

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

REDLICH (PLN090387)

RESOLUTION NO. 10-013

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting PLN090387 per Section 15303 of the CEQA Guidelines, and
- 2) Approving an Amendment to a previously-approved Combined Development Permit (PLN090097) consisting of 1) a Coastal Administrative Permit for the demolition of an existing 6,000 square foot single family dwelling with an attached carport and an existing 120 square foot shed, and the construction of a new 5,252 square foot single family dwelling with an attached 520 square foot garage and 328 square foot detached studio and the installation of a 52,332 gallon cistern below the approved driveway, and grading consisting of 1,400 cubic yards of cut and 930 cubic yards of fill (zero net export due to compaction); 2) a Coastal Administrative Permit for the construction of a 420 square foot detached guesthouse; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) Design Approval.

(PLN090387, Redlich, 26221 Hilltop Place, Carmel Point, Carmel Area Land Use Plan, APN: 009-451-002-000)

The Redlich application (PLN090387) came on for public hearing before the Monterey County Zoning Administrator on February 25, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has received and processed an amendment to PLN090097.

EVIDENCE: a) On August 13, 2009, the Zoning Administrator approved PLN090097 for a Combined Development Permit to allow the demolition of an existing 6,000 square foot single family dwelling with an attached carport and an existing 120 square foot shed, construction of a new 5,252 square foot single family dwelling with an attached 520 square foot garage, a 328 square foot detached studio, and a 420 square foot detached guesthouse, development within 750 feet of a known

- archaeological resource, and Design Approval.
- b) An application for an Amendment was submitted on December 10, 2009. The expiration date for PLN090097 is August 13, 2013.
 - c) This Amendment consists of the installation of a 52,332 gallon cistern below the approved driveway, and grading consisting of 1,400 cubic yards of cut and 930 cubic yards of fill. There will be zero net export due to compaction of the excavated cut. These modifications shall be in addition to the previously applied findings, evidence and conditions of the Combined Development Permit (PLN090097) incorporated into Exhibit 1.
 - d) New Conditions of Approval are incorporated in Exhibit 1 (Condition Nos. 19 and 23).
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed amendment found in Project Files PLN090097 and PLN090387.

2. **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 Monterey County General Plan,
- Carmel Area Land Use Plan,
- Carmel Area Coastal Implementation Plan,
- Monterey County Zoning Ordinance (Title 20)

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) The property is located at 26221 Hilltop Place, Carmel Point (Assessor's Parcel Number 009-451-002-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre, with a Design Control District Overlay and an 18-foot height limit, Coastal Zone ["MDR/2-D (18) (CZ)"], which allows the construction of accessory structures. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on November 24, 2009, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Archaeological Resources: County records identify the project site is within an area of high sensitivity for prehistoric cultural resources, and PLN090097 included a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. An archaeological survey prepared for PLN090097 concluded that there is no surface evidence of potentially significant archaeological resources. The applicant also submitted a supplemental archaeological report for PLN090387 which concluded the excavation for the cistern will not impact any potentially significant archaeological resources. The

potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of the County's standard project condition (Condition No. 3).

- e) PLN090387 was not referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this amendment application did not warrant referral to the LUAC.
- f) PLN090097 was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review, and the Carmel Highlands LUAC unanimously recommended approval, with comments and conditions, at a public meeting held on June 15, 2009. The LUAC recommended three conditions related to structural setback, gate design, and wall design. Staff clarified the setback requirement for the studio, and the applicant submitted revised plans for PLN090097 depicting the studio location with a 50 foot setback. The applicant also submitted revised plans depicting a gate and wall design consistent with the LUAC's conditions regarding openings.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development, including the amendment, found in Project Files PLN090097 and PLN090387.

3. **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: RMA - Planning Department, Cypress Fire Protection District, Parks Department, Public Works Department, Environmental Health Division, and Water Resources Agency. In addition, the Parks Department reviewed PLN090097. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended for PLN090387 and conditions recommended under PLN090097 have been incorporated into Exhibit 1.

- b) For PLN090387, staff identified potential impacts to Archaeological Resources. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources, and PLN090097 included a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. An archaeological survey prepared for PLN090097 concluded that there is no surface evidence of potentially significant archaeological resources. The applicant also submitted a supplemental archaeological report for PLN090387 which concluded the excavation for the cistern will not impact any potentially significant archaeological resources. County staff independently reviewed this report and concurs with its conclusions. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of a non-standard project condition (Condition No. 3). An archaeological monitor shall be present during the excavation

phase of the project. The following report has been prepared:

- Updated Preliminary Cultural Resources Reconnaissance (LIB090505) prepared by Susan Morley, Marina, California, November 10, 2009.
- c) For PLN090097, staff identified potential impacts to Biological Resources, Archaeological Resources, and Historic Resources. The project is consistent with applicable policies and regulations. 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - "Tree Survey (LIB090328) prepared by Urban Tree Management, Los Gatos, California, April 22, 2009.
 - Preliminary Cultural Resources Reconnaissance (LIB090327) prepared by Susan Morley, Marina, California, March 2009.
 - Phase I Historical Evaluation (Revised) (LIB090329) prepared by JRP Historical Consulting LLC, Davis, California, April 15, 2009.
- d) Staff conducted a site inspection on November 24, 2009, to verify that the site is suitable for this use. In addition, staff conducted a site inspection on March 31, 2009, for PLN090097.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development, including the amendment, found in Project Files PLN090097 and PLN090387.

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 RMA - Planning Department, Cypress Fire Protection District, Public Works Department, Environmental Health Division, and Water Resources Agency. In addition, PLN090097 was reviewed by the Parks Department. The respective departments/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 are available. The residence demolished under PLN090097 had public water and sewer connections (Cal Am and Carmel Area Wastewater District, respectively). The proposed residence, studio, and guesthouse will continue to use these same connections.
 - c) Preceding findings and supporting evidence for PLN090387.

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. No violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on the subject property.
b) Staff conducted a site inspection on November 24, 2009, and researched County records to assess if any violation exists on the subject property.
c) There are no known violations on the subject parcel.
d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development, including the amendment, found in Project Files PLN090097 and PLN090387.

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 (Class 3) categorically exempts the construction of new, small facilities or structures.
b) The project, as proposed, consists of the installation of a 52,332 gallon cistern below the approved driveway, and grading consisting of 1,400 cubic yards of cut and 930 cubic yards of fill. There will be zero net export due to compaction of the excavated cut. The project is consistent with Class 3 categorical exemption per Evidence 5a above.
c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 24, 2009.
d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
e) See preceding and following findings and supporting evidence.
f) The County categorically exempted PLN090097 under CEQA Guidelines Sections 15302 (Class 2) and 15303 (Class 3). Section 15302 categorically exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
g) PLN090097 consisted of the demolition of an existing 6,000 square foot single family dwelling with an attached carport and an existing 120 square foot shed, and construction of a new 5,252 square foot single family dwelling with an attached 520 square foot garage, a 328 square foot detached studio, and a 420 square foot detached guesthouse. The project is consistent with both the Class 2 and Class 3 categorical exemptions per Evidences 5a and 5f above.

7. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Public Access Map, in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development, including the amendment, found in Project Files PLN090097 and PLN090387.
 - e) The project planner conducted a site inspection on November 24, 2009.

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

- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). Approved projects involving development in the underlying zone as a conditional use, are appealable to the Coastal Commission.

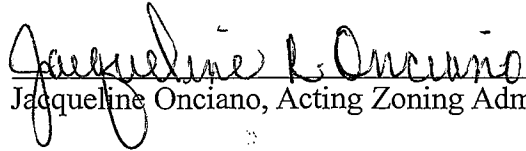
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Categorically exempt PLN090387 per CEQA Guidelines Section 15303, and
- B. Approve an Amendment to a previously-approved Combined Development Permit (PLN090097) consisting of 1) a Coastal Administrative Permit for the demolition of an existing 6,000 square foot single family dwelling with an attached carport and an existing 120 square foot shed, and the construction of a new 5,252 square foot single family dwelling with an attached 520 square foot garage and 328 square foot detached studio, the installation of a 52,332 gallon cistern below the approved driveway, and grading consisting of 1,400 cubic yards of cut and 930 cubic yards of fill (zero net export due to compaction); 2) a Coastal Administrative Permit for the construction of a 420 square foot detached guesthouse; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) Design Approval, in general

conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of February, 2010.


Jacqueline Onciano, Acting Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAR 03 2010**

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 **MAR 13 2010**

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

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

NOTES

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

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

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 10-013 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: REDLICH
File No: PLN090387 **APN:** 009-451-002-000
Approved by: Zoning Administrator **Date:** February 25, 2010

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Amendment (PLN090387) to a previously-approved Combined Development Permit (PLN090097) allows the demolition of an existing 6,000 square foot single family dwelling with an attached carport and an existing 120 square foot shed, construction of a new 5,252 square foot single family dwelling with an attached 520 square foot garage, a 328 square foot detached studio, and a 420 square foot detached guesthouse, development within 750 feet of a known archaeological resource, Design Approval, the installation of a 52,332 gallon cistern below the approved driveway, and grading consisting of 1,400 cubic yards of cut and 930 cubic yards of fill (zero net export due to compaction). The property is located at 26221 Hilltop Place, Carmel Point (Assessor’s Parcel Number 009-451-002-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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 the RMA - Planning Department.</p> <p>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.</p>	<p>Owner / Applicant</p> <p>RMA - Planning</p> <p>WRA</p> <p>RMA - Planning</p>	<p>Ongoing, unless otherwise stated.</p>	

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		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. (RMA-Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-013) was approved by the Zoning Administrator for Assessor's Parcel Number 009-451-002-000 on February 25, 2010. The permit was granted subject to twenty-four (24) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner / Applicant RMA-Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT - HIGH ARCHAEOLOGICAL SENSITIVITY (NON-STANDARD) An archaeological monitor shall be present during the excavation phase of the project. The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If potentially significant cultural resources are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. Prior to issuance of a grading permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified archaeologist for review and approval. (RMA - Planning Department)	The applicant shall submit a contract with a Registered Professional Archeologist to the Director of the RMA – Planning Department for review and approval. The requirements of this measure shall be included as a note on all grading and building plans. The monitoring archaeologist shall conduct data recovery, analysis, reporting, and curation of any cultural materials discovered during the project. Copies of all reports shall be submitted to the RMA-Planning Department.	Owner / Applicant per Archaeologist	Prior to the issuance of a grading permit.	
4.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.	Owner / Applicant	Upon demand of County Counsel or concurrent	CLRD November 6, 2009 DOC# 2009 070252

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures 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 Compliance	Timing	Verification of Compliance (name/date)
		<p>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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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. (RMA - Planning Department)</p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>		<p>with the issuance of building permits, or use of the property, whichever occurs first and as applicable.</p>	
5.		<p>PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection,</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p> <p>Submit on-going evidence that tree protection measures are in place through out grading and construction</p>	<p>Owner / Applicant</p> <p>Owner / Applicant / Arborist</p>	<p>Prior to the issuance of grading and/or building permits.</p> <p>During construction.</p>	<p>CLRD October 8, 2009</p>

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures 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 Compliance	Timing	Verification of Compliance (name/date)
		approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	phases. If damage is possible, submit an interim report prepared by a certified arborist.			
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner / Applicant	Prior to final inspection.	
6.		PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) 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 the RMA - Planning Department. 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 RMA - Planning Department. 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. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner / Applicant / Licensed Landscape Contractor / Licensed Landscape Architect	Prior to issuance of building permit.	CLRD October 8, 2009
			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 RMA - Planning Department.	Owner / Applicant / Licensed Landscape Contractor / Licensed Landscape Architect	Prior to occupancy.	
			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.	Owner / Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
7.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>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 applicant shall submit 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 the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner / Applicant	Prior to the issuance of building permit.	CLRD October 9, 2009
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner / Applicant	Prior to occupancy. / Ongoing	
8.		<p>PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> • Only one guesthouse shall be allowed per lot. • Detached guesthouses shall be located in close proximity to the principal residence. • Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements. • The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens • The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets • The guesthouse shall not exceed 425 square feet of livable floor area 	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	Owner / Applicant	Prior to the issuance of grading and/or building permits.	CLRD October 27, 2009
			<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	Owner / Applicant	Prior to occupancy or commencement of use.	CLRD November 6, 2009 DOC # 2009 070253

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		<ul style="list-style-type: none"> The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited. The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. The guesthouse height shall not exceed 12 feet nor be more than one story. <p>(RMA – Planning Department)</p>				
9.		<p>PD029 - HOURS OF OPERATION/CONTRACTORS (NON-STANDARD) During all phases of demolition and construction, contractor hours of operation shall be limited to the hours of 7:00 am to 7:00 pm, Monday through Friday, and 8:00 am to 7:00 pm on Saturday. No demolition or construction activities shall occur on Sunday. (RMA – Planning Department)</p>	Demonstrate compliance with the hours of operation to the Director of RMA – Planning Department.	Owner / Applicant	Ongoing during all phases of demolition and construction.	
10.		<p>PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on February 25, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)</p>	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner / Applicant	As stated in the conditions of approval.	
11.		<p>PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p>	Install and maintain utility and distribution lines underground.	Owner / Applicant	Ongoing	
12.		<p>PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building</p>	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The	Owner / Applicant	Prior to the issuance of grading	CLRD September 30, 2009

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures 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 Compliance	Timing	Verification of Compliance (name/date)
		plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	benchmark shall remain visible onsite until final building inspection. 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.		and/or building permits. Prior to final inspection.	
13.		PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. (RMA – Planning Department)	Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition. Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Owner / Applicant / Contractor Owner / Applicant / Contractor / Air District	Prior to the issuance of a demolition permit. During demolition.	CLRD September 30, 2009 CLRD November 24, 2009
Monterey County Water Resources Agency						
14.		WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner / Applicant / Engineer	Prior to issuance of any grading or	CLRD October 2, 2009

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)			building permits.	
15.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner / Applicant	Prior to final building inspection/occupancy.	
16.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner / Applicant	Prior to issuance of any building permits.	CLRD October 2, 2009
Cypress Fire Protection District						
17.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	CLRD February 12, 2010

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Cypress Fire Protection District)	Applicant shall schedule fire dept. rough sprinkler inspection.	Owner / Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection.	Owner / Applicant	Prior to final building inspection.	
18.		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Cypress Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	CLRD February 12, 2010
19.		FIRE030 - DRIVEWAY WEIGHT RATING (NON-STANDARD) The driveway shall be certified to hold the weight of a 22 ton fire engine. (Cypress Fire Protection District)	The applicant shall provide evidence from a licensed civil engineer, to the Cypress Fire Protection District, the Director of the RMA - Planning Department, and to the Director of the RMA - Building Services Department for review and approval, that the driveway is certified to hold the weight of a 22 ton vehicle.	Owner / Applicant	Prior to issuance of building permit.	
Parks Department						
20.		PKSSP001 - HISTORICAL SIGNAGE (NON-STANDARD) The applicant shall erect signage and commentary, visible to the public, containing photographs and text regarding the history of the property. Signs shall be erected on both Hilltop Place and Isabella Avenue. The applicant shall submit proof of signage installation to the Parks Department. (Parks Department)	The applicant shall submit the proposed sign design to the Parks Department for review and approval.	Owner / Applicant	Prior to issuance of building permit.	CLRD February 12, 2010
			The applicant shall submit proof of sign installation to the Parks Department.	Owner / Applicant	Prior to final inspection/ Occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA - Public Works Department						
21.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Isabella Avenue. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner / Applicant	Prior to issuance of building or grading permits.	CLRD November 5, 2009
22.		PWSP001 – CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD) Prior to issuance of Grading Permits or Building Permits, applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the demolition, construction, and grading phases of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works Department)	The applicant shall submit a Construction Management Plan to the RMA-Planning Department and the Department of Public Works for review and approval.	Owner / Applicant	Prior to issuance of building or grading permits.	CLRD October 8, 2009
Environmental Health Division						
23.		EHSP001 – RAINWATER IRRIGATION PLUMBING (NON-STANDARD) All piping for the rainwater system piping shall have continuous tape or be painted with permanent paint marked with the words “DANGER - UNSAFE WATER,” pursuant to Section 1610 of the California	Include a note on the construction plans for the cistern system that indicates how the rainwater distribution piping will be labeled to indicate the water is non-potable.	Owner / Applicant	Prior to the issuance of a building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Plumbing Code, Gray Water Systems. Do not use purple pipe, which identifies recycled water; rainwater is not considered to be recycled water. (Environmental Health)				
24.		EHSP002 – DISCLOSURE OF WATER DISTRIBUTION PLANS TO CAL AM (NON-STANDARD) This property receives water service from California American Water Company (Cal Am), a State Public Water System regulated by the California Department of Public Health. Cal-Am is responsible to ensure the potable water line complies with Title 17 of the California Code of Regulations, regarding cross-connection control. (Environmental Health)	Submit documentation to the Environmental Health Division (EHD) that Cal Am has confirmed the potable water line complies with Title 17 of the California Code of Regulations, regarding cross-connection control.	Owner / Applicant	Prior to final inspection.	

END OF CONDITIONS

CIVIL SPECIFICATIONS

GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN, INDULGENTLY AND HOLD DESIGN PROFESSIONALS' HANDS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONALS.
- ALL WORK SHALL BE IN CONFORMANCE WITH:
 - THE MAY, 2006 EDITION OF "STANDARD SPECIFICATIONS" STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
 - THE MAY, 2006 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
 - THE 2007 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRIC, FIRE AND ENERGY CODES
 - MONTEREY COUNTY GRADING ORDINANCE #2555
 - MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3550.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- THE INTENTION OF THIS GRADING PLAN IS FOR THE CONSTRUCTION OF: A SINGLE FAMILY RESIDENCE AND ACCESSORY STRUCTURE, DRIVEWAY, MULTIPLE STRUCTURES, FLATWORK, AND LANDSCAPE ELEMENTS.
- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL TWENTY-FOUR (24) HOURS PRIOR TO START OF ANY GRADING WORK. THE PERMITTEE OR HIS AGENT SHALL ALSO CALL THE BUILDING OFFICIAL FOR FINAL INSPECTION WHEN THE PROJECT IS COMPLETED. THE GRADING BOND, IF APPLICABLE, IS RELEASED UPON SATISFACTORY COMPLETION OF THE PROJECT.
- NO TREES ARE PROPOSED FOR REMOVAL. TREES SHALL BE PROTECTED FROM CONSTRUCTION ACCORDING TO THE ARBORIST REPORT BY URBAN TREE MANAGEMENT, P. 3-5.
- PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
- ESTIMATED STARTING DATE: 2009
ESTIMATED COMPLETION DATE: 2009
- ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND. (RMA - PLANNING DEPARTMENT; PUBLIC WORKS / PERMIT CONDITION NUMBER 10.)
- THE APPLICANT SHALL HAVE A BENCHMARK PLACED UPON THE PROPERTY AND IDENTIFY THE BENCHMARK ON THE BUILDING PLANS. THE BENCHMARK SHALL REMAIN VISIBLE UNTIL FINAL BUILDING INSPECTION. THE APPLICANT SHALL PROVIDE EVIDENCE FROM A LICENSED CIVIL ENGINEER OR SURVEYOR TO THE DIRECTOR OF THE RMA- BUILDING SERVICES DEPARTMENT FOR REVIEW AND APPROVAL. THAT THE HEIGHT OF THE STRUCTURE(S) FROM THE BENCHMARK IS CONSISTENT WITH WHAT WAS APPROVED ON THE BUILDING PERMIT ASSOCIATED WITH THIS PROJECT. (RMA - PLANNING DEPARTMENT AND BUILDING SERVICES DEPARTMENT / PERMIT CONDITION NUMBER 11.)

GRADING

- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
- ESTIMATED EARTHWORK: 1,400 CY CUT AND 900 CY FILL (ON-SITE BALANCE). VALUES PRESENTED ARE ESTIMATES ONLY AND ARE ADJUSTED FOR AN ESTIMATED 2% COMPACTION OF THE OVERGRAVATED SOILS BELOW THE PROPOSED STRUCTURES. VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING TO BETTER ESTIMATE QUANTITIES. SITE SPOOLS SUCH AS FROM FOUNDATIONS, RETAINING WALLS, UTILITY TRENCHING, ETC. ARE NOT ACCOUNTED FOR IN ABOVE VOLUME.
- ON-SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS GIVEN IN THE PROJECT GEOTECHNICAL REPORT AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. THE PROJECT GEOTECHNICAL REPORT IS ENTITLED: "GEOTECHNICAL INVESTIGATION FOR REDLICH RESIDENCE 79321 HILLTOP PLACE, CARMEL, CALIFORNIA" BY RDMG ENGINEERS, INC. DATED JUNE 2009.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- WHERE FILL SLOPES ARE 5:1 OR STEEPER, THE FILL SHALL BE KEYED INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER. THE BENCH AND KEYWAY DIMENSIONS, AND POSSIBLE REQUIREMENT FOR A SUBDRAIN, SHOULD BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT KEYWAYS (IF REQUIRED) PRIOR TO THE PLACEMENT OF ANY FILL.
- FINISHED CUT/FILL SLOPES SHALL BE NO STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
- ENGINEERED FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION, BASED ON ASTM TEST D1557 EXCEPT THAT THE UPPER 6" OF SUBGRADE SOIL UNDER NEW STRUCTURES, FILL, FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. ROCK OVER 4" IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND SHALL NOT EXCEED 4" IN DEPTH.
- PAO ELEVATIONS SHALL BE CERTIFIED TO D.I. FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THIS PLAN MAY NOT SHOW ALL FOUNDATION AND WALL DRAINS REQUIRED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL VERIFY LOCATION AND DRAINAGE REQUIREMENTS WITH THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION. SUBDRAIN INVERTS AND OUTLET LOCATIONS SHALL BE ADJUSTED IN THE FIELD PER THE GEOTECHNICAL ENGINEER DUE TO ACTUAL FOOTING DEPTHS.
- PROTECT NATIVE TOPSOIL FROM COMPACTION BY SPREADING 2-3" WOOD CHIP/MULCH OVER SITE.
- REMOVE TOPSOIL ONLY IN AREA OF BUILDING AND STOCKPILE ON SITE FOR FINISH GRADING.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN THE 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 THE DOWNHILL SLOPES.
 - RUNOFF FROM THE SITE SHALL BE OBTAINED 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 THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/ EROSION ORD. 2806-16.12.000)
- AN ARCHAEOLOGICAL MONITOR SHALL BE PRESENT DURING ALL PHASES OF THE PROJECT (E.G.: DEMOLITION, GRADING, PAO CONSTRUCTION, TRENCHING, ETC.). THE MONITOR SHALL HAVE THE AUTHORITY TO TEMPORARILY HALT WORK IN ORDER TO EXAMINE ANY POTENTIALLY SIGNIFICANT CULTURAL MATERIALS OR FEATURES. IF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, WORK SHALL BE HALTED IN THE AREA OF THE FIND UNTIL IT CAN BE EVALUATED AND, IF NECESSARY, DATA RECOVERY IS CONDUCTED. PRIOR TO ISSUANCE OF A DEMOLITION PERMIT, THE APPLICANT SHALL PROVIDE TO THE RMA-PLANNING DEPARTMENT A COPY OF THE CONTRACTUAL AGREEMENT WITH A QUALIFIED ARCHAEOLOGIST FOR REVIEW AND APPROVAL. (RMA - PLANNING DEPARTMENT / PERMIT CONDITION NUMBER 3.)

STORM DRAIN

- NEW STORM DRAIN PIPES SHALL BE HDPE OR PVC WITH SMOOTH INSIDE WALL, CONFORMING TO THE PROVISIONS IN SECTION 84, "PLASTIC PIPE," OF THE STANDARD SPECIFICATIONS, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL PERFORATED PIPES SHALL BE PVC SCHEDULE 40 OR APPROVED EQUAL. ALL JOINTS SHALL BE WATER TIGHT.
- 3" DRAIN INLETS SHALL BE ADS OR NDS 3" ATRIUM GRATE IN BLACK AS SHOWN OR AN APPROVED EQUAL.
- 6" INLETS SHALL BE ADS OR NDS (BLACK).
- 12" DRAIN INLETS SHALL BE CENTRAL PRECAST WITH TRAFFIC RATED (14-20) GALVANIZED STEEL GRATE.
- 18" JUNCTION BOX SHALL BE CENTRAL PRECAST.
- SET RIM OF DRAINS AT LOW POINTS IN GRADE AND FLUSH TO FINISH GRADE.
- 6" AND 4" DIAMETER STORM DRAINS PLACED IN THE SAME TRENCH SHALL HAVE A MINIMUM OF 6" SEPARATION BETWEEN PARALLEL PIPES. ON THE SEPARATION AS RECOMMENDED BY THE PIPE MANUFACTURER IF GREATER.
- ALL BUILDING STORM DRAINS/SEWERS SHALL BE 4" DIAMETER, EXCEPT WHERE OTHERWISE NOTED.
- MINIMUM STORM DRAIN PIPE SLOPE SHALL BE 1%. WHERE POSSIBLE, A MINIMUM OF 2% SLOPE SHALL BE PROVIDED.

SANITARY SEWER

- NEW SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE. PVC SEWER PIPE AND COUPLINGS, RUBBER GASKETS AND FITTINGS SHALL CONFORM TO ASTM D-3034, SDR 35.
- MATERIALS FOR CLEANOUTS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND THE DETAILS ON THE CONSTRUCTION DRAWINGS. CLEANOUT RISERS SHALL BE OF THE SAME MATERIAL AS THE ADJACENT SEWER LINE.

AGGREGATE BASE

- AGGREGATE BASE SHALL BE CLASS 2 AND SHALL CONFORM TO THE PROVISIONS IN SECTION 26, "AGGREGATE BASES," OF THE STANDARD SPECIFICATIONS.

AC PAVEMENT

- ASPHALT CONCRETE SHALL BE TYPE A AND SHALL CONFORM TO THE PROVISIONS IN SECTION 99, "ASPHALT CONCRETE," OF THE STANDARD SPECIFICATIONS AND THESE SPECIFICATIONS.
- AGGREGATE SHALL CONFORM FOR THE ONE-HALF INCH (1/2") GRADATION REQUIREMENT.
- THE GRADE OF ASPHALT BINDER SHALL BE GRADE PG 64-10 CONFORMING TO THE PROVISIONS IN SECTION 92, "ASPHALTS," OF THE STANDARD SPECIFICATIONS.
- TACK COAT SHALL COMPLY WITH THE SPECIFICATIONS FOR ASPHALTIC EMULSION IN SECTION 94, "ASPHALTIC EMULSION," OR ASPHALT BINDER IN SECTION 92, "ASPHALTS."

CIVIL SHEET INDEX

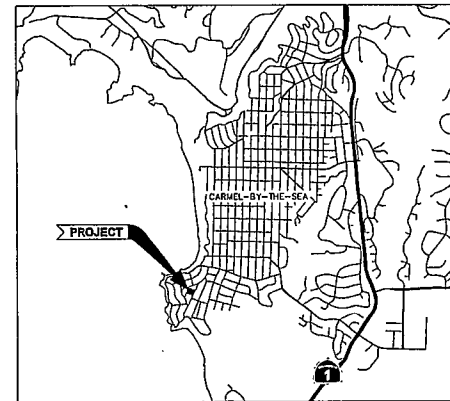
- CO.1 CIVIL TITLE, NOTES AND DETAILS
CO.2 CIVIL DETAILS
C1.1 CIVIL SITE GRADING AND DRAINAGE PLAN
C1.2 CIVIL SECTIONS
C2.1 CONCEPTUAL WATER POLLUTION CONTROL PLAN
C2.2 RAINWATER STORAGE TANKS

LEGEND

- NEW GRAVEL DRIVEWAY/COURTYARD PER DETAIL ON SHEET CO.2
- NEW CONCRETE PAVEMENT SEE LANDSCAPE PLANS FOR DETAILS
- NEW AC PAVEMENT PER DETAIL ON SHEET CO.2
- EXISTING SPOT GRADE
- FINISH SPOT GRADE
- EXISTING GRADE
- FINISH GRADE
- EXISTING GRADE
- FINISH GRADE
- GRADE BREAK
- GRADE TO DRAIN AT 5% MIN.
- FLOWLINE GRADED AT 2% MIN. SLOPE
- STORM DRAIN (SITE DRAINAGE) 4" MIN DIA OR AS NOTED
- STORM DRAIN (ROOF DRAINAGE) 4" MIN DIA OR AS NOTED
- SANITARY SEWER CLEANOUT
- STORM DRAIN CLEANOUT

ABBREVIATIONS

- AB AGGREGATE BASE
AC ASPHALT CONCRETE
CB CATCH BASIN
CONC CONCRETE
DS DOWNSPOUT
EG EXISTING GRADE
EX EXISTING
FC FINISHED GRADE
FL FLOW LINE
FS FINISHED SURFACE
GB GRADE BREAK
GR GRATE
HIP HIGH POINT
INV INVERT
SD STORM DRAIN
SDCO STORM DRAIN CLEANOUT
SSCO SANITARY SEWER CLEANOUT
SW SIDEWALK
IC TOP OF CURB
TW TOP OF WALL



VICINITY MAP

SCALE: 1" = 200'

SITE ADDRESS & APN
26221 HILLTOP PLACE
CARMEL, CA 93923
APN: 009-451-002

OWNER
CHRISTOPHER REUGH
121 NEW PLACE
MILLSBOROUGH, CA 94010

ARCHITECT
JUL CALDWELL
RDMG ENGINEERS, INC.
121 FOX HOLLOW ROAD
WOODBRIDGE, CA 94062
(650) 651-3353

LANDSCAPE ARCHITECT
ARTERRA LANDSCAPE ARCHITECTS
58 MISSOURI STREET
SAN FRANCISCO, CA 94107
(415) 861-3100

CIVIL ENGINEER
WHITSON ENGINEERS
1530 BLUE LARKSPUR LAKE
SUITE 105
MONTEREY, CA 93940
(831) 645-8225

GEOTECHNICAL ENGINEER
RDMG ENGINEERS, INC.
1530 BLUE LARKSPUR LAKE
SAN CARLOS, CA 94070
(650) 591-5224



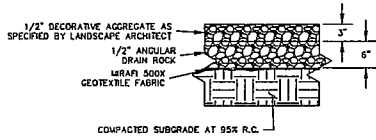
WE WHITSON ENGINEERS
5859 Blue Larkspur Lane, Suite 105, Monterey, CA 93940
Tel: (831) 645-8225 Fax: (831) 645-3725
Civil Engineering • Land Surveying • Project Management

DATE: AUG. 17, 2009
SCALE: AS NOTED
DRAWN BY: JRM/AMS
JOB #: 2179-00

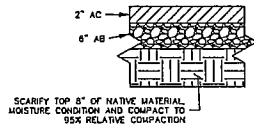
REDLICH RESIDENCE
CARMEL POINT, CALIFORNIA
CIVIL TITLE, NOTES AND DETAILS

BY: DATE: DESCRIPTION:
JRM/AMS 8/17/09 2179-00
JRM/AMS 8/17/09 2179-00
JRM/AMS 8/17/09 2179-00

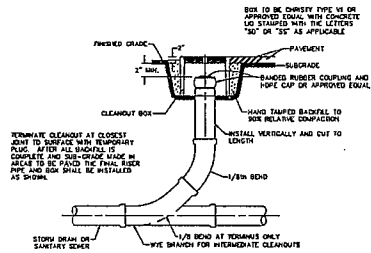
SHEET
CO.1
OF



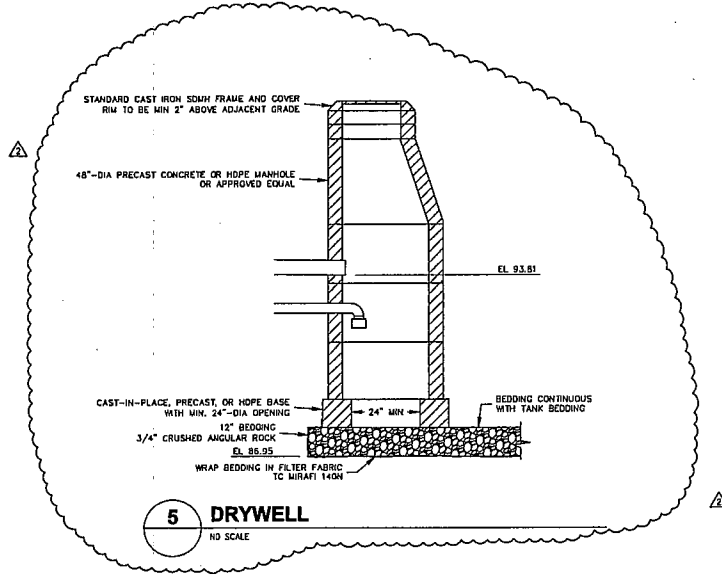
3 GRAVEL DRIVEWAY SECTION
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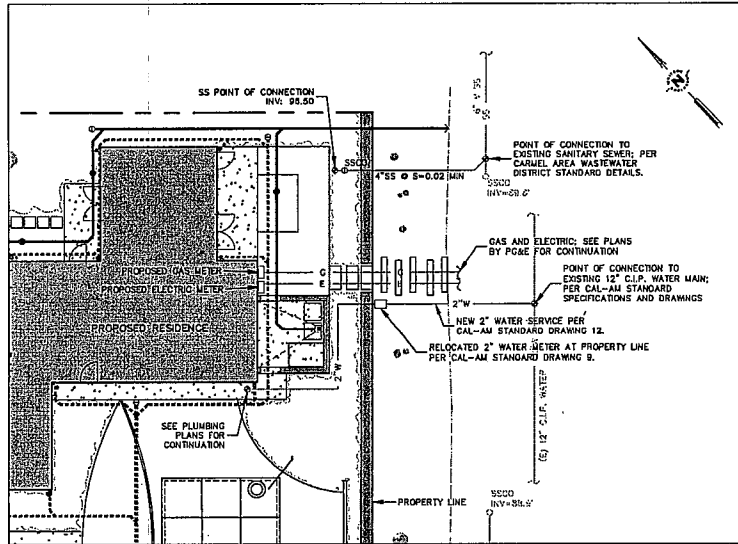
2 ASPHALT CONCRETE PAVEMENT SECTION
NO SCALE



1 SEWER CLEANOUT
NO SCALE



5 DRYWELL
NO SCALE



4 UTILITY SERVICES DETAIL
SCALE: 1" = 10'



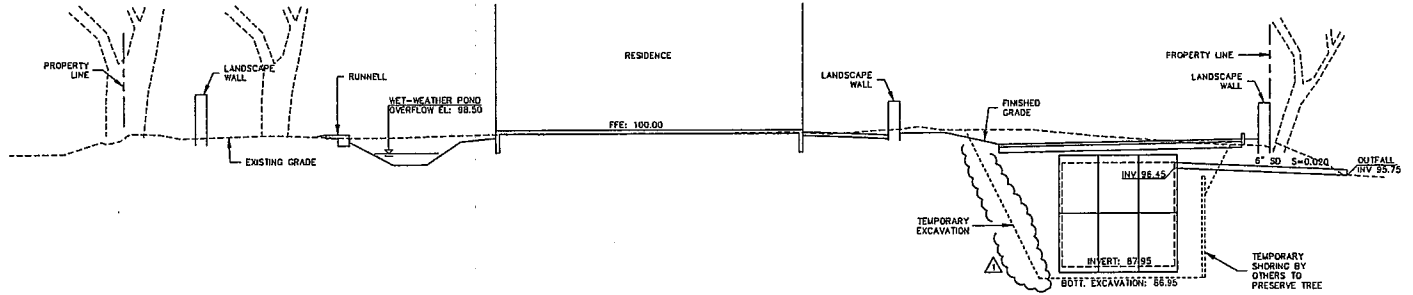
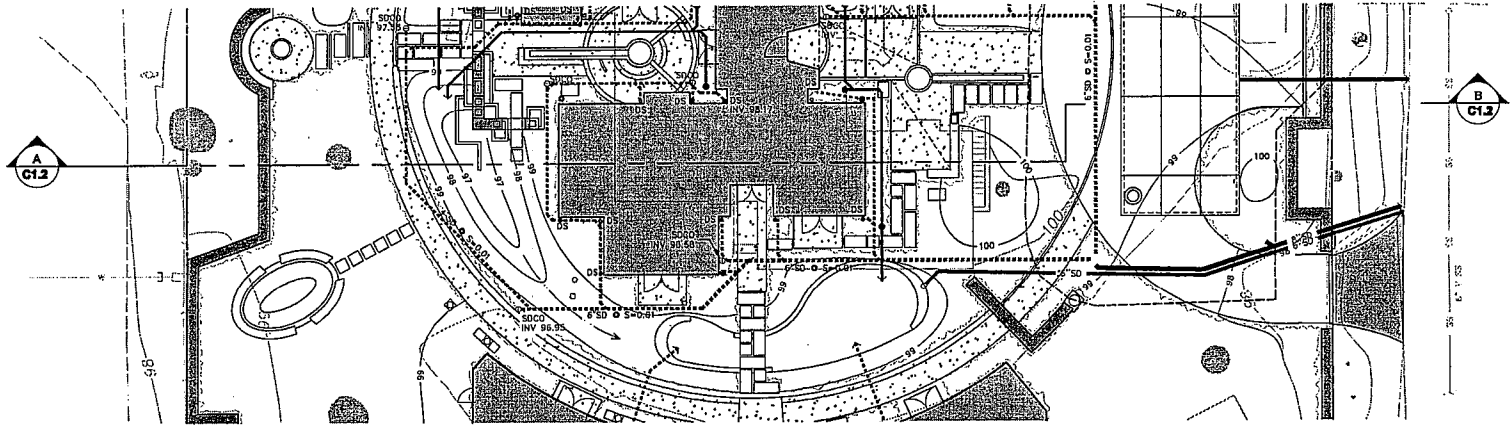
WHITSON ENGINEERS
8089 Blue Lagoon Drive, Suite 105
San Diego, CA 92121
TEL: 619-574-5855
FAX: 619-574-5856
Civil Engineering • Land Surveying • Project Management

DATE: AUG 17, 2022
SCALE: AS NOTED
DRAWN BY: JBL/ALB
JOB #: 223100

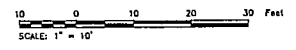
REDLICH RESIDENCE
CARMEL POINT, CALIFORNIA
CIVIL DETAILS

NOTATIONS:
BY: DATE: DESCRIPTION:
REV: 1/1/21 PLANDOCK REVIEWS
REV: 1/1/21 AND BANNISTER CHECK

SHEET
C0.2
OF



A SECTION A
SCALE: 1" = 10' H 1" = 6' V



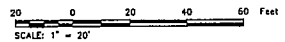
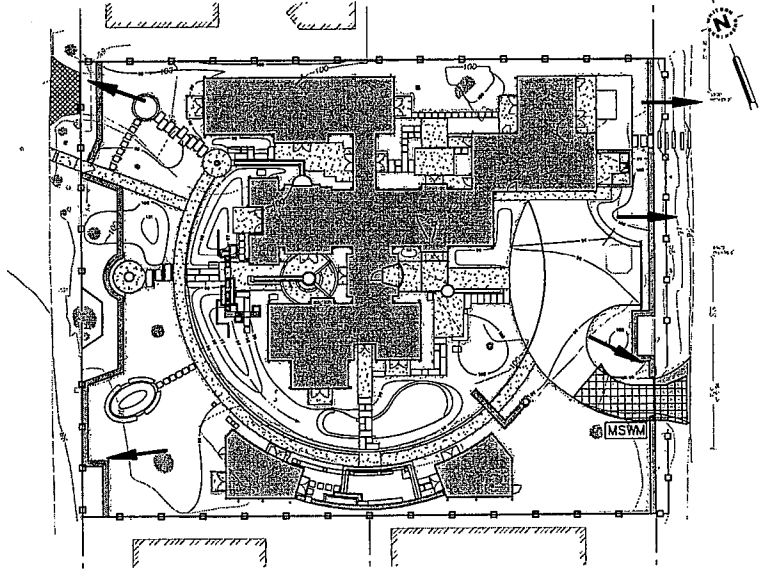
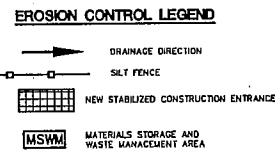
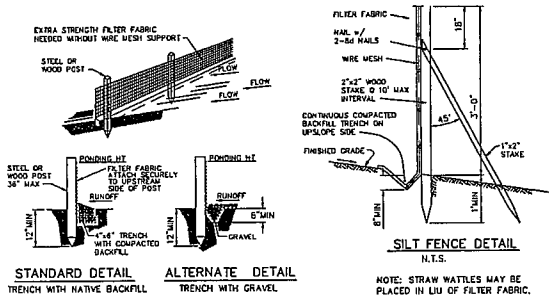
WE WHITSON ENGINEERS
9888 Blue Lark Lane, Ste. 105, Newport, CA 95940
TEL: 409-8225 FAX: 831-372-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

DATE: AUG. 17, 2009
SCALE: 1" = 10'
DRAWN BY: JSM
JOB #: 2439.00

REDLICH RESIDENCE
CARMEL POINT, CALIFORNIA
CIVIL SECTIONS AND DETAILS

REVISIONS:
BY: DATE: DESCRIPTION:
RDM 1/1/09 PUNCH LIST REVISIONS
RDM 1/1/09 ADD BANNER AND OTHER

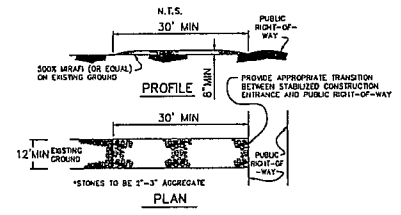
SHEET **C1.2**
OF



MAINTENANCE

- SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEED.
- SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

3 SILT FENCE DETAIL
NO SCALE



MAINTENANCE

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1 CONSTRUCTION ENTRANCE
NO SCALE

EROSION CONTROL NOTES

- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
 - DISBURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WIND OR FLOW.
 - RUNOFF 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. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND GRADING DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - ALL DISTURBED SURFACES RESULTING FROM GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION BY EFFECTIVE PLANTING SUCH AS RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED THAT IS AN APPROVED SANTA LUCIA PRESERVE MIX.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LOADS RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAY BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

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

EROSION AND SEDIMENT CONTROL MEASURES

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

THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR THROUGHOUT THE WINTER MONTHS, WHENEVER RAIN IS FORECAST. AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY EXTENDED SUSPENSION OF WORK, THE GENERAL CONTRACTOR SHALL ENSURE THAT THE MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND SATISFACTORILY INSTALLED TO PROVIDE THE INTENDED PROTECTION. AFTER EACH RAIN, THE GENERAL CONTRACTOR SHALL INSPECT THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES TO DETERMINE THAT THEY OPERATED SATISFACTORILY. REPAIRS SHALL BE MADE AS REQUIRED. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS WILL BE SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO IMPLEMENTATION.

THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY BE ADDITIONAL SILT FENCING, FILTER FABRIC, STRAW BALES, SITE NETTING, BAGS AND TARPS.

THIS IS TO STATE THAT THE GENERAL CONTRACTOR AGREES TO THE ABOVE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES.

BY: _____

IN CASE OF EMERGENCY THE GENERAL CONTRACTOR'S REPRESENTATIVE CAN BE REACHED AT (_____) _____ OR THE OWNER'S REPRESENTATIVE CAN BE REACHED AT (_____) _____ AFTER WORK HOURS AND ON WEEKENDS, CAN BE PAGED AT (_____) _____

MAINTENANCE MEASURES*		
CONTROLS:	INSPECTION FREQUENCY:	MAINTENANCE/REPAIR MEASURES
Stabilized Construction Entrance	Monthly and After Each Rainfall	Replace gravel materials when voids are present Remove all sediment deposited on all paved roadways within 24 hours Remove gravel at completion of construction
Silt Fencing and Sediment Basins	Weekly and After Each Rain	Repair whenever fence is damaged Remove sediment when it reaches 1/3 the height of the fence especially if heavy rains are expected

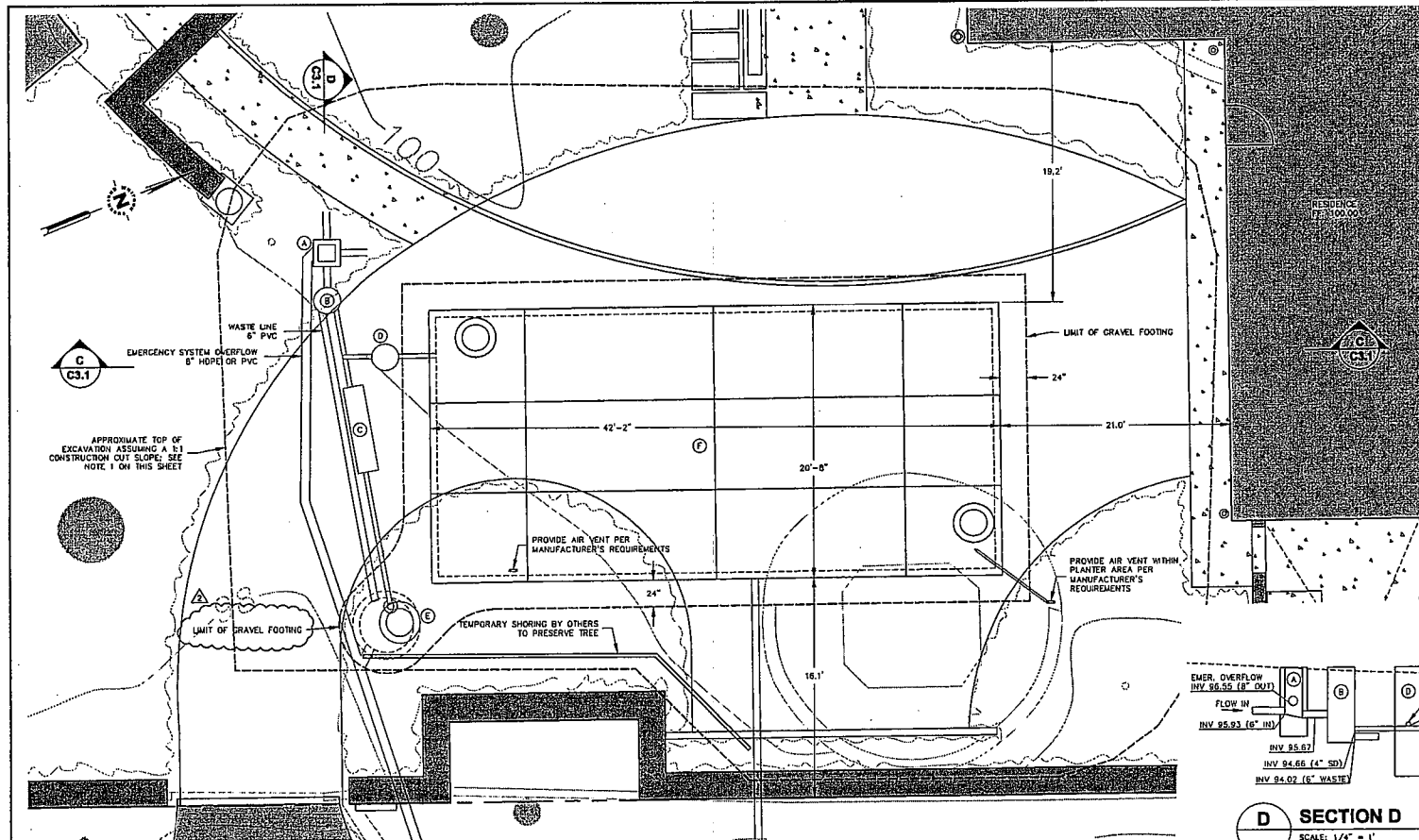


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CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

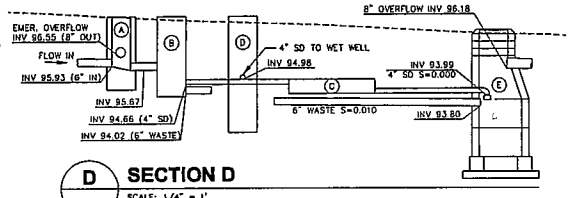
DATE: AUG 17, 2009
SCALE: AS SHOWN
DRAWN BY: JDM
REV. # 2/2/08

REDLICH RESIDENCE
CARMEL POINT, CALIFORNIA
EROSION CONTROL PLAN AND DETAILS

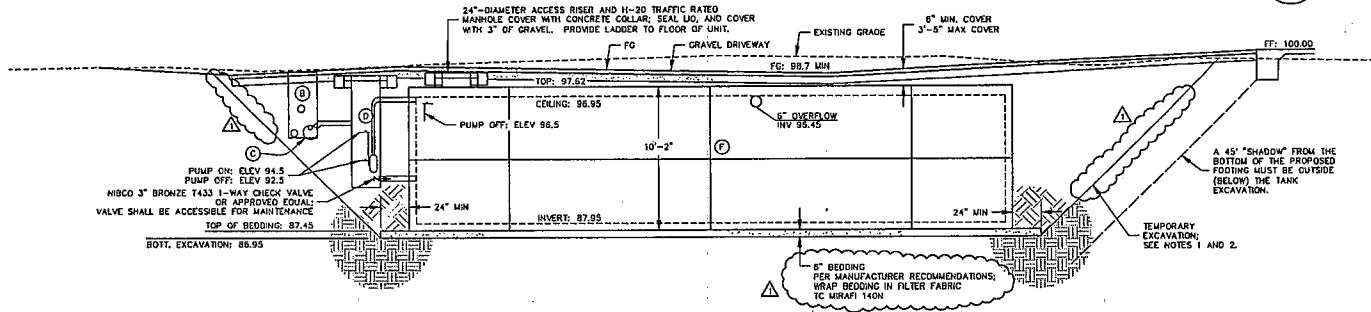
REV. DATE DESCRIPTION
C2.1



- NOTES:**
- TEMPORARY EXCAVATIONS SHALL BE IN CONFORMANCE WITH CAL-OSHA REQUIREMENTS. ALL EXCAVATIONS, INCLUDING TEMPORARY CUT SLOPES, SHALL BE PROPERLY DEWATERED AND UNDER THE SUPERVISION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
 - EXISTING TREES AND TREE ROOTS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL DETERMINE IF SHORING OR OTHER MEANS ARE NECESSARY FOR COMPLIANCE WITH THIS REQUIREMENT.



D SECTION D
SCALE: 1/4" = 1'



C SECTION C
SCALE: 1/4" = 1'

RAINWATER HARVESTING SYSTEM SUMMARY

- (A) 18" ANCHOR BOX CENTRAL PRECAST CP1818 WITH CHECKER PLATE UD, SEALED AND BOLTED
- (B) VORTEXIS FILTER. SEE PLANS BY WATERPROUT.
- (C) FIRST-FLUSH DIVERSION DEVICE. SEE PLANS BY WATERPROUT.
- (D) 1/2" 24"-DIA WETWELL WITH PUMP TO RAINWATER TANK. WETWELL AND LID SHALL BE 11-20 LOAD RATED. PUMP SHALL HAVE A MINIMUM CAPACITY OF 150 GPM AT 6 FEET OF HEAD. WETWELL, PUMP AND APPURTENANCES SHALL BE DESIGN-BUILT BY CONTRACTOR
- (E) 16"-DIA DRY WELL PER DETAIL ON SHEET CO.2
- (F) 52,332 GAL RAINWATER HARVESTING CHAMBER SEE PLANS BY STORMTRAP



ME WHITSON ENGINEERS
9895 Bluff Rd., Suite 105, Marina del Rey, CA 90404
Tel: 310-448-9245 Fax: 310-372-5065
Civil Engineering • Land Surveying • Project Management

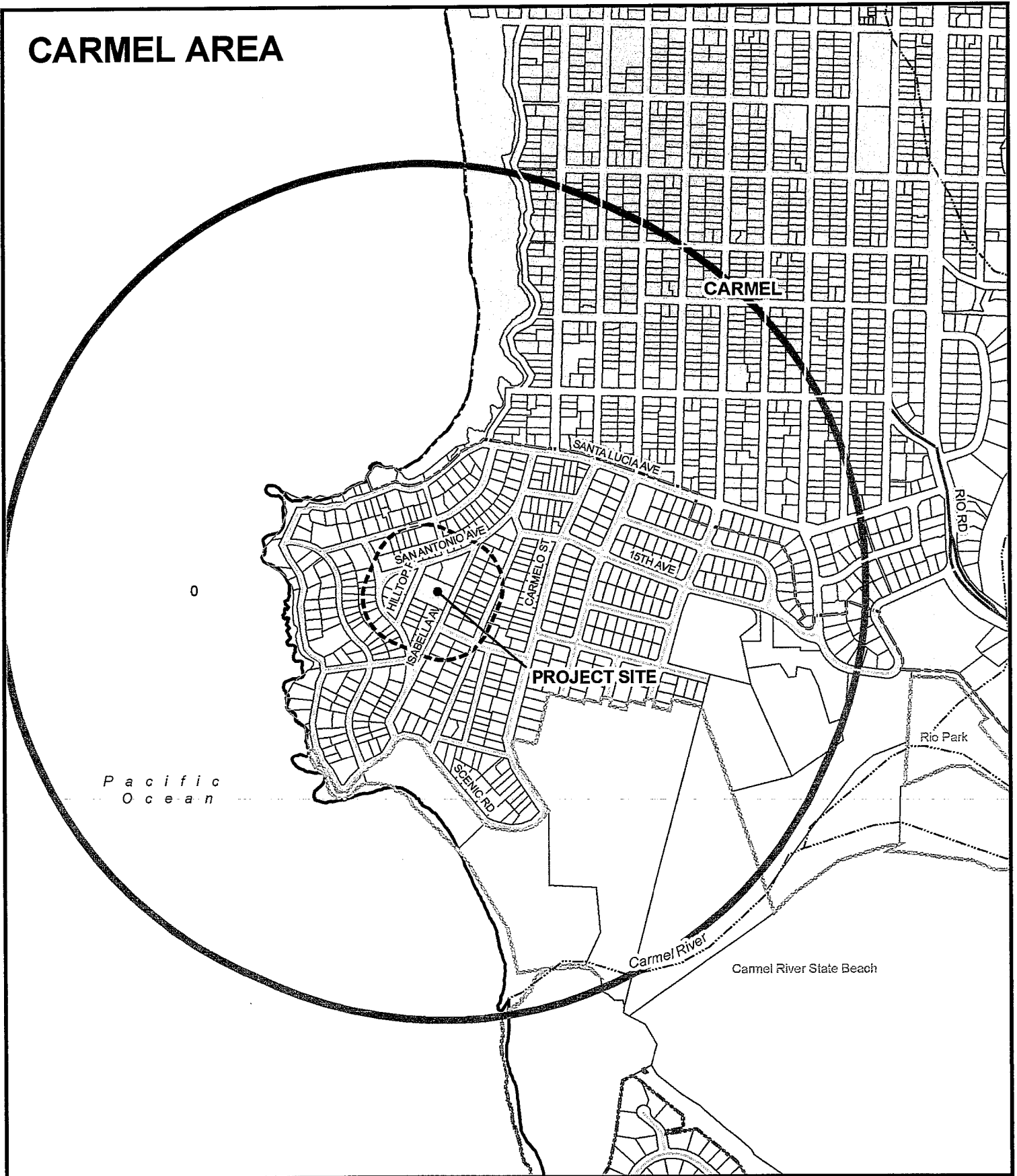
DATE: AUG. 12, 2008
SCALE: 1/4" = 1"
DRAWN BY: JHM
JOB #: 21379.00

REDLICH RESIDENCE
CARMEL POINT, CALIFORNIA
RAINWATER STORAGE TANKS

REVISIONS:
REV. DATE: DESCRIPTION
NO. 1 (A) P. PARADIGM REVISED
NO. 2 (A) P. AND BANNER CUSTOM

SHEET **C3.1** OF

CARMEL AREA



APPLICANT: REDLICH

APN: 009-451-002-000

FILE # PLN090387

 300' Limit  2500' Limit  City Limits  Water

