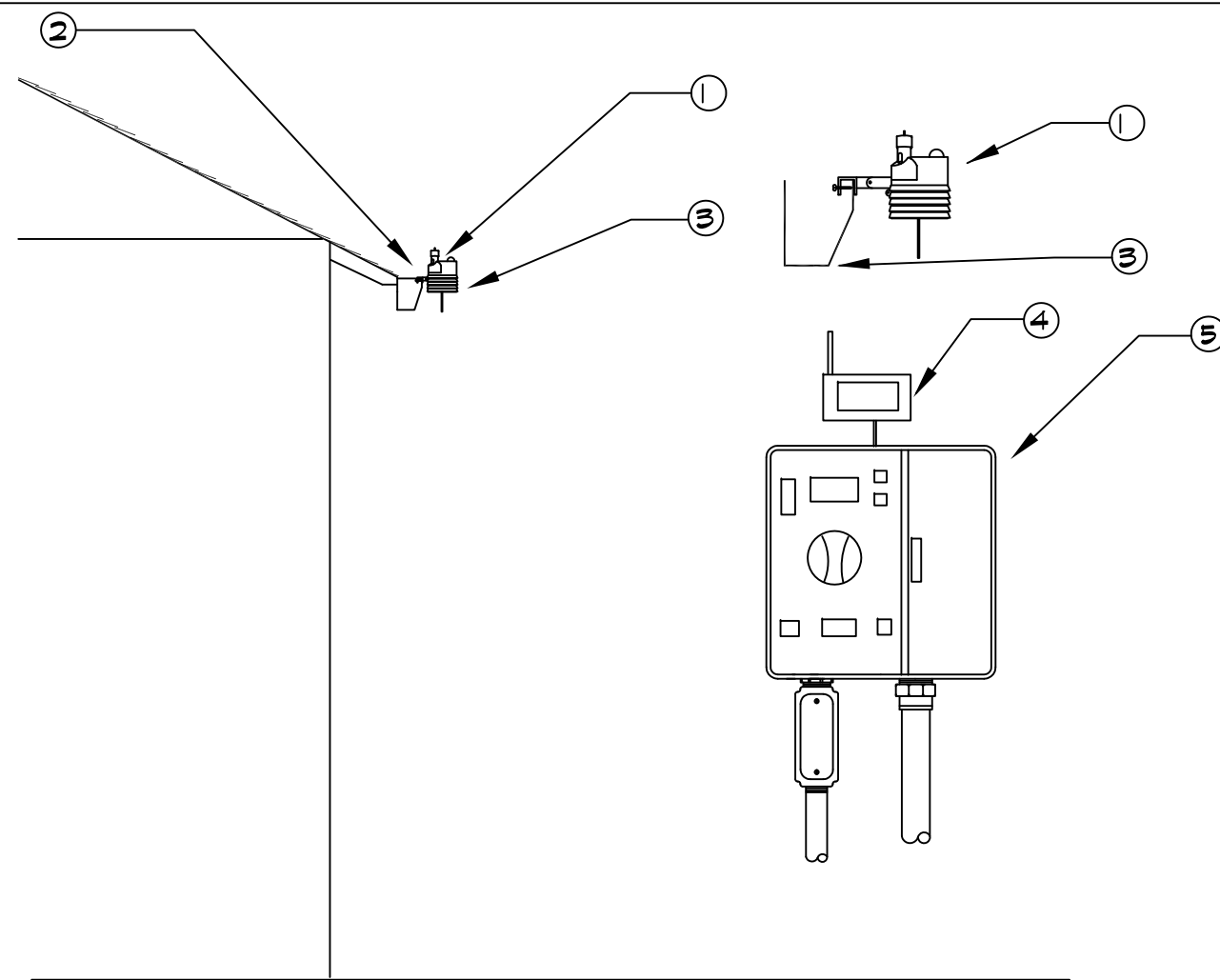
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- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. 4 FEA GRAVEL OR 3/4" DRAIN ROCK - 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
2 10" ROUND VALVE BOX. ONE VALVE PER BOX- NO EXCEPTIONS. 5 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
3 FINISH GRADE. 11 UPC APPROVED SCHEDULE 40 PVC TEE.
4 PVC LATERAL LINE. 12 SCHEDULE 40 PVC 90° ELBOW (5XS).
5 REFER TO IRRIGATION LEGEND. 13 SCHEDULE 40 PVC.
6 3" MIN 6" MAX. 14 BRICK-1 EACH CORNER.
7 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UP WIRE IN A 1" DIAMETER COIL. 15 PVC MAIN LINE.
8 SCHEDULE 40 MALE ADAPTER (2 TOTAL).

REMOTE CONTROL VALVE ROTATORS

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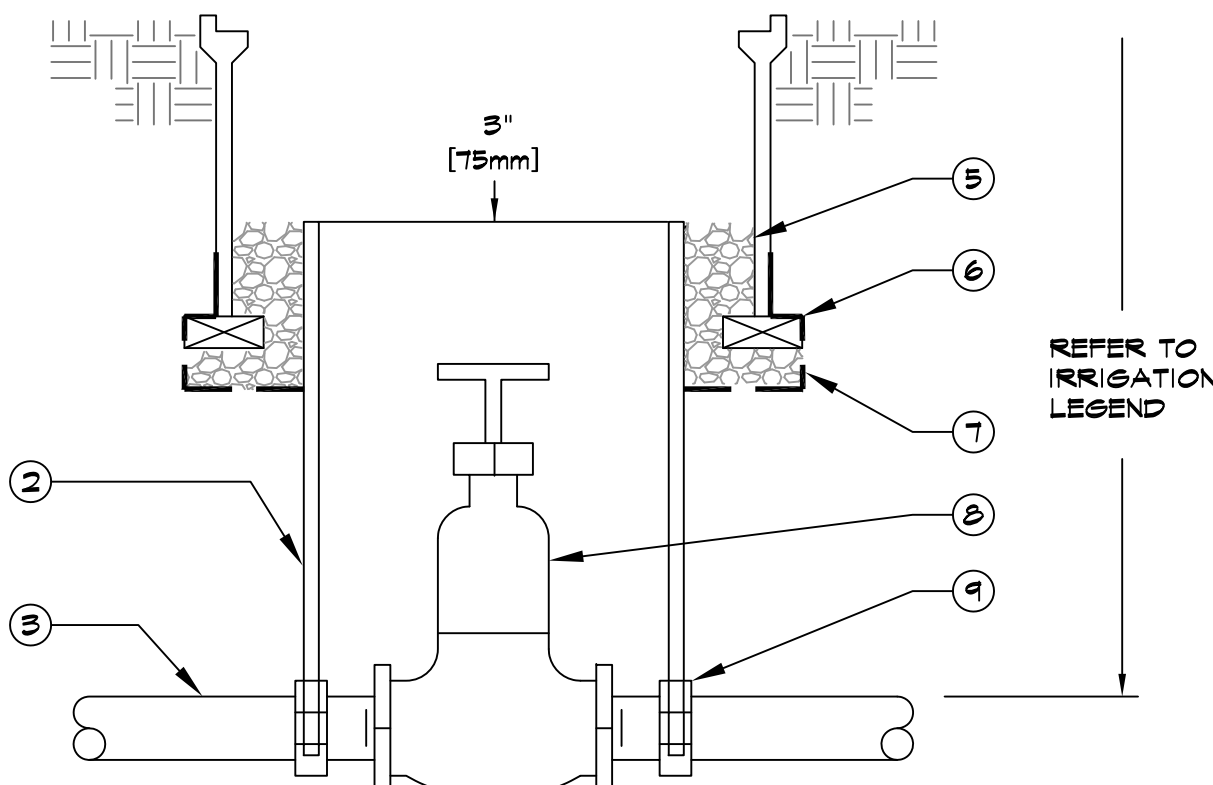


NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

- 1 WIRELESS CLIMATE SENSOR TRANSMITTER (EVE/GUTTER MOUNTED).
2 MOUNT SENSOR ON GUTTER / EVE OR FENCELINE PROXIMATE TO OPEN SKY.
3 GUTTER/EVE.
4 SENSOR RECEIVER.
5 CONTROLLER.

WIRELESS WEATHER SENSOR

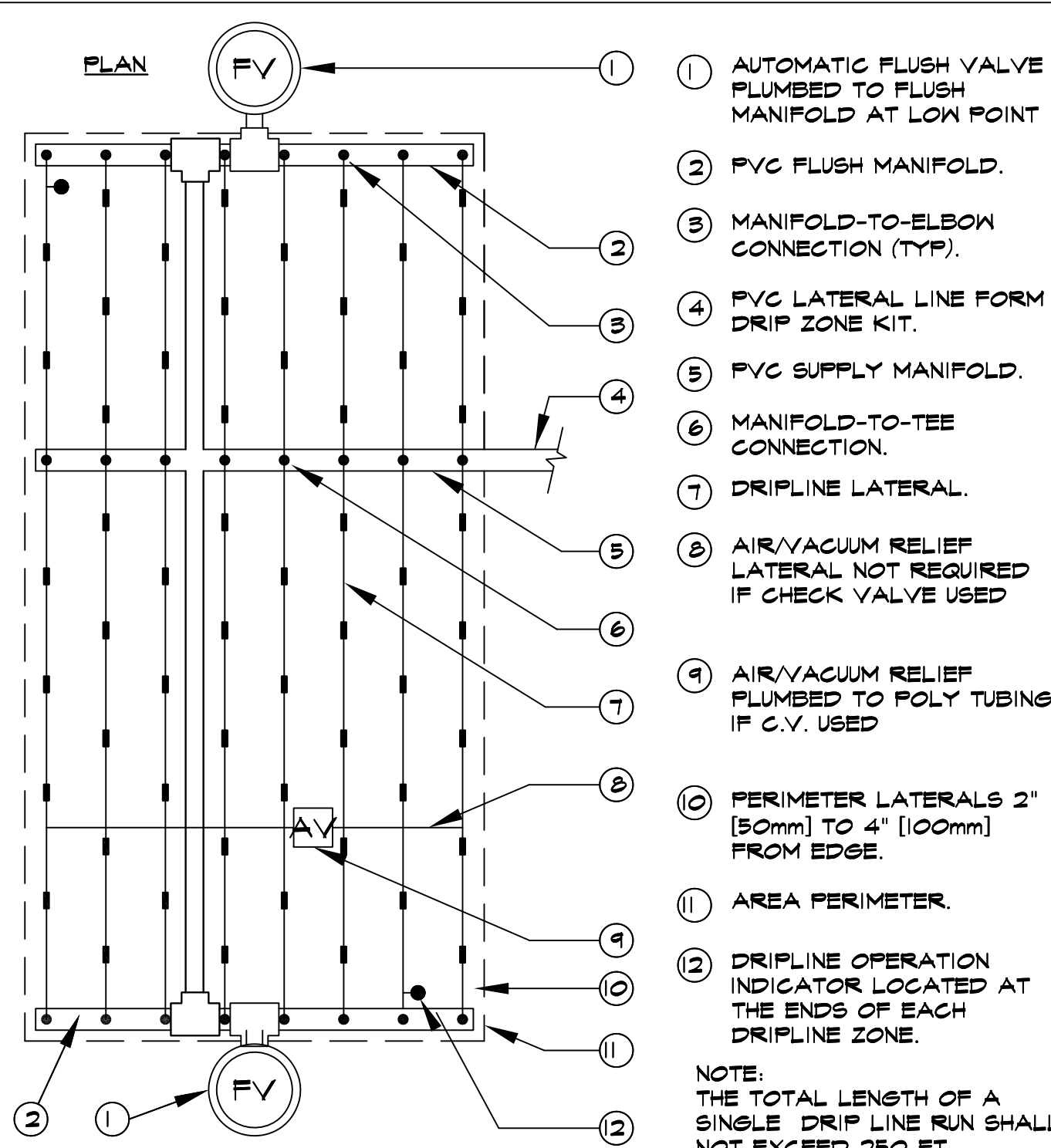
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- 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
3 PVC MAIN LINE.
4 FINISH GRADE.
5 FEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
6 BRICK-2 TOTAL.
7 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
8 GATE VALVE.
9 SCHEDULE 40 PVC MALE ADAPTER.

GATE VALVE / BALL VALVE

SCALE: NONE

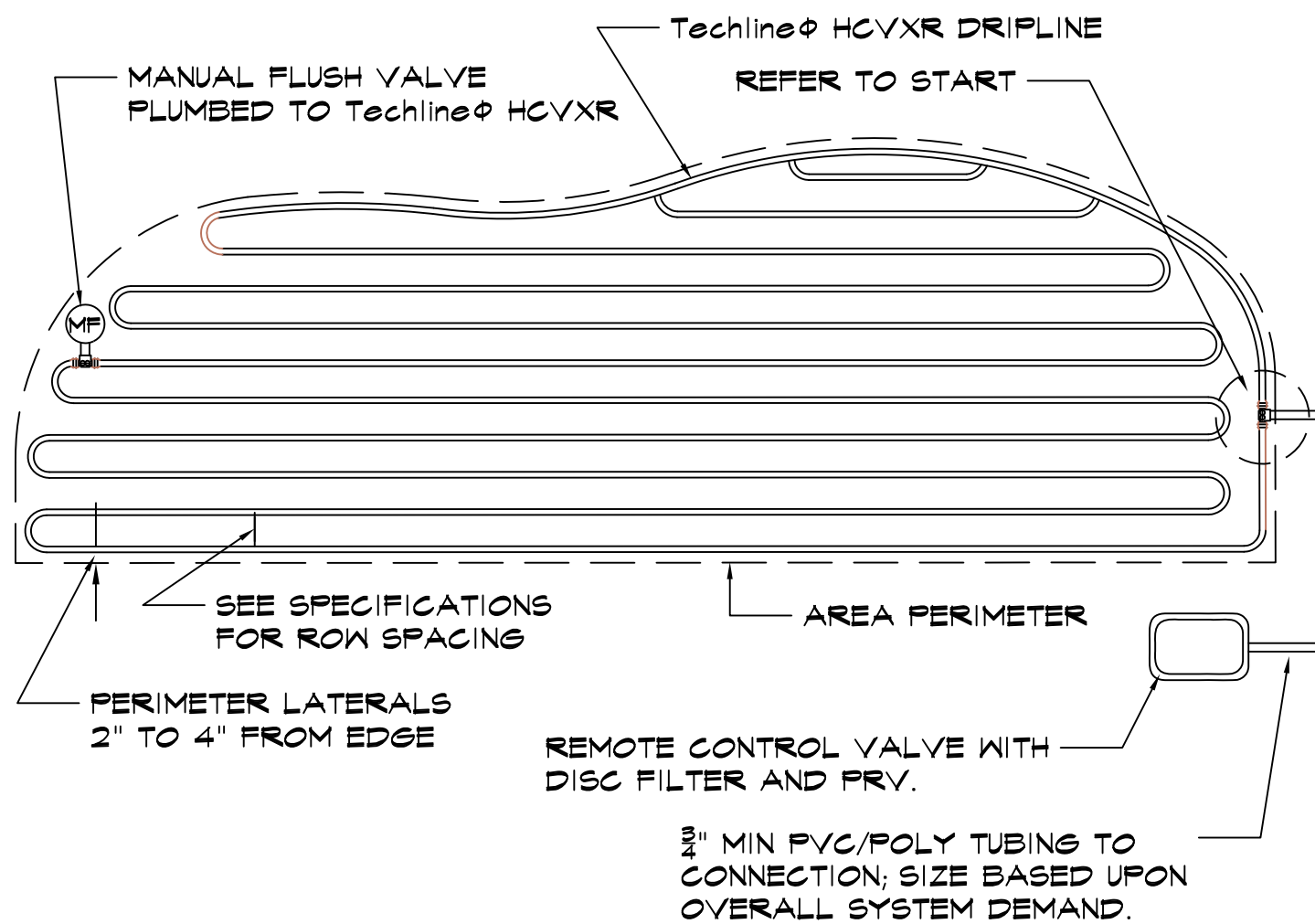


- 1 AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
2 PVC FLUSH MANIFOLD.
3 MANIFOLD-TO-ELBOW CONNECTION (TYP).
4 PVC LATERAL LINE FORM DRIP ZONE KIT.
5 PVC SUPPLY MANIFOLD.
6 MANIFOLD-TO-TEE CONNECTION.
7 DRIPLINE LATERAL.
8 AIR/VACUUM RELIEF LATERAL NOT REQUIRED IF CHECK VALVE USED.
9 AIR/VACUUM RELIEF PLUMBED TO POLY TUBING IF C.V. USED.
10 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11 AREA PERIMETER.
12 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE: THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.

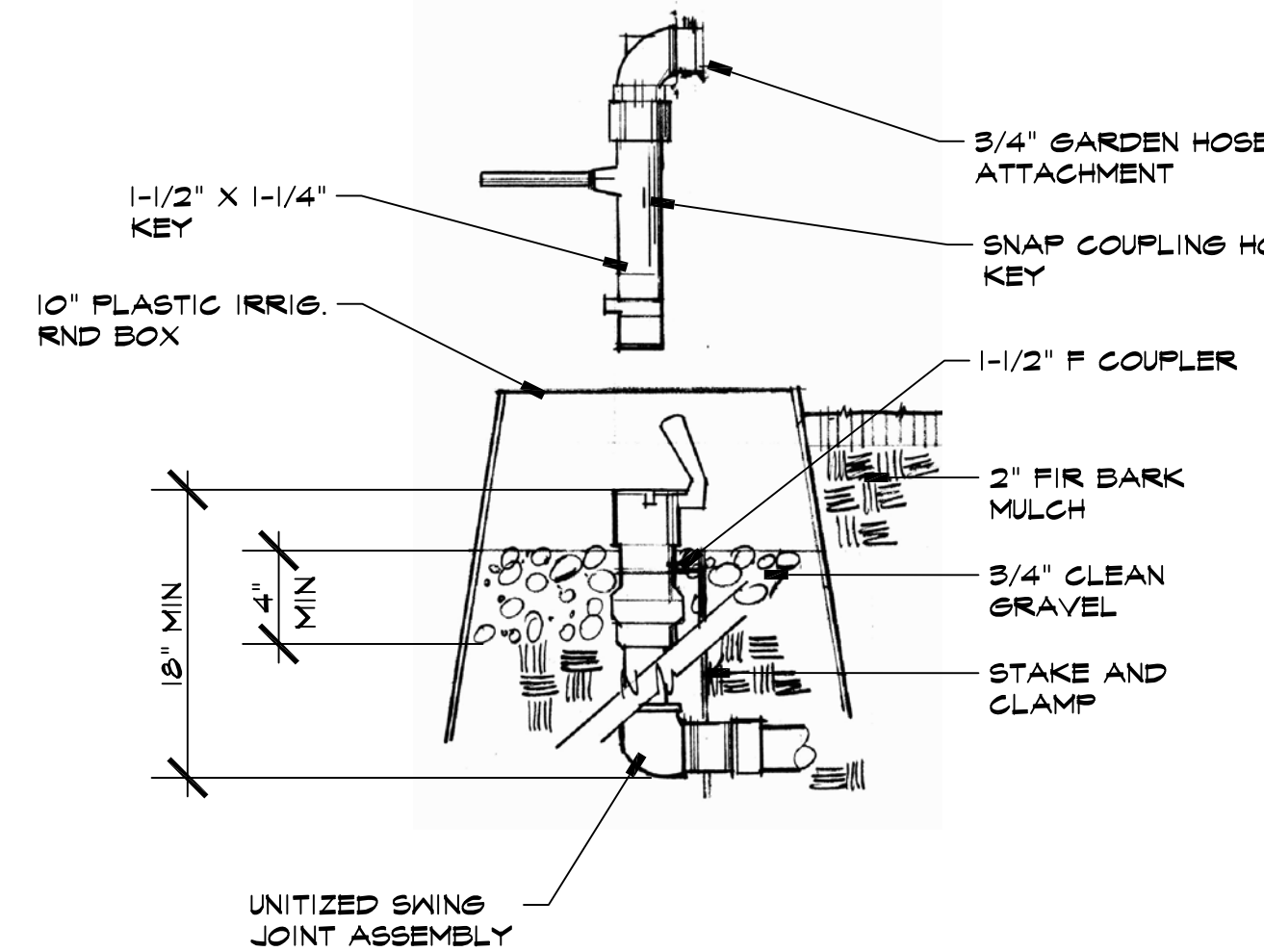
NETAFIM TECHLINE CV CENTER FEED

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TECHLINE INSTALL IRRIGULAR AREA

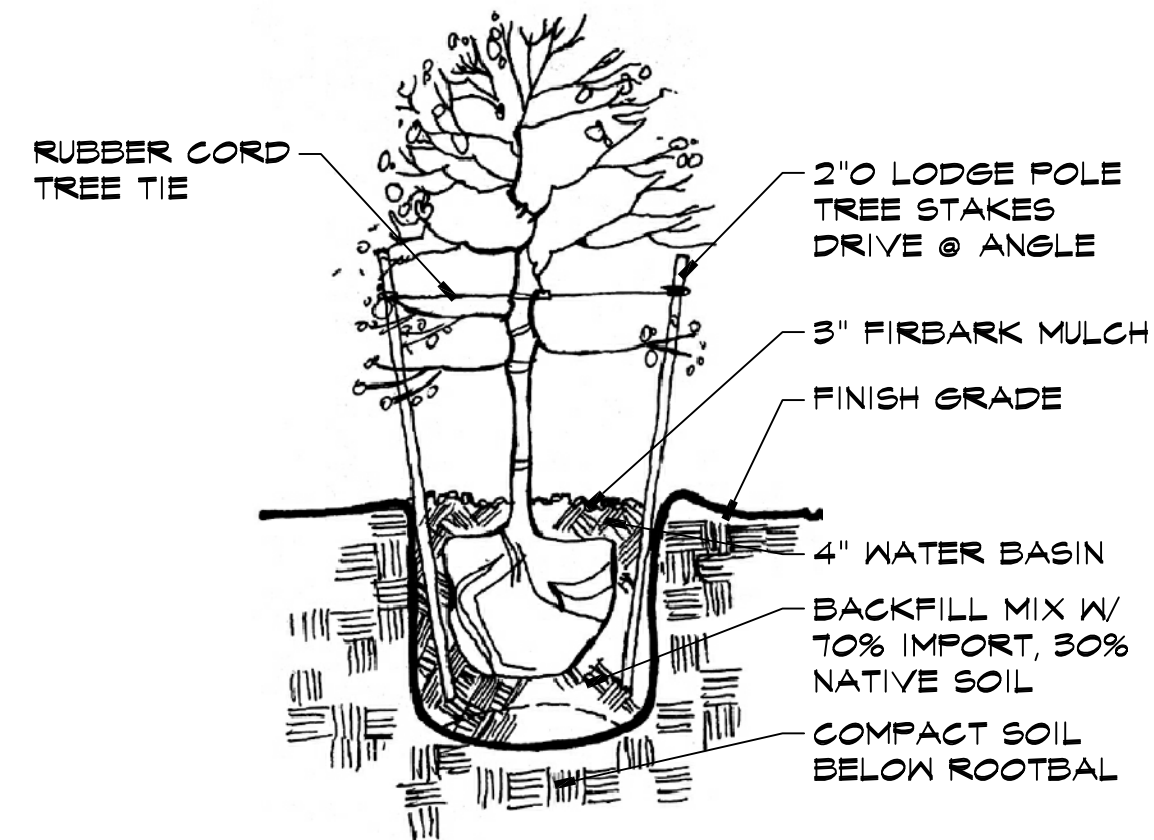
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QUICK COUPLER VALVE ALTERNATIVE TO TYPICAL HOSE BIB. RAINBIRD 44 RC QUICK COUPLER OR EQUAL. PROVIDE FOUR (4) KEYS AT TIME OF INSTALL TO THE OWNER.

QUICK COUPLER / HOSE BIB SYSTEM

SCALE: NONE



TREE PLANTING & STAKING NTS

TREE PLANTING & STAKING DTL

SCALE: NONE

Drawing file: Z:\Projects\120115_Yan - 1187 Lookout\Draw\120115_XBase.dwg
Plotted: May 25, 2022 - 1:38pm
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

GENERAL NOTES

- 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 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).-STATE GENERAL CONSTRUCTION PERMIT (ORDER NO. 2012-0008-DWQ, NPDES NO. CAS000002.)
- 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.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

STORM DRAIN

- 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.
- STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

SANITARY SEWER

- SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.
- PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI-RIGID PVC SEWER PIPE AND AS DIRECTED BY THE CITY.
- SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.
- SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

GRADING & DRAINAGE

- CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.
- 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.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.
- 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.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT-BALLS. 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.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- EARTHWORK QUANTITIES:
 - CUT = 970 CY
 - FILL = 70 CY
 - NET = 900 CY FILL

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.

- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
- 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.
- INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
- 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.
- ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
 - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - 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.
 - 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)
- ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
- VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
- PREPARATION OF THE GROUND FOR FILL. 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.
- 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.
- THE ULTIMATE PURPOSE OF GRADING IS FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE WITH AND DRIVEWAY.

UNDERGROUND UTILITIES

- 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.
- ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 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.
- PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
- 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.

BENCHMARK

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM.

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

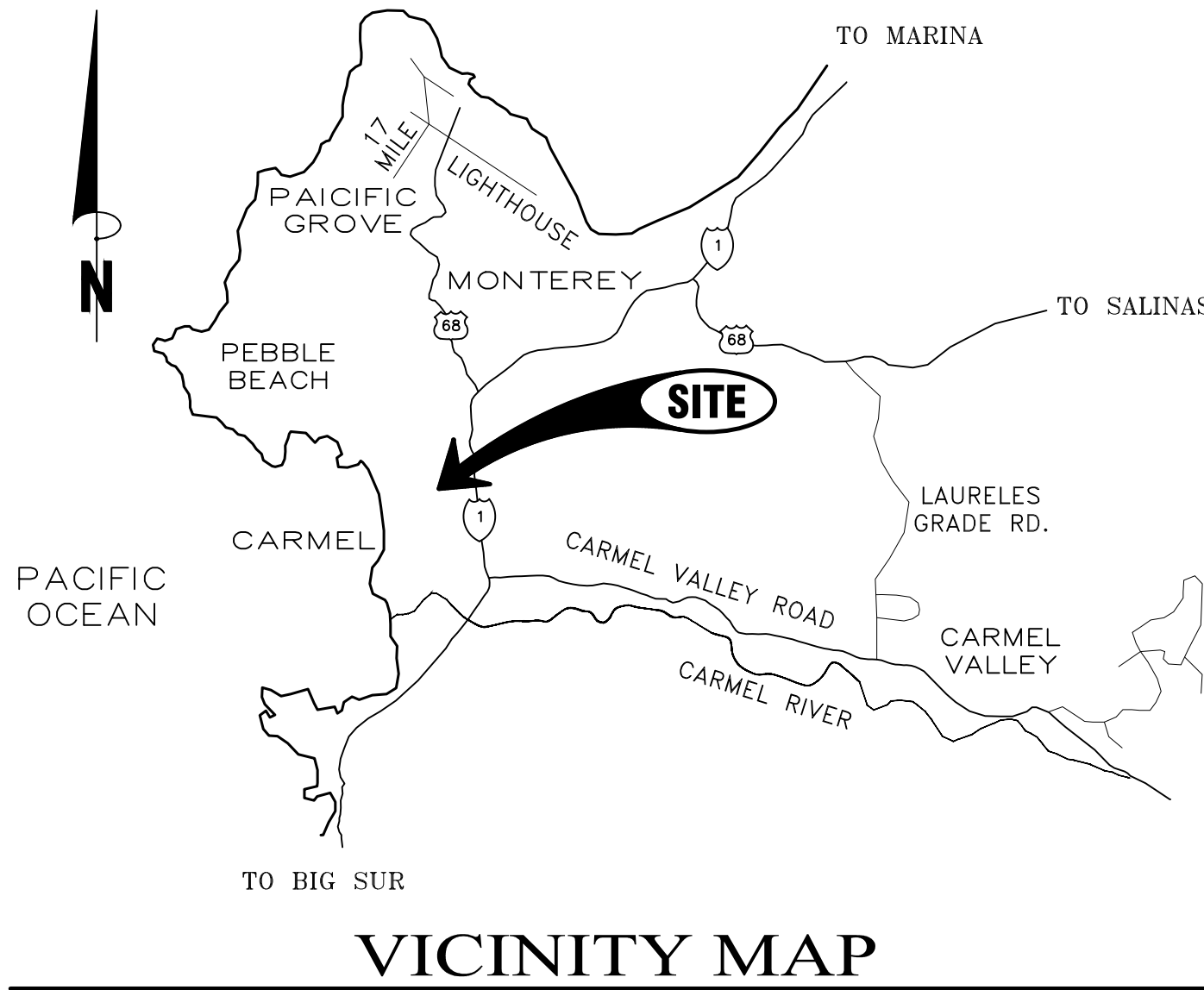
- MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C4.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING. VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

- NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.

- ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INTIAL EXPOSURE.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

- PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE CITY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
- ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
- PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
- THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE CITY FORESTER ON BARK PROTECTION REQUIREMENTS.



LEGEND

EXISTING		PROPOSED
---		---
---		---
---		---
SD	BOUNDARY LINE	SD
SS	EASEMENT (ESMT)	SS
W	CENTERLINE (CL)	W
←←←←←	STORM DRAIN MAIN	→→→→→
---	ROOF DRAIN LATERAL	---
---	SANITARY SEWER MAIN	---
---	WATER MAIN	---
---	DRAINAGE FLOW LINE	---
---	SAWCUT	---
---	GRADE BREAK	---
---	ACCESSIBLE PATH OF TRAVEL	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
X	FENCE	X
×	SPOT ELEVATION	×
×	DROP INLET (DI)	×
×	CURB INLET (CI)	×
×	AREA DRAIN (AD)	×
SDMH	STORM DRAIN MANHOLE (SDMH)	SDMH
SSMH	SANITARY SEWER MANHOLE (SSMH)	SSMH
FH	FIRE DEPARTMENT CONNECTION (FDC)	FH
WM	FIRE HYDRANT (FH)	WM
WM	POST INDICATOR VALVE (PIV)	WM
WM	WATER METER (WM)	WM
WM	WATER VALVE (WV)	WM
WM	CHECK VALVE	WM
WM	DOUBLE CHECK VALVE	WM
WM	CLEANOUT (CO)	WM

SHEET INDEX

- | | |
|----|-------------------------|
| C1 | COVER & GENERAL NOTES |
| C2 | GRADING & DRAINAGE PLAN |
| C3 | UTILITY PLAN |
| C4 | SECTIONS & DETAILS |
| C5 | EROSION CONTROL PLAN |

COVER SHEET
& GENERAL NOTES

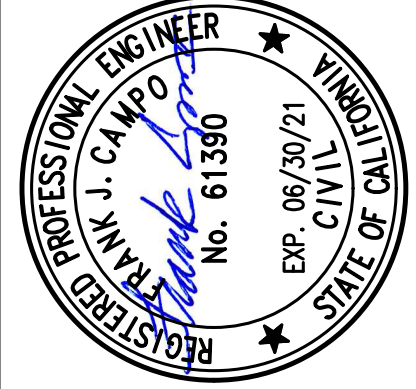
YAN RESIDENCE
APN# 007-682-013

Project Location: 1187 Lookout Rd., Pebble Beach, CA 93953
PREPARED FOR: PETER YAN

SCALE:	AS NOTED
DATE:	05/25/22
DESIGN BY:	FJC
DRAWN BY:	MSM
CHECKED BY:	FJC
SHEET NUMBER:	C1
OF 5 SHEETS	
PROJECT#	120-115

C3 ENGINEERING
INCORPORATED
Civil Engineering Land Development
Stormwater Management

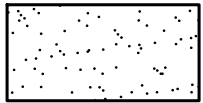
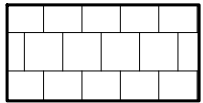
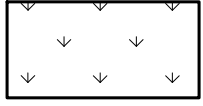
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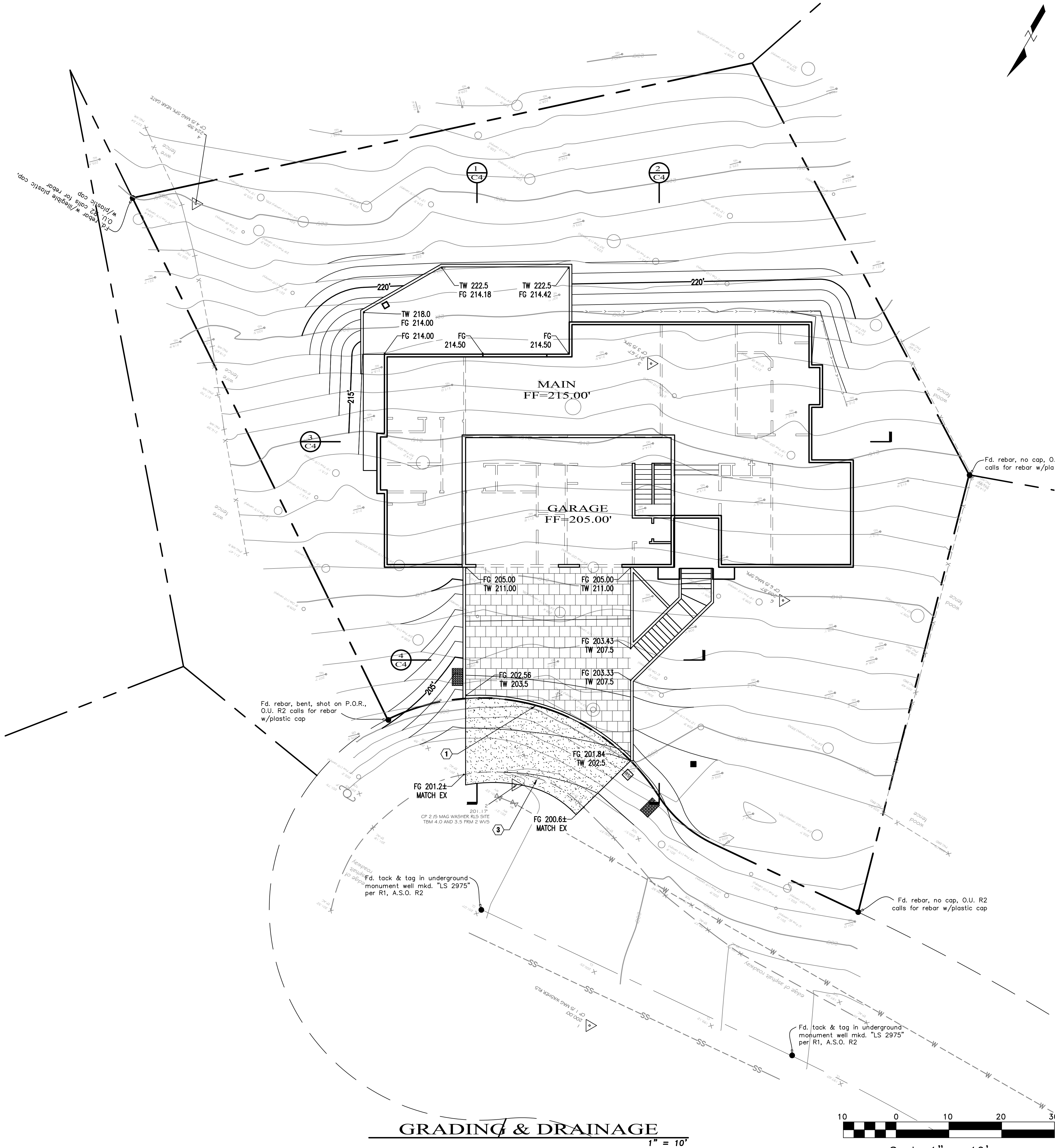
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HATCH LEGEND

	AC PAVEMENT, (SEE A/C4)
	CONCRETE PAVERS, (SEE G/C4)
	LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)

KEY NOTES

- FLUSH CURB (H/C4)
- RETAINING WALL (DESIGN BY OTHERS)
- SAWCUT AND REMOVE EX AC PAVEMENT (2' MIN FROM EDGE)



GRADING & DRAINAGE

YAN RESIDENCE
APN# 007-682-013

Project Location: 1187 Lookout Rd., Pebble Beach, CA 93953
PREPARED FOR: PETER YAN

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SHEET NUMBER:	

C2

OF 5 SHEETS
PROJECT# 120-115

C3 ENGINEERING INCORPORATED

Civil Engineering Land Development
Stormwater Management

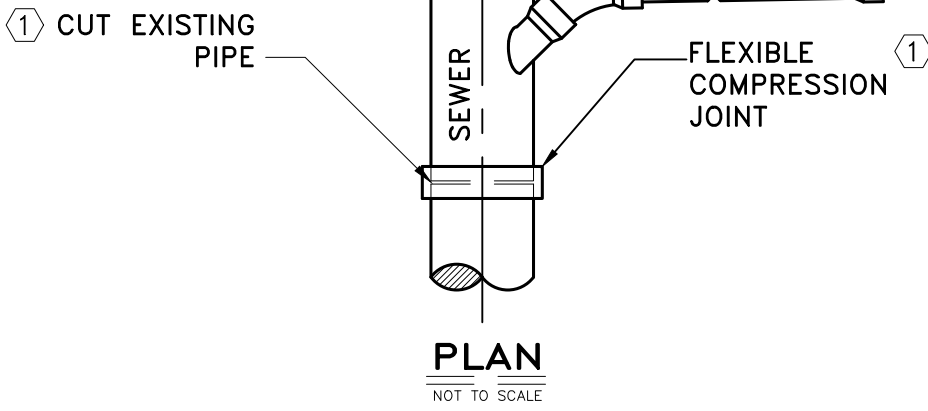
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KEY NOTES

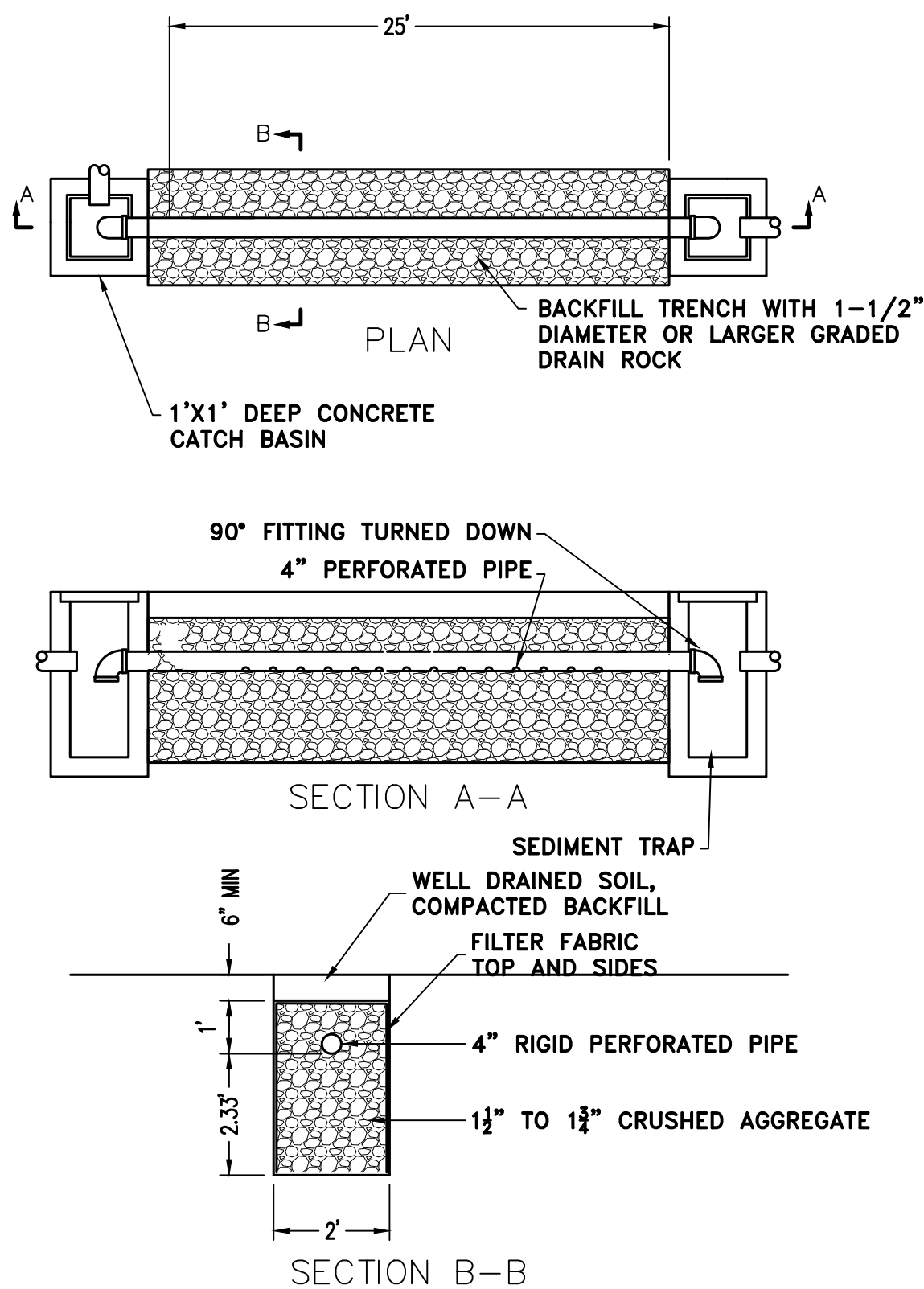
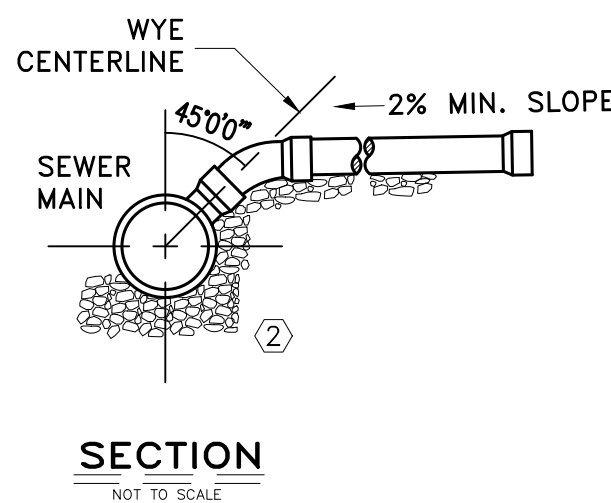
- 1 WATER METER AND TAP BY CAL-AM
- 2 SEE PLUMBING PLANS (BY OTHERS) FOR CONTINUATION INTO BUILDING
- 3 DAYLIGHT ONTO ENERGY DISSIPATER (I/C4)
- 4 RETAINING WALL SUBDRAIN (F/C4)
- 5 FIELD LOCATE DOWNSPOUTS AND CONNECT TO 4"SD (D/C4)
- 6 DOWNSPOUT SHALL NOT BE CONNECTED TO SUBDRAIN LEADER
- 7 CONNECT TO EX 6" SEWER MAIN (A/C3) !!LOCATION AND DEPTH UNKNOWN!! CONTRACTOR TO FIELD LOCATE AND VERIFY DEPTH AND LOCATION OF EXISTING SEWER MAIN AND VERIFY ADEQUATE FALL EXISTS TO ACHIEVE 2% SLOPE ON SERVICE LATERAL.

- 1 REPLACE PORTION OF EXISTING V.C.P./P.V.C. JOINT WITH STANDARD WYE JOINT



NOTES:

- 1 REPLACE PORTION OF EXISTING V.C.P. WITH A NEW WYE JOINT AND JOIN WITH AN APPROVED FLEXIBLE COMPRESSION JOINT, MISSION CLAY PRODUCTS CORP. BAND-SEAL OR PACIFIC CLAY PRODUCTS WEDGE-LOCK (OR EQUAL), WHERE NO WYE EXISTS IN MAIN. UTILIZE SLIP-ON PVC JOINT WHERE EX. MAIN IS PVC.
- 2 SEE DETAIL X/XX FOR TRENCH BACKFILL.



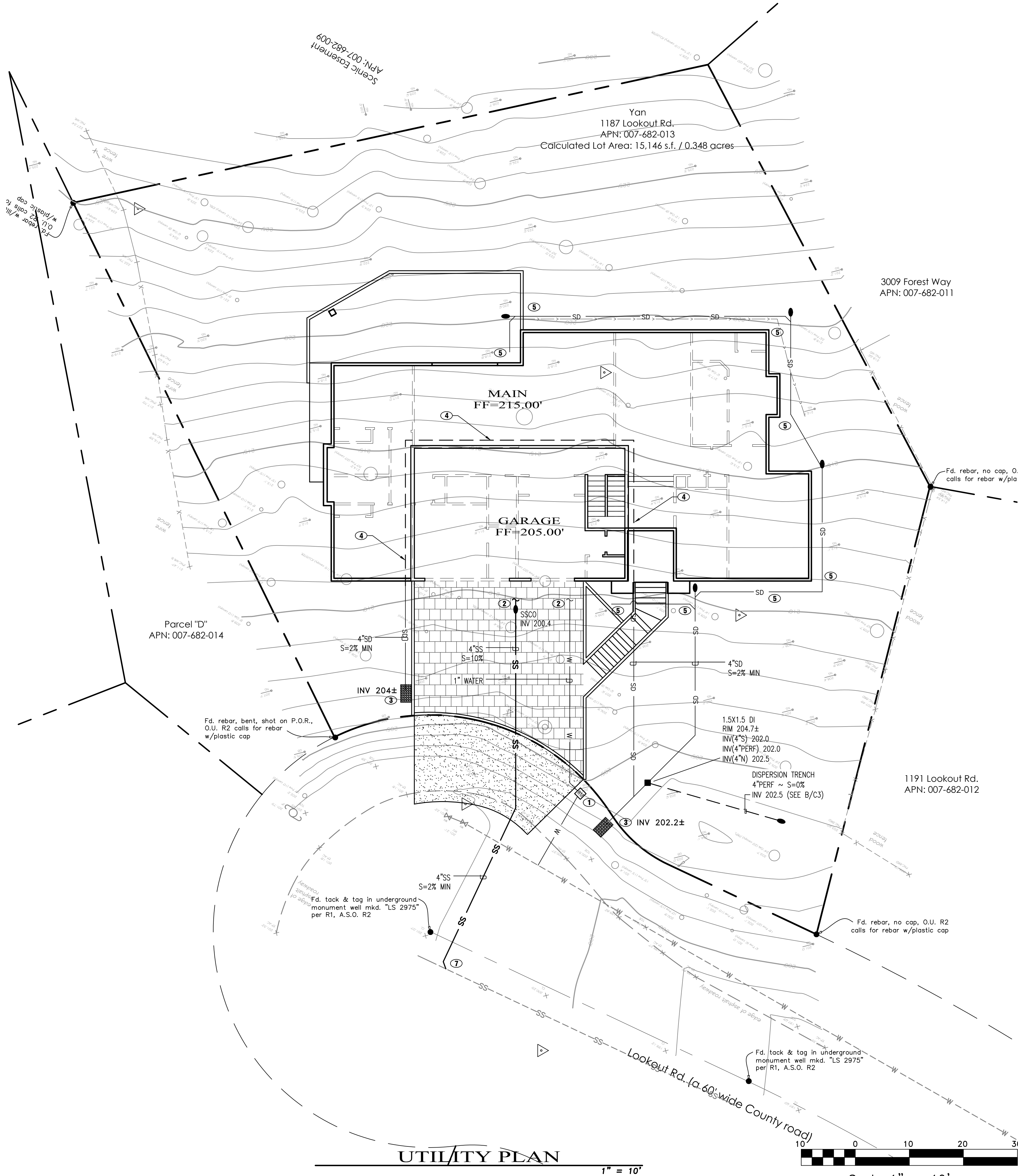
- NOTES:
1. DISPERSION PIPE AND TRENCH BOTTOM SHALL BE LEVEL.
2. "MIRAFI 140 N" OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS AND TOP. NO FABRIC ON BOTTOM.
3. DISPERSION TRENCH SHALL BE LOCATED 10 FEET, AT A MINIMUM, FROM ANY STRUCTURE.

A SEWER LATERAL

NTS

B DISPERSION TRENCH

NTS



UTILITY PLAN

1" = 10'

Scale 1" = 10'

UTILITY PLAN

YAN RESIDENCE

APN# 007-682-013

Project Location: 1187 Lookout Rd., Pebble Beach, CA 93953

PREPARED FOR: PETER YAN

SCALE: AS NOTED

DATE: 05/25/22

DESIGN BY: FJC

DRAWN BY: MSM

CHECKED BY: FJC

SHEET NUMBER:

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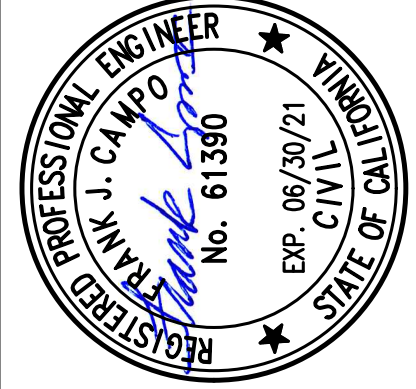
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PROJECT# 120-115

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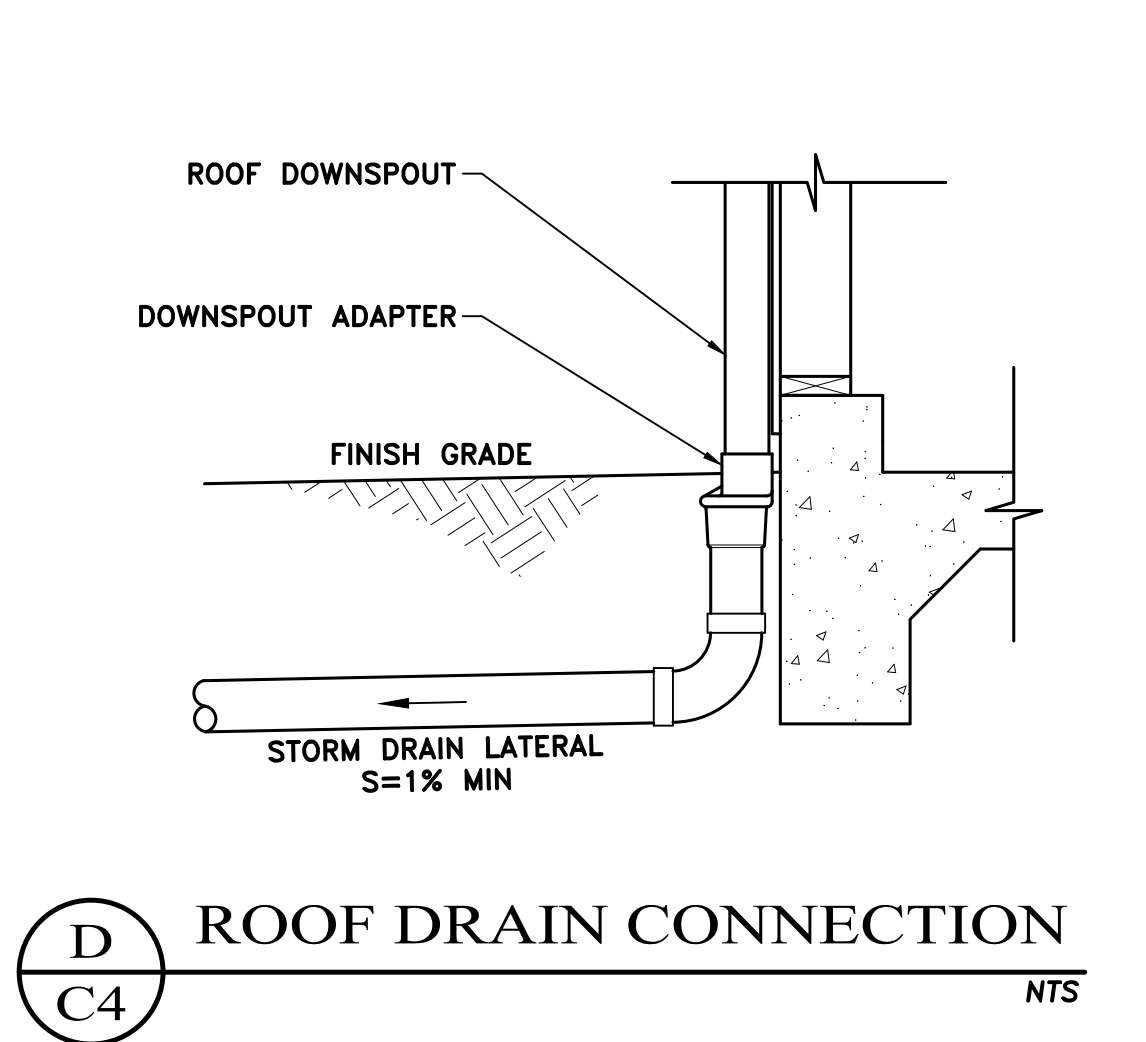
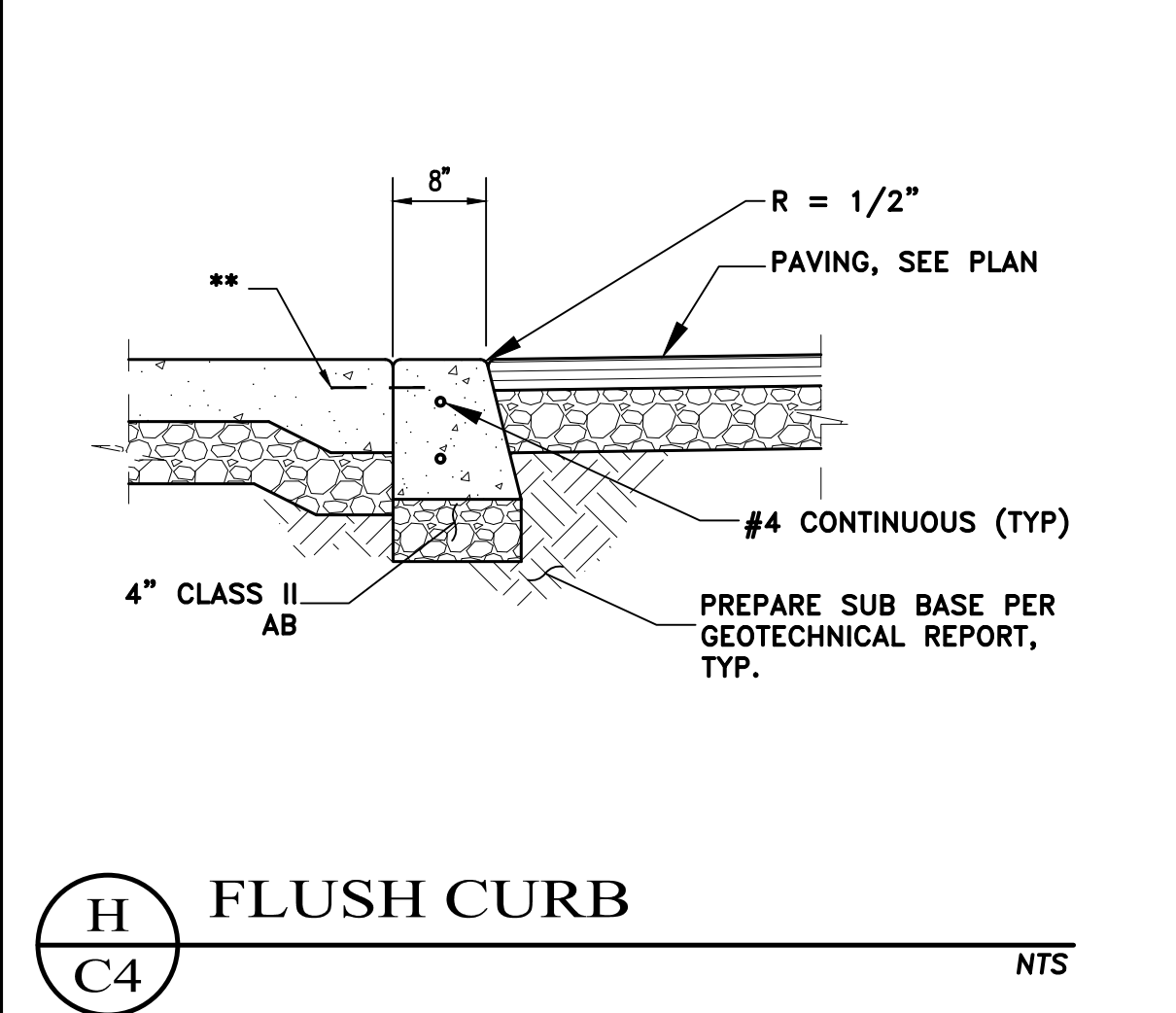
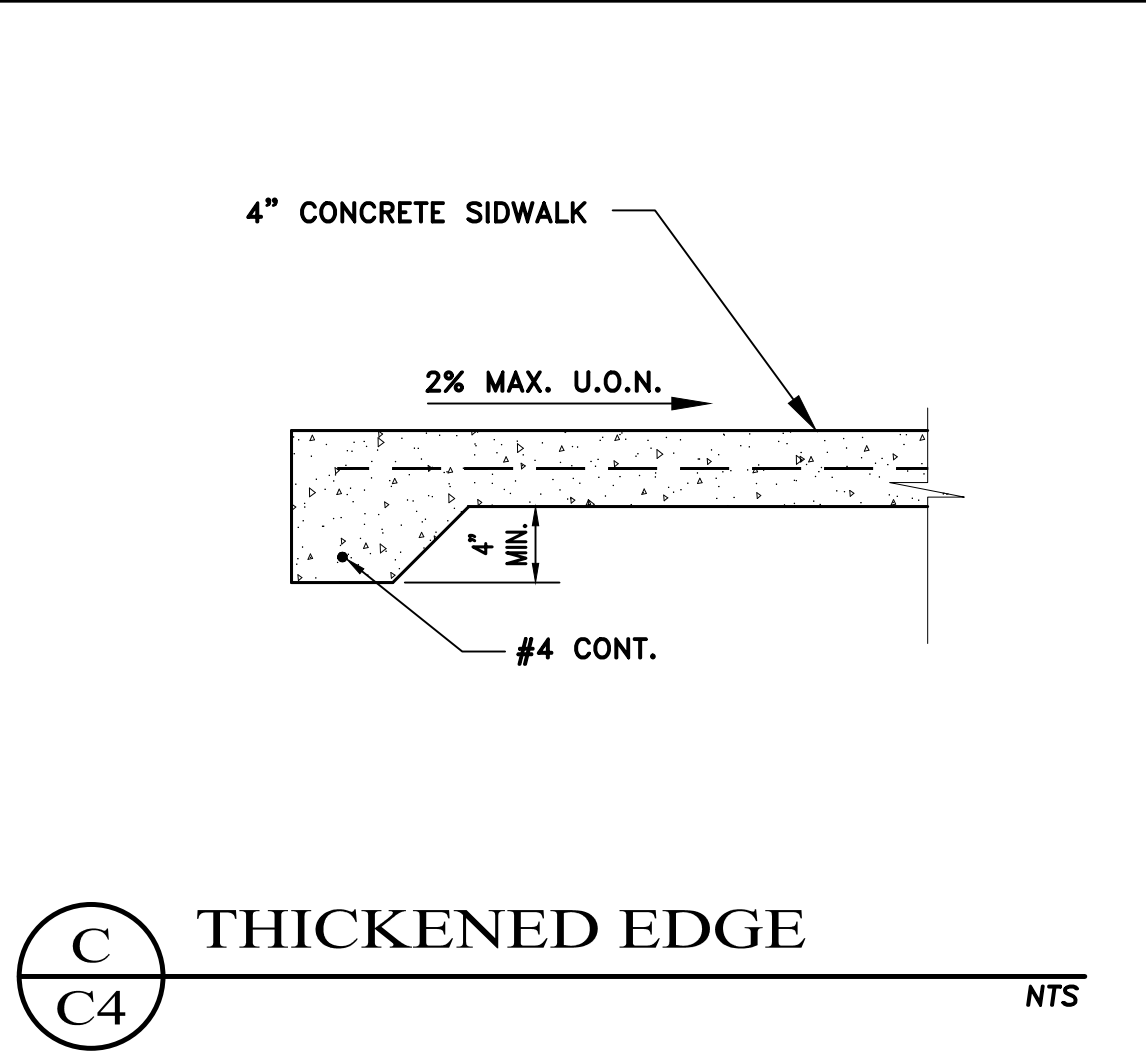
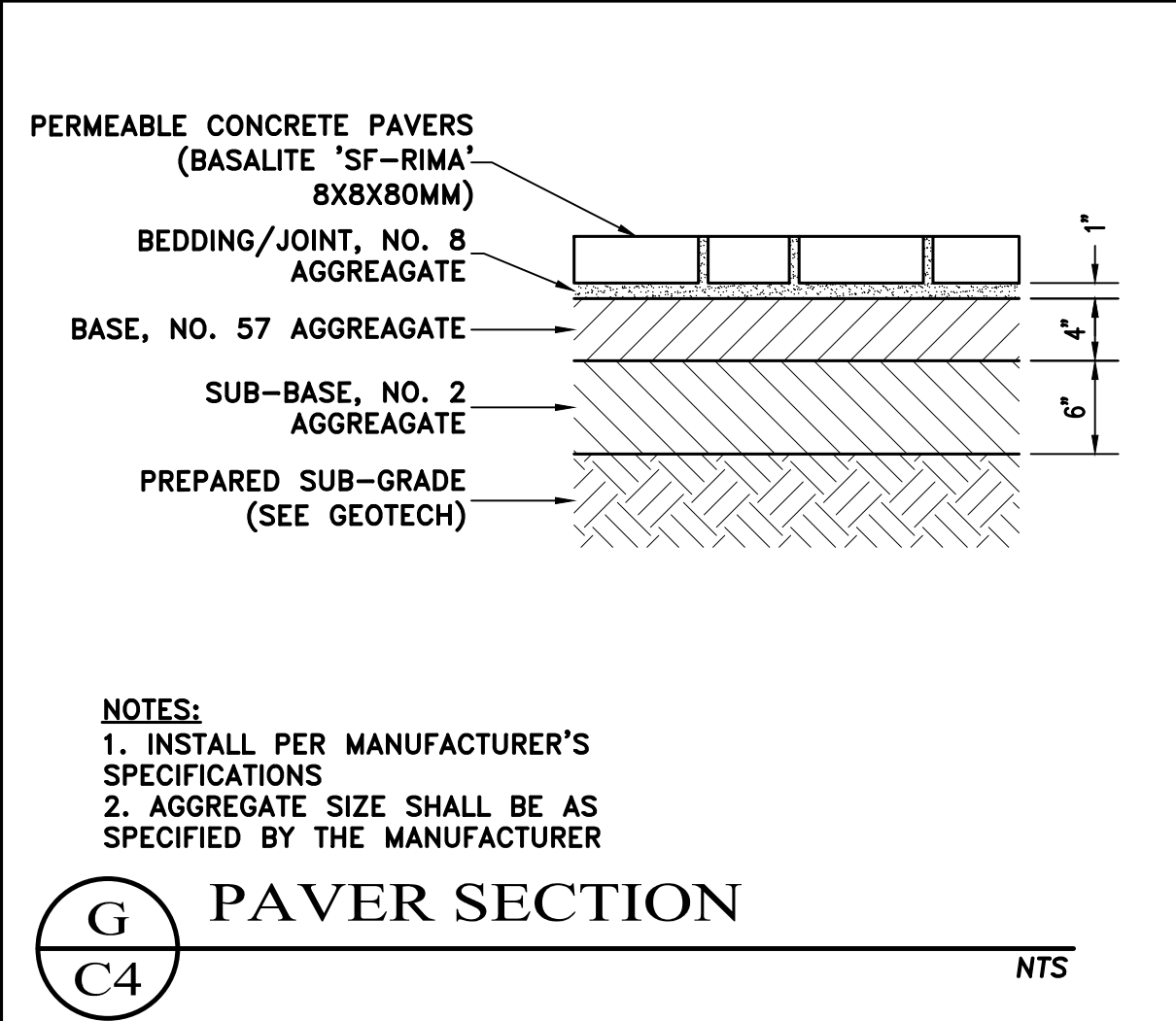
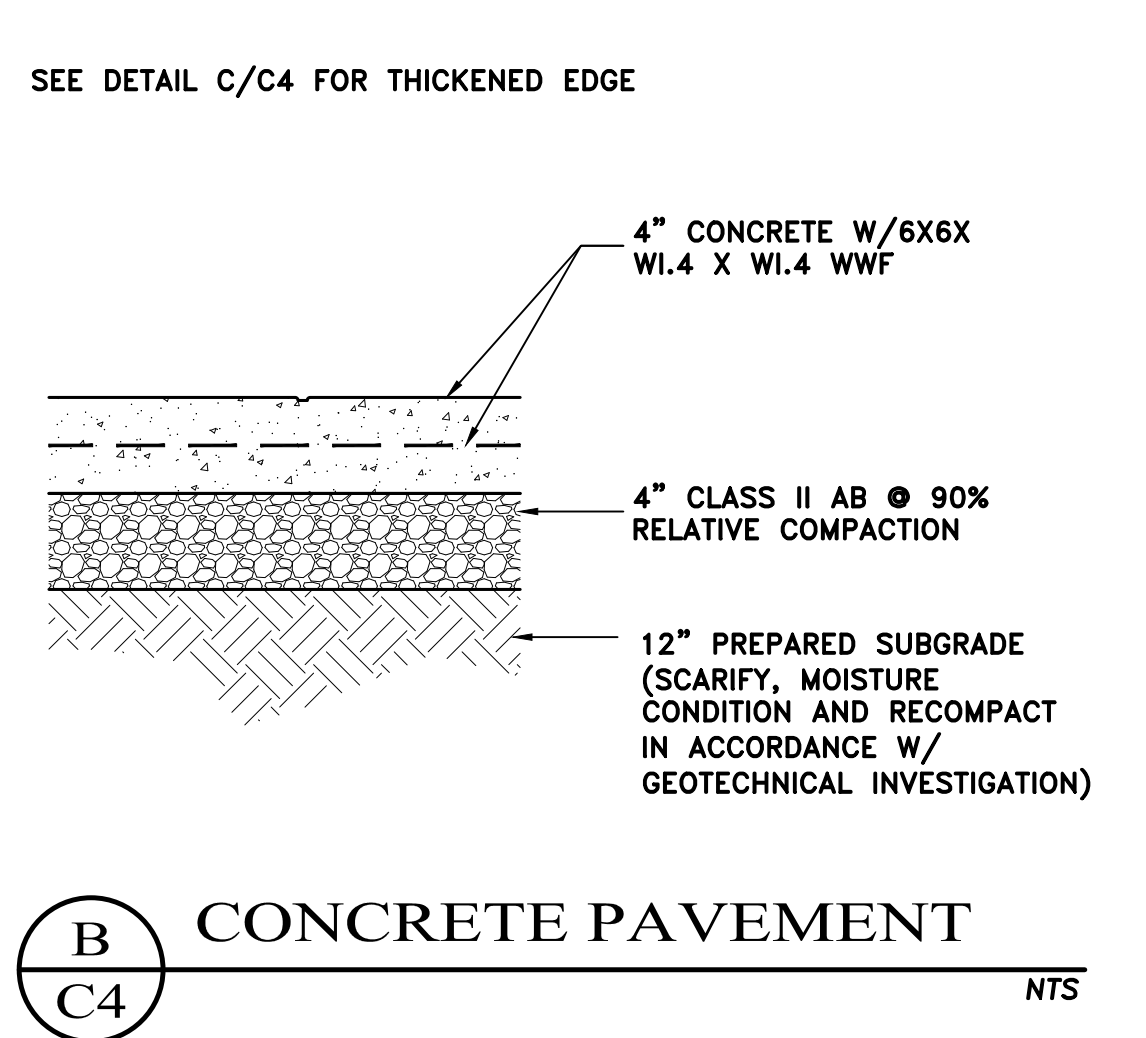
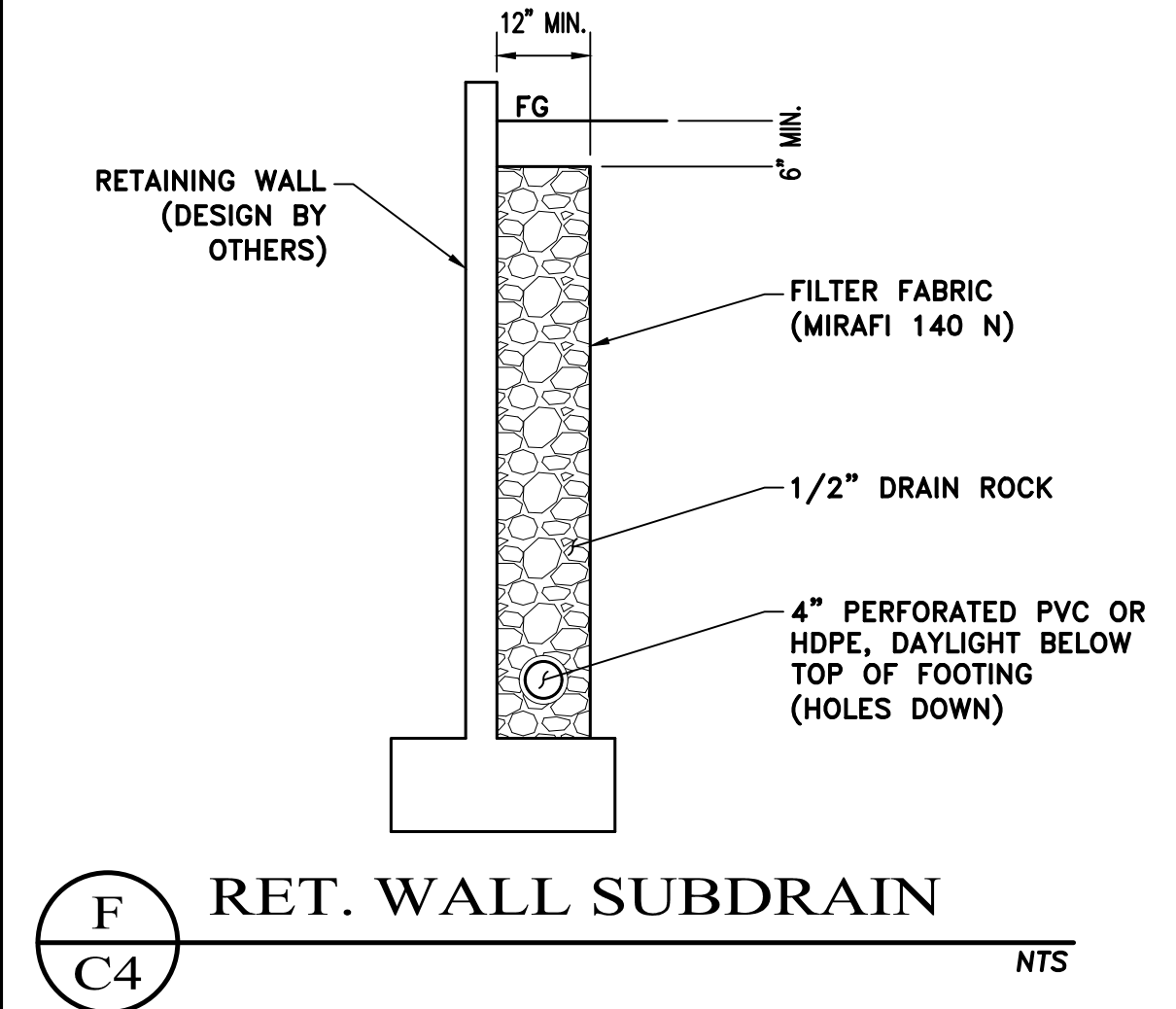
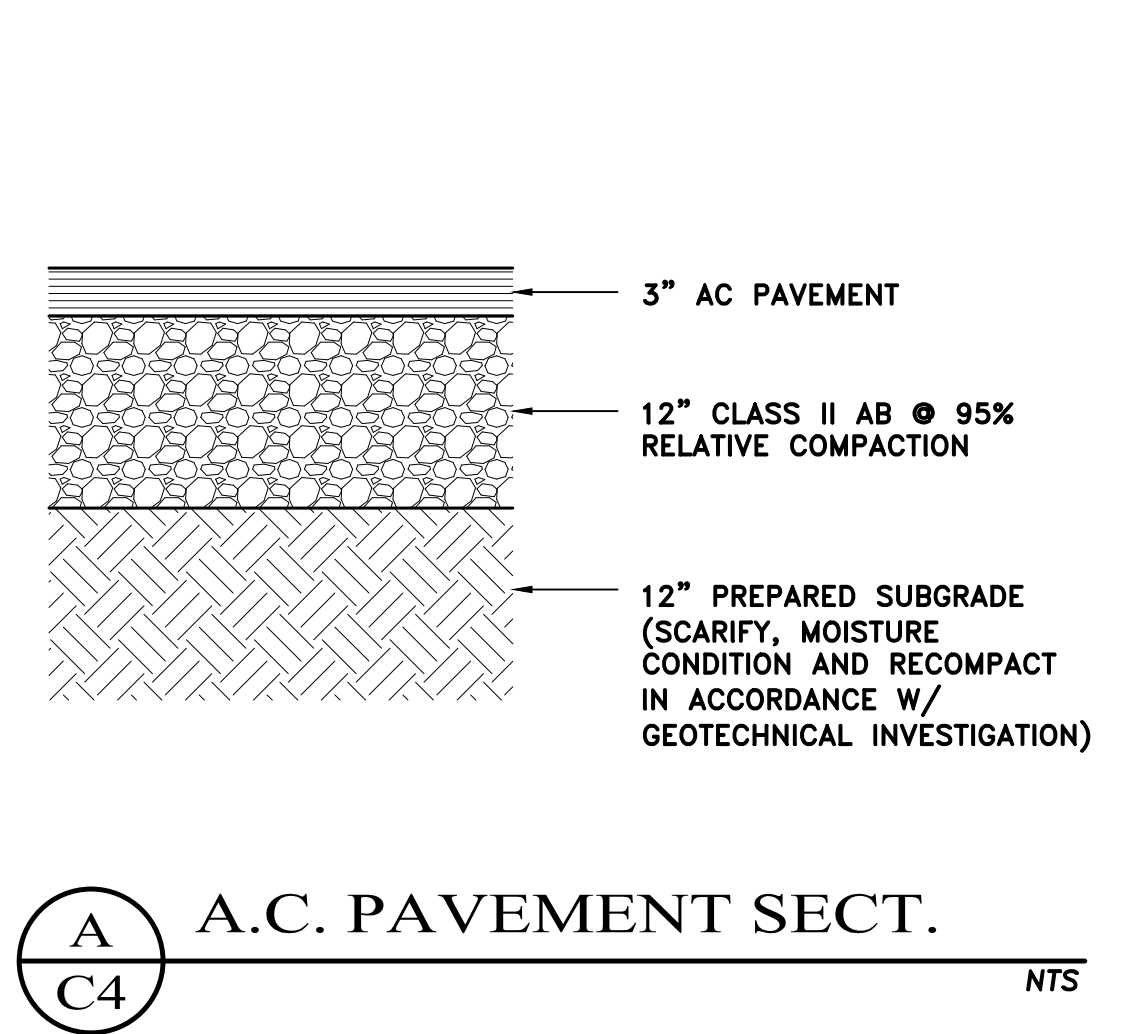
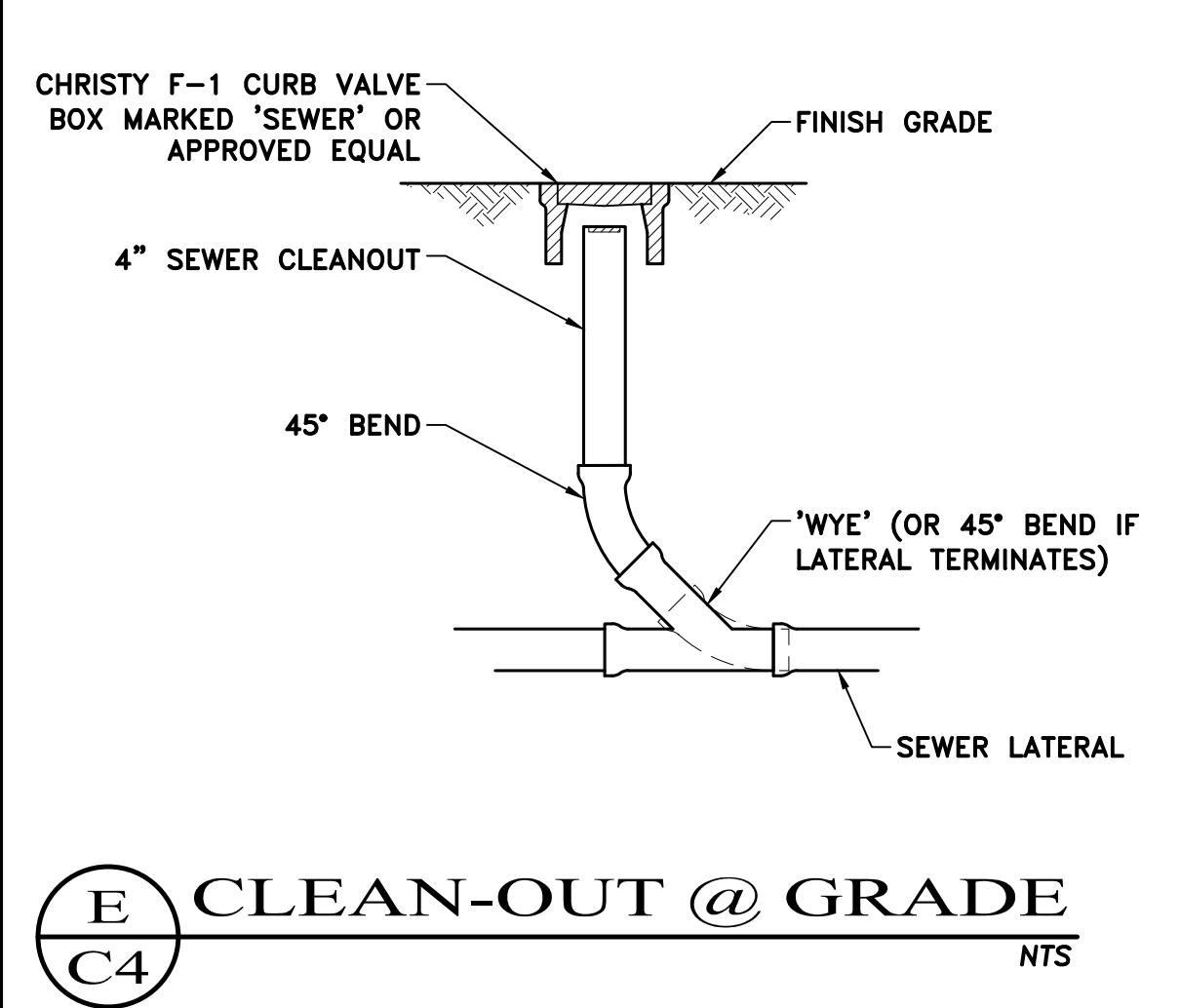
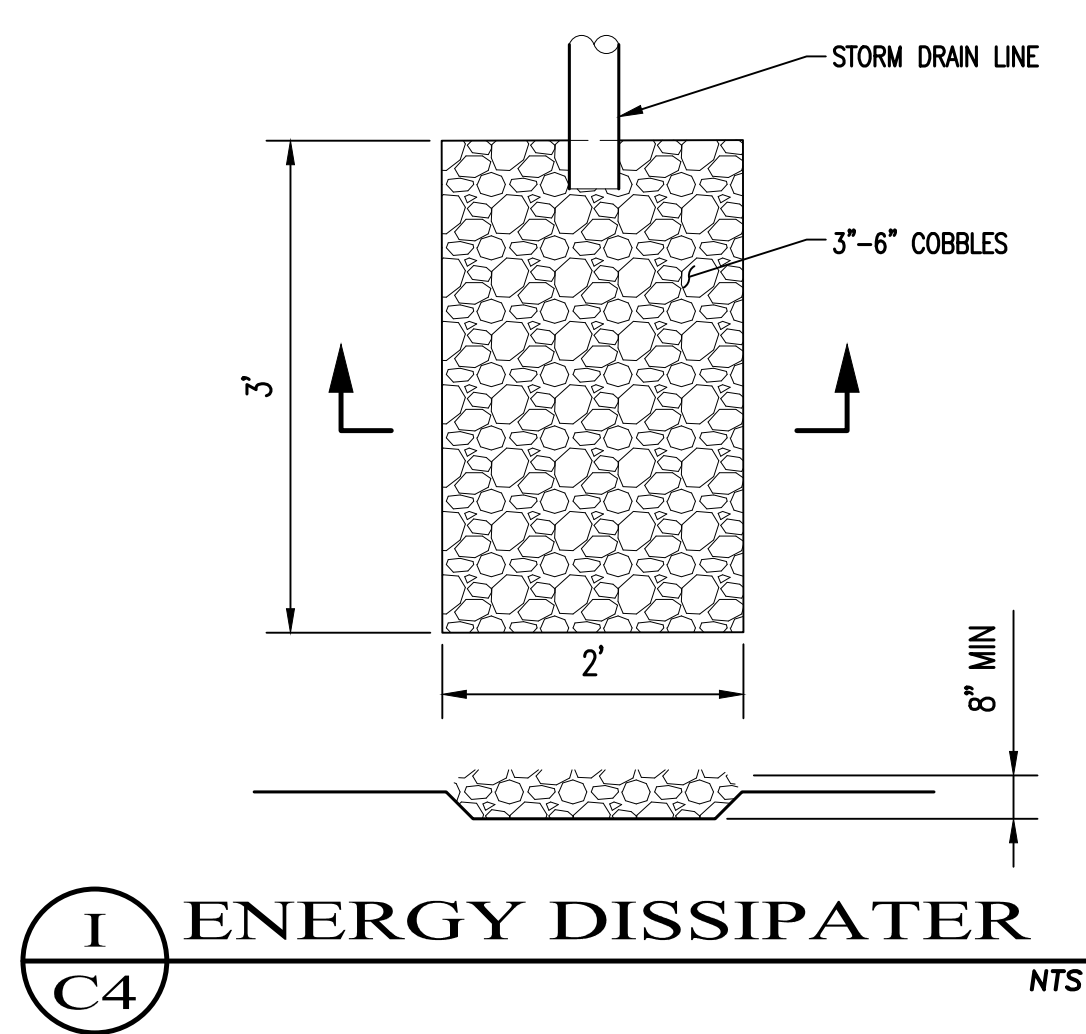
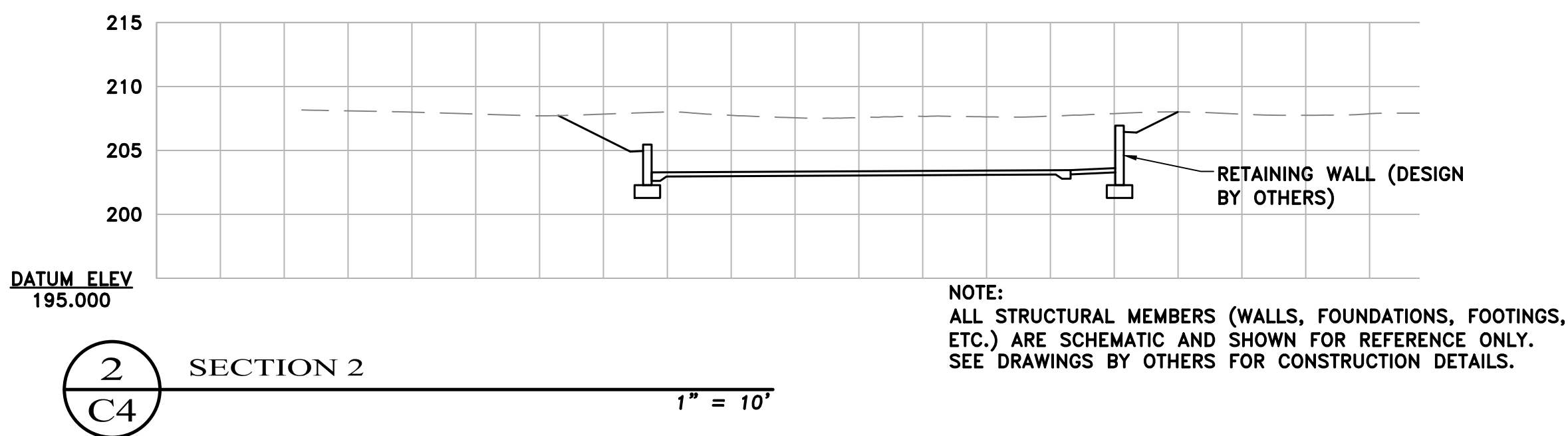
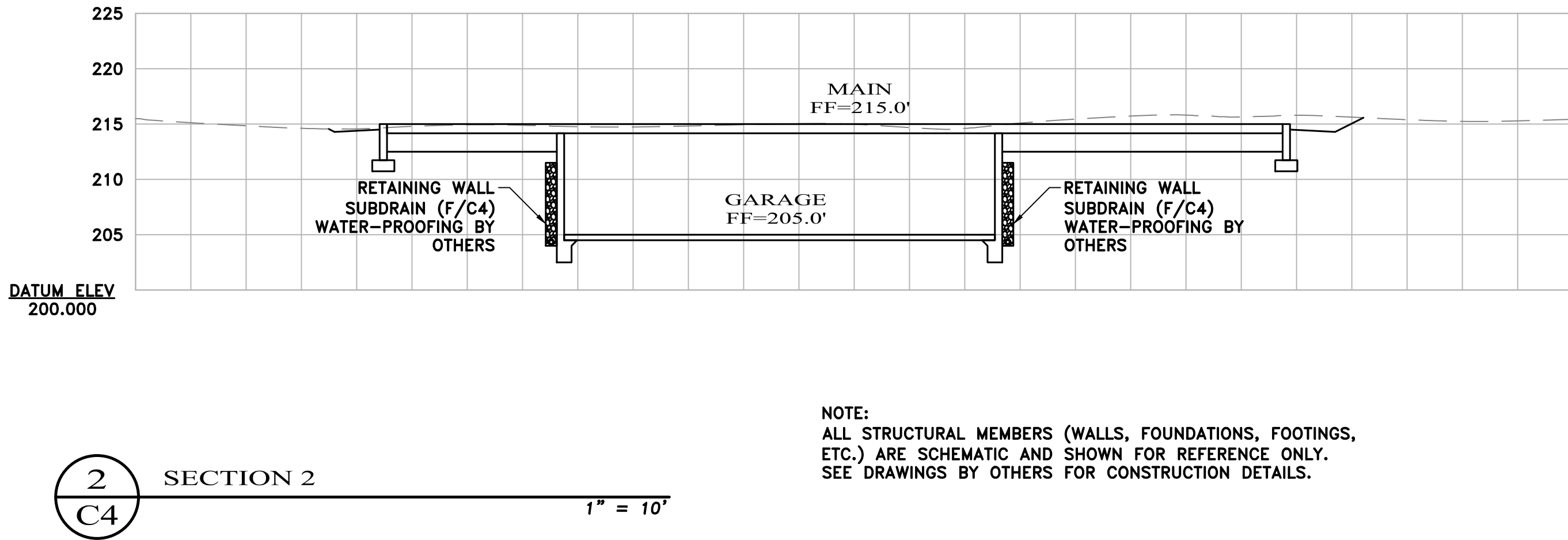
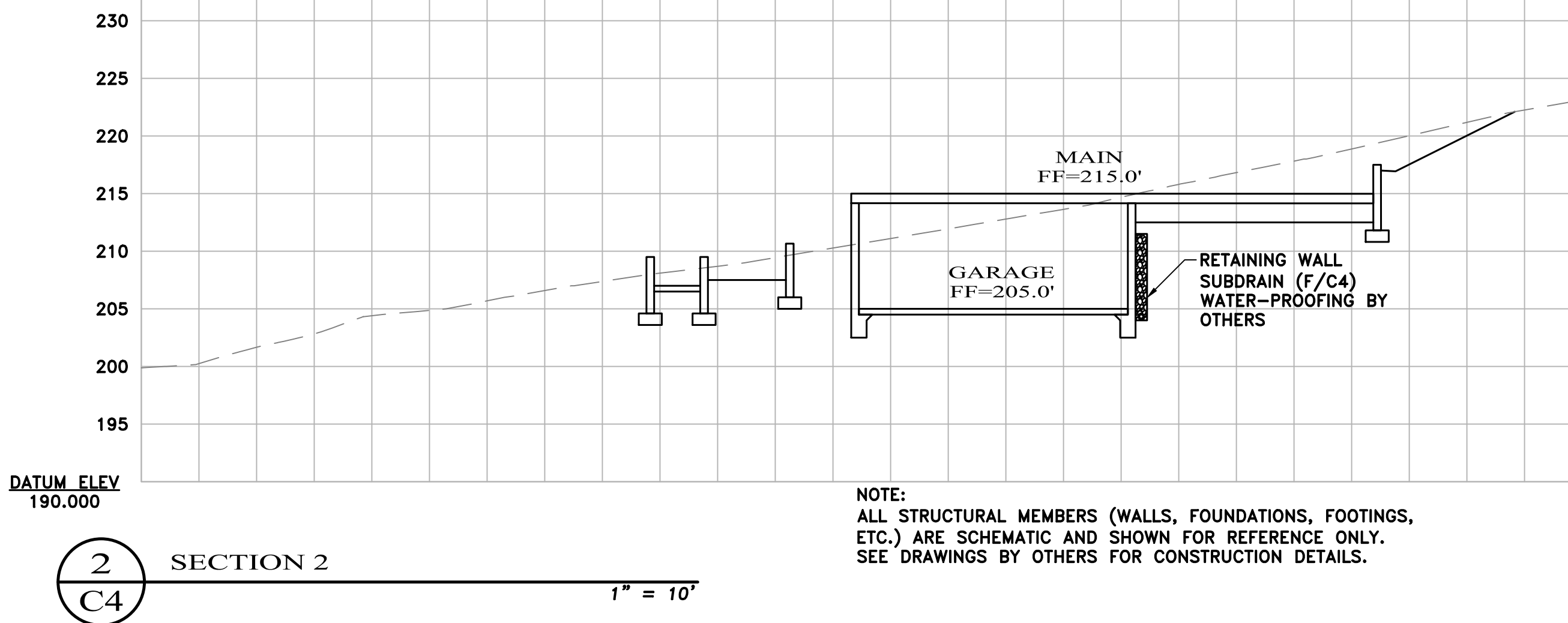
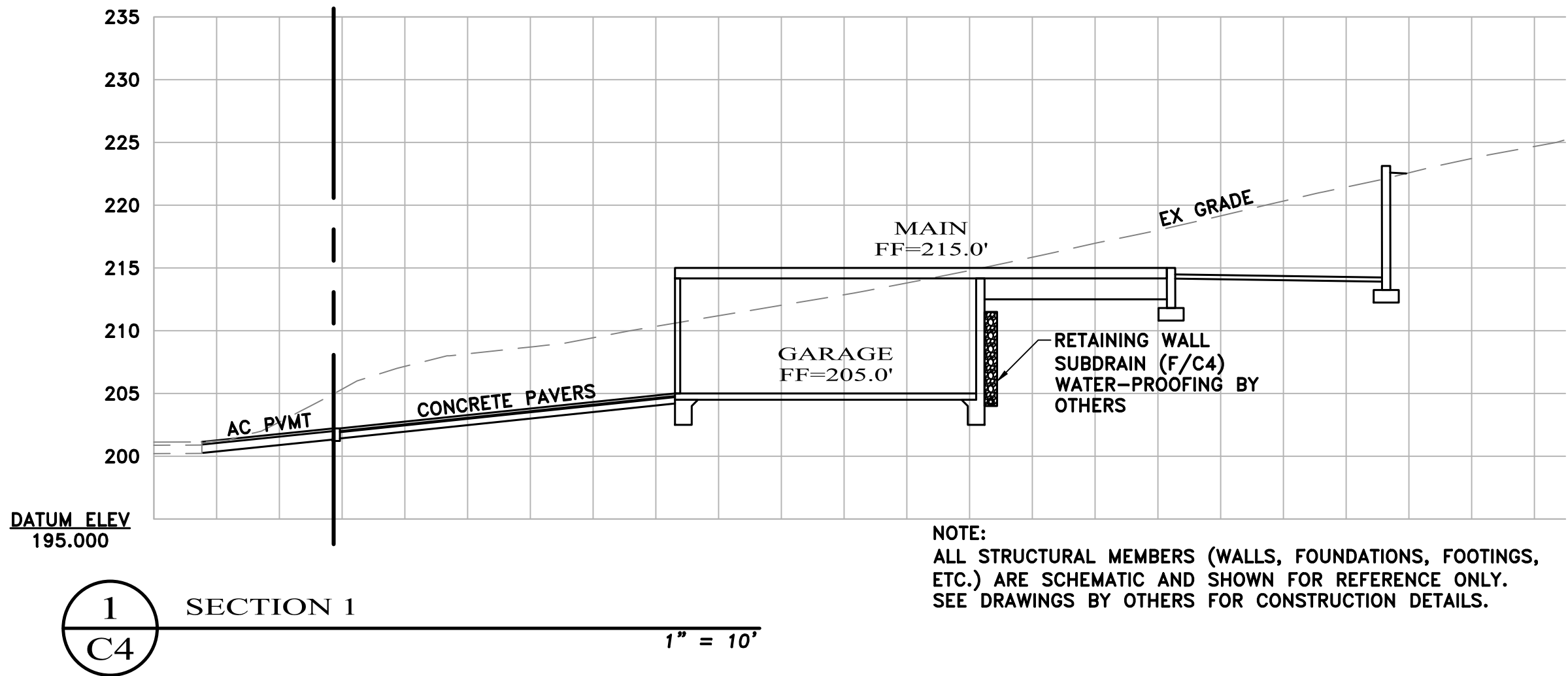
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EVATION

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COLOR SAMPLES FOR PROJECT FILE NO. PLN190439



Materials: cement plaster Colors: Cream
Description: body

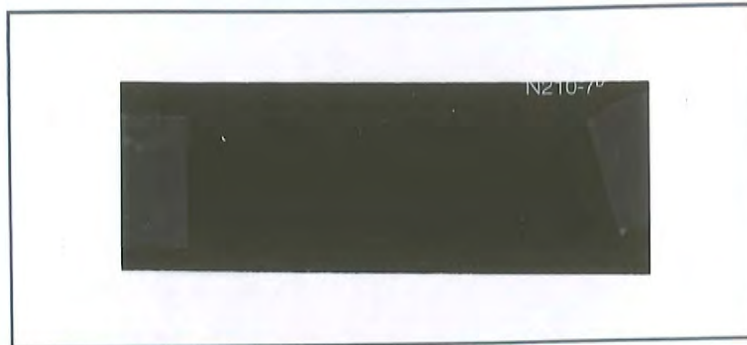


Materials: cement tiles Colors: Concord Blend
Description: roof



Materials: stone Colors: beige, tan & brown
Description: wall covering

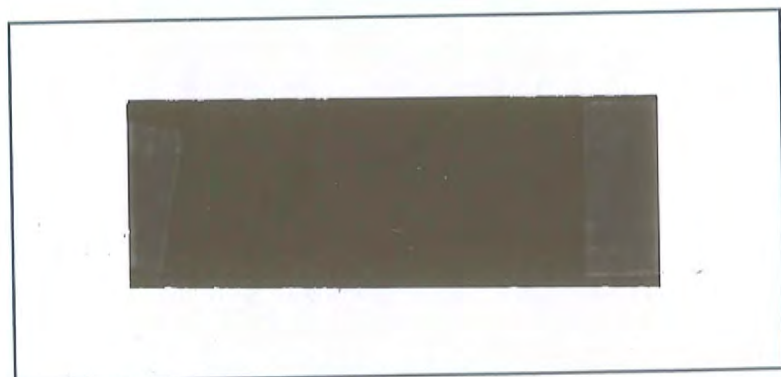
COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: aluminum Colors: Bronze
Description: window/doors



Materials: wood Colors: white
Description: door/window trim



Materials: alum & glass Colors: brown
Description: garage doors

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