PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 06029

A.P.# 161-441-004-000

In the matter of the application of
Brian I. Rianda Tr Et Al (PLN050429)

FINDINGS & DECISION

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for development on a slope in excess of 30% for the construction of a driveway and retaining wall to access an existing Cal Am water tank and pump station, including 2,980 cubic yards of cut, on an 8.11 acre lot, located at 24330 on Paseo Privado, Salinas, off Paseo Hermoso, Toro Area, came on regularly for hearing before the Planning Commission on May 10, 2006.

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

FINDINGS OF FACT

1. **FINDING:** The project **(PLN050429 RIANDA)** as conditioned is consistent with applicable plans and policies, the Monterey County General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21) which designates this area appropriate for residential uses. Specifically, Section 21.64.230 allows development on slopes in excess of 30% with approval of a Use Permit. The site is located at 24330 on Paseo Privado, off Paseo Hermoso, Salinas (Assessor's Parcel Number 161-441-004-000) Toro Area.

   EVIDENCE: Staff has reviewed the project as contained in the application and accompanying materials for consistency with the General Plan and the Toro Area Plan. The parcel is zoned "LDR/1-VS" (District). The proposed construction of a driveway and retaining wall to access an existing Cal Am water tank and pump station is consistent with the zoning.

   EVIDENCE: The project planner and grading inspector conducted an on-site inspection on January 11, 2006 to verify that the project on the subject parcel conforms to the applicable plans and policies listed above.

   EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN050429.

2. **FINDING:** The site is suitable for the use proposed.

   EVIDENCE: The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, and the Salinas Rural Fire District. Recommended Conditions of Approval have been incorporated into the project.

EVIDENCE: Staff conducted an on-site visit on January 11, 2006 to verify that the site is suitable for this use.

3. **FINDING:** The project is exempt from environmental review according to CEQA Guidelines Section 15302, Class 2 consists of replacement or reconstruction of existing facilities including (c) replacement or reconstruction of existing utility systems and/or facilities involving negligible or not expansion of capacity.

EVIDENCE:
a) The new road facility is located on the same site as the road replaced.
b) The new road will have the same purpose and capacity as the road access replaced.
c) County GIS resources indicate that no sensitive or protected species exist on the site.
d) Conditions require the preparation and review of an erosion control plan and a road improvement plan to address erosion and storm water runoff has been included.
e) Excavation is required to be reseeded and revegetated and returned to a natural state.
f) Field visit by the project planner and grading inspector on January 11, 2006 determined that the proposed realignment was the most feasible path to meet the applicant's objectives.
g) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN050429.

4. **FINDING:** 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. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

5. **FINDING:** 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: Preceding findings and supporting evidence.

6. **FINDING:** The project is consistent with the findings required for Section 21.64.230 Development on Slopes in Excess of 30 percent, specifically Finding No. 21.64.230(E)(b): a) There is no feasible alternative which would allow the development to occur on slopes of less than 30%.

EVIDENCE: Planning staff and a grading inspector met the applicant on the site on January 11, 2006 to determine if there was any alternative to the proposed development on a 30% and greater slope. It was determined that there was no alternative to the proposed plans. The steepest part of the slope is where the driveway adjoins Paseo Privado Road, which has approximately a 30 degree sharp to turn onto the driveway.

EVIDENCE: A Geotechnical Investigation report was prepared for this parcel by Haro, Kasunich & Associates, dated March 2005, and is on record in the Monterey County Planning and Building Inspection Department (Library No. LIB050429). The report concluded that the site is considered suitable for the project with recommendations for design and construction incorporated into the project.

EVIDENCE: File and application materials in Project File PLN050429.

7. **FINDING:** The development, as approved and conditioned, will not create a substantially adverse visual impact when viewed from a common public viewing area.

EVIDENCE: Staff has reviewed the project as contained in the application and accompanying materials for consistency with Section 21.46 (Visual Sensitivity District). Staff determined that the new driveway will not create a substantially adverse visual impact as viewed from the nearest public road, nor is it a ridgeline development. The retaining wall materials are concrete masonry block natural color (gray) and will blend in with the natural surroundings.

EVIDENCE: 26.1.6.1 (T) Within areas of visual sensitivity as indicated on the Toro Visual Sensitivity Map, no development shall be permitted without a finding by the Board of Supervisors or its designee that such development will not adversely affect the natural scenic beauty of the area. Additionally, areas of visual sensitivity shall be reviewed critically for landscaping and building design and siting which will enhance the scenic value of the area.

EVIDENCE: Staff conducted an on-site visit on January 11, 2006 to verify that the site is suitable for this use.

EVIDENCE: Staff notes and photos are provided in Project File PLN050429.

8. **FINDING:** The decision on this project is appealable to the Board of Supervisors.

EVIDENCE: Section 21.80.040(D) of the Monterey County Zoning Ordinance (Title 21).

THEREFORE, it is the decision of said Planning Commission that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 10thth day of May, 2006, by the following vote:

AYES: Errea, Brown, Isakson, Salazar, Vandevere, Padilla, Sanchez, Diehl, Rochester, Wilmot
NOES: None
ABSENT: None

DALE ELLIS, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAY 17 2006

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 MAY 27 2006

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 and Building Inspection Department office in Salinas.

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

Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	**Project Name:** RIANDA **File No:** PLN050429 — **APN:** 161-441-004-000 ***Approval by:*** *Planning Commission* — ***Date:*** *May 10 ,2006*

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. 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)*
1.		**PBD029 - SPECIFIC USES ONLY** This Use Permit **(PLN050429 RIANDA)** allows a development on a slope in excess of 30% for the construction of a driveway and retaining wall to access an existing Cal Am water tank and pump station, including 2,980 cubic yards of cut, on an 8.11 acre lot. The project is located at 24330 on Paseo Privado, Salinas, off Paseo Hermoso, (Assessor's Parcel Number 161-441-004-000), Toro Area. 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 Planning Commission 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 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)**	Adhere to the conditions and uses specified in the permit.	Owner/ Applicant	Ongoing	

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)*
2.		**PBD025 - NOTICE-PERMIT APPROVAL** The applicant shall record a notice which states: "A Use Permit (Resolution 06029) was approved by the Planning Commission for Assessor's Parcel Number 161-441-004-000 on May 10, 2006. The permit was granted subject to **10** 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 issuance of building permits or commencement of the use. **(Planning and Building Inspection)**	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
3.		**PBD026 – NOTICE OF REPORT** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: 1)"A(n) Geotechnical Investigation report has been prepared for this parcel by Haro & Kasunich Associates, dated March 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB060429. All development shall be in accordance with this report." 2))"A(n) Archaeological report has been prepared for this parcel by Archaeological Consulting, dated November 21, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. 060042. All development shall be in accordance with this report." **(Planning and Building Inspection)**	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	

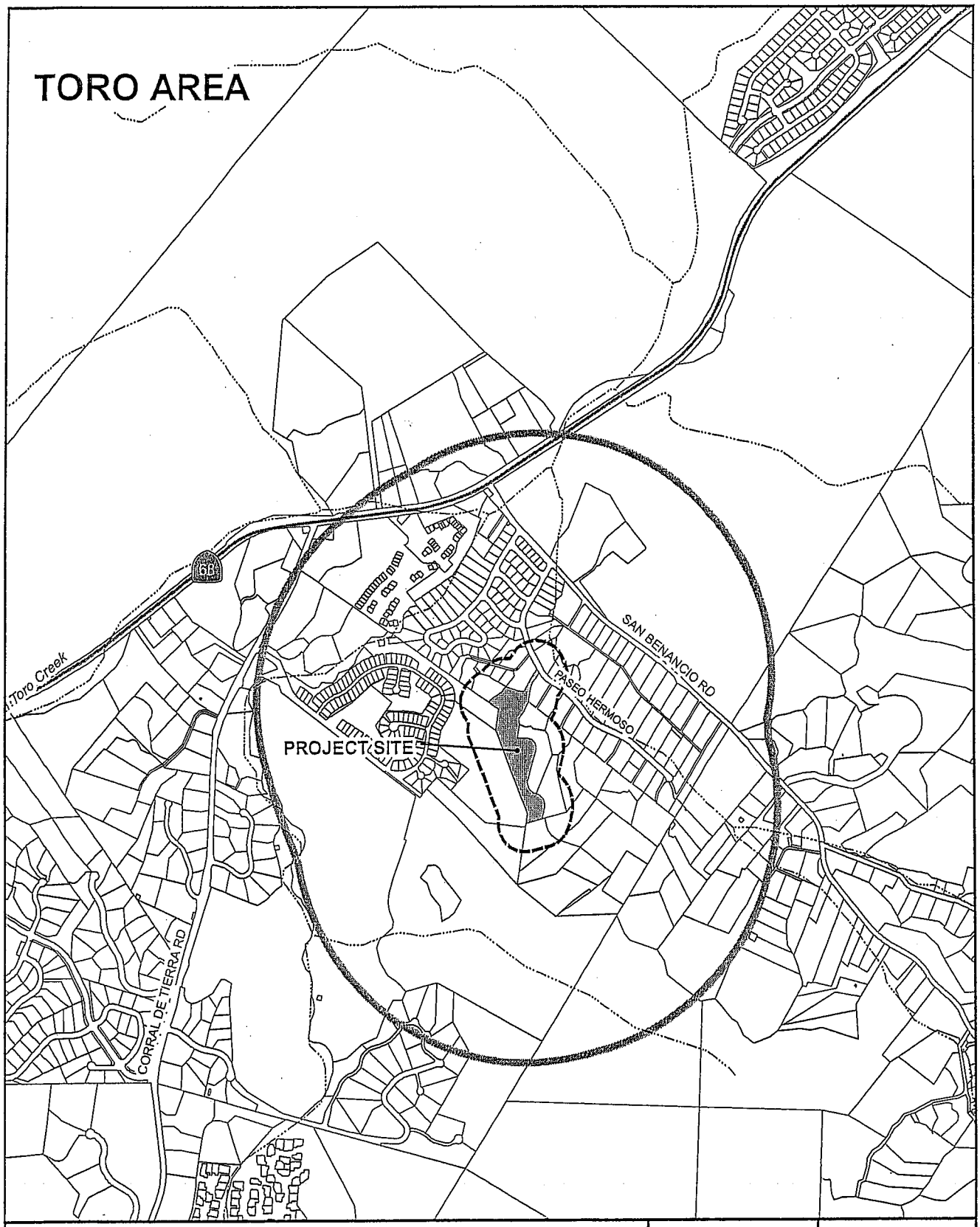
Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
4.		**LANDSCAPE/RESTORATION - (NON STANDARD)** The old road will be abandoned, and restored including regrading the road to a natural shape and revegetated with native species drought-tolerant grasses. At least 60 days prior to final, two (2) copies of a restoration plan shall be submitted to the Director of Planning and Building Inspection for approval. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping. **(Planning and Building Inspection)**	Submit landscape/restoration plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection	
5.		**PBD032(B) – 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection)**	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	

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)*
6.		**PBD030 - STOP WORK - RESOURCES FOUND** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. 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 site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. **(Planning and Building Inspection)**	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 develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo-logist	Ongoing	
7.		**PBD014 - GRADING-WINTER RESTRICTION** No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**	None	Owner/ Applicant	Ongoing	

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)*
8.		**PBD011 - EROSION CONTROL PLAN AND SCHEDULE** The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
			2) Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/ Applicant	Prior to Final Inspection	
9.		**PW/PBI (NON STANDARD WORDING)** The property owner/applicant shall prepare a Traffic Construction Management Plan for staff review and approval prior to earth moving activities. The plan shall include a pavement survey along the private road before and after construction activities. The applicant shall be responsible for reconstruction and repair should damage occur. Repairs shall be made prior to final for grading permit. **(Planning and Building Inspection, Public Works)**	Submit plans to PBI for review and approval.	Prior to issuance of grading permit	Prior to final grading	

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)*
10.		**WR10 - ROAD IMPROVEMENT PLAN** The applicant shall provide the Water Resources Agency a road improvement plan prepared by a registered civil engineer that includes dispersing storm water runoff onto a non-erodible surface. Improvements shall be constructed in accordance with plans approved by the Water Resources Agency. **(Water Resources Agency)**	Submit 3 copies of the engineered road improvement plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading permits	

END OF CONDITIONS



APPLICANT: RIANDA

APN: 161-441-004-000 FILE # PLN050429

300' Limit 2500' Limit City Limits

N

0 1,000

Feet

MONTEREY COUNTY CALIFORNIA 1850

PLANNER: BRADLEY

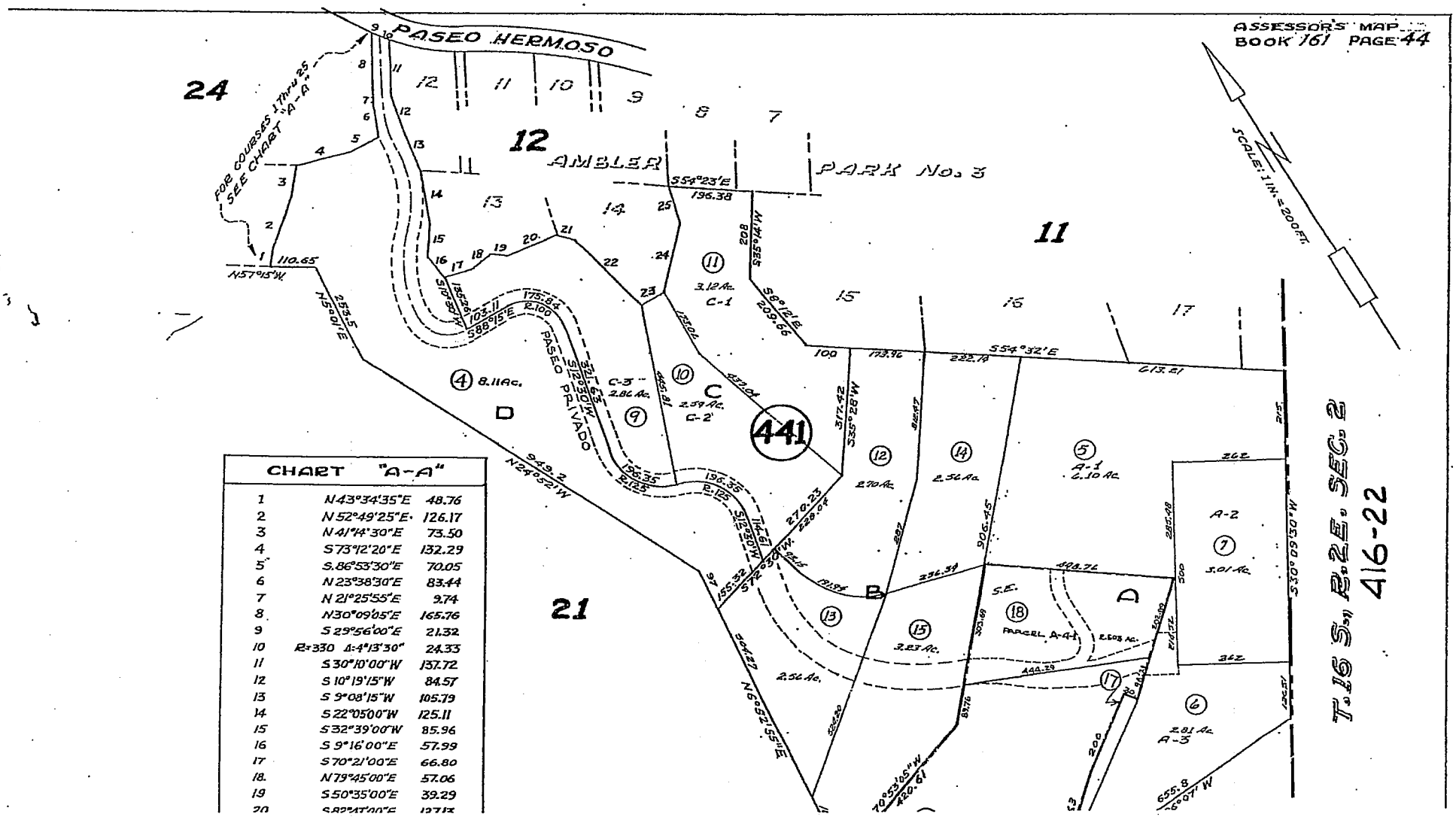


CHART "A-A"		
1	N 43°34'35"E	48.76
2	N 52°49'25"E	126.17
3	N 41°14'30"E	73.50
4	S 73°12'20"E	132.29
5	S 86°53'30"E	70.05
6	N 23°38'30"E	83.44
7	N 21°25'55"E	9.74
8	N 30°09'05"E	165.76
9	S 29°56'00"E	21.32
10	R=330 Δ=4°13'30"	24.33
11	S 30°10'00"W	137.72
12	S 10°19'15"W	84.57
13	S 9°08'15"W	105.79
14	S 22°05'00"W	125.11
15	S 32°39'00"W	85.96
16	S 9°16'00"E	57.99
17	S 70°21'00"E	66.80
18	N 79°45'00"E	57.06
19	S 50°35'00"E	39.29
20	S 82°47'00"E	127.12

CONTRACT DOCUMENTS FOR CONSTRUCTION OF

PASEO PRIVADO WATER TANK SITE DRIVEWAY

FOR

California-American Water

Monterey Division

50 Ragsdale Dr., Ste. 100, Monterey, Ca., 93942

IN

PASEO PRIVADO

SAN BENANCIO, CALIFORNIA

COUNTY OF MONTEREY

BY

BESTOR ENGINEERS, INC.

CIVIL ENGINEERING – SURVEYING – LAND PLANNING

9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

SCALE: AS SHOWN DATE: APRIL 28, 2005 W.O: 6519.00

DRAWING INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PROPOSED LAYOUT
3	PROPOSED PROFILE AND NOTES
4	CROSS SECTIONS
5	CROSS SECTIONS
6	CROSS SECTIONS
7	CROSS SECTIONS
8	DETAILS
S1.0	RETAINING WALLS STRUCTURAL NOTES AND DETAILS

REGISTERED PROFESSIONAL ENGINEER H. PATRICK WARD No. 29611 Exp. 31 MAR 07 CIVIL STATE OF CALIFORNIA

DATE:	JUNE 13, 2005
DRAWN:	E. MEDINA
DESIGN:	E. MEDINA
CHECKED:	H.P. WARD
PROJECT ENGINEER:	H. PATRICK WARD

REVISIONS

REV	DESCRIPTION	BY	DATE	APPR
1	REVISED RETAINING WALL DIMENSIONS & GRADING	JIM	10/25/06	

RWE GROUP

WORK ORDER NO.: 6519.00	SCALE: #
BUDGET PROJECT NO.:	SCALE: AS SHOWN

DIMENSIONS GOVERN OVER SCALE

USE ONLY APPROVED DRAWINGS FOR CONSTRUCTION PURPOSES

SHEET NO. 1 OF 8

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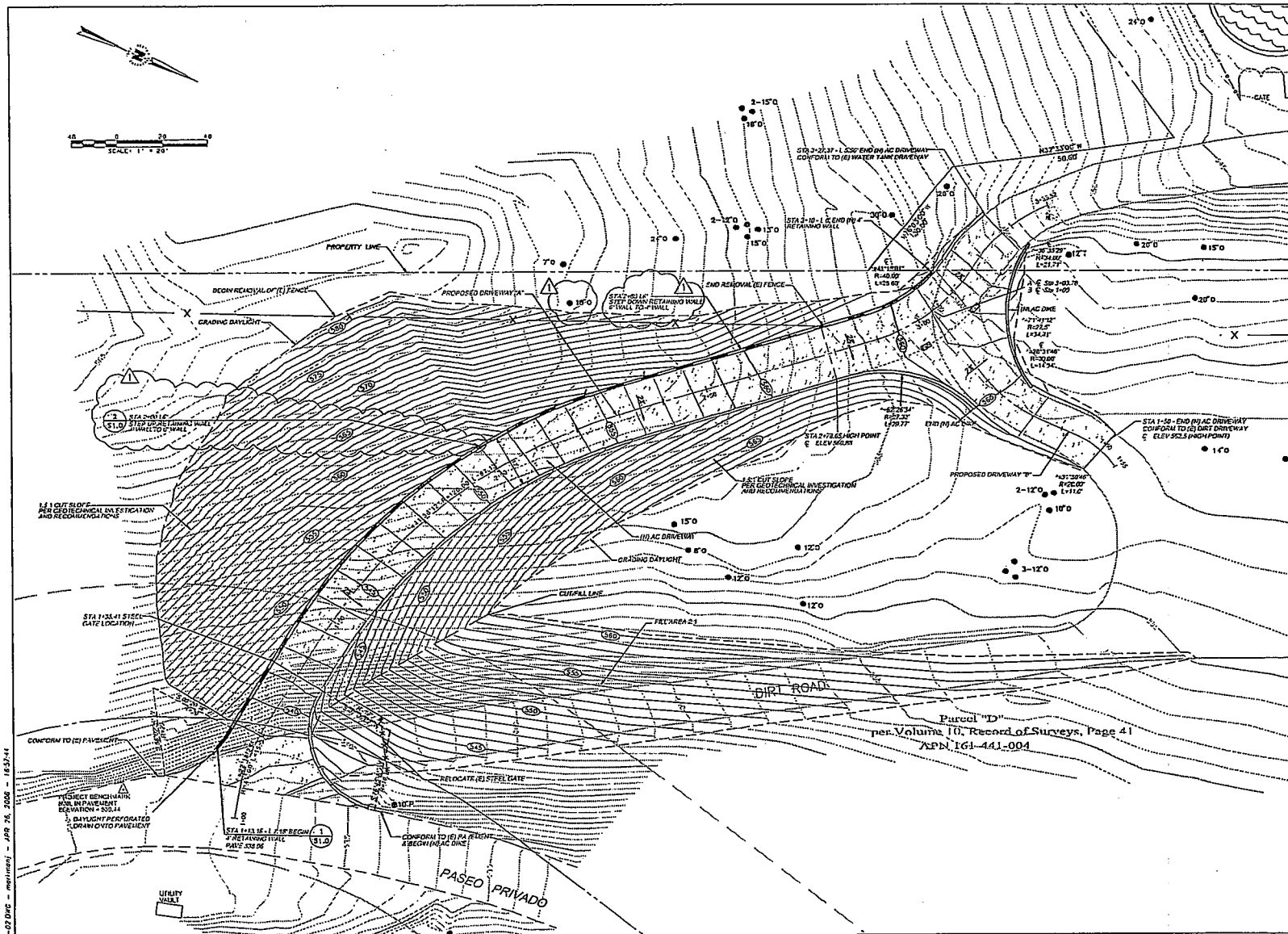
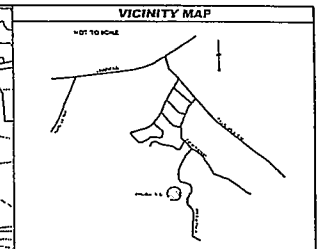


VICINITY MAP



LEGEND

(E)	EXISTING
(N)	NEW
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING 12" OAK
	PROPOSED CENTERLINE
	PROPOSED CONTOUR
	PROPERTY LINE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
	SPOT ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
R	RADIUS
L	LEFT

EARTHWORK CALCULATIONS

CUT QUANTITY	2900 CUBIC YARDS
FILL QUANTITY	200 CUBIC YARDS
TOTAL EXTENT	2700 CUBIC YARDS

ASSUMED FILL FACTOR OF 10%

BENCHMARK

BENCHMARK ELEVATION IS BASED NGVD 1929 DATUM AN ELEVATION OF 539.44 WAS IDENTIFIED TO A NAIL IN THE PAVEMENT AT THE DRIVEWAY ENTRANCE.

NOTES

1. THIS IS NOT AN ALTA SURVEY. NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN
2. THE BOUNDARY ON THIS TOPOGRAPHIC MAP WAS PROVIDED BY BASELINE LAND SURVEYORS, INC.
3. OVEREXCAVATION TO BE CONDUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
4. GRADING SHALL CONFORM WITH MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806
5. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION
6. SECTIONS DO NOT INDICATE REQUIRED FILLS

RWE GROUP

California American Water
Monterey Division
50 Ragsdale Dr., Ste. 100, Monterey, Ca., 93940

REVISIONS				
REV	DESCRIPTION	BY	DATE	APPR
A	REVISED RETAINING WALL DIMENSIONS & GRADING	HM	02/23/09	

BESTOR ENGINEERS, INC.
9201 BLUE LARKSPUR LN.
MONTEREY, CA. 93940
(831)373-2941

REGISTERED PROFESSIONAL ENGINEER H. PATRICK WARD No. 29611 Exp. 31 MAR 2011 CIVIL STATE OF CALIFORNIA

DATE:	June 13, 2008
DRAWN:	E. MEDINA
DESIGN:	E. MEDINA
CHECKED:	H.P. WARD
PROFESSIONAL ENGINEER:	H. PATRICK WARD

PROJECT NAME: PASEO PRIVADO WATER TANK SITE DRIVEWAY
SAN BENANCIO, CALIFORNIA

SHEET TITLE: PROPOSED LAYOUT

REFERENCE DRAWING: 6310101
REFERENCE PROPERTIES: 0
SCALE: AS SHOWN
DIMENSIONS GIVEN ON OVER MEASURE
ESTIMATED CONSTRUCTION COSTS
SHEET NO. 2 OF 8

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CIVIL SPECIFICATIONS

SECTION 1. PLANS AND SPECIFICATIONS
ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING PLANS AND SPECIFICATIONS (MAY AS THEY MAY APPLY

(1) DESIGN ENGINEER'S PLAN CONSISTING OF THE FOLLOWING SHEETS. C1-3

(2) STANDARD PLANS AND SPECIFICATIONS OF THE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STATE OF CALIFORNIA JULY 1992, HEREIN AFTER REFERRED TO AS THE STANDARD PLANS AND SPECIFICATIONS

IN CASE OF CONFLICT BETWEEN THE STANDARD PLANS AND SPECIFICATIONS AND THESE TECHNICAL SPECIFICATIONS, THE TECHNICAL SPECIFICATIONS SHALL TAKE PRECEDENCE OVER AND BE USED IN LIEU OF SUCH CONFLICTING PORTIONS OF THE STANDARD SPECIFICATIONS

SECTION 16. CLEARING AND GRUBBING
THIS WORK SHALL CONSIST OF ALL CLEARING AND GRUBBING NECESSARY FOR THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT IN ACCORDANCE WITH THIS SPECIFICATION AND SECTION 16 OF THE STANDARD SPECIFICATIONS

CLEARING AND GRUBBING SHALL CONSIST OF REMOVING ALL OBJECTIONABLE MATERIAL BETWEEN THE LIMITS OF THE GROUND OPERATION CONCRETE AND ASPHALT REMOVAL SHALL BE REQUIRED

SECTION 17. WATERING
FURNISHING AND APPLYING WATER SHALL BE PERFORMED IN GENERAL CONFORMANCE WITH SECTION 17 OF THE STANDARD SPECIFICATIONS

SECTION 19. EARTHWORK
ALL EARTHWORK SHALL BE PERFORMED IN GENERAL CONFORMANCE WITH SECTION 19 OF THE STANDARD SPECIFICATIONS, EXCEPT AS NOTED HEREIN. WORK SHALL COMPLY WITH RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT

SECTION 20. EROSION CONTROL
ALL DISTURBED AREAS EXPOSED TO THE ELEMENTS SHALL RECEIVE EROSION CONTROL. MINIMUM PROTECTION SHALL CONSIST OF HYDROSEEDING WITH A MIXTURE OF PERENNIAL RYEGRASS AND CARAMAHOLD SEED FOR THE SHOULDER AND CUT AND FILL SLOPE AREAS AND HYDROMULCH. THE HYDROSEEDER SHALL BE LOADED WITH THIS MIXTURE PER 1200 SF OF APPLICATION.

20 GAL WATER
25 LBS OF CONWED HYDRO MULCH (NON-ASPHALTIC FOAM)
3 LBS OF AMMONIUM NITRATE (16-0-0)
3 LBS OF AMMONIUM PHOSPHATE (16-20)
2-1/2 LBS OF PERENNIAL RYEGRASS SEED
1 OZ. CALIFORNIA WILD FLOWER MIX (SAIL POPPIES AND LUPINE)
1 GAL OF ALROSPRAY TO MULCH (MIXED IN APPROPRIATE AMOUNTS)

SECTION 26. AGGREGATE BASES
THE WORK SHALL CONSIST OF FURNISHING, SPREADING AND COMPACTING CLASS II AGGREGATE BASES IN CONFORMANCE WITH SECTION 26 OF THE STANDARD SPECIFICATIONS

SECTION 39. ASPHALT CONCRETE
ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39, "ASPHALT CONCRETE" OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS

THE GRADE OF PAVING ASPHALT SHALL BE AR 4000

THE AGGREGATE FOR TYPE "B" ASPHALT CONCRETE SHALL CONFORM TO THE GRADING SPECIFIED FOR ONE-HALF INCH (1/2) MAXIMUM AGGREGATE, MEDIUM GRADING

THE AMOUNT OF ASPHALT BINDER TO BE MIXED WITH THE AGGREGATE SHALL BE BETWEEN 6 PERCENT AND 8 PERCENT PAYMENT OF THE ASPHALT AGGREGATE, AS DETERMINED BY THE ENGINEER

PRIME COAT SHALL BE LIQUID ASPHALT SC-70 ONE APPLICATION OF SC-70 PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.25 GALLON PER SQUARE YARD TO ALL SURFACES OF BASE ROCK WHICH ARE TO BE PAVED WITH ASPHALT CONCRETE

SECTION 73. MISCELLANEOUS CONCRETE CONSTRUCTION
CURBS, GUTTERS, SIDEWALKS, SIDEWALK TRANSITIONS, AND ACCESS RAMPS SHALL CONFORM TO THE PROVISIONS IN SECTION 73 "CONCRETE CURBS, GUTTERS AND SIDEWALKS" OF THE STANDARD SPECIFICATIONS

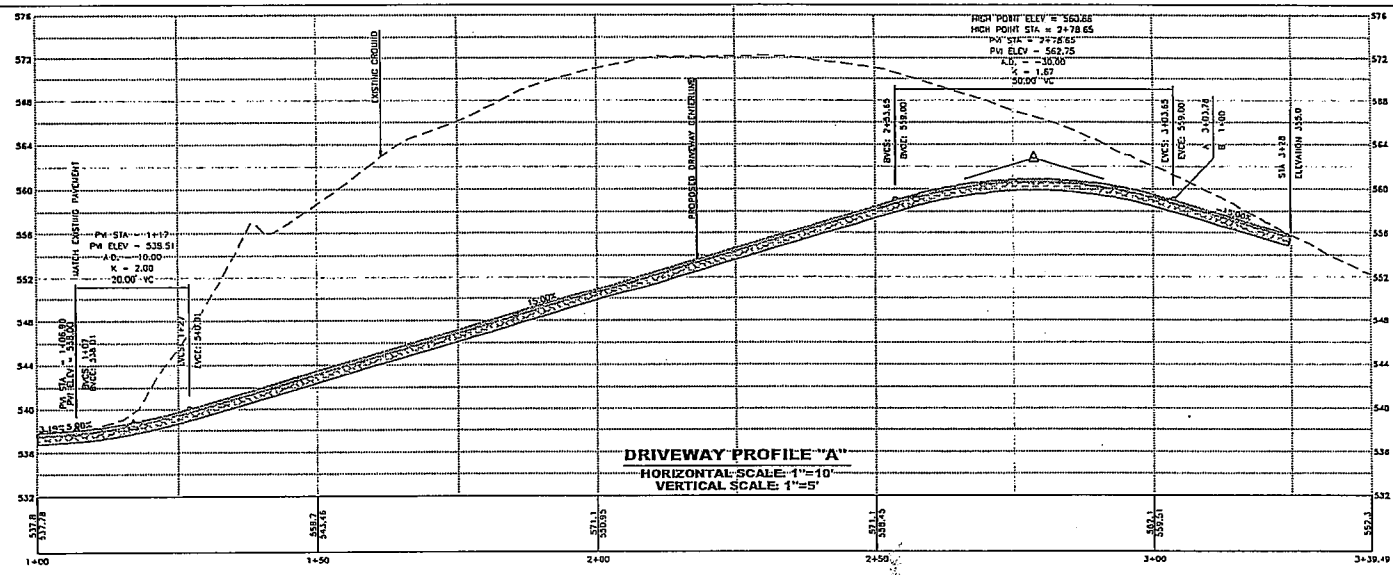
GENERAL NOTES:

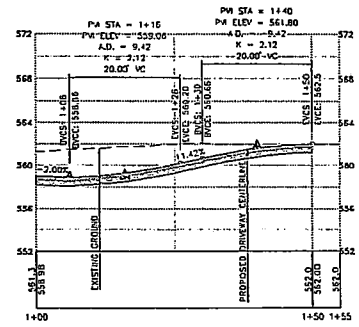
1. CONTRACTOR SHALL REVIEW AND COMPLY WITH STATE AND COUNTY PERMIT REQUIREMENTS
2. CONTRACTOR SHALL NOTIFY THE COUNTY AND DAVIS 48 HOURS PRIOR TO THE INTENTION TO COMMENCE WORK. INSPECTION SHALL BE SCHEDULED THROUGH THE AND REQUIRE 48 HOURS NOTICE TO ALLOW SCHEDULING OF PERSONNEL. PUBLIC WORKS DEPARTMENT TELEPHONE 659-7940
3. CONTRACTOR SHALL LEAVE AN EMERGENCY TELEPHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS AND KEEP THEM INFORMED REGARDING DETOURS, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, UTILITIES, AMBULANCE, POLICE AND FIRE DEPARTMENTS SHALL BE POSTED ON THE SITE
4. ALL WORKMANSHIP AND MATERIALS FURNISHED BY CONTRACTOR SHALL BE OF THE KIND AND QUALITY TO SATISFY THE INSPECTOR. WORK SHALL BE FIRST CLASS THROUGHOUT. NEITHER FINAL PAYMENT NOR FINAL ACCEPTANCE BY SHALL RELIEVE CONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP
5. CONTRACTOR SHALL COORDINATE ALL WORK INCLUDING SUBCONTRACTOR WORK SO AS TO ELIMINATE CONFLICTS AND WORK TO MEET THE GENERAL GOOD COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD. SUBMIT WORK PROGRESS SCHEDULE
6. [redacted]
7. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, UTILITIES AND SURFACE IMPROVEMENTS WHICH ARE NOT IN PLACE, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO
8. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED HEREIN AND AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS
9. [redacted]
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DISTURBED BY CONSTRUCTION WHICH ARE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. BEFORE DESTROYING ANY MONUMENTS, CONTRACTOR SHALL REQUEST OWNER ENGINEER TO ACCURATELY LOCATE AND TIE THEM. IF APPLICABLE, CONTRACTOR SHALL REPLACE SUCH MONUMENTS PRIOR TO COMPLETION TO THE SATISFACTION OF THE COUNTY ENGINEER
11. [redacted]
12. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL. ALL WARNING AND TRAFFIC CONTROL SIGNS, SIGN SIZES AND LOCATIONS FOR THE SIGNS SHALL BEIN ACCORDANCE WITH CALTRANS REQUIREMENTS AND COUNTY STANDARDS.
13. CONTRACTOR SHALL KEEP COUNTY STREETS CLEAR OF DIRT AND DEBRIS ATTRIBUTABLE TO THE PROJECT'S CONSTRUCTION ACTIVITIES.
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY DESIGN ENGINEER OF ANY VARIANCE FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS BEFORE PROCEEDING WITH FABRICATION.
15. [redacted]
16. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT FINISHED AREAS OF THE PROJECT ARE PROTECTED FROM ANY DAMAGE WHICH MAY RESULT FROM ADJACENT AREAS STILL UNDER CONSTRUCTION
17. NO REVISIONS TO THE ACCEPTED IMPROVEMENT PLANS SHALL BE MADE BY THE DESIGN ENGINEER WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER
18. NO MODIFICATIONS SHALL BE MADE TO ANY COUNTY FACILITIES WITHOUT PRIOR WRITTEN APPROVAL BY THE COUNTY ENGINEER. ALL MODIFICATIONS SHALL BE WITNESSED BY THE COUNTY INSPECTOR.
19. CONTRACTOR SHALL POSSESS A VALID CLASS A CONTRACTOR'S LICENSE
20. PRIOR TO 10 WORKING DAYS OF START OF CONSTRUCTION, CONTRACTOR SHALL SUBMIT ALL SUBMITTALS AND ANY SUBSTITUTIONS TO CONTRACTOR AND COUNTY PUBLIC WORKS DIRECTOR FOR REVIEW AND APPROVAL.
21. [redacted]
22. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM MONTEREY PUBLIC WORKS DEPARTMENT (831) 755-3020 BEFORE TRENCHING FOR WATER AND SEWER CONNECTIONS, UTILITY CONNECTIONS, STORM DRAIN CONNECTION, CURB, GUTTER AND SIDEWALK CONSTRUCTION AND PAVING OFFSITE
23. THE CONTRACTOR SHALL COORDINATE WITH PG&E AND PACIFIC BELL IN LOCATING EXISTING JOINT POWER POLES AND DEPTHS.
24. [redacted]
25. [redacted]
26. [redacted]

GRADING AND PAVING NOTES

1. CONTRACTOR SHALL OBTAIN A GRADING PERMIT AND NOTIFY THE COUNTY AND THE OWNER 48 HOURS BEFORE STARTING GRADING WORK
2. ALL EARTHWORK SHALL BE CONSTRUCTED PER THE GRADING SPECIFICATIONS IN THE GEOTECHNICAL REPORT (MARIE). ALL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION, EXCEPT THE PAVEMENT SUBGRADE. THE UPPER LAYER OF SUBGRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. THE EXACT DEPTH SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND/OR AS SHOWN ON THESE PLANS. COMPACTION AND MOISTURE TESTS SHALL COMPLY WITH ASTM D1557 FOR MAXIMUM DRY COMPACTION CURVES AND ASTM D2922 FOR FIELD DENSITY TESTING
3. [redacted]
4. EXISTING A.C. SURFACE SHALL BE SAW CUT TO AN 24" STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE PROPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. WHEN TRENCHING THROUGH AN PAVEMENT, CURB, GUTTER AND SIDEWALK, A SAW CUT WILL BE USED. WHERE EXISTING PAVEMENT IS TO BE MATCHED, REPLACE WITH 2" A.C. AND A MINIMUM OF 1" OVERLAY AND/OR MATCH THE EXISTING SECTION PLUS AN ADDITIONAL 1" OF A.C. WHICHEVER IS GREATER. THE EXPOSED BASE MATERIAL SHALL BE COMPACTED, ACCOMPACTED AND RESEALED PRIOR TO PAVING.
5. ALL VALVE BOXES AND MANHOLES TO BE FLUSH WITH FINISHED GRADE UNLESS OTHERWISE NOTED.
6. REVIEW BY THE DESIGN ENGINEER OR HIS AUTHORIZED REPRESENTATIVE IS REQUIRED ON COMPLETED WORK PRIOR TO: (A) PLACING OF AFFCONCRETE, (B) PLACING OF AGGREGATE BASE, (C) PLACING OF ASPHALTIC CONCRETE, (D) PLACING BACKFILL FOR STRUCTURES AND TRENCHES FOR PIPE CONDUCTORS OR OTHER UTILITIES. WORK DONE WITHOUT SUCH REVIEW SHALL BE AT THE CONTRACTOR'S RISK. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER. REVIEW SHALL INCLUDE SURVEY OF SUBBASE, BASE, AND AC FINISHED GRADE TO VERIFY GRADES.
7. PRIOR TO PERFORMING THE FINAL GRADING AND SUBGRADE COMPACTION FOR THE PAVED AREAS, THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADES WITH THE DESIGN ENGINEER AND COMPLY WITH ANY REQUESTED ADJUSTMENTS OR GRADE CHANGES
8. PARKING LOTS AND PUBLIC/PRIVATE ROADWAYS SHALL BE CORED AT THE DISCRETION OF THE DEVELOPER AND HIS GEOTECHNICAL ENGINEER TO VERIFY THAT THE PROPER CONSTRUCTION AND THICKNESS OF THE SUBBASE, BASEROCK AND ASPHALT CONCRETE PAVEMENT WERE INSTALLED IN CONFORMANCE WITH THE DESIGNED PAVEMENT SECTION.
9. [redacted]
10. [redacted]
11. GRADING TOLERANCES SHALL BE FOR THE FOLLOWING

AREA	TOLERANCE
CURB ANCHOR	0.01 FT
CURB AND GUTTER	0.03 FT
WHEEL CHAIR ACCESS RAMP	0.05 FT
PAVEMENT	0.20 FT
LANDSCAPE	





RWE GROUP

California American Water
Monterey Division
50 Ragsdale Dr., Ste. 100, Monterey, Ca. 93940

REVISIONS				
REV	DESCRIPTION	BY	DATE	APPD

BESTOR ENGINEERS, INC.
9701 BLUE LARKSPUR LN.
MONTEREY, CA. 93940
(831)373-2941

REGISTERED PROFESSIONAL ENGINEER H. PATRICK WARD No. 29811 Exp. 31 MAR 2005 CIVIL STATE OF CALIFORNIA

DATE: JUNE 13, 2003
DRAWN: E. MEDINA
DESIGN: E. MEDINA
CHECKED: H.P. WARD
PROJECT ENGINEER: H. PATRICK WARD

PROJECT NAME: PASEO PRIVADO WATER TANK SITE DRIVEWAY
SAN BENANCIO, CALIFORNIA

SHEET TITLE: PROPOSED PROFILE AND NOTES

WORK ORDER NO.: 40910
SCALE: AS SHOWN
DRAWING NAME: 40910-C3.DWG
SHEET 3 OF 8

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