# PLANNING COMMISSION COUNTY OF MONTEREY, STATE OF CALIFORNIA

**RESOLUTION NO. 05069** 

FINDINGS AND DECISION

In the matter of the application of

# Caltrans-Hermitage Slope (PLN050585)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the construction and installation of a 525' long, 25'high (average) tieback retaining wall on slopes greater than 30% between Post Mile R21.9 and Post Mile R22.1; Replacement of culvert and guardrail; Paving of north and southbound shoulders, and the relocation of 3,340 cubic yards of fill material 200 feet south of the project site. The project is located at Highway 1 Right-Of-Way, between Post Mile R21.9 and Post Mile R22.1, Big Sur Area, Coastal Zone: A. 422-011-017-000 (Retaining Wall) B. 422-011-021-000 and 422-011-020-000 (Disposal Site. The matter came on regularly for hearing before the Planning Commission on December 14, 2005.

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

## FINDINGS OF FACT

- 1. FINDING:
- CONSISTENCY The Hermitage Slope Combined Development Permit (PLN050585), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Big Sur Coast Land Use Plan, Big Sur Coast Coastal Implementation Plan (Part 3), Part 6 of the Coastal Implementation Plan, and Part 1 of the Coastal Implementation Plan (Title 20 Zoning Ordinance).
- EVIDENCE: (a) The application and plans submitted for the Combined Development Permit in project file PLN050585 at the Monterey County Planning and Building Inspection Department.
  - (b) The applicant provided the Monterey County Planning and Building Inspection Department with a Design Approval Request, drawings, and a statement of materials and colors to be used.
  - (c) The properties are located at Assessor's Parcel Numbers 422-011-017-000, 422-011-021-000 and 422-011-022-000, Big Sur area in the Coastal Zone. The parcels are zoned "WSC/40-D (CZ)," (Watershed and Scenic Conservation, 40-acre minimum, Design Control District, Coastal Zone), and "VSC-D (CZ)," (Visitor Serving Commercial, Design Control District, Coastal Zone).
  - (d) The project planner conducted a site visit on November 17<sup>th</sup>, 2005, to verify that the proposed project complies with the LCP. The project as designed will not have a significant adverse effect on the public viewshed. The project is located within a Design Control District and has been conditioned accordingly to meet the goals and policies pursuant to Section 20.44 of the Coastal Implementation Plan (Title 20 Zoning Ordinance).
  - (e) No evidence of public controversy or public opposition as described in Section 20.76.060, Title 20 Zoning Ordinance (Part 1 of the Monterey County Coastal Implementation Plan) exists.

- (f) The project as proposed will not alter the existing alignment of Highway 1, introduce incongruous elements to the area, nor increase the amount of signage within the project vicinity. The project is inconspicuous and in harmony with the rustic natural setting of the Big Sur Coast as per Section 20.145.130 B. of the Big Sur Coastal Implementation Plan.
- 2. FINDING: SITE SUITABILITY The sites are suitable for the uses proposed.
  - EVIDENCE: (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, the California Coastal Commission, the Monterey Bay Marine Sanctuary, Monterey County Water Resources Agency, Monterey County Public Works Department, and Monterey County Health Department. There has been no indication from these agencies that the sites are not suitable.
    - **(b)** Geological, Archaeological, and Biological reports completed and submitted by Caltrans staff indicate that there are no physical or environmental constraints that would indicate the sites are not suitable for the use proposed. Planning and Building Inspection Department Staff concurs. Reports are located in Project File PLN050585.
    - (c) The project planner conducted a site visit on November 17<sup>th</sup>, 2005 to verify that the sites are suitable for this use.
    - (d) No public facilities are necessary for the project.
- **3. FINDING:** PUBLIC ACCESS The project is in conformance with the public access and public recreation policies of the Coastal Act and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project and no substantial adverse impacts on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.
- **EVIDENCE:** (a) The project includes the implementation of safety improvements on State Route Highway 1. Access is not required nor will existing access be affected by the project.
  - (b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
    - (c) Staff site visit on November 17<sup>th</sup>, 2005.
- 4. FINDING: ENVIRONMENTAL REVIEW The project is subject to environmental review pursuant to the requirements of the California Environmental Quality Act (CEQA). On the basis of the whole record before the Planning Commission, there is no substantial evidence that the proposed project as designed and conditioned will have a significant effect on the environment. As per CEQA Article 4, Section 15050, the County, as the decision-making body of a Responsible Agency, hereby certifies that it reviewed and considered the information contained in the Lead Agency's (California Department of Transportation) Categorical Exemption prior to acting upon or approving the project.
  - **EVIDENCE:** (a) The following documents are on file in the Planning and Building Inspection Department office and are hereby incorporated by reference (PLN050585, Caltrans):
    - 1) The California Department of Transportation's Environmental Chief Officer authorized a Categorical Exemption for the above referenced project on June 23, 2005.
    - 2) Air Quality, Water Quality, Noise, and Paleontology Reports completed by Wayne Mills, Environmental Engineer, on April 14, 2005.
    - 3) Biological Report completed by Mitch Dallas, Associate Environmental Planner-Natural Sciences, on May 17, 2004.

- 4) Archaeology Report completed by Kelli Brasket and Terry L. Joslin on August 26, 2002, and revised by Terry L. Joslin on May 7, 2004.
  - 5) Traffic Management Plan completed by S. Sandeman on November 14, 2005.
- **(b)** There are no changes in the project or unusual circumstances that exist which would necessitate additional environmental review by the County of Monterey.
- **5. FINDING:** NO VIOLATIONS The subject properties are in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.
  - **EVIDENCE:** Sections 20.26.020 and 20.44.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations exist on subject property.
- **6. FINDING: PUBLIC NOTICE** Public notice of the pending Combined Development Permit was provided pursuant to Section 20.76.040, Title 20 Zoning Ordinance (Part 1 of the Monterey County Coastal Implementation Plan). **EVIDENCE:** Materials in the project file PLN050585.
- 7. **FINDING:** SCENIC RESOURCES- The subject project is consistent with Visual Resource Policies of the Big Sur Coast Land Use Plan.
  - **EVIDENCE:** (a) Policy 3.2.1 of the Big Sur Coast Land Use Plan (LUP) prohibits development within the "critical viewshed," which is defined as areas visible from Highway 1 with exceptions. The intent of the policy is to preserve the scenic quality and character of the Big Sur Coast. However, highway safety improvements are allowed provided they meet visual criteria to minimize visibility. The project has minimized visibility by using materials and colors that are non-reflective and match the background rock, as well as the revegetation and restoration of the disposal site using native plants and grasses, while still meeting project requirements.
    - (b) Application and materials in Project File PLN050585.
    - (c) Staff site visit on November 17<sup>th</sup>, 2005.
- **8. FINDING: HEALTH AND SAFETY** The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
  - **EVIDENCE:** Preceding findings and supporting evidence.
- **9. FINDING:** APPEALABILITY The decision on this project is appealable to the Board of Supervisors and to the Coastal Commission.

**EVIDENCE:** Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance.

## **DECISION**

THEREFORE, it is the decision of the Planning Commission of the County of Monterey to CERTIFY that the Commission reviewed and considered the information, and affirms the conclusions contained in the California Department of Transportation's Categorical Exemption adopted by the Environmental Office Chief for the California Department of Transportation on June 23, 2005 and that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

Caltrans-Hermitage Slope (PLN050585)

PASSED AND ADOPTED this 14th day of December, 2005, by the following vote:

AYES:

Errea, Hawkins, Parsons, Padilla, Vandevere, Rochester, Diehl, Sanchez, Salazar, Wilmot

NOES:

None

ABSENT:

None

Dale FUL: DALE ELLIS, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

DEC 2 1 2005

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE. JAN 0 3 2006

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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 90<sup>th</sup> day following the date on which this decision becomes final.

## **NOTES**

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

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

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

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

# Monterey County Planning and Building Inspection Condition Compliance & Mitigation Monitoring and/or Reporting Plan

Project Name: Caltrans Hermitage Slope

File No: PLN050585

APN: 422-011-017-000

422-011-021-000 422-011-022-000

Approval by: Planning Commission

Date: December 14, 2005

<sup>\*</sup>Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.

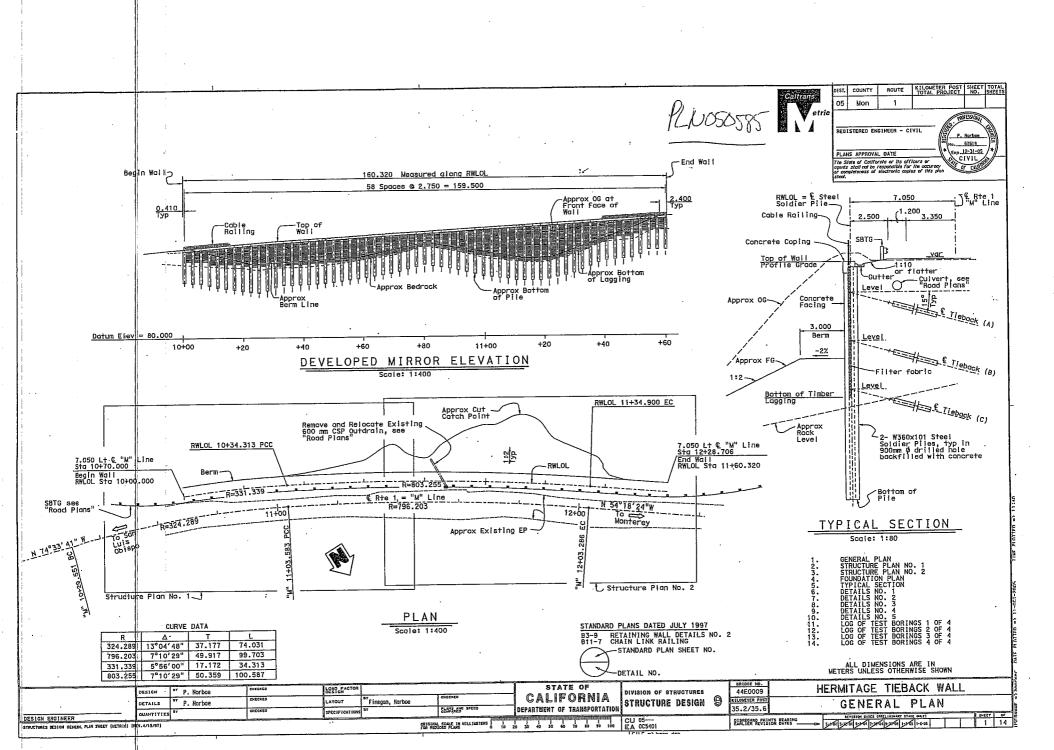
Permit Cond. Number	Mitig.	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Clearing Condition	Timing	Verification of compliance
1.		PBD029 - SPECIFIC USES ONLY The Caltrans Hermitage Slope Combined Development Permit (PLN050585) consists of a Coastal Development Permit and Design Approval to allow the construction and installation of a 525' long, 25'tall (average) tieback retaining wall on slopes greater than 30%; Replacement of drainage culvert and guardrail; Paving of north and southbound shoulders, and the relocation of 3,340 cubic yards of fill material. The project is located on Highway 1 between PM 21.9 and PM 22.1, Big Sur Coast Land Use Plan Area, Coastal Zone (Assessor's Parcel Numbers 422-011-017-000, 422-011-021-000, and 422-011-022-000). This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

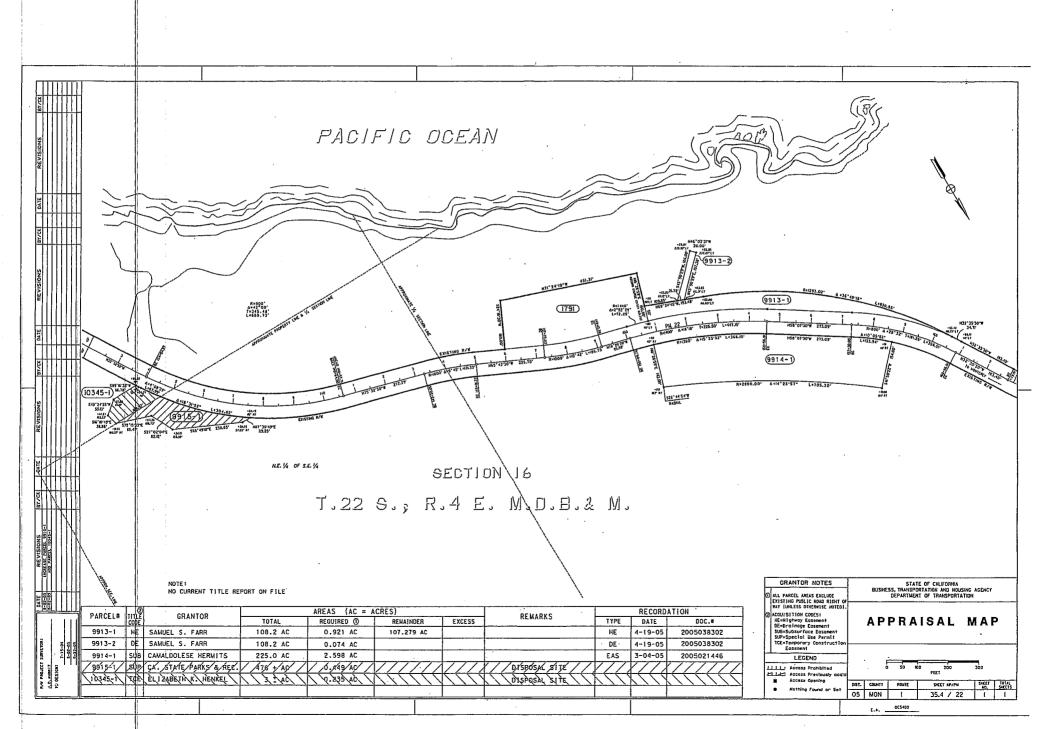
Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Clearing Condition	Timing	Verif- ication of comp- liance
200 A		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. (Planning and Building Inspection)			minimum and designation asserts of the adjust purpose of the	
2.		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 05069) was approved by the Planning Commission on December 14, 2005. The permit was granted subject to eight conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to commencement of construction. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to start of construction	
3.		PBD028 - RESTORATION OF NATURAL MATERIALS Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit verification and appropriate photographs for the review and approval of the Director of PBI.	Owner/ Applicant	At conclusion of construction	
4.		PBD030 - STOP WORK - RESOURCES FOUND  If 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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department 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	Owner/ Applicant/ Archaeo- logist	Ongoing	

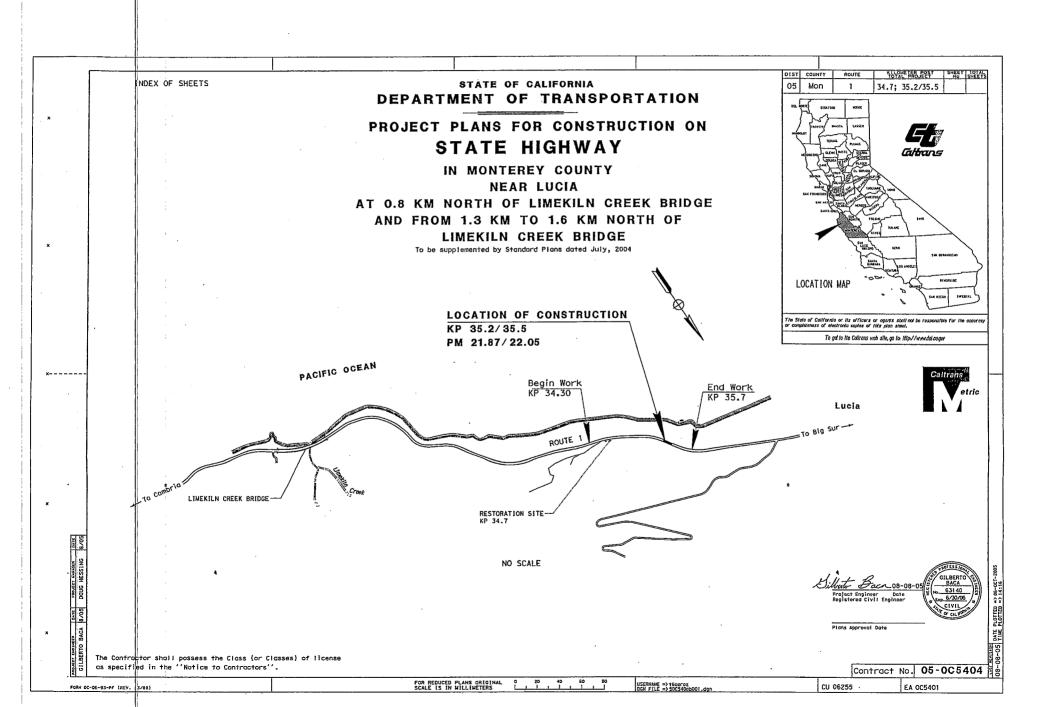
Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Clearing Condition	Timing	Verif- ication of comp- liance
		site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	develop proper mitigation measures required for the discovery.			
5.		FLAGGING OF SEACLIFF BUCKWHEAT-NON STANDARD Should Seacliff buckwheat plants be discovered within the project vicinity, they shall be flagged and identified for construction crews in order to avoid potentially damaging the plants. (Planning and Building Inspection)	Flag plants within project vicinity, submit verification and appropriate photographs for the review and approval of the Director of PBI.	Owner/App licant	Prior to construction.	
6.		LANDSCAPING - NON STANDARD  Invasive plant species shall be removed from the rock and soil excavated from the wall site prior to disposal at the receiving site. The disposal site and wall site shall be landscaped using native vegetation compatible with the geographic area. The sites shall be monitored to verify the establishment of native vegetation and the reduction of invasive species. (Planning and Building Inspection)	Submit verification and appropriate photographs for the review and approval of the Director of PBI.	Owner/App licant	Upon completion of construction, and at 5 and 10 years.	
7.		NOISE MONITORING – NON STANDARD  A letter shall be sent to surrounding landowners notifying them of the length and duration of the night time drilling activities. The letter shall include a call number in which complaints regarding noise may be made. Complaints shall be logged and submitted to the Planning and Building Inspection Department on a monthly basis during construction activities. (Planning and Building Inspection)	Furnish evidence of mailing to PBI. Submit monthly monitoring report for the review of the Director of PBI.	Owner/App licant	Prior to construction/ Ongoing	

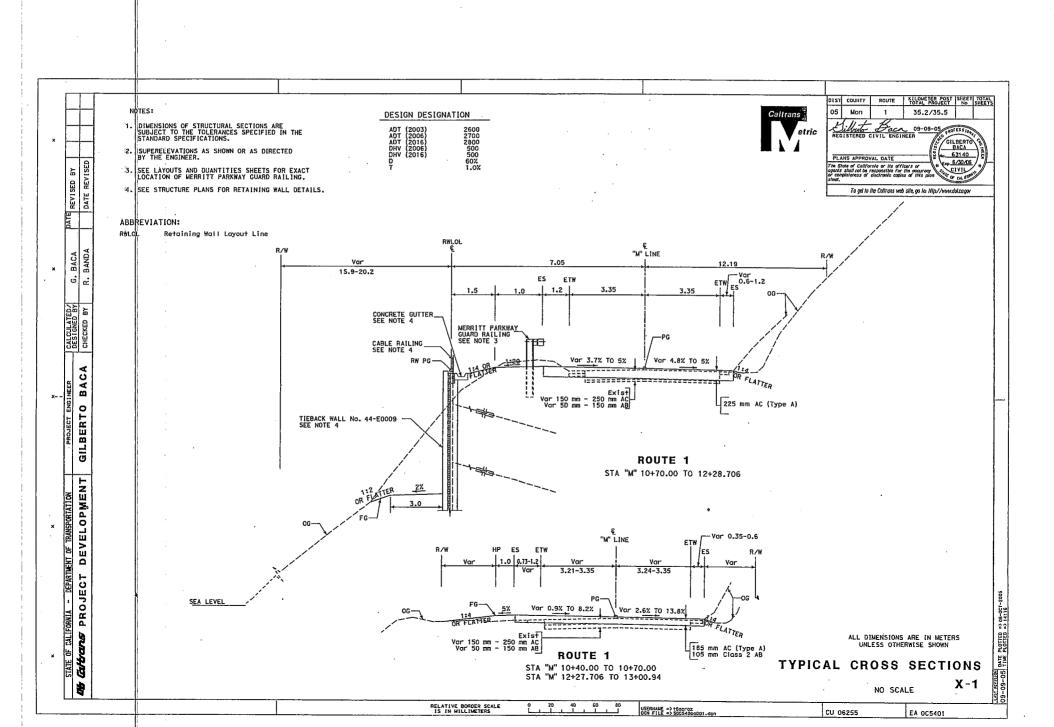
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8.	TRAFFIC MANAGEMENT PLAN-NON STANDARD  Project specific travel delay times, Highway 1 closure times, and duration of Highway 1 closures shall adhere to the previously evaluated Traffic Management Plan. Modifications to the Traffic Management Plan shall be submitted in writing to the Planning and Building Inspection Department for further review. (Planning and Building Inspection)	Submit Traffic Management Plan modifications for the review of the Director of PBI.	Owner/App licant	Ongoing	

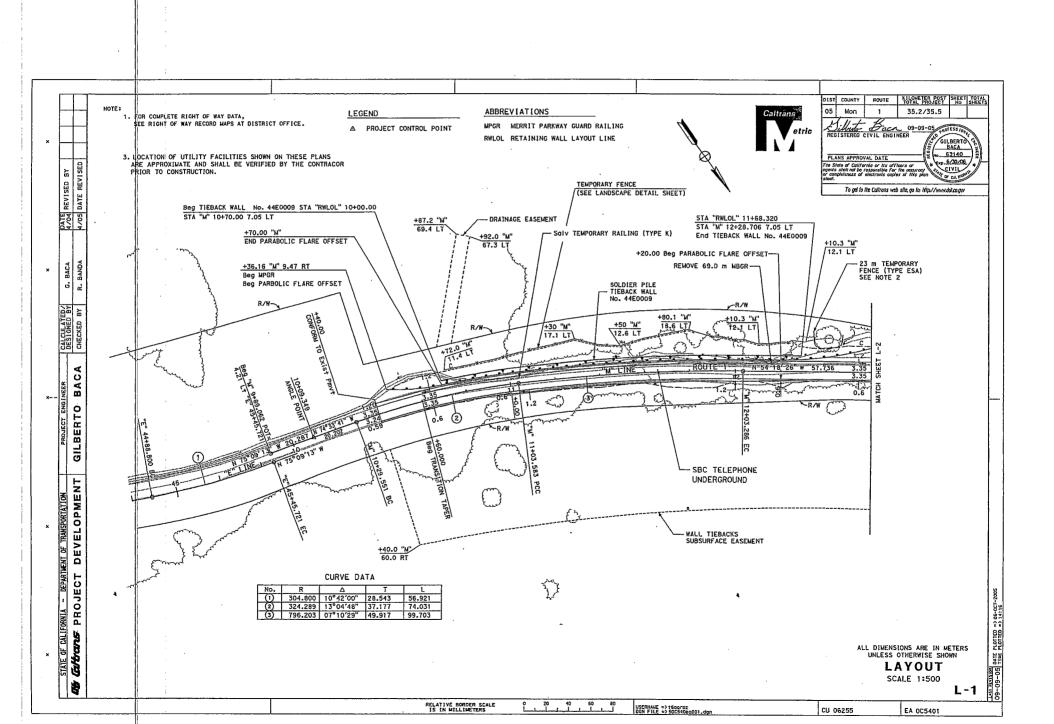
END OF CONDITIONS

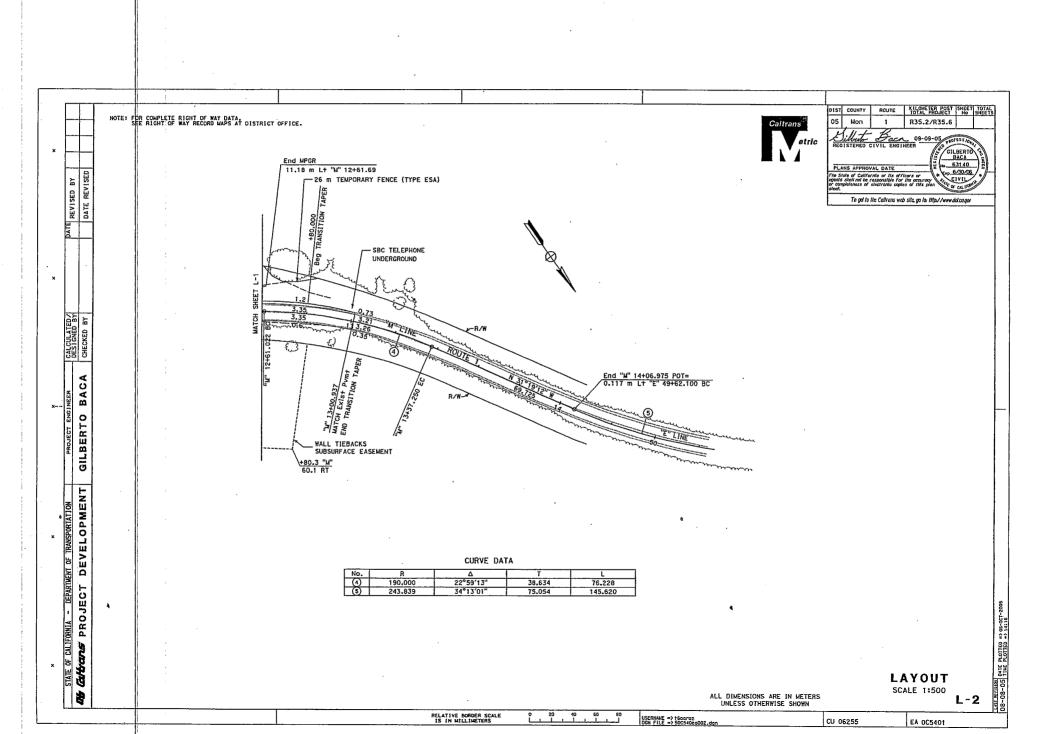


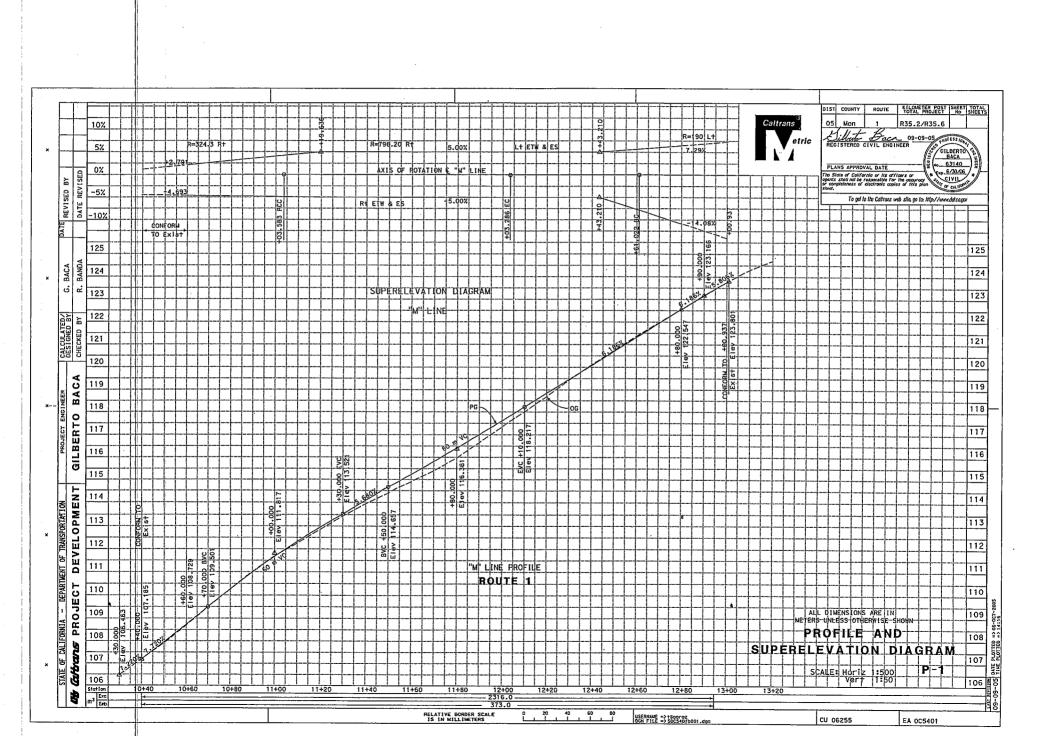


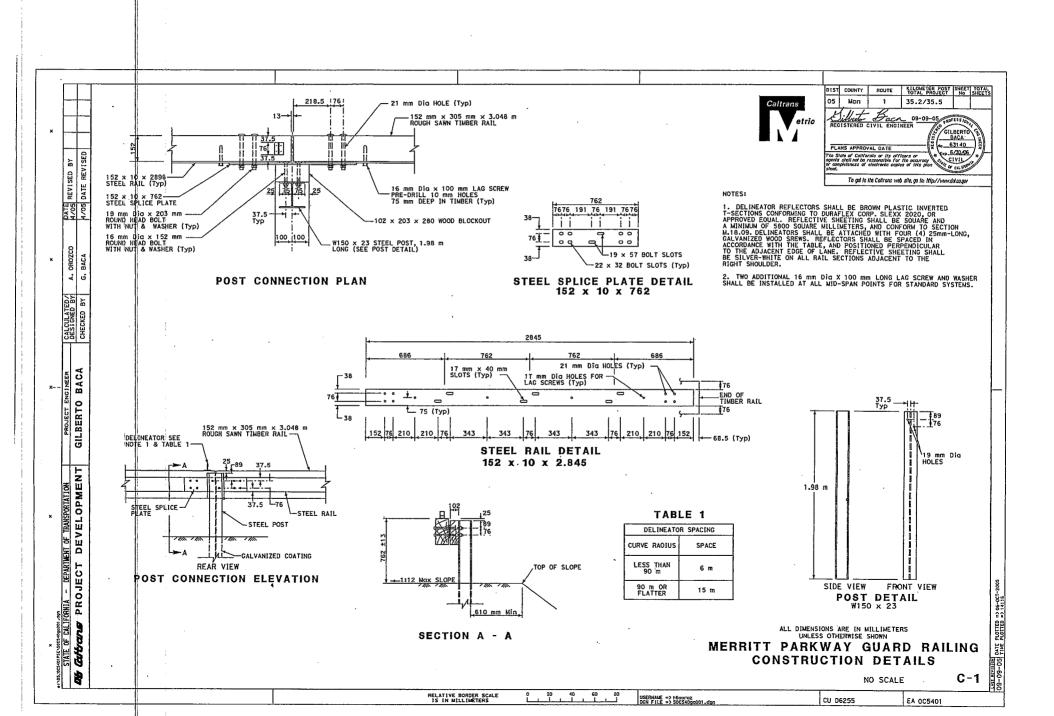


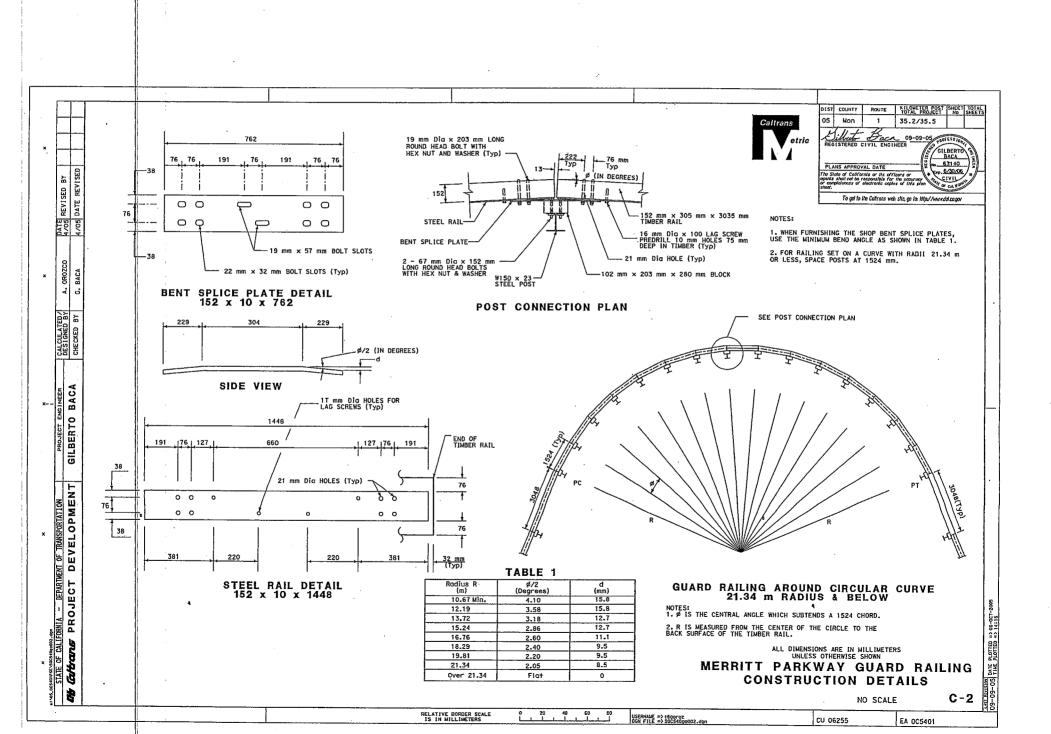


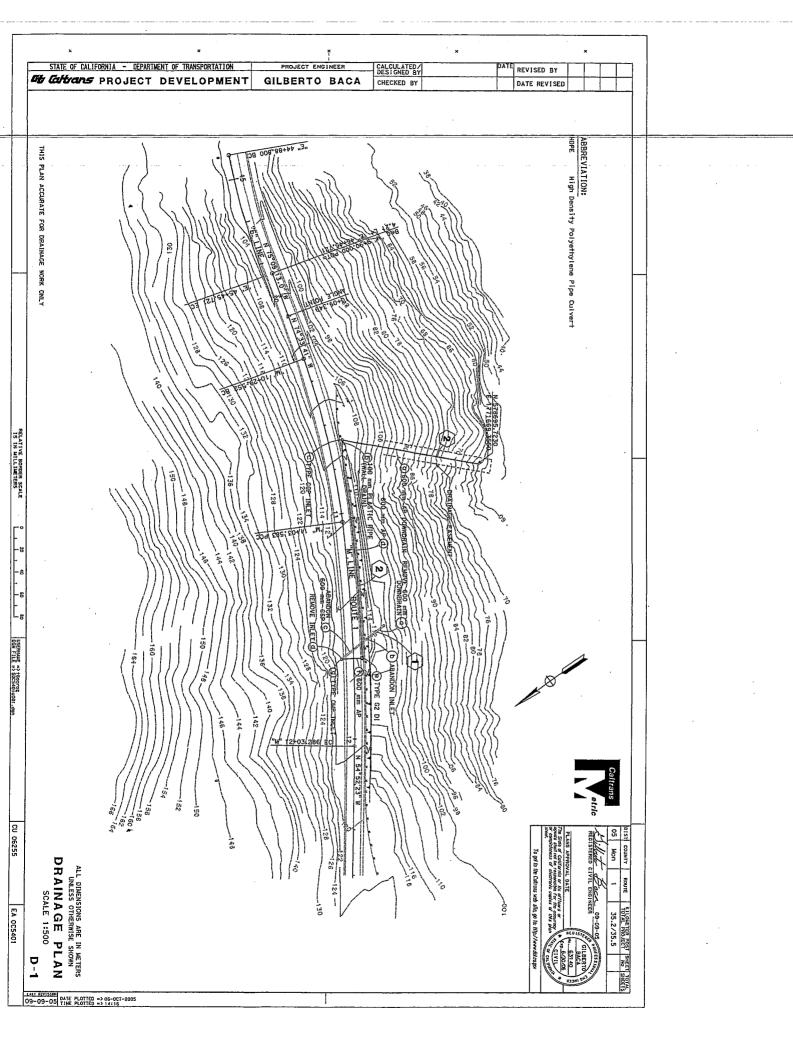


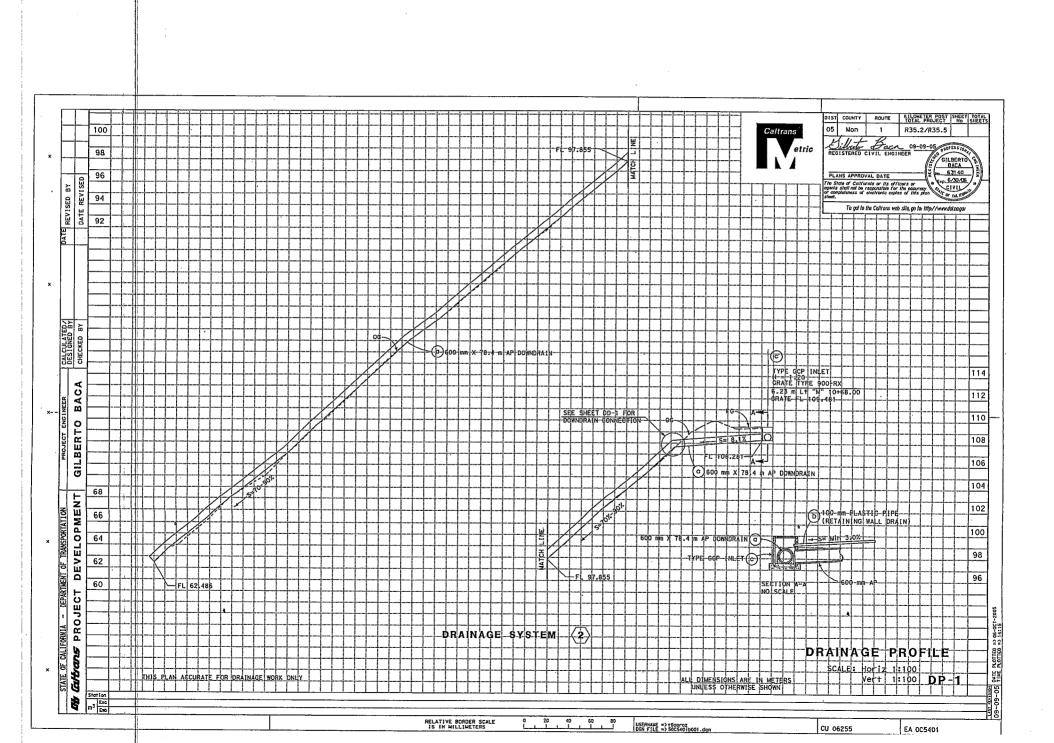


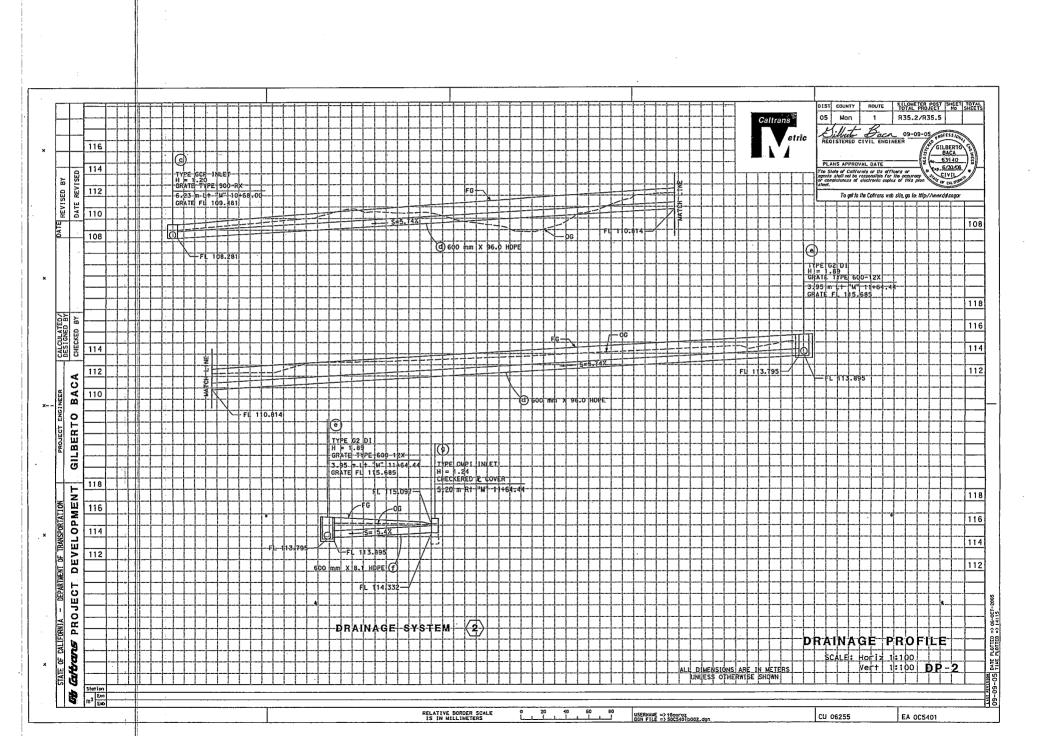


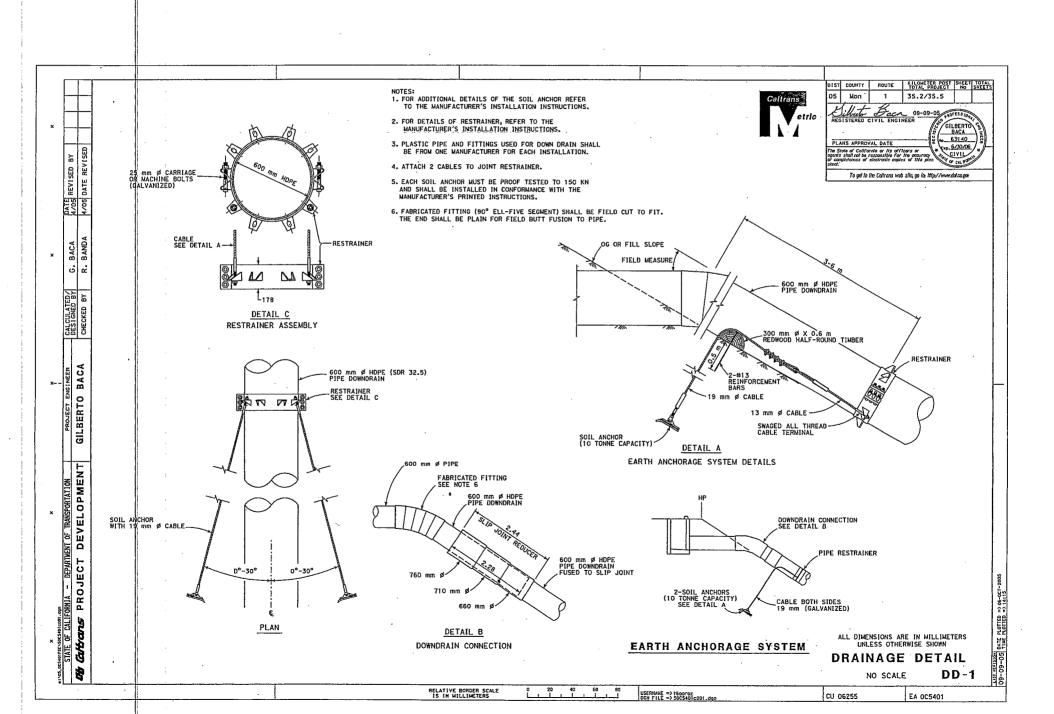


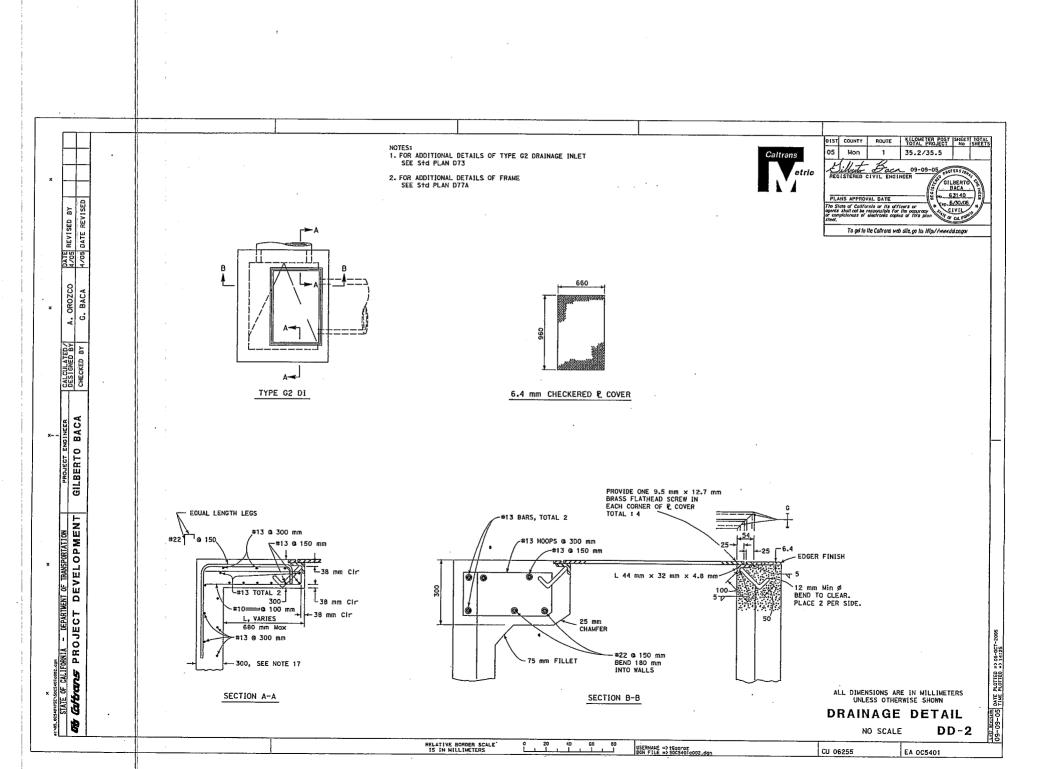










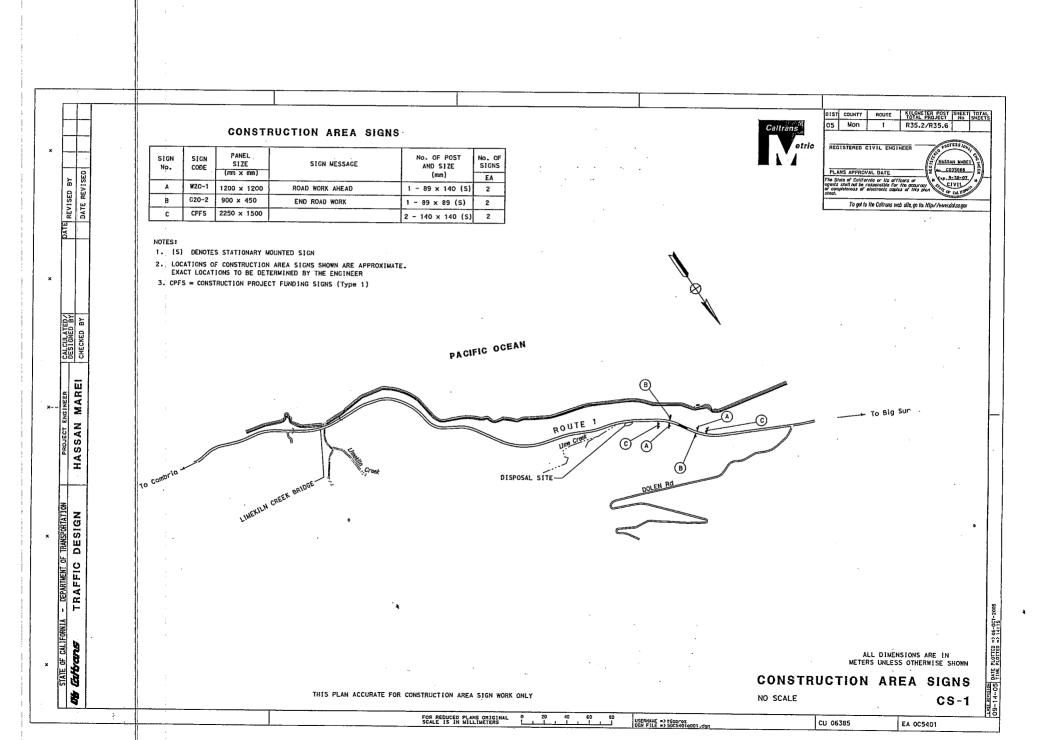


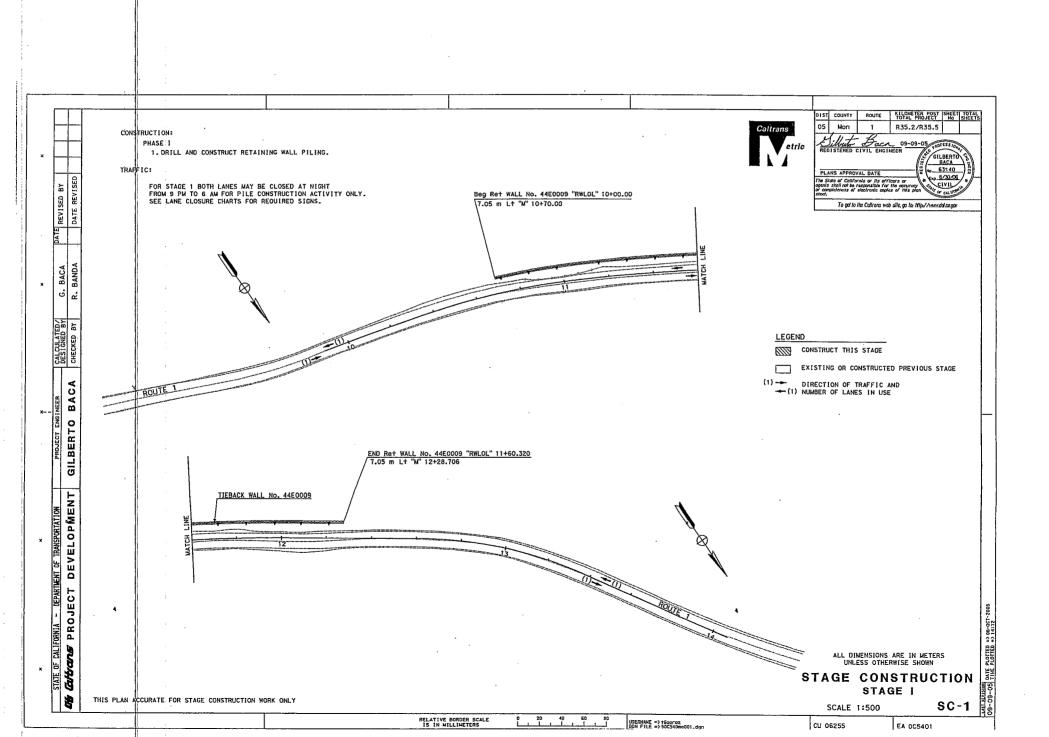
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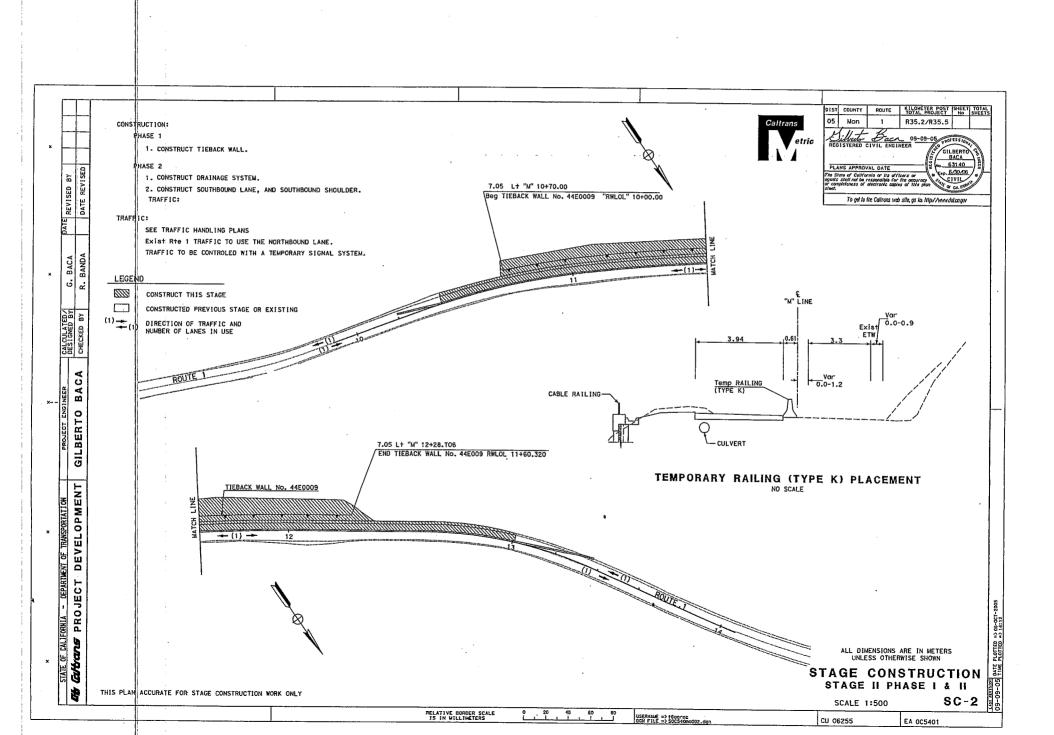
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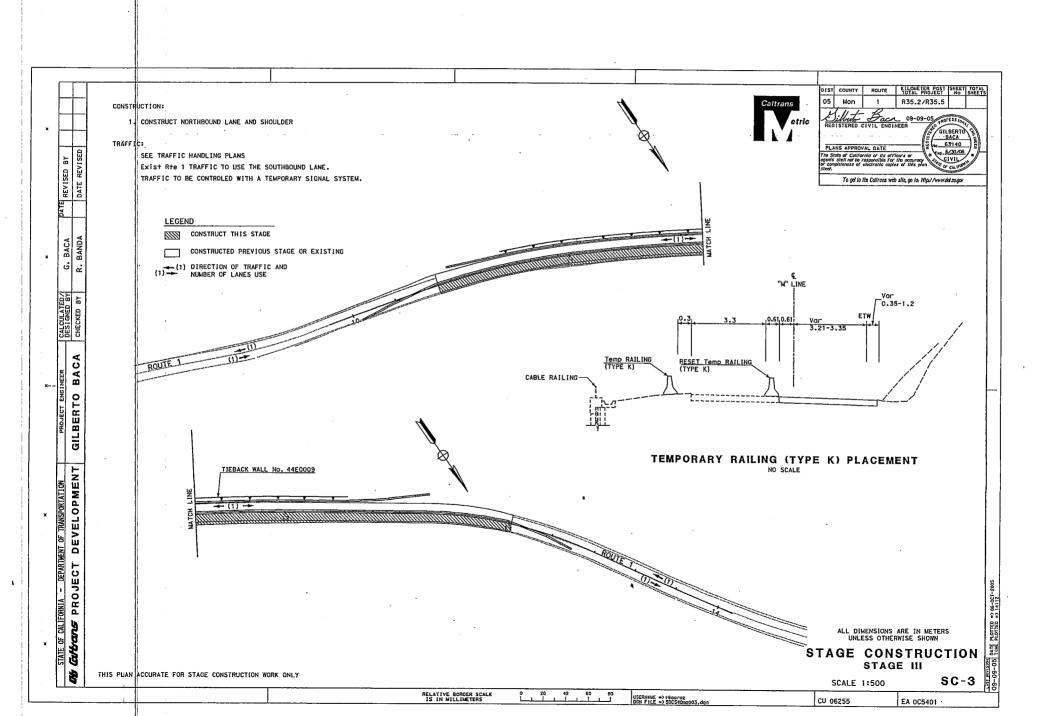
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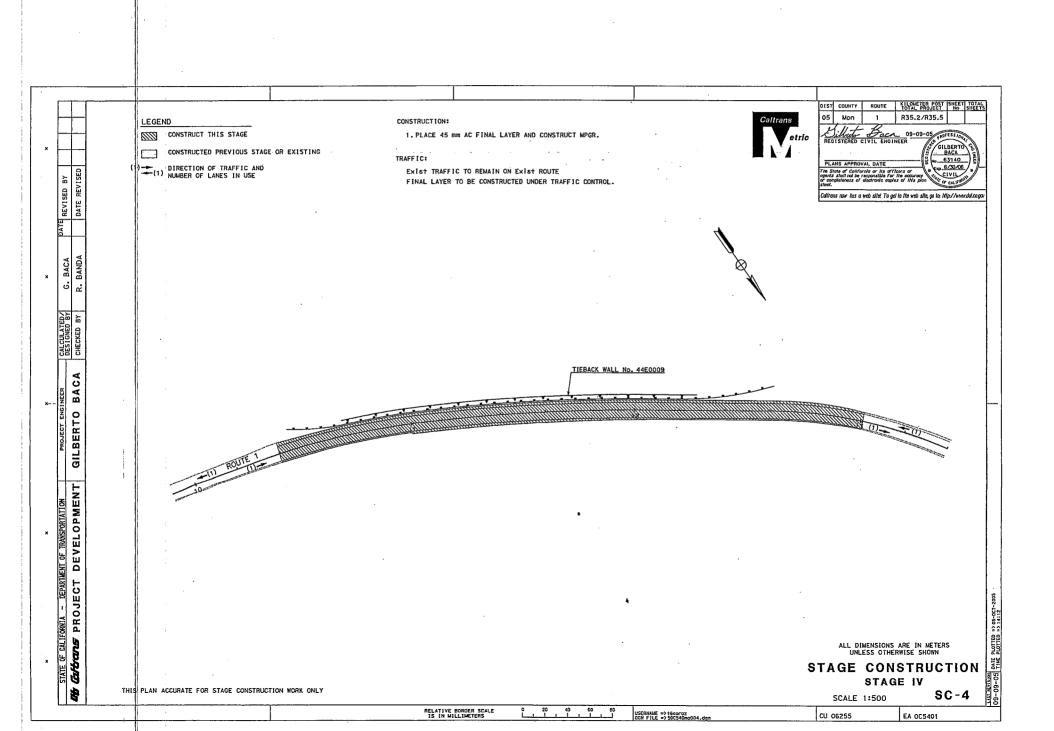
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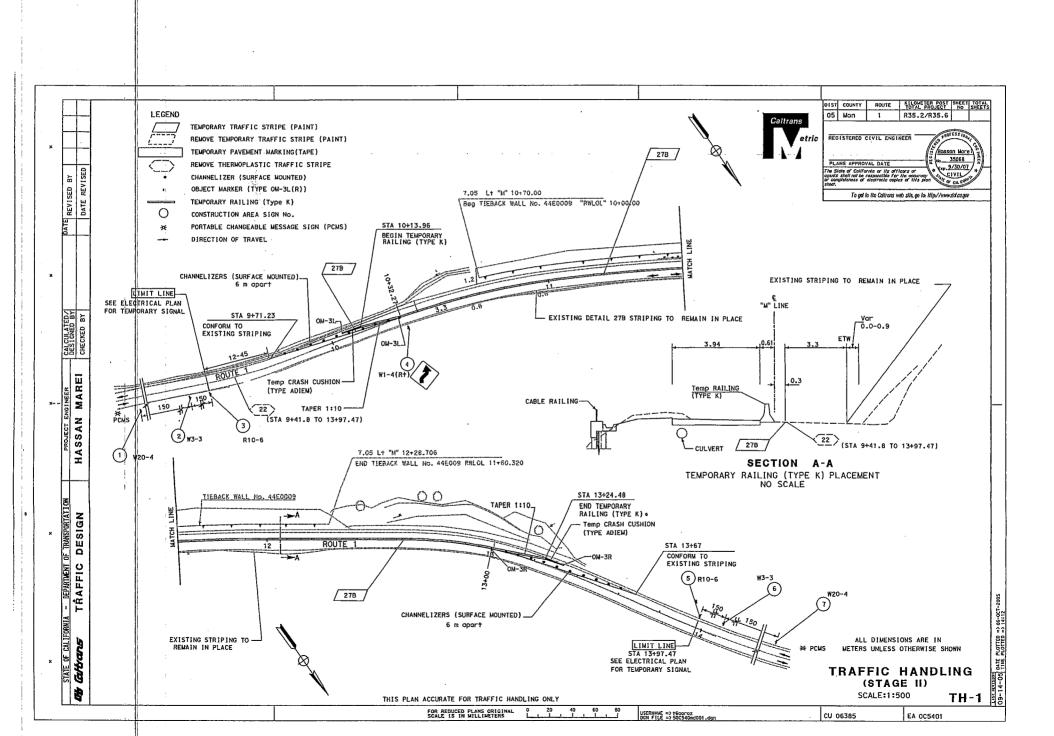


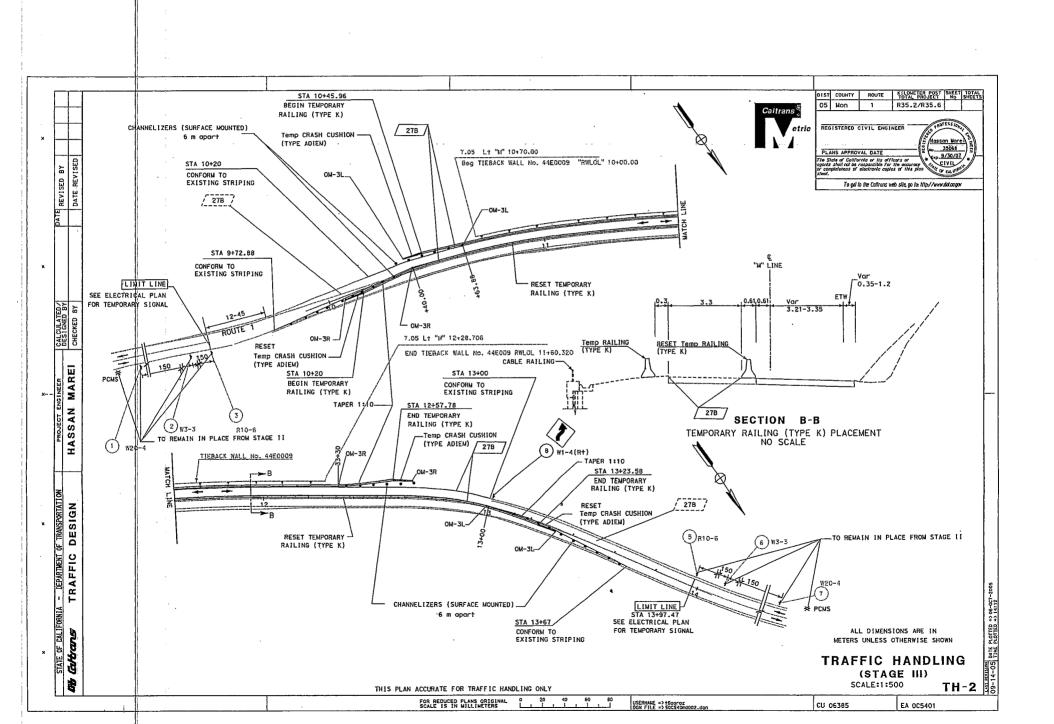












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#### CONSTRUCTION AREA SIGN (TRAFFIC HANDLING PLAN)

HASSAN MAREI

- DEPARTMENT OF TRANSPORTATION TRAFFIC DESIGN

STATE OF CALIFORNIA

WING CAPACITIES

T

SHEET No.	SIGN No.	S1GN CODE	PANEL SIZE (mm)	No. OF POST AND SIZE	No. OF SIGN	MESSAGE	PCMS
	1	₩20-4	900 × 900	1- 89 mm X 14D mm (S)	1	ONE LANE ROAD AHEAD	
	2	W3-3	900 x 900	1- 89 mm X 140 mm (S)	1	SIGNAL AHEAD	
	. 3	R10-6	600 X 900	1-89 mm X 89 mm (S)	1	STOP HERE ON RED	
TH-1	4	W1-4(Rt)	900 × 900	1- 89 mm × 140 mm (S)	1	REVERSE CURVE(RIGHT)	2
	5	R10-6	600 X 900	1- 89 mm X 89 mm (S)	1	STOP HERE ON RED	
	6	W3-3	900 × 900	1 89 mm X 140 mm (S)	1	SIGNAL AHEAD	
	7	₩20-4	900 x 900	1- 89 mm X 140 mm (S)	1	ONE LANE ROAD AHEAD	
TH-2	8	₩1-4 (R†)	900 × 900	1- 89 mm X 140 mm (S)	1	REVERSE CURVE(RIGHT)	

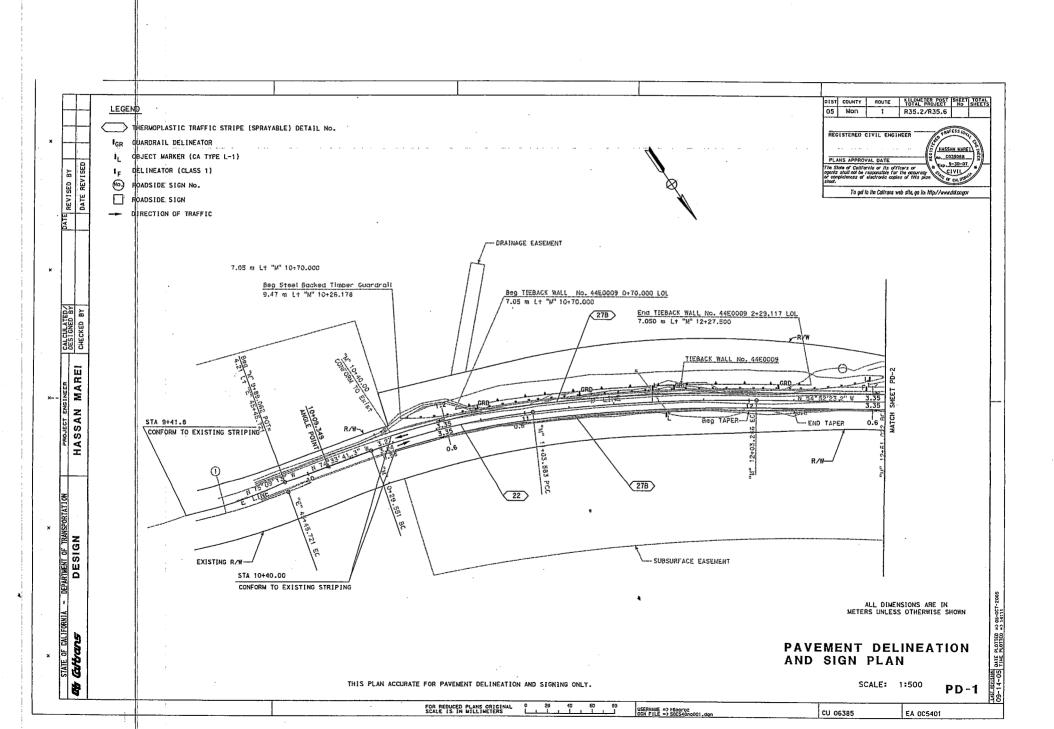
## TEMPORARY PAVEMENT DELINEATION

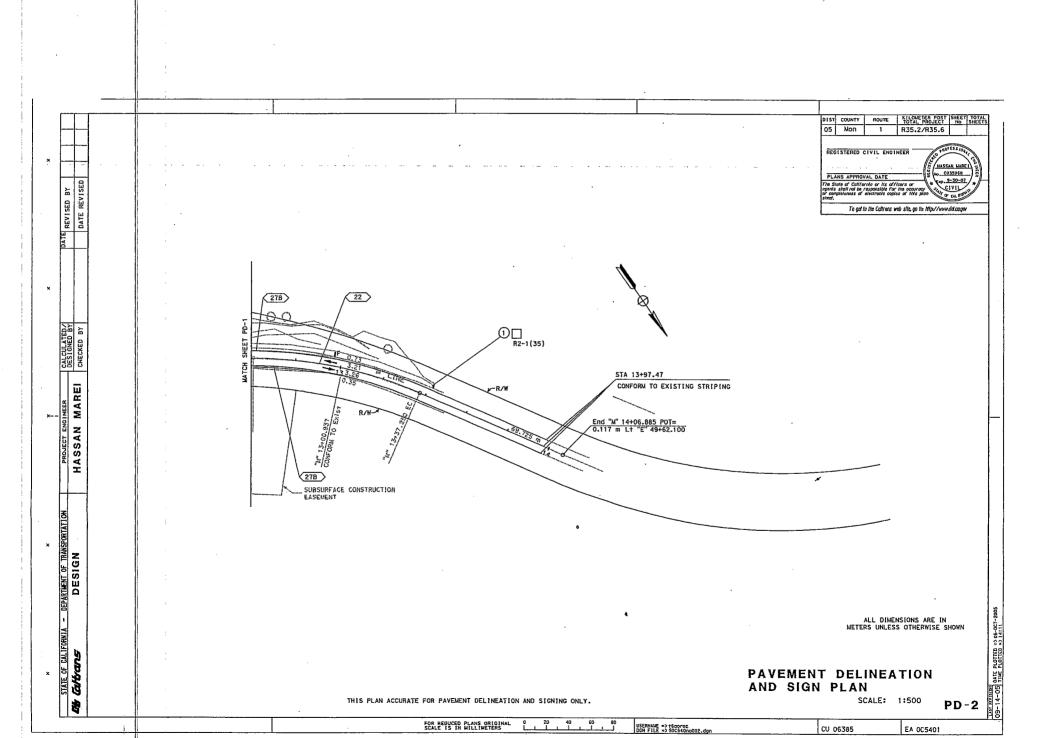
SHEET NO.	TEMPORARY TRAFFIC STRIPE (PAINT) DETAIL 278	TEMPORARY PAVEMENT MARKING (TAPE) LIMIT LINE	TEMPORARY RAILING (TYPE K)	RESET TEMPORARY RAILING (TYPE K)	TEMP CRASH CUSHION (TYPE ADIEM)	RESET TEMP CRASH CUSHION (TYPE ADIEM)	REMOVE TEMPORARY TRAFFIC STRIPE(PAINT)	REMOVE(N)	CHANNELIZER (SURFACE MOUNTED)	OBJECT (N) MARKER (TYPE OM-3L(R))
	m	m²	m	m	EA	EA	m	m2	EA	EA
TH-1	395.77	1.98	310.90		2		395.77		20	4 .
TH-2	6T4.12		213.36	304.80	2	2	674.12	1.98	32	8
SUBTOTAL	1069.89	1.98	524.26	304.80	4	2	1069.89	1.98	52	12
TOTAL	1069.89	1.98	829	.06		6	1069.89*	1.98*	52	12

\*TEMPORARY PAVEMENT MARKING AND STRIPING ARE REMOVED AFTER STAGE III
(N)=NOT A SEPARATE PAY ITEM, FOR INFORMATION ONLY.

TRAFFIC HANDLING QUANTITIES
THQ-1

FOR REDUICED PLANS ORIGINAL 0 20 40 60 80 USERNAUE => 150070Z DON FILE => \$00540001.don CU 06385 EA 0C5401





Caltrans etric

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## ROADSIDE SIGNS

SIGN No.	SIGN CODE	PANEL SIZE	ROADSIDE SIGN ONE POST
		(mm)	EA
1	R2-1(35)	900 X 1200	1

NOTE:

HASSAN MAREI

- DEPARTMENT OF TRANSPORTATION
TRAFFIC DESIGN

EXACT LOCATION AND POSITION OF ROADSIDE SIGNS TO BE DETERMINED BY THE ENGINEER

#### PAVEMENT DELINEATION QUANTITIES

	THERMOPLASTIC TRAFFI	C STRIPE (SPRAYABLE)	PAVEMENT MARKER				REMOVE	REMOVE YELLOW
LOCATION	DETAIL 22	DETAIL 27B	(RETROREFLECTIVE)	OBJECT MARKER	GUARD RAILING DELINEATOR	DELINEATOR (CLASS 1)		THERMOPLASTIC TRAFFIC STRIPE
	100 mm 100 mm SQL ID SQL ID			(OM2-1V)				
	SOL ID YELLOW	WHITE	TYPE D		TYPE F	TYPE F		
	п		EA	EA	EA	EA	EA	m
ROUTE 1 STA 9+41.8 TO STA 13+97.47	456	912	126	3	4	2	126	456
SUB-TOTAL TOTAL	456 912		126	3	4	2	126	456
	1368		126 4	3	4	2	126	456

PAVEMENT DELINEATION AND SIGN QUANTITIES

PDQ-1

THIS PLAN ACCURATE FOR PAVEMENT DELINEATION ONLY

CU 06385

EA 0C5401

A PATE PLOTTED => 06-011-2006

Caltrans :

DEST	COUNTY	ROUTE	KILOMETER POST TOTAL PROJECT	SHEET	TOTAL SHEET:
05	Моп	1	R35.2/R35.5	1	
 PLA The St	NS APPROV	nia or its of	Ticors or	BACA 33140 6/30/06	
	Y		t -# t- t- t-	4.4	

## ROADWAY ITEMS

LOCATION	ASPHALT CONCRETE (TYPE A)	ASPHALTIC EMULSION (PAINT BINDER)	CLASS 2 AGGREGATE BASE	MERRITT PARKWAY GUARD RAILILNG	REMOVE METAL BEAM GUARD RAILILNG	SALVAGE TEMPORARY RAILING (TYPE K)
	TONNE	TONNE	m <sup>3</sup>	m	EII	m
10+40.00 TO 13+00.93	163.4	5.1	241.1			36.58
10+46.16 TO 12+61.69				218.25	69.0	
TOTAL	163.4		241.1	218.25	69.0	36.58

#### TEMPORARY

	TEMPORARY FENCE (TYPE ESA)	TEMPORARY FENCE	RSP BACKING No. 3	TEMPORARY STEEL COVER	
LOCATION	m	m	m3	kg	
10+40.00 TO 13+00.94		400			
10+40.00 TO 13+00.94	50				
KP 34.7*	210				
KP 34.7*			16		
KP 34.7*				200	
TOTAL	260	400	16	200	

\*SEE LANDSCAPE SHEETS FOR EXACT LOCATION.

#### EARTHWORK

	ROAOWAY EXCAVATION	(N) EMBANKMENT	
LOCATION	m <sup>3</sup>	m <sup>3</sup>	
10+40.00 TO 13+00.94	2316	372.6	
TOTAL	2316		

(N) - NOT A SEPARATE PAY ITEM, FOR INFORMATION ONLY.

# EROSION CONTROL

FIBER ROLL	FIBER (EROSION CONTROL)	COMPOST (EROSION CONTROL)	PURE LIVE SEED (EROSION CONTROL)	STABILIZING EMULSION (EROSION CONTROL)
m	kg	m3	kg	kg
200	400	2	21	48
200	400	2	21	48

## TEMPORARY WATER POLLUTION CONTROL

	TEMPORARY SILT FENCE	TEMPORARY COVER	TEMPORARY CONCRETE WASHOUT FACILITY		TEMPORARY CONSTRUCTION ENTRANCE
LOCATION	m	m3	EA	m	EA
10+40.00 TO 13+00.94	500	200	2	200	2
TOTAL	500	200	2	200	2

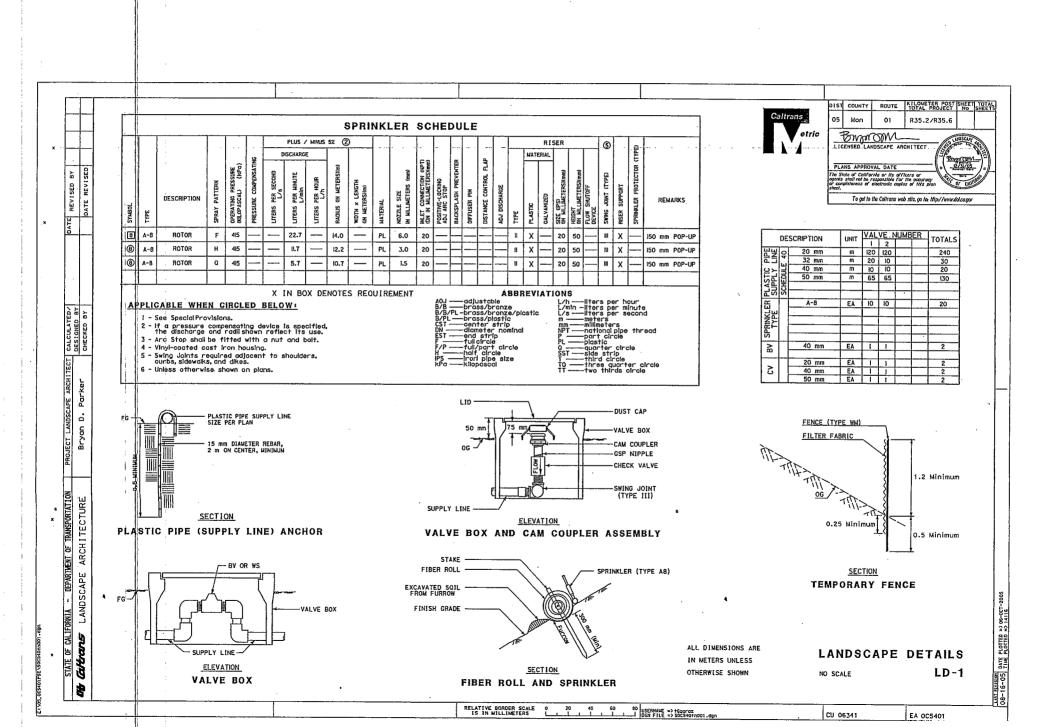
SUMMARY OF QUANTITIES

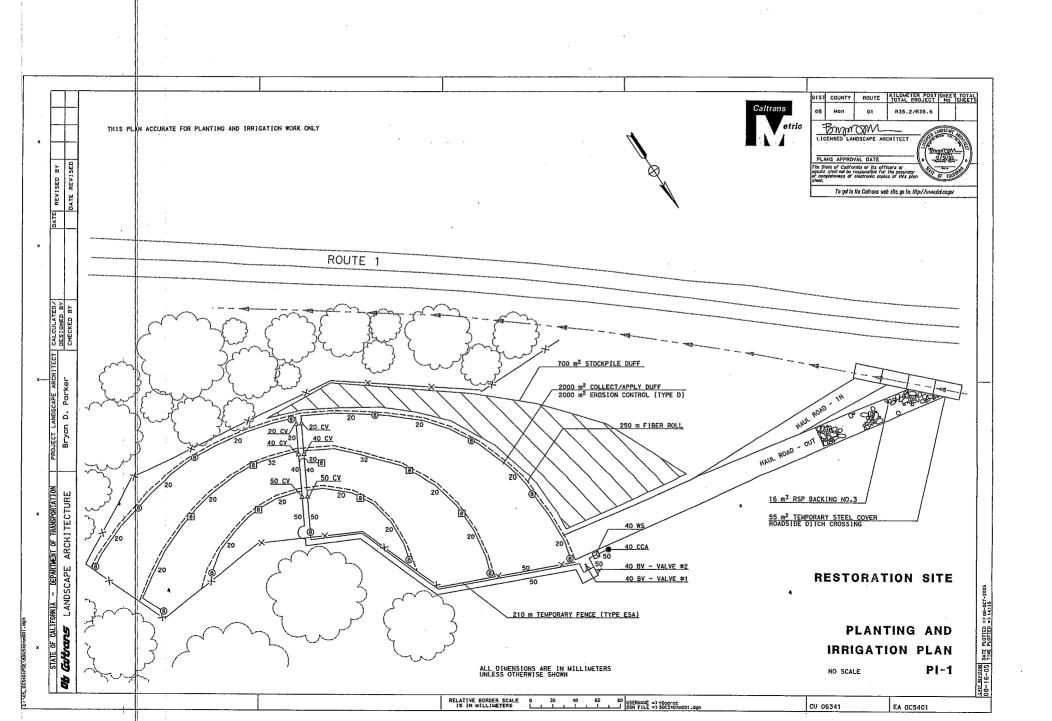
Q-1

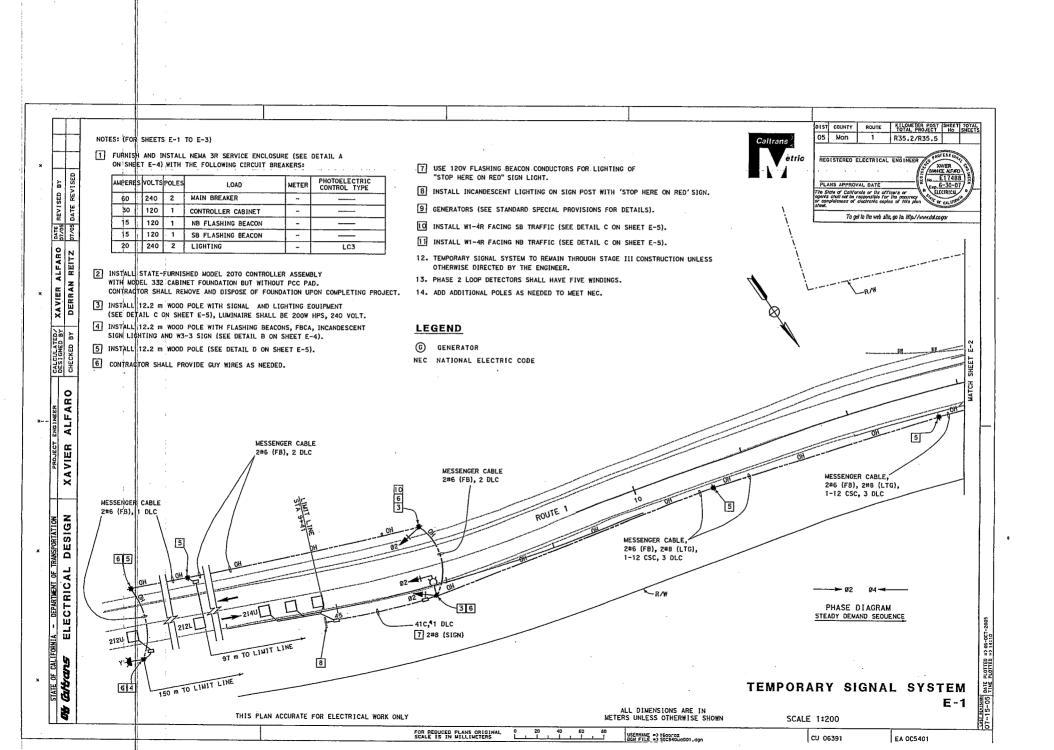
RELATIVE BORDER SC IS IN MILLIMETERS 20 40 60

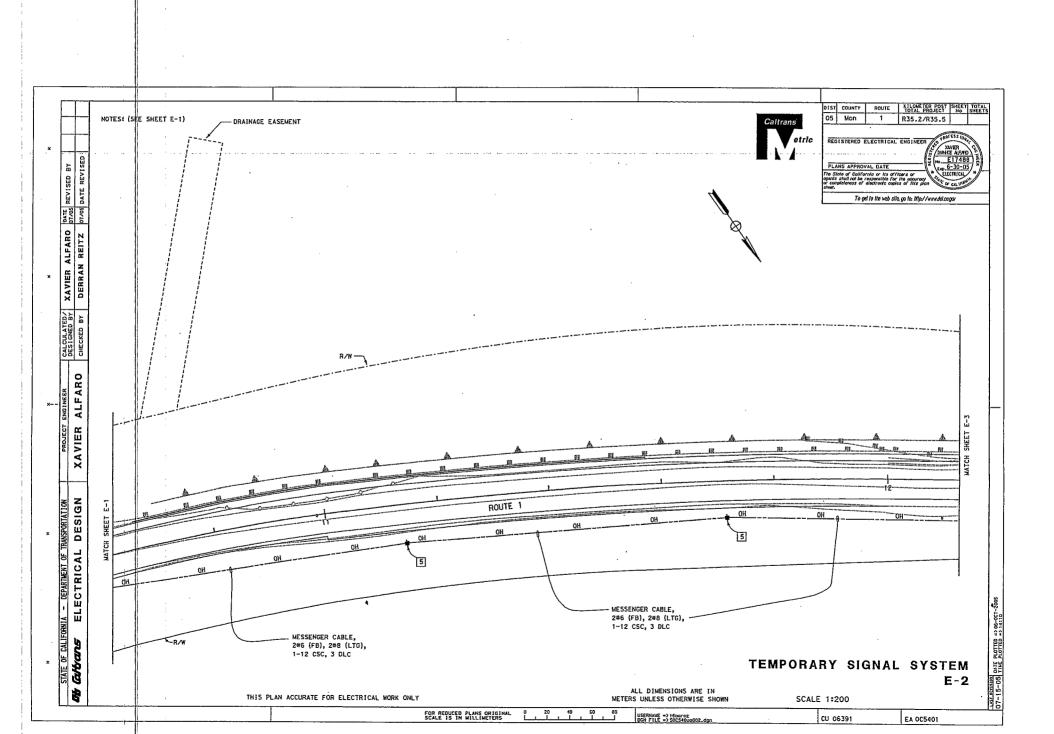
USERNAUE => 16goroz DGN FILE => 50C5400g001.d CU 06255

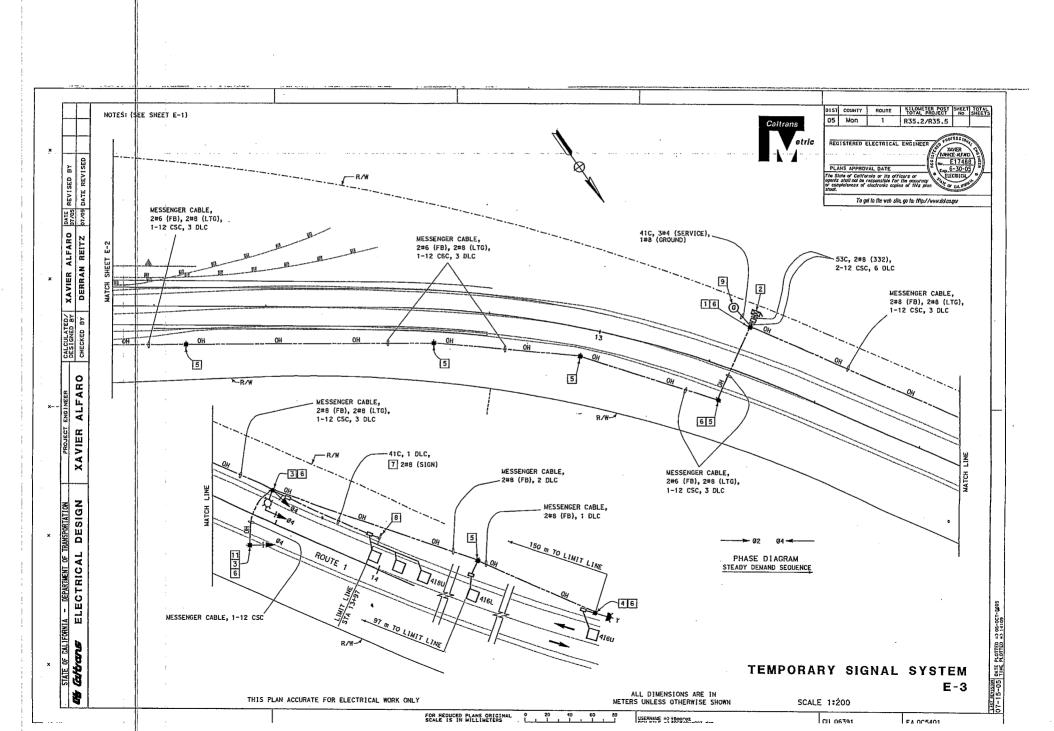
EA 0C5401

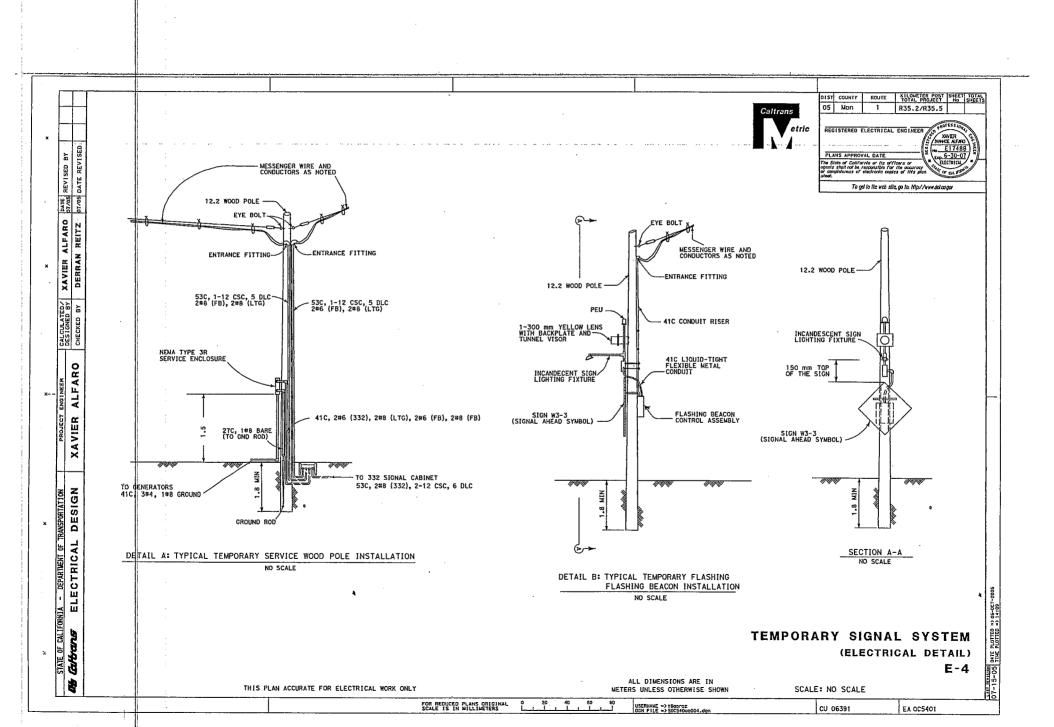


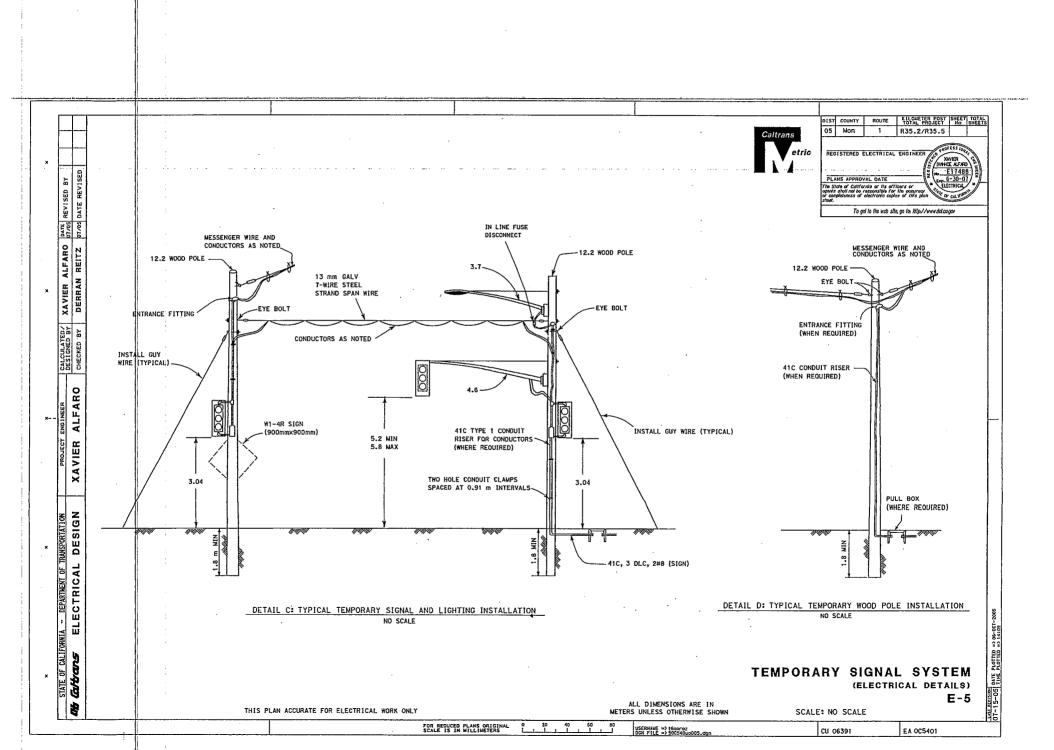


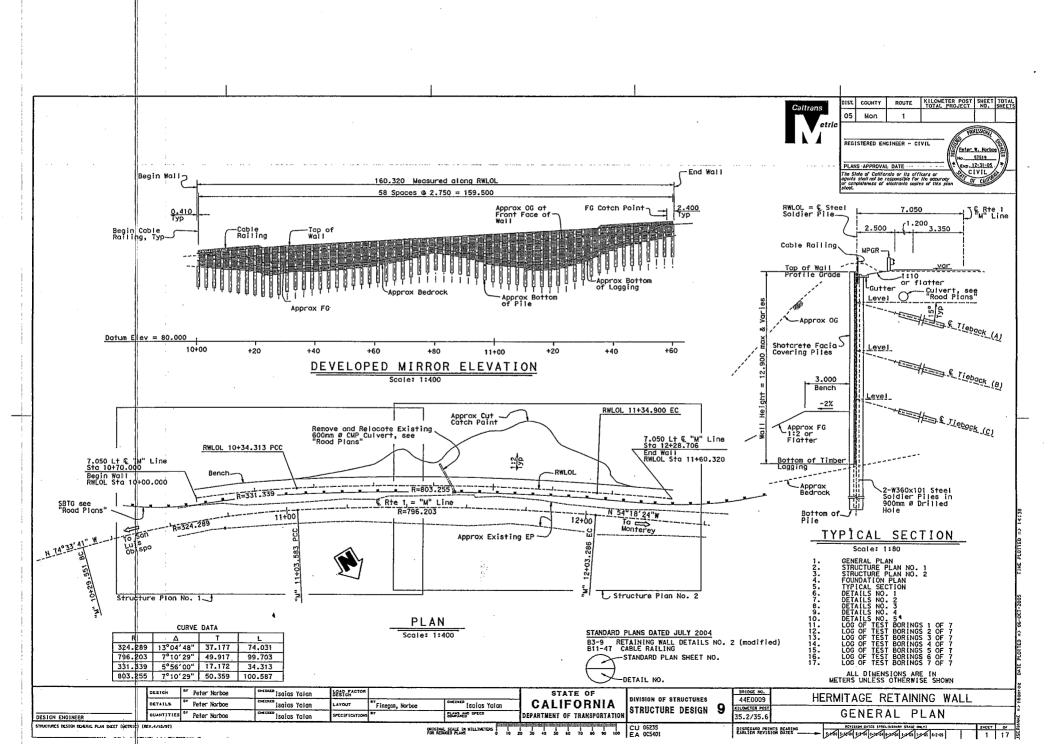


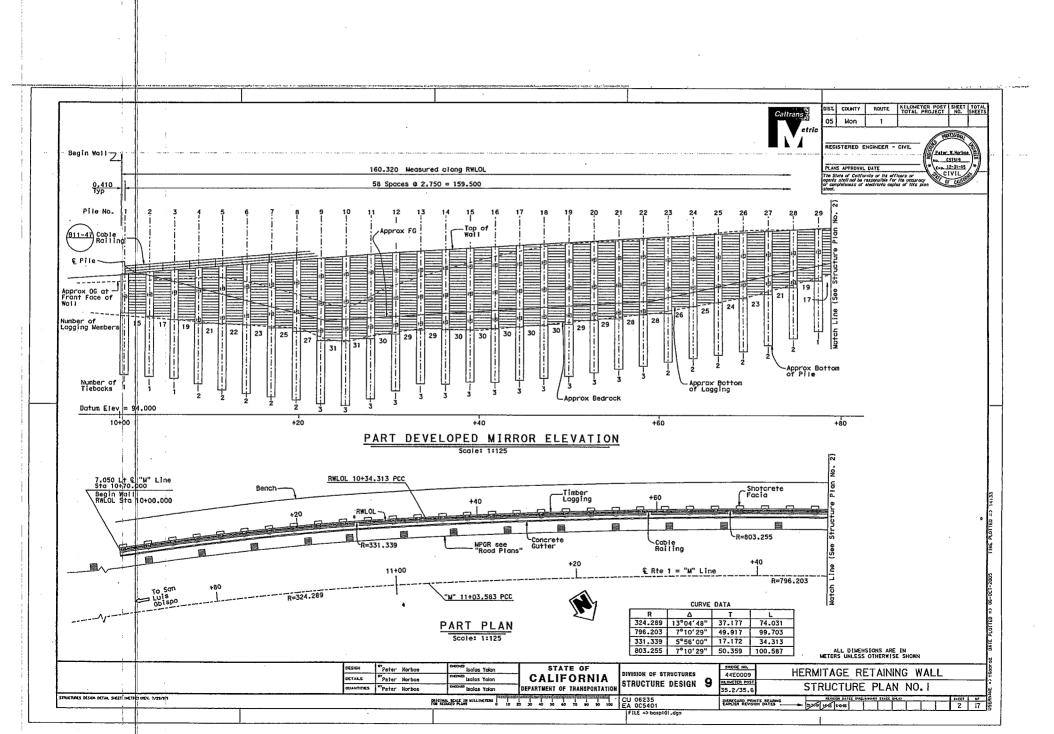


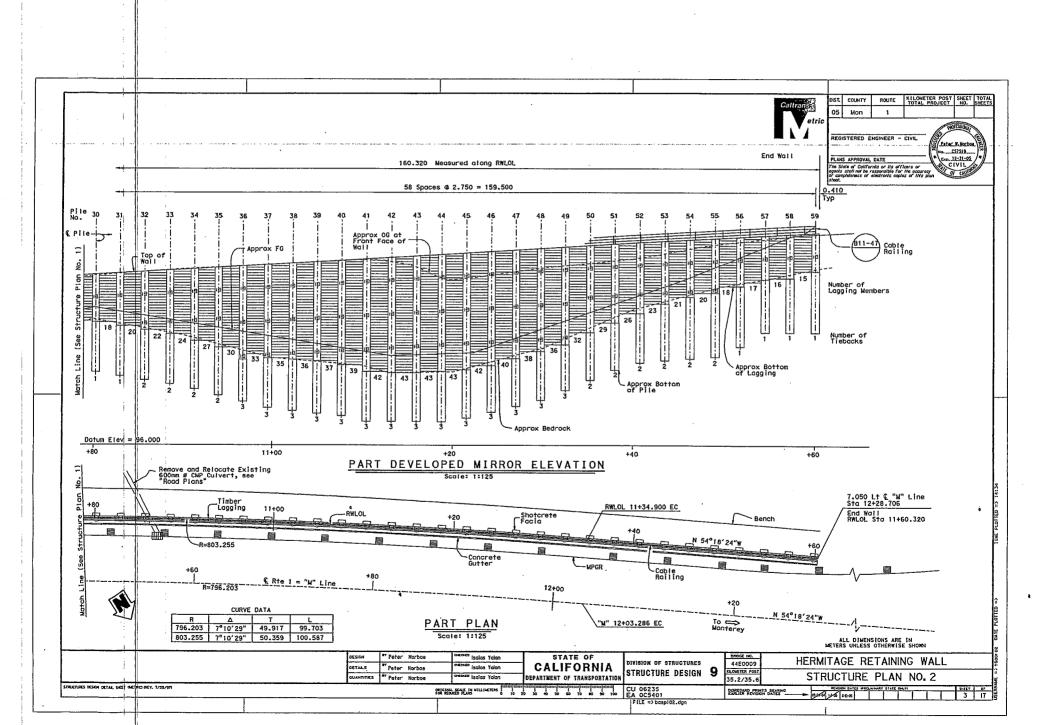


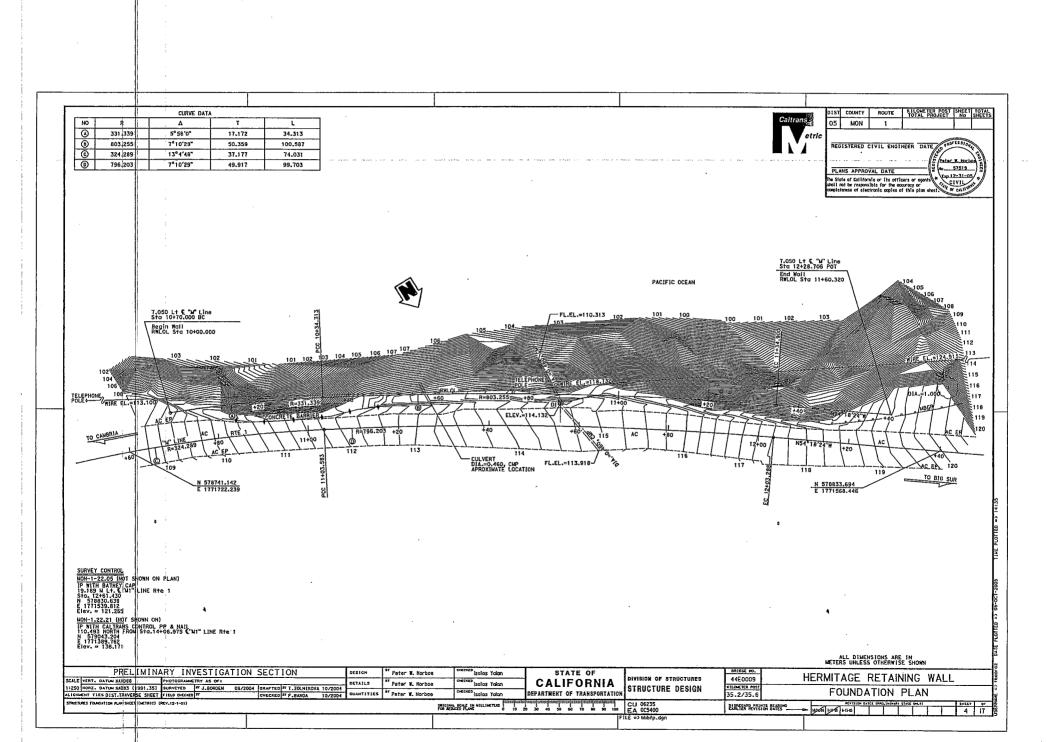


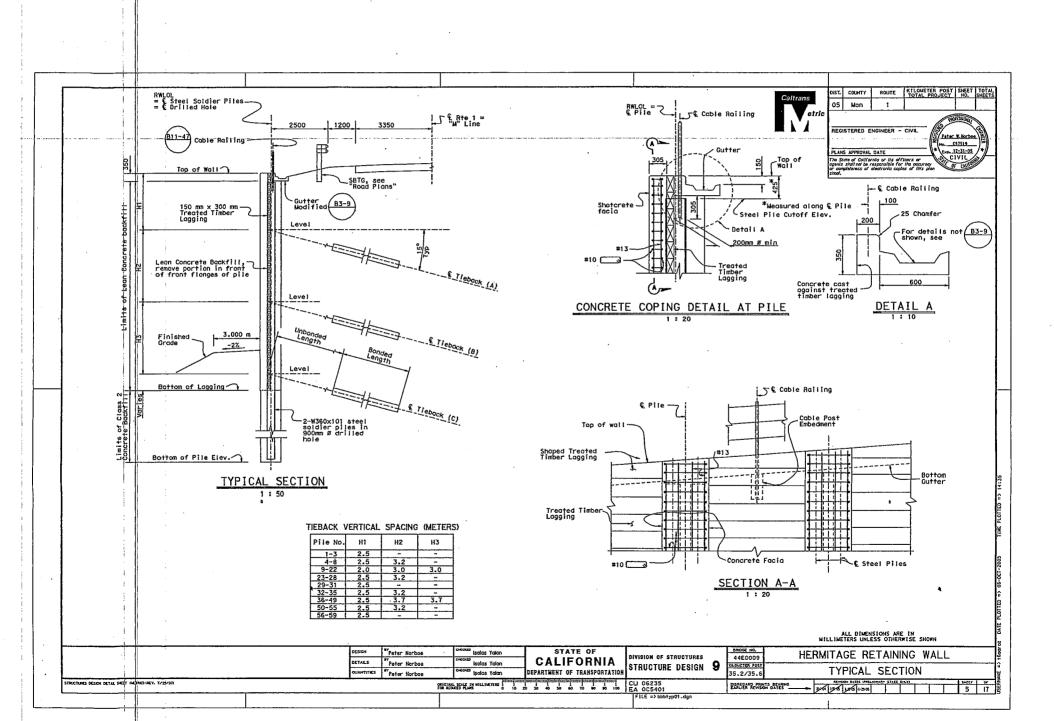


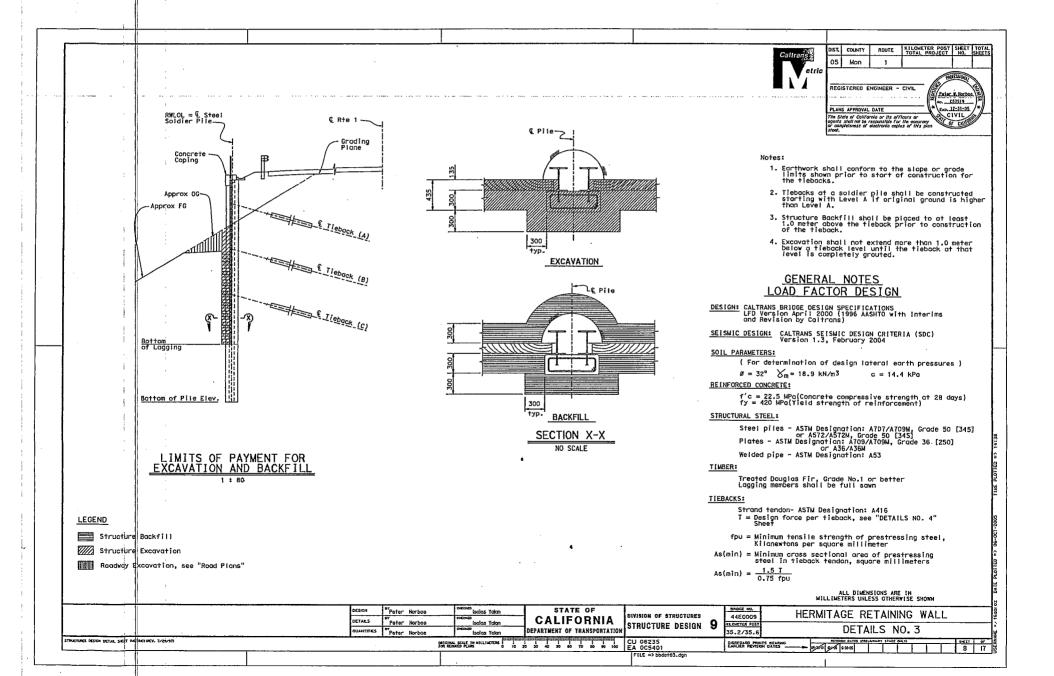










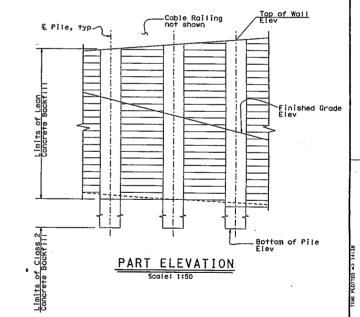


Peter W. Horbos

#### PILE & TIEBACK DATA TABLE

					,					Ti	ebacks		
	Pile			Top of Bottom	Pile		Finished	T1 =A		T2 =B		T3 =C	
Station	Station   I   I   I   I   I   I   I   I   I			Section C		T	Unbonded Length	T	Unbonded Length	Т	Unbonded Length		
(m)		(m)	(m)	(m)			(m)	(kN)	(m)	(kN)	(m)	(kN)	(m)
10+00.410	1	109,216	109.616	99.500	2-#3	101×06	109.616	450	11		-	=	-
10+03.160	2	109.434	109.834	99.500	L	_	109.834	450	11	ı	-		1
10+05.910	3	109.652	110.052	99.000			108.879	450	11		-	-	-
10+08.660	4	109.870	110.270	96.500			108.156	450	11	600		-	
10+14.410	5	110.089	110.489	96.000			107.366	450	11	600	-	-	-
10+14.160	9	110.085	110.707	96.000			106.051	450	11	600	6	-	-
10+16.910	7	110.526	110.926	95.500			105.327	450	11	800	6	-	_
10+19.660	- 8	110.744	111.144	95.000			104.538	450	11	800	6		
10+22.410	9	110.962	111.362	89.000			104.627	750	11	800	В	700	6
10+25.160	10	111.181	111.581	88.500			104.627	750	13	800	8	700	6
10+27.910	11	111.399	111.799	89.000			104.801	750	15	800	8	700	6
10+30.660	12	111.601	112.001	89.500			104.932	750	18	800	8	700	6
10+33.410	13	111.760	112.160	90.000			105.130	750	18	800	8	700	6
10+36.160	14	111.160	112.318	90.000			105.327	750	18	800	8	700	6
10+38.910	15	112.076	112.476	90.000			105.470	750	18	800	8	700	6
10+41.660	16	112.234	112,634	90,000			105.656	750	18	800	8	700	6
10+44.410	17	112.493	112.793	90.000			105.788	750	18	800	- 8	700	6
10+47.160	18	112.551	112.951	90.500			105.985	750	18	800	8	700	6
10+49.910	19	112.709	113,109	90.500			106.182	750	18	800	- 8	700	6
10+52.660	20	112.709	113.267	91.000			106.380	750	18	800	8	700	6
10+55.410	21	113.025	113.425	91.000			106.461	750	18	800	8	700	6
10+58.160	22	113.025	113.584	91.500			106.601	750	15	800	8	700	6
10+60.910	23	113.184	113.742	96.500			107.103	450	13	800	8	~	-
10+63.660	24		113.900	97.000			107.761	450	13	800	8	-	-
10+66.410	25	113.500	114.058	98.500			108.287	450	13	600	8	-	
10+69.160	26	113.658	114.217	99,000			108.945	450	13	600	8	_	-
10+71.910	27		114.375	99.500			109.537	450	13	600	6		-
10+74.660	28	113,975	114,533	100.500			110.063	450	13	600	6	-	-
10+77.410	29	114.133	114.691	104.000			110.787	450	13	-	-	-	-

(For piles 30-59, see "DETAILS NO. 5" sheet)



ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN

STATE OF
CALIFORNIA
DEPARTMENT OF THANSPORTATION Peter Norboe DETALS Peter Norboe Isalas Yalan ANTITIES Preter Norboe

DIVISION OF STRUCTURES STRUCTURE DESIGN 9

44E0009 ENOWETER POST 35.2/35.6 HERMITAGE RETAINING WALL DETAILS NO. 4

DISRECARD PRINTS BEARING EARLIER REVISION DATES

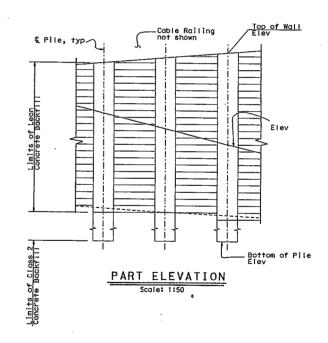


OIST.	COUNTY	ROUTE	KILOMETER POST TOTAL PROJECT		TOTAL
05	Mon	1			
	STEREO E		CIVIL Pater	ALHOCOO S1519	
PLAN	S APPROVAL	DATE		2-31-05	/*//
agents	shall not be r	nia or its of a	licers or the occurred	LCATION	

(For piles 1-29, see "DETAILS NO. 4" sheet)

## PILE & TIEBACK DATA TABLE

										Τí	ebacks			
Station	Pile	Top of	Top of		Pile		Finished		T <sub>1</sub> =A		T2 ≈B		T₃ ≕C	
	No.	Lagging Elev	Wall Elev	of Pile Elev	Section	n Grade Elev	Т	Unbonded Length	Т	Unbonded Length	Т	Unbonded Length		
(m)		(m)	(m)	(m)			(m)	(kN)	(m)	(kN)	(m)	(KN)	(m)	
10+80.160	30	114.450	114.850		2-W36	0×101	111.247	450	13	-	-	-	-	
10+82.910	_31_	114.608	115.008				110.787	450	13			-	_	
10+85.660	32	114.766	115.166		<u> </u>		110.312	450	13	800	6	-	-	
10+88,410	33	114.924	115.324	99.500			109.900	450	13	800	- 6	-	-	
10+91.160	34	115.082	115.482	99.000			109.471	450	13	800	6	-		
10+93.910	35	115.241	115.641	97.000			109.011	450	13	1050	10	-	-	
10+96.660	36	115.399	115.799	92.500			108.633	750	15	750	14	800	11	
10+99.410	37	115.557	115.957	92.000			108.211	750	18	750	16	800	11	
11+02.160	38	115.715	116.115	92.000			107.696	750	22	750	16	800	11	
11+04.910	39	115.874	116.274	91.500			107.170	750	22	750	16	800	11	
11+07.660	40	115.032	116.432	89.500			106.775	900	22	750	16	1050	11	
11+10.410	41	116.191	116.591	87.500			106.315	.900	. 22	750	16	1400	11	
11+13.160	42	116.131	116.756	87.000			105.920	900	22	750.	16	1400	11	
11+15.910	43	116.522	116.922	87.000			105.986	900	22	750	. :16 "	1400	11	
11+18.660	_44	116.687	117.087	87.000			106.052	900	22	750	16	1400	11	
11+21.410	45	116.852	117.252	87.500			106.183	900	22	750	16	1400	11	
11+24.160	46	117.017	117.417	89.500			106.907	900	22	750	16	1050	11	
11+26.910	_47		117.582	92.000			107.828	750	22	750	16	800	11	
11+29.660	48	117.182	117.747	93.000			108.814	750	. 22	:750	16	800	11	
11+32.410	49	117.512	117.912	94.000			109.801	750	22	750	16	800	11	
11+35.160	50	117.677	118.077	99.000			110.721	450	20	1050	14			
11+37.910	51		118,242	101.000			111.653	450	18	750	12	_		
11+40.660	52	117.842	118.404	103.000			112.623	450	15	600	10	-		
11+43,410	53	118.155	118.556	104.000			113,583	450	12	600	8			
11+46.160	54		118.709	104.500			114.839	450	12	600	8			
11+48.910	55	118.309		105.500			116,630	450	12	600	8			
11+51.660	56	118.461		108.500		-	118.014	450	8	-500		-		
11+54.410	57	118.614	119.166			-	118.166	450	8					
11+57.660	58	118.766		109.500	+		118.166	450						
11+59.910	59			109.500	2-W36/	22101	118.166	450	8				<u>-</u>	



ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SHOWN

- 1									METERS UNLESS OTHERWISE SHOWN	
			DESIGN	Peter Norboe	Isalas Yalan	STATE OF		BRICE NO.	DAILTACE DETAINING WALL	
: I	1		DETALS	Peter Horboe	isolas Yalan	I CALIFORNIA I	DIVISION OF STRUCTURES		RMITAGE RETAINING WALL	, j
٠ ا			QUANTITIES	Peter Norboe	Isalas Yalan	DEPARTMENT OF TRANSPORTATION	STRUCTURE DESIGN 9	35.2/35.6	DETAILS NO. 5	# W
- 1	STRUCTURES DESIGN DETAIL SHEET DET	ici (85.V. 7/23/91)		oa i c	HELE SEAR IN WILLINGTERS CHIMINGHING	lainne kossineren urbineren kontentriosisi dumblen urbi	CU 06235	DISREGARD PRINTS BEARING	REVISION DATES WALLAUMARY STACE COLLY) SHEET	- P
•							FILE => bbdet05.don	EXCEPT REVISOR DATES	10   10   10   10   10   10   10   10	17 5
	i	l I					FILE ST DEGETOS.OGN		1	

## **MONTEREY COUNTY**

# **Planning and Building Inspection Department**

168 West Alisal Street, 2<sup>nd</sup> Floor, Salinas, CA 93901 Phone: (831) 755-5025 Fax: (831)755-5487



# Instructions for Completing and Recording Indemnification Agreements, Permit Approval Notices, and Other Documents

This form provides instructions for completing the Indemnification Agreements and Permit Approval Notices that are required as a condition of approval for all applicable planning permits. The owner(s) or lessee(s) of the subject property will need to sign and record these documents according to the instructions below prior to the issuance of a building permit or commencement of any activity granted by the planning permit or, in the case of a subdivision, the recording of the final map.

Because these are legal documents that will be reviewed and signed by County Counsel, please make sure that you follow these instructions exactly. Completing these forms incorrectly will delay the clearance of these conditions. If you have any questions, call your project planner or the planner-of-the-day at (831) 755-5025.

### I. <u>INDEMNIFICATION AGREEMENT</u>

- 1. **Type the legal description** for the subject property on a separate sheet of paper, **or** obtain a copy of the legal description. Label this document as **Exhibit "A"**. A property's legal description can be found on or attached to the deed to the property. If you do not have the deed to your property, a copy can be obtained from the County Recorder's Office.
- 2. Label a single-sided copy of your planning permit resolution (Findings & Decision) as Exhibit "B".
- 3. Staple Exhibit "A" and Exhibit "B" to the back of the Indemnification Agreement.
- 4. **Print clearly or type the name** of the owner(s)/lessee(s) in the blank in the first paragraph of the document and on the 3<sup>rd</sup> page of the document in the section labeled "Print or type Owner(s) Name". If there is more than one owner or lessee, enter the all the names. If the owner/lessee is not an individual, then the person(s) signing must indicate their capacity to sign (i.e. trustee, president, treasurer, etc.). If the owner/lessee is a corporation, 11c, or other artificial entity, the document **must** contain the signature and title of two corporate officers: (one by the Chair, President, or Vice-President **AND** one by the Treasurer, Secretary or Financial Officer). If such officers do not exist, special and additional documentation will be required to substantiate the authority of the signing parties. This may entail additional time and expense.
- 5. Take the document and all associated exhibits to a Notary Public. The owner(s)/lessee(s) can now sign the document (in blue ink) in front of the Notary Public.
- 6. **Submit the notarized Indemnification Agreement** with all attachments to the project planner. The project planner will obtain County Counsel and Director of Planning and Building Inspection signatures, after which you will be called to pick up the document for delivery to the County Recorder's Office for recording.

#### II. PERMIT APPROVAL NOTICE

- 1. **Type the legal description** for the subject property on a separate sheet of paper, **or** obtain a copy of the legal description. Label this document as **Exhibit "A"**. A property's legal description can be found on or attached to the deed to the property. If you do not have the deed to your property, a copy can be obtained from the County Recorder's Office.
- 2. Print clearly or type the name of the owner(s)/lessee(s) in the blank in the space provided. If there is more than one owner or lessee, enter the all the names. If the owner/lessee is not an individual, then the person(s) signing must indicate their capacity to sign (i.e. trustee, president, treasurer, etc.). If the owner/lessee is a corporation, 11c, or other artificial entity, the document must contain the signature and title of two corporate officers: (one by the Chair, President, or Vice-President AND one by the Treasurer, Secretary or Financial Officer). If such officers do not exist, special and additional documentation will be required to substantiate the authority of the signing parties. This may entail additional time and expense.
- 3. Take the document and all associated exhibits to the Notary Public and the owner/lessee can now sign the document (in blue ink) in front of the Notary Public as was done for the Indemnification Agreement.
- 4. This document is now ready for recording. The Permit Approval Notice does not require any additional signatures.
- 5. Your project planner will call you when the other signatures for the Indemnification Agreement have been obtained and the document is ready to record. Pick up the signed Indemnification Agreement from your planner and take it and the Permit Approval Notice to the County Recorder's Office for recording. This will satisfy these conditions. If your project includes a Mitigation Monitoring Agreement, appropriate fees shall be required payable to Monterey County Planning and Building Inspection at the time that you pick up the signed agreement prior to recordation. If you would like to expedite the clearance of these conditions you can request a receipt from the Recorders Office at the time of recordation and submit the receipt to your project planner as evidence of recordation.

#### III. OTHER DOCUMENTS THAT REQUIRE RECORDING

Certain permits may contain additional conditions that require the recording of documents in addition to the Indemnification Agreement and Permit Approval Notice. These may include Mitigation Monitoring Agreements, deed restrictions, deed notices, and/or certain types of easements. The procedure for satisfying these conditions is very similar to the ones for Indemnification Agreements and Permit Approval Notices. All documents must have legal descriptions and notarized signatures. Ask your planner if you have any questions when completing these other forms. Additional documentation may require additional time to ensure legal adequacy of signatures and action.

#### NOTES:

- All documents to be recorded must be on 8 ½" X 11" paper.
- All pages must be single-sided.
- All documents must be signed by the owner(s) or Lessee(s) before a notary public.
- Except for the signatures, all entries must be typed (preferable) or clearly printed.
- All signatures must be in blue ink
- For questions, call your project planner at (831) 755-5025 or for questions regarding the recordation process itself (fees, document format, etc.) call the Monterey County Recorder at (831) 755-5041.

(Recording Instructions.doc: 7/08/03)

# COUNTY OF MONTEREY CONDITION OF COMPLIANCE

APPLICANT/REP'S NAME: CALTRANS

FILE NUMBER: PLN050585

Your development application was approved subject to certain conditions, which you must fulfill to the satisfaction of various County departments or state agencies.

Read the enclosed resolution carefully. If you have any questions regarding conditions, contact your project planner or the applicable department listed below:

## **COUNTY DEPARTMENTS**

<b>Monterey County Planning and Building Inspection</b>	Monterey County Department of Public Works				
168 W. Alisal Street, 2 <sup>nd</sup> Floor, Salinas, CA 93901	312 E. Alisal Street, Salinas CA 93901				
Contact your Project Planner: Shandell Frank	Contact: Bryce Hori				
(831) 755-5185 Fax 757-9516	(831) 755-4800 755-4958 Fax				
Monterey County Health Department	Monterey County Water Resources Agency				
1270 Natividad Road, Salinas CA 93901	893 Blanco Circle, Salinas CA 93901				
Contact: John Hodges	Contact: Tom Moss				
(831) 755-4500 755-8929 Fax	(831) 755-4860 424-7935 Fax				

### **FIRE DISTRICTS**

Aromas Fire District	Cachagua Fire District	California Department of Forestry &
492 Carpenteria Road	PO Box 2090	Fire Protection (CDF)
Aromas CA 95004-9613	Carmel Valley CA 93924	[Coastal]
(831) 726-3130	(831) 659-7700 Phone & Fax	C/O Carmel Hills Station
(831) 726-3131 Fax		4180 17 Mile Dr
		Pebble Beach CA 93953
		(831) 625-6415
		(831) 625-2839 Fax
California Department of Forestry &	California Department of Forestry &	Carmel Highlands Fire District
Fire Protection (CDF)	Fire Protection (CDF)	73 Fern Canyon Rd
[Central Valley]	[South County]	Carmel CA 93923
743 Reich St	743 Reich St	(831) 624-2374
King City CA 93930	King City CA 93930	(831) 624-2363 Fax
(831) 385-5413	(805) 472-2244	
(831) 385-3366 Fax	(805) 472-9518 Fax	
Carmel Valley Fire Protection District	Cypress Fire District	Gonzales Rural Fire
8455 Carmel Valley Rd	C/O Carmel Highlands FPD	PO Box 647
Carmel CA 93923		Gonzales CA 93926
(831) 624-5907		(831) 675-2644
(831) 625-2941 Fax		
Greenfield Fire Protection District	Mission Soledad Rural Fire	North County Fire Protection District
C/O Carmel Fire Protection Associates	248 Main St	11200 Speegle St
PO Box 7168	Soledad CA 93960	Castroville CA 95012
Carmel CA 93921	(831) 678-3963 Ext. 118	(831) 633-2578
(831) 624-8303	(831) 678-3965 Fax	(831) 633-2572 Fax
(831) 624-7739 Fax		
Pebble Beach Community Services	Salinas Rural Fire Protection District	
District	201 B Monterey Salinas Hwy	
3101-B Forest Lake Rd	Salinas CA 93908	
Pebble Beach CA 93953	(831) 455-1828	
(831) 375-9644 Ext. 221	(831) 455-0646 Fax	
(831) 373-2357 Fax		

Recording Requested by and When Recorded, Mail to: Monterey County Planning and Building Inspection Department 168 West Alisal St, 2<sup>nd</sup> Floor Salinas, CA 93901

Space above for Recorder's Use

#### PERMIT APPROVAL NOTICE

1. PROJECT NAME: CALTRANS (HERMITAGE SLOPE)

APPLICANT(S) NAME: CALTRANS
 FILE NO: PLN050585

4. RESOLUTION NO: 05069

- ASSESSOR'S PARCEL NO.(S): 422-011-020-000 M
- 6. PROJECT PLANNER: FRANK
- 7. LEGAL DESCRIPTION: SEE EXHIBIT "A"

A Permit (PLN050585) was approved by the Monterey County Director of P&BI for Assessor's Parcel Number 422-011-020-000, 420911017-000, 422-011-021-000 on December 14, 2005 The permit was granted subject to 8 conditions of approval and 0 on-going mitigation measures which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department.

8.	OWNER(S) SIGNATURE(S):		
		DATE:	
		DATE:	
NOTE:	OWNER'S SIGNATURE(S) MUST BE	E ACKNOWLEDGED BEFORE A NOTARY PU	JBLIC
	OF CALIFORNIA) TY OF MONTEREY)		
satisfact acknow his/her/t	, percory evidence) to be the person(s) whose ledge me that he/she/they executed the sa	, Notary Public, personally appersonally known to me (or proved to me on the baname(s) is/are subscribed to the within instrumename in his/her/their authorized capacity(ies), and the erson(s), or the entity upon behalf of which the person(s).	isis of it and that by
WITNE	SS my hand and official seal.		
	(Se	al)	
Signatu	re	_	
יי א אדער ז	TARGER OF NOT ARCED C	ND CMALLED THAN 8 1/2" Y 11"	



# **NOTICE OF APPEAL**

Monterey County Code Title 19 (Subdivisions) Title 20 (Zoning) Title 21 (Zoning)

-		_		on is given. If you wish to j		
		before JAN 0 3 20 the applicant). Date of		0 days after written notice C 1 4 2005	e of the decision has bed	?n
1.	Pl	ease give the following int	formation:			
	a)	Your name				_
	b)	Address		City	Zip	_
	c)			·		-
2.	In	dicate your interest in the	decision by check	ing the appropriate box:		
		Applicant				
		Neighbor				
		Other (please state)				_
3.	If	you are not the applicant,	please give the ap	plicant's name:	ì	*
						_
	1.	Indicate the file number body.	er of the application	on that is the subject of the ap	opeal and the decision maki	ng
5	5.		File Number	Type of Application	Area	
а	a)	Planning Commission:				
t	o)	Zoning Administrator:	<del></del>			
· · · · ·	c)					
	1)	Administrative Permit:				

		(Clerk to the Roard)
ACCE	PTED	DATE
APPE	LLANT	SIGNATUREDATE
9.		appeal is accepted when the Clerk to the Board's Office accepts the appeal as complete on its face, es the filing fee (\$4,698.84) and stamped addressed envelopes.
8.	public	are required to submit stamped addressed envelopes for use in notifying interested persons that a hearing has been set for the appeal. The Planning and Building Inspection Department will provide ith a mailing list.
7.	(Plann Inspec	rt of the application approval or denial process, findings were made by the decision making body ing Commission, Zoning Administrator, Subdivision Committee or Director of Planning and Building tion). In order to file a valid appeal, you must give specific reasons why you disagree with the gs made. (Attach extra sheets if necessary).
	checke genera	nust next give a brief and specific statement in support of each of the bases for appeal that you have ad above. The Board of Supervisors will <u>not</u> accept an application for appeal that is stated in lities, legal or otherwise. If you are appealing specific conditions, you must list the number of each ion and the basis for your appeal. (Attach extra sheets if necessary).
		The decision was contrary to law.
		The findings or decision or conditions are not supported by the evidence; or
		There was a lack of fair or impartial hearing; or
6.	Check	the appropriate box(es) to indicate which of the following reasons form the basis for your appeal:
		Condition(s) you are appearing. (Attach extra sheets in necessary).
	b)	If you are appealing one or more conditions of approval, list the condition number and state the condition(s) you are appealing. (Attach extra sheets if necessary).
	a)	Are you appealing the approval $\square$ or the denial $\square$ of an application? (Check appropriate box)
5.	What i	s the nature of your appeal?