

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901



Meeting Agenda - Final

Wednesday, April 3, 2024

8:00 AM

**Government Center
1441 Schilling Place
Salinas, CA 93901**

Administrative Permit

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on April 3, 2024 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, April 2, 2024. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS**1. PLN230281 - WEST CODY NOLAN & MAIJA DANILOVA TRS AND BLOMQUIST DAN L & ROSEMARY LEE**

Consider a Lot Line Adjustment between 2 legal lots of record consisting of “Parcel B” (APN: 416-462-002-000, 5.56 acres) and a “Remainder Parcel” (APN: 416-462-003-000, 53.42 acres) resulting in Adjusted Parcel B (5.96 acres) and Adjusted Remainder Parcel (53.02), respectively.

Project Location: 1352 River Road, Gonzales

Proposed CEQA Action: Find the project Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15305 and none of the exceptions per Section 15300.2 can be made.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

2. PLN180347-AMD1 - SLAWSON ROBERT TODD TR

Consider a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) that allowed the demolition of a 3,198 square foot two-story single family dwelling and rebuild of a 5,704 square foot two-story single family dwelling on slopes greater than 30%, within 750 feet of known archaeological resources, and within 50 feet of coastal bluff. This amendment reduces the project to a remodel and a 2,294 square foot addition to the single family dwelling and construction of a 526 square foot detached garage, including the previously approved site improvements and replacing the driveway with pavers.

Project Location: 30770 Aurora Del Mar, Carmel

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Planning Commission Resolution](#)
 [No.19-030_PLN180347](#)
 [Exhibit C - Vicinity Map](#)



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 24-018

April 03, 2024

Introduced: 3/26/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230281 - WEST CODY NOLAN & MAIJA DANILOVA TRS AND BLOMQUIST DAN L & ROSEMARY LEE

Consider a Lot Line Adjustment between 2 legal lots of record consisting of "Parcel B" (APN: 416-462-002-000, 5.56 acres) and a "Remainder Parcel" (APN: 416-462-003-000, 53.42 acres) resulting in Adjusted Parcel B (5.96 acres) and Adjusted Remainder Parcel (53.02), respectively.

Project Location: 1352 River Road, Gonzales

Proposed CEQA Action: Find the project Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15305 and none of the exceptions per Section 15300.2 can be made.

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning adopt a resolution to:

- Find the project qualifies for a Class 5 Categorical Exemption from CEQA pursuant to CEQA Guidelines Section 15305, and that none of the exceptions from Section 15300.2 apply to the project; and
- Approve a Lot Line Adjustment between 2 legal lots of record consisting of "Parcel B" (APN: 416-462-002-000, 5.56 acres) and a "Remainder Parcel" (APN: 416-462-003-000, 53.42 acres) resulting in Adjusted Parcel B (5.96 acres) and Adjusted Remainder Parcel (53.02), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION:

Agent: Charlie Rubio, Groza Construction

Property Owners: Maija & Cody West (Parcel 1); Dan & Rosemary Blomquist (Parcel 2)

APN: 416-426-002-000 (Parcel B); 416-462-003-000 (Remainder Parcel)

Parcel Size: 5.56 acres (Parcel B); 53.42 acres (Remainder Parcel)

Zoning: Farmlands, with a density of 40 acres per unit or "F/40"

Plan Area: Central Salinas Valley

Flagged and Staked: No

SUMMARY:

Staff is recommending approval of a Lot Line Adjustment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit

conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On April 3, 2024, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, April 2, 2024. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire District

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Lot Line Adjustment Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Planner; Anna Ginette Quenga, AICP, Principal Planner; Cody West, Property Owner; Dan & Rosemary Blomquist, Property Owners; Charlie Rubio, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230281.



County of Monterey

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April 03, 2024

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Project Location: 1352 River Road, Gonzales

Proposed CEQA Action: Find the project Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15305 and none of the exceptions per Section 15300.2 can be made.

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find the project qualifies for a Class 5 Categorical Exemption from CEQA pursuant to CEQA Guidelines Section 15305, and that none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve a Lot Line Adjustment between 2 legal lots of record consisting of "Parcel B" (APN: 416-462-002-000, 5.56 acres) and a "Remainder Parcel" (APN: 416-462-003-000, 53.42 acres) resulting in Adjusted Parcel B (5.96 acres) and Adjusted Remainder Parcel (53.02), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION:

Agent: Charlie Rubio, Groza Construction

Property Owners: Maija & Cody West (Parcel 1); Dan & Rosemary Blomquist (Parcel 2)

APN: 416-426-002-000 (Parcel B); 416-462-003-000 (Remainder Parcel)

Parcel Size: 5.56 acres (Parcel B); 53.42 acres (Remainder Parcel)

Zoning: Farmlands, with a density of 40 acres per unit or "F/40"

Plan Area: Central Salinas Valley

Flagged and Staked: No

SUMMARY:

Staff is recommending approval of a Lot Line Adjustment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to

the issuance of a building/grading permits and/or commencement of the approved use.

On April 3, 2024, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, April 2, 2024. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire District

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Lot Line Adjustment Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Planner; Anna Ginette Quenga, AICP, Principal Planner; Cody West, Property Owner; Dan & Rosemary Blomquist, Property Owners; Charlie Rubio, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230281.

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

**WEST CODY NOLAN & MAIJA DANILOVA TRS AND BLOMQUIST DAN L &
ROSEMARY LEE (PLN230281)**

RESOLUTION NO. 24 -

Resolution by the Monterey County HCD Chief of
Planning:

- 1) Finding the project qualifies for a Class 5
Categorical Exemption from CEQA pursuant
to CEQA Guidelines Section 15305, and that
none of the exceptions from Section 15305.2
apply to the project; and
- 2) Approving a Lot Line between 2 legal lots of
record consisting of “Parcel B” (APN: 416-
462-002-000, 5.56 acres) and a “Remainder
Parcel” (APN: 416-462-003-000, 53.42 acres)
resulting in Adjusted Parcel B (5.96 acres)
and Adjusted Remainder Parcel (53.02),
respectively.

[PLN230281 WEST CODY NOLAN & MAIJA
DANILOVA TRS AND BLOMQUIST DAN L &
ROSEMARY LEE, 1352 River Road, Soledad,
Central Salinas Valley (APNs: 416-426-002-000, and
416-462-003-000)]

**The WEST CODY NOLAN & MAIJA DANILOVA TRS AND BLOMQUIST DAN L &
ROSEMARY LEE application (PLN230281) came on for an administrative decision
hearing before the Monterey County HCD Chief of Planning on April 3, 2024. Having
considered all the written and documentary evidence, the administrative record, the staff
report, oral testimony, and other evidence presented the Monterey County HCD Chief of
Planning finds and decides as follows:**

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the
applicable plans and policies which designate this area as appropriate
for development.
EVIDENCE: a) During the course of review of this application, the project has been
reviewed for consistency with the text, policies, and regulations in the:
 - 2010 Monterey County General Plan;
 - Central Salinas Area Plan;
 - Monterey County Subdivision Ordinance (Title 19); and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received

during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Project Scope/Existing Site Context. Both parcels are developed with a single-family residence and onsite wastewater treatment systems (OWTS) each. County of Monterey Assessor's records indicate that the single family dwelling on Parcel B was constructed in 1928. In 1982, the County of Monterey issued and finalized a construction permit (No. BPH27562) for a single family dwelling addition, which included a site plan illustrating the dwelling's located entirely within Parcel B, approximately 60 feet east of the right of way adjacent to the parcel's western property line. In August 2023, the property was surveyed which revealed that existing dwelling straddles Parcel B's western property line. Further, the propane tank serving Parcel B is located within the Remainder Parcel. The project consists of a lot line adjustment between two legal lots to allow the existing single family dwelling and propane tank to be within Parcel B.
- c) Allowed Use. The properties are located at 1352 River Road, Gonzales, Central Salinas Area Plan (APNs: 416-462-002-000, and 416-462-003-000). The parcels are zoned Farmlands with a density of 40 acres per unit, or "F/40." The F zoning district allows for single-family dwellings accessory to the agricultural use of the property, or other uses of a similar character, density and intensity to those listed in the same section (Title 21 Section 21.30.030.A, P), and therefore the existing residences are allowable uses. The Lot Line Adjustment does not include any new development, intensify water use, or create new land uses, and is an allowed use subject to the granting of this discretionary permit. Therefore, all uses on the sites are consistent with the property's underlying zoning.
- d) Lot Legality. The subject properties are comprised of two lots: Parcel "B" and "Remainder Parcel," recorded as such in their current configurations October 7, 1974, in "Volume 7 of Parcel Maps, page 63." Parcel "B" was developed with a single-family dwelling in 1928, which is the same structure currently standing. "Remainder Parcel" was developed with a single-family dwelling in 1956, which is the same structure currently standing. Therefore, the County recognizes these lots as legal lots of record.
- e) Development Standards. The development standards for Farmlands zoning district are codified in Title 21 section 21.30.060. As illustrated in the attached plans, the adjustment will result in a greater distance between the western property line of Resulting Parcel B and the single family dwelling (approximately 43 feet) which conforms to setback standards codified in Title 21 section 21.30.060. The existing development on the two parcels currently conforms to the maximum building site coverage requirements and will continue to conform with implementation of this lot line adjustment.
- f) 2010 General Plan Policy LU-1.15. Policy LU-1.15 indicates that lot line adjustments that compromise the location of wells or onsite wastewater treatment systems (OWTS) should not be approved. As demonstrated in Finding 3, Evidence "b", the Environmental Health

Bureau (EHB) reviewed the project and determined that the resulting lots will not compromise the location of any wells, water utilities, or OWTS systems.

- g) 2010 General Plan Policy LU-1.16. Policy LU-1.16 allows lot line adjustments between lots that do not conform to minimum parcel size standards if the resultant lots are consistent with all other General Plan policies, zoning and building ordinances and the adjustment would accommodate legally constructed improvements which extend over a property line. Existing Parcel B is 5.56 acres in size, below the 40 acre minimum building site. Although the adjustment will result in the enlargement of Adjusted Parcel B to 5.96 acres, it will remain below the required minimum building site. As described in Evidence “b” above, the adjustment will result in locating an existing dwelling and propane tank wholly within Adjusted Parcel B. Therefore, approval of the adjustment would be consistent with Policy LU-1.16.
- h) Land Use Advisory Committee (LUAC) Review. The project was not referred to a Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors this application did not warrant referral to the LUAC for the following reasons: 1) it is exempt from environmental review (see Finding 6); 2) there are no conflicts (e.g. modifications to Scenic Easements or Building Envelopes, Williamson Act, the Coastal Zone, etc.); 3) requires no variances; 4) there are no Design Approvals subject to review by the Zoning Administrator or Planning Commission; 5) it is not a discretionary permit for which the local area plan, land use plan, master plan, specific plan, or community plan requires review by a local citizens’ committee; and 6) the LUAC shall review any discretionary permit application, and any land use matter that in the opinion of the Board of Supervisors, the Planning Commission, or Director of Planning, raises significant land use issues that necessitate review prior to a public hearing by the Appropriate Authority, which this project did not elicit.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230281.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in

3. **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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Both lots have, and will continue to have, road access to River Road. Necessary water and septic exist and presently serve the two properties and will not be affected by the lot line adjustment. Parcel B receives water from an offsite well located adjacent to River Road. Remainder Parcel receives water from a spring and is stored in a water storage tank on the property. Both properties have an onsite wastewater treatment system (OWTS). The Environmental Health Bureau reviewed the project and determined that the water facilities and OWTS met the standard for approval as a result of the lot line adjustment.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230281.
4. **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 HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230281.
5. **FINDING:** **LOT LINE ADJUSTMENT** - The adjustment of the parcels is consistent with Section 66412 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision ordinance – Inland) of the Monterey County Code.
- EVIDENCE:**
- a) The properties are zoned Farmlands, with a density of 40 acres per unit, or “F/40”. As demonstrated in Finding 1, Evidence “g”, the adjustment is consistent with General Plan Policy LU-1.16, allowing for Adjusted Parcel B to maintain non-conformity with the 40 acre minimum building site requirement.
 - b) The lot line adjustment is between two legal lots of record consisting of Parcel B (5.56 acres), and Remainder Parcel (53.42 acres), resulting in

Adjusted Parcel B (5.96 acres) and Adjusted Remainer Parcel(53.02 acres), respectively. Two contiguous lots exist and once adjusted, two contiguous legal lots of record will remain. No new parcels will be created.

- c) The lot line adjustment is consistent with the Title 21 and County staff verified that the subject properties are in compliance with all rules and regulations pertaining to the use of the property, and no violations exist on the property (see Findings No. 1, 2, and 4, and supporting evidence).
- d) As an exclusion to the Subdivision Map Act, the lot line adjustment does not require recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment and a Certificate of Compliance for each new lot shall be filed per a standard condition of approval (Condition No. 3).
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230281.

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 15305(a) categorically exempts minor lot line adjustments that do not result in the creation of any new parcel. No new parcels will be created as a result of the lot line adjustment.
- b) As demonstrated in Finding 1, Evidence “g”, the purpose of the adjustment is to located the existing single-family dwelling and propane tank within Parcel B, which is consistent with the intent of the exemption.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway. The project will rectify an existing condition so the resultant parcels meet the site development standards of the Farmland zoning district. Further, no development is proposed, nor would the project substantially alter the development potential beyond what is allowed prior to the lot line adjustment. Therefore, there are no unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230281.

7. FINDING:

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

EVIDENCE:

- a) In accordance with Title 19 section 19.16.025 an appeal may be made by any person aggrieved by a decision of an appropriate authority other than the Board of Supervisors. Title 19 section 19.16.020.A designates the Board of Supervisors as the appropriate authority to consider appeals of decisions of the Chief of Planning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Housing and Community Development Chief of Planning does hereby:

1. Find the project qualifies for a Class 5 Categorical Exemption from CEQA pursuant to CEQA Guidelines Section 15305, and that none of the exceptions from Section 15300.2 apply to the project; and
2. Approve the Lot Line Adjustment between 2 legal lots of record consisting of “Parcel B” (APN: 416-462-002-000, 5.56 acres) and a “Remainder Parcel” (APN: 416-462-003-000, 53.42 acres) resulting in Adjusted Parcel B (5.96 acres) and Adjusted Remainder Parcel (53.02), respectively.

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

PASSED AND ADOPTED this 3rd day of April, 2024.

Melanie Beretti, ACIP
Acting HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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 Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN230281

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit (PLN230281) allows a Lot Line Adjustment between 2 legal lots of record consisting of "Parcel B" (APN: 416-462-002-000, 5.56 acres) and a "Remainder Parcel" (APN: 416-462-003-000, 53.42 acres) resulting in Adjusted Parcel B (5.96 acres) and Adjusted Remainder Parcel (53.02), respectively. The properties are located at 1352 River Road, Soledad (Assessor's Parcel Numbers 416-426-002-000 and 416-462-003-000), Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A Lot Line Adjustment (Resolution Number _____) was approved by County of Monterey Chief of Planning for Assessor's Parcel Number 416-462-002-000, and 416-462-003-000 on April 3, 2024. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN230281) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN230281) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
 - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
 - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
 - c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN230281. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

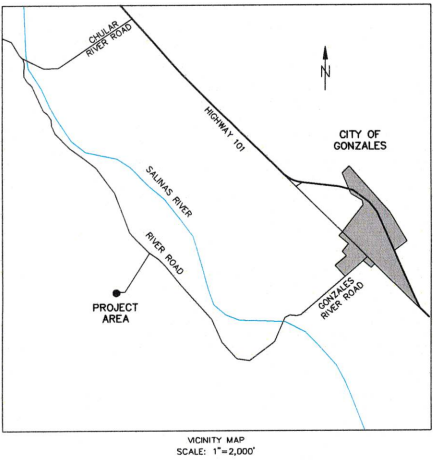
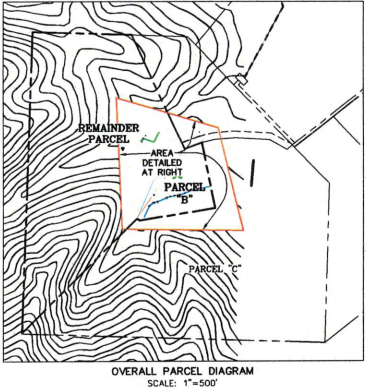
4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
 - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
 - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
 - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
 - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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



PROJECT DATA:

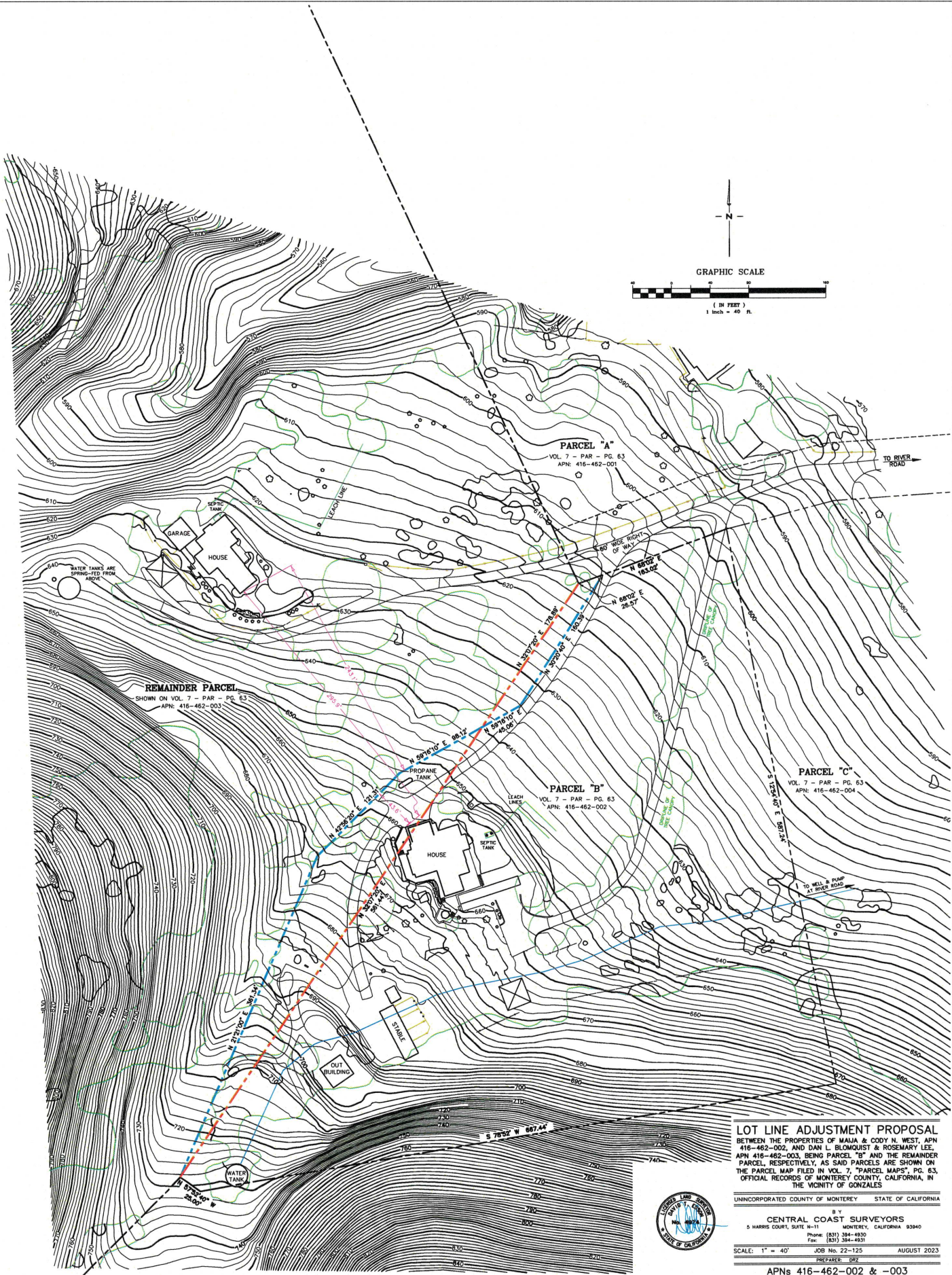
1. RECORD OWNERS:
PARCEL "B"
CODY WEST
15000 RIVER ROAD
GONZALES, CA 93928
REMAINDER PARCEL:
DAN BLOMQUIST
P.O. BOX 782
GONZALES, CA 93928
2. NO CHANGES ARE PROPOSED FOR EXISTING WELLS, SEPTIC SYSTEMS AND LEACH FIELDS.
3. THERE ARE NO WATERCOURSES, DRAINAGE CHANNELS OR DRAINAGE STRUCTURES ON THE SUBJECT LOTS.
4. THE SUBJECT LOTS ARE NOT IN A 100-YEAR FLOODPLAIN.
5. THERE ARE NO PROPOSED EASEMENTS OR RIGHTS-OF-WAY.
6. NO IMPROVEMENTS OF ANY KIND ARE PROPOSED.
7. THIS MAP WAS PREPARED ON JUNE 8, 2023.

LEGEND:

- DENOTES EXISTING PROPERTY LINE TO BE DELETED
- DENOTES PROPOSED PROPERTY LINE
- DENOTES VEGETATION EXCEPT AS SHOWN
- DENOTES LEACH LINES EXCEPT AS SHOWN

NOTE:
ALL DISTANCES SHOWN HEREON ARE
EXPRESSED IN FEET AND DECIMALS THEREOF.

AREAS:	EXISTING	PROPOSED
REMAINDER PARCEL	53.42 AC.	53.02 AC.
PARCEL "B"	5.58 AC.	5.96 AC.



LOT LINE ADJUSTMENT PROPOSAL
BETWEEN THE PROPERTIES OF MAJIA & CODY N. WEST, APN 416-462-002, AND DAN L. BLOMQUIST & ROSEMARY LEE, APN 416-462-003, BEING PARCEL "B" AND THE REMAINDER PARCEL, RESPECTIVELY, AS SAID PARCELS ARE SHOWN ON THE PARCEL MAP FILED IN VOL. 7 "PARCEL MAPS", PG. 83, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA, IN THE VICINITY OF GONZALES

UNINCORPORATED COUNTY OF MONTEREY STATE OF CALIFORNIA

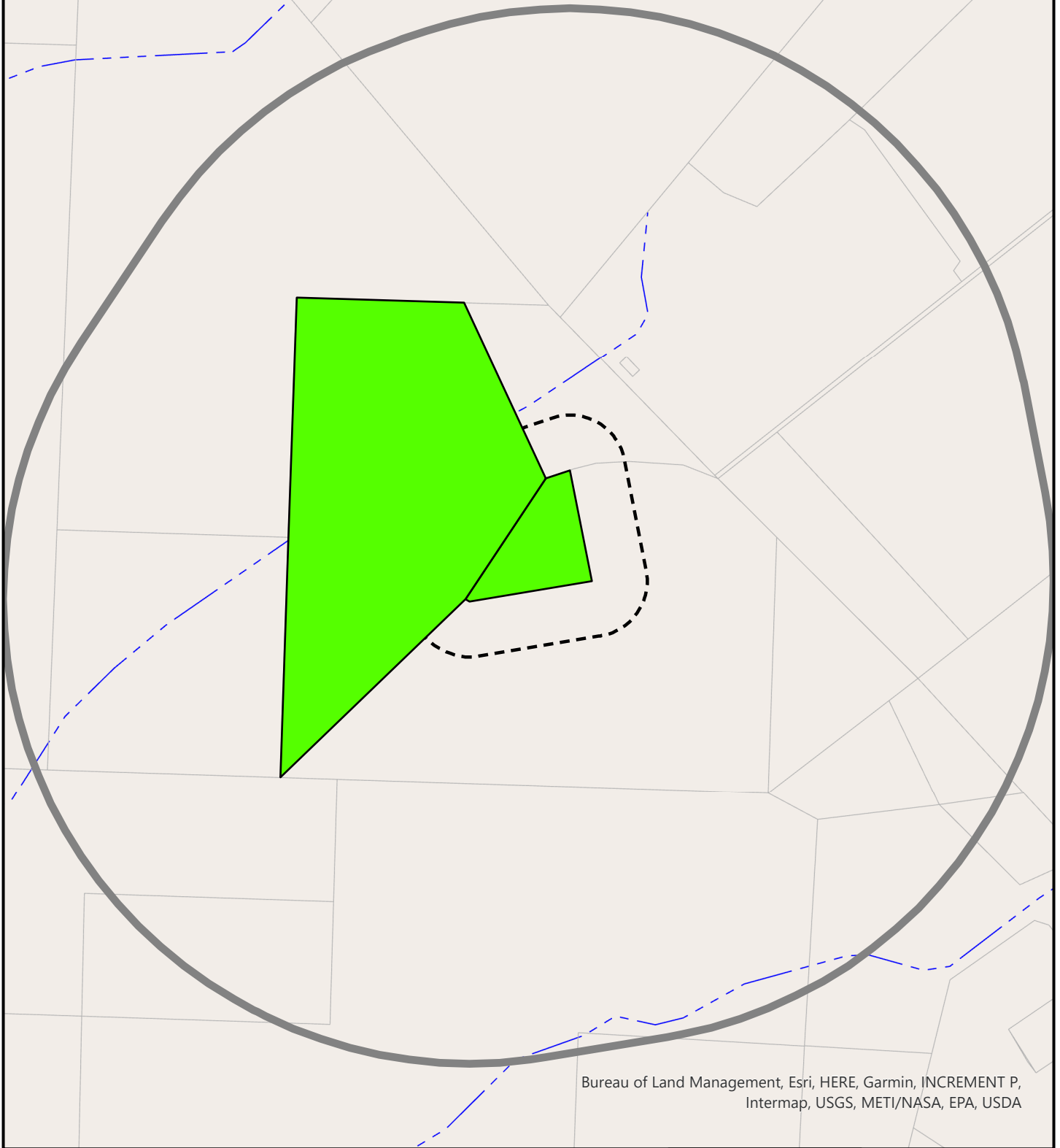
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE 111 MONTEREY, CALIFORNIA 93940
Phone: (831) 384-4830
Fax: (831) 384-4831

SCALE: 1" = 40' JOB No. 22-125 AUGUST 2023
PREPARED BY: DR2
APNs 416-462-002 & -003

Exhibit B

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CENTRAL SALINAS VALLEY



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA


APPLICANT: WEST CODY NOLAN & MAIJA DANILOVA TRS AND
BLOMQUIST DAN L & ROSEMARY LEE

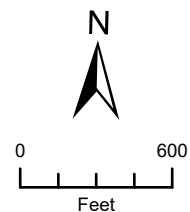
APN: 416462002000, 416462003000

FILE # PLN230281

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.2

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 24-019

April 03, 2024

Introduced: 3/26/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN180347-AMD1 - SLAWSON ROBERT TODD TR

Consider a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) that allowed the demolition of a 3,198 square foot two-story single family dwelling and rebuild of a 5,704 square foot two-story single family dwelling on slopes greater than 30%, within 750 feet of known archaeological resources, and within 50 feet of coastal bluff. This amendment reduces the project to a remodel and a 2,294 square foot addition to the single family dwelling and construction of a 526 square foot detached garage, including the previously approved site improvements and replacing the driveway with pavers.

Project Location: 30770 Aurora Del Mar, Carmel

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303.

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and there are no exceptions to the exemption per Section 15300.2 of the CEQA Guidelines; and
- b. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) that allowed the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling, development on slopes greater than 30%, development within 750 feet of known archaeological resources, development within 50 feet of coastal bluff and related site improvements. This Amendment reduces the development to a remodel of the single family dwelling, a 721 square foot first floor addition, a 567 square foot second floor addition, a 1,006 square foot gym addition to an existing detached garage, and a new 526 square foot detached garage. All other previously approved components would remain, including replacement of the driveway with pavers.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Laura Lawrence, The Law Office of Aengus L Jeffers

Property Owner: Slawson Robert Todd TR

APN: 243-341-005-000

Parcel Size: 1.49 acres

Zoning: Rural Density Residential, 1 unit per 40 acres with a Design Control Overlay, Coastal Zone or “RDR/40-D(CZ)”

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of a Minor and Trivial Amendment to a previously approved permit (PLN180347) subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On April 3, 2024, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, April 2, 2024. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Carmel Highlands Fire Protection District

Prepared by: Marlene Garcia, Assistant Planner, x5114

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Planning Commission Resolution No. 19-030 for PLN180347

Exhibit C - Vicinity Map

cc: Front Counter Copy; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Anna Ginette Quenga, AICP, Principal Planner; Slawson Robert Todd TR Property Owners; Laura Lawrence, The Law Office of Aengus L Jeffers, Agent; The Open Monterey Project;

LandWatch (Executive Director); Planning File PLN180347-AMD1.



Administrative Permit

Legistar File Number: AP 24-019

April 03, 2024

Introduced: 3/26/2024

Current Status: Agenda Ready

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PLN180347-AMD1 - SLAWSON ROBERT TODD TR

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Agent: Laura Lawrence, The Law Office of Aengus L Jeffers

Property Owner: Slawson Robert Todd TR

APN: 243-341-005-000

Parcel Size: 1.49 acres

Zoning: Rural Density Residential, 1 unit per 40 acres with a Design Control Overlay, Coastal Zone or “RDR/40-D(CZ)”

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of a Minor and Trivial Amendment to a previously approved permit (PLN180347) subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On April 3, 2024, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, April 2, 2024. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Carmel Highlands Fire Protection District

Prepared by: Marlene Garcia, Assistant Planner, x5114

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Planning Commission Resolution No. 19-030 for PLN180347

Exhibit C - Vicinity Map

cc: Front Counter Copy; Carmel Highlands Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Anna Ginette

Quenga, AICP, Principal Planner; Slawson Robert Todd TR Property Owners; Laura Lawrence, The Law Office of Aengus L Jeffers, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN180347-AMD1.

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

SLAWSON ROBERT TODD TR (PLN180347-AMD1)

RESOLUTION NO. 24 -

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
- 2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) that allowed the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling, development on slopes greater than 30%, development within 750 feet of known archaeological resources, development within 50 feet of coastal bluff and related site improvements. This Amendment reduces the development to a remodel of the single family dwelling, a 721 square foot first floor addition, a 567 square foot second floor addition, a 1,006 square foot gym addition to an existing detached garage, and a new 526 square foot detached garage. All other previously approved components would remain, including replacement of the driveway with pavers.

[PLN180347-AMD1 SLAWSON, 30770 AURORA DEL MAR, CARMEL, BIG SUR COAST LAND USE PLAN (APN: 243-341-005-000)]

The SLAWSON ROBERT TODD TR application (PLN180347-AMD1) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on April 3, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has received and processed an amendment to PLN180347.
- EVIDENCE:**
- a) An application for a Minor and Trivial Amendment was submitted on February 21, 2023 to HCD-Planning staff and deemed complete by County agencies on December 6, 2023, however, applicant was aware of requested pending information by Environmental Health Department required submittal to pertaining department in order to schedule the project for hearing.
 - b) On October 23, 2019, the Planning Commission approved a Combined Development Permit (PLN180347; Resolution No. 19-030) consisting of a 1) Coastal Administrative Permit and Design Approval to allow 1) demolition of an existing 3,198 square foot one-story single family dwelling (with exception of a legal nonconforming portion of the south wing), and rebuild of a 5,704 square foot two-story single family dwelling, addition of 1,006 square feet (gym, indoor pool, mechanical room and potting shed) to an existing 1,080 square foot garage/storage room, relocation of 279 square foot storage structure, and associated grading of approximately 550 cubic yards of cut and 220 cubic yards of fill, with 330 cubic yards off-hauled; 2) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) Coastal Development Permit to allow development on slopes greater than 30%; and 4) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. This permit was approved with 15 conditions of approval. This permit had an expiration date of October 9, 2022. However, the expiration date was extended to April 9, 2023, pursuant to the automatic extension for all ministerial and discretionary land use permits in effect as of March 17, 2020 under the Board of Supervisors Ordinance No. 5332.
 - c) The following conditions of approval from PLN180347 have been carried forward to this Amendment (PLN180347-AMD1).
 - HCD – Planning Condition No. 5 (Attach Resolution to Construction Plans);
 - HCD – Planning Condition No. 6 (Cultural Resources Negative Archaeological Report);
 - HCD – Planning Condition No. 7 (Grading Winter Restriction);
 - HCD – Planning Condition No. 8 (Lighting-Exterior Lighting; Plan);
 - HCD – Planning Condition No. 11 (Tree and Root Protection);
 - HCD – Planning Condition No. 12 (Demolition/Deconstruction Note); and
 - HCD – Environmental Services Condition Nos. 9, 10 and 13.
 - d) The proposed amendment would not result in new impacts not previously considered in the original approval. Therefore, the amendment is of a minor and trivial nature pursuant to Title 20 section 20.76.115.A.
 - e) With the granting of this permit (HCD-Planning File No. PLN180347-AMD1), this Minor and Trivial Amendment will become the operative

entitlement, and all conditions of approval will be cleared under PLN180347-AMD1.

- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN180347 and PLN180347-AMD1.

2. FINDING: CONSISTENCY/SITE SUITABILITY/NO VIOLATIONS – The proposed amendment does not change the consistency, violation status, or site suitability of the previously approved permit PLN180347. Therefore, the proposed amendment, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Big Sur Coast Land Use Plan, Big Sur Coastal Implementation Plan Part 3, Monterey County Zoning Ordinance (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site remains physically suitable for the development proposed, and no violations exist on the property. As approved and amended, HCD Permit No. PLN180347-AMD1 will become and be referred to as the approved permit.

- EVIDENCE:** a) Allowed Uses. The 1.48 acre property is located at 30770 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-005-000), Big Sur Coast Land Use Plan. The parcel is zoned Rural Density Residential, density of 1 unit per 40 acres with a Design Control Overlay (Coastal Zone) or “RDR/40-D (CZ)”. The RDR(CZ) zoning allows the development of single family dwellings and accessory structures as a principally allowed use, subject to the granting of a Coastal Administrative Permit and consistency with development standards that are outlined in Monterey County Zoning Ordinance (Title 20) Section 20.16.060. The property is also located within a Design Control zoning district and is therefore subject to the provisions outlined in the Design Control section of Title 20, which require the granting of a Design Approval. The previously approved permit (PLN180347) included the granting of a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval; and Coastal Development Permit. This project involves the Amendment of a remodel instead of the demolition of the single family dwelling inclusive of a 1,288 square foot addition to the single family dwelling, a 526 square foot detached garage, construction of previously approved gym/pool additions to the existing garage and site improvements that include replacing driveway with pavers. Therefore, the project is an allowed land use for this site.
- b) Amendment. The previously approved Combined Development Permit allowed the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling, development on slopes greater than 30%, development within 750’ of known archaeological resources, development within a 50’ of coastal bluff and related site improvements. As proposed, the Minor and Trivial Amendment (HCD-Planning File No. PLN180347-AMD1) reduces the development to a remodel of the single family dwelling, a 721 square foot first floor addition, a 567 square foot second floor

addition, a 1,006 square foot gym addition to an existing detached garage, and a new 526 square foot detached garage. All other previously approved components would remain, including replacement of the driveway with pavers. The proposed modifications would not alter the original footprint or development site location on the parcel. The proposed amendment would include minor exterior material changes. Colors and materials will remain the same with minor adjustments that introduce ledge stone veneer, sanded stucco cement plaster, aluminum powder coated guard rail and post with glass infill panel and decorative aluminum powder coated guard rail panel (also see subsequent Evidence “e”). The project includes removal of one 12 inch non-native planted Monterey pine tree. In accordance with Coastal Implementation Plan, Part 3, Section 20.145.066.A.1.a, a Coastal Development Permit is not required for its removal. Pursuant to Title 20 Section 20.70.105.A and 20.76.115.A, the County has determined that the proposed project qualifies as a minor amendment to the previously approved Combined Development Permit. The amendment is minor in nature as follows:

- The project would not create new environmental impacts;
 - The project would not increase the severity of environmental impacts identified in the original Permit;
 - The project would have an inconsequential effect on land in relation to the approved permit; and
 - The project meets all relevant site development standards.
- c) Lot Legality. The 1.48 acre Lot No. 10 was created with the Map of Tract No. 588, Carmel Sur at Volume 10, Cities and Towns, Page 6, recorded on April 2, 1969.
- d) 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/or regulations in the applicable MCC.
- e) Design. The project site is located within a Design Control zoning overlay district. Pursuant to Title 20 Chapter 20.44, the Design Control overlay is intended to ensure the review of projects for location, size, configuration, materials and colors, and to protect public views and neighborhood character. This project will not have a detrimental effect on the existing neighborhood character nor an effect on the public viewshed. The existing single-family dwelling’s massing will be altered slightly, while the architectural style will remain largely the same. The resulting massing will be consistent with the surrounding residential development. The colors and materials include existing Terracotta Tile roof and Vertical wood siding; and introducing new materials such as sanded stucco cement plaster, stone veneer, aluminum powder coated guard rail and post with glass infill and decorative aluminum powder coated guard rail decorative panel (black). The design, colors, and materials are visually consistent and compatible with the surrounding development and residential neighborhood.
- f) Development Standards. The project meets all required development standards for the RDR zoning district, including height, setback, coverage, and floor area ratio as outlined in Title 20 Section 20.16.060.

- g) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, this project did not warrant referral because it does not involve a Design Approval requiring approval at a public hearing.
- h) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Carmel Highlands Fire Protection District and the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development.
- i) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- j) The project planner conducted a virtual site inspection using Google Earth on November 17, 2023 to verify that the site conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN180347 and PLN180347-AMD1.

3. 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 previously approved permit (PLN180347) was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau, and Carmel Highlands Fire Protection District and conditions were recommended, 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. This Amendment has been reviewed by the above agencies and no issues were identified.
 - b) Necessary public facilities will be provided. The Carmel Riviera Water System will continue to provide water to the existing residence and will continue to serve the proposed amendment.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the

proposed amendment found in Project Files PLN180347 and PLN180347-AMD1.

4. **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 categorically exempts the construction or installation of limited numbers of new, small facilities or structures.
 - b) This project involves a remodel of the single family dwelling, a 721 square foot first floor addition, a 567 square foot second floor addition, a 1,006 square foot gym addition to an existing detached garage, and a new 526 square foot detached garage. All other previously approved components would remain, including replacement of the driveway with pavers. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development that will adversely impact views from a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Additionally, there are no unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class.
 - d) No adverse environmental effects were identified during staff review of the development application during a virtual site inspection using Google Earth on November 17, 2023.
 - e) See supporting Finding Nos. 2 and 3. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN180347 and PLN180347-AMD1.
5. **FINDING:** **PUBLIC ACCESS** – The proposed minor amendment is in conformance with the public access and recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.145.130 of Monterey Code Title 20 Coastal Implementation Plan Part 3 for the Big Sur Coast Land Use Plan.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN180347 and PLN180347-AMD1.
6. **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. Pursuant to Title 20 section 20.86.030, any aggrieved public agency or member of the public may appeal discretionary decisions of the Chief of Planning to the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A.1, this project is appealable to and by the California Coastal Commission because this project is located between the sea and first through public road paralleling the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and there are no exceptions to the exemption per Section 15300.2 of the CEQA Guidelines; and
2. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) that allowed the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling, development on slopes greater than 30%, development within 750 feet of known archaeological resources, development within 50 feet of coastal bluff and related site improvements. This Amendment reduces the development to a remodel of the single family dwelling, a 721 square foot first floor addition, a 567 square foot second floor addition, a 1,006 square foot gym addition to an existing detached garage, and a new 526 square foot detached garage. All other previously approved components would remain, including replacement of the driveway with pavers.

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

PASSED AND ADOPTED this 3rd day of April, 2024.

Melanie Beretti, AICP
Acting HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

_____.
THIS 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 Monterey County HCD-Planning and HCD-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.

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN180347-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Minor and Trivial Amendment to previously approved Combined Development Permit (PLN180347, Planning Commission Resolution 19-030) consisting of: 1) Coastal Administrative Permit and Design Approval that allowed the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling, development on slopes greater than 30%, development within 750' of known archaeological resources, development within a 50' of coastal bluff and related site improvements. The Amendment consists of a remodel instead of the demolition of the single family dwelling inclusive of a 1,288 square foot addition to the single family dwelling, a 526 square foot detached garage, construction of previously approved gym/pool additions to the existing garage and site improvements that include replacing driveway with pavers. The property is located at 30770 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-005-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A Minor and Trivial Amendment to previously approved Combined Development Permit (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 243-341-005-000 on April 3, 2024. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: Planning

Condition/Mitigation A copy of the Resolution of Approval (Resolution No. ***) for the Minor and Trivial
Monitoring Measure: Amendment to previously approved Combined Development Permit (Planning File No.: PLN180347-AMD1) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (HCD - Planning)

Compliance or Prior to commencement of any grading or construction activities, the Owner/Applicant
Monitoring shall submit evidence to HCD-Planning for review and approval, that the Resolution of
Action to be Approval, for the project, has been incorporated onto the construction plans for the
Performed: project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

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

Responsible Department: Planning

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

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

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

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

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of HCD - Building Services. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of HCD - Building Services Department to conduct land clearing or grading between October 15 and April 15.

6. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to 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, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - 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 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. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. GRADING AND STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant/owner shall submit a grading and stormwater control plan incorporating the recommendations in the project Geotechnical Report prepared by Grice Engineering, Inc., dated September 2018. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading and stormwater control plan to RMA-Environmental Services for review and approval.

9. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant/owner shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

10. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant/owner shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Soil Engineering Investigation and the approved grading and stormwater control plan. (RMA- Environmental Services)

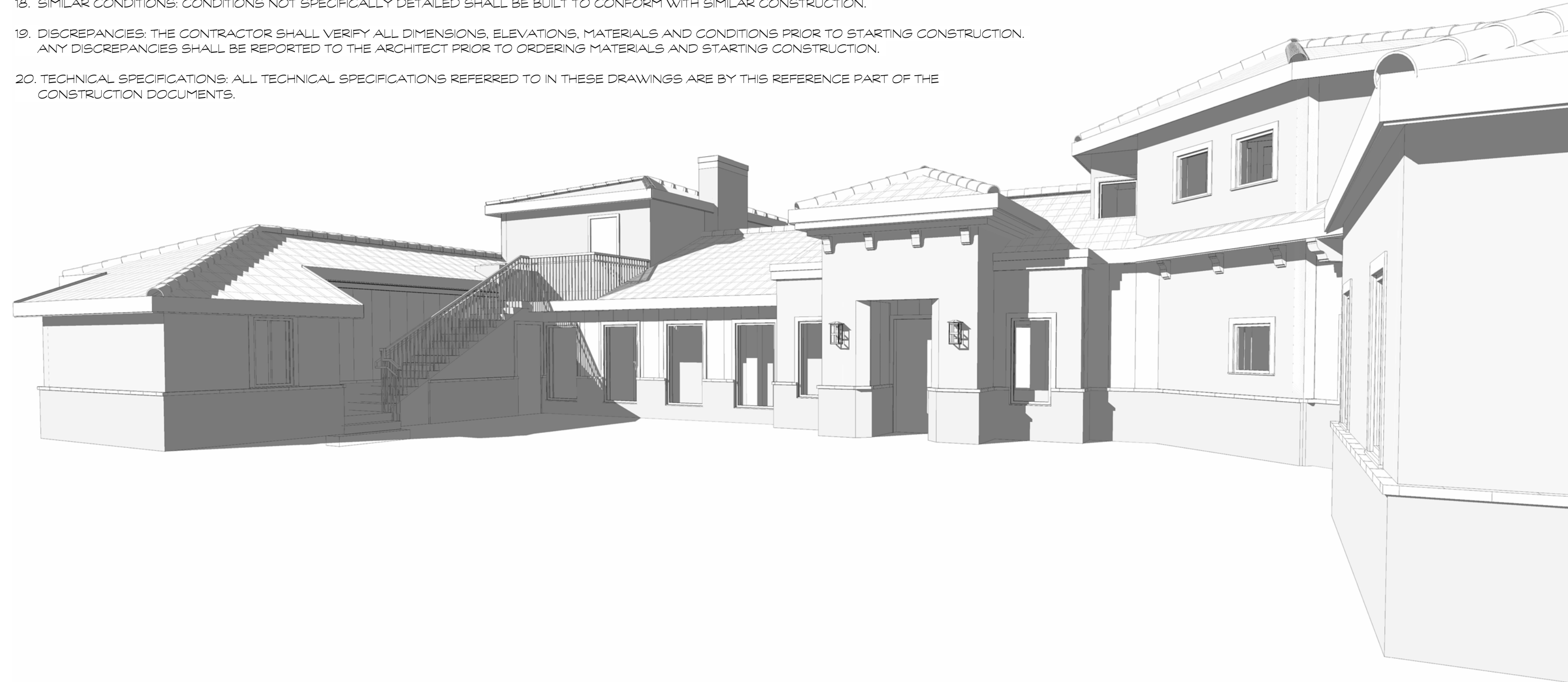
Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

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SLAWSON RESIDENCE

GENERAL NOTES

- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2022 C.B.C.)
- RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
- INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTORS OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTORS OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS / DAMAGES / LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
- SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOW & DOORS, FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
- CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
- CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
- DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
- TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.



CONCEPTUAL RENDERING (FOR REFERENCE ONLY)

FIRE SAFETY REQUIREMENTS

- ADDRESSES FOR BUILDINGS - ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4" HEIGHT, 12' STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
- FIRE PROTECTION - SPRINKLER SYSTEM (STANDARD) - THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF (4) FOUR 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-IN INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

SCOPE OF WORK

- RENOVATE EXISTING 3,174 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH ADDITION OF 1,288 SQ. FT. (REVISED SINCE OCTOBER 2019 APPROVAL.)
- ADDITION OF 1,006 SQ. FT. GYM AND INDOOR POOL TO EXISTING DETACHED 1075 SQ. FT. TWO-CAR GARAGE/STORAGE BUILDING. (APPROVED, NO CHANGES SINCE 2019 APPROVAL.)
- REMOVE EXISTING 281 SQ. FT. STORAGE STRUCTURE. (PER OCTOBER 2019 APPROVAL.)
- BUILD NEW 526 SQ. FT. TWO-CAR GARAGE. (REVISED SINCE OCTOBER 2019 APPROVAL.)
- REMOVE AND REPLACE EXISTING DRIVEWAY WITH WIDENED DRIVEWAY, PATHWAYS, STEPS, HARDSCAPE, AND LANDSCAPE. REVISED SINCE OCTOBER 2019 APPROVAL.

PROJECT DATA

A.P.N.:	243.341.005.000
EXISTING ZONING:	RDR/40-D(CZ)
TREE INFORMATION:	1 TREE TO BE REMOVED
OCCUPANCY GROUP:	RESIDENCE: R-1 GARAGE: U
# OF EXISTING BEDROOMS:	4
# OF PROPOSED BEDROOMS:	4 (NO CHANGE)
TYPE OF CONSTRUCTION:	V-B
GRADING CUT/FILL:	900 C.Y. CUT/350 C.Y. FILL (550 C.Y. EXPORT)
PARKING PROVIDED:	4 COVERED, 3 UNCOVERED
WATER SUPPLIER:	CARMEL RIVIERA
SEWER:	ON-SITE SEPTIC SYSTEM
FIRE SPRINKLERS AT RESIDENCE:	YES

(E) AVERAGE NATURAL GRADE (HOUSE): 51.5'
(N) AVERAGE NATURAL GRADE (HOUSE): 51.9'
(E) AVERAGE NATURAL GRADE (GARAGE): 65.5'
(N) AVERAGE NATURAL GRADE (GARAGE): 68.0'

MAIN STRUCTURE SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT	1'00'-0"	359'-0"	347'-11"
REAR	20'-0"	39'-7"	38'-5"
SIDE (NORTH)	20'-0"	33'-1"	NO CHANGE
SIDE (SOUTH)	20'-0"	12'-4"	NO CHANGE
MAX. BUILDING HEIGHT	30'-0"	21'-0"	NO CHANGE

ACCESSORY STRUCTURE SETBACKS:	REQUIRED	EXISTING	PROPOSED
(E) GARAGE & PROPOSED GYM ADDITION			

FRONT	1'00'-0"	256'-5"	237'-6"
REAR	6'-0"	166'-0"	NO CHANGE
SIDE (NORTH)	6'-0"	69'-7"	50'-4"
(REAR HALF OF PROPERTY)	1'-0"		
SIDE (SOUTH)	6'-0"	18'-9"	16'-8"
(REAR HALF OF PROPERTY)	1'-0"		
MAX. BUILDING HEIGHT	15'-0"	15'-0"	NO CHANGE

PROPOSED GARAGE	REQUIRED	EXISTING	PROPOSED
FRONT	1'00'-0"	N/A	299'-6"
REAR	6'-0"	N/A	116'-7"
SIDE (NORTH)	6'-0"	N/A	6'-0"
(REAR HALF OF PROPERTY)	1'-0"	N/A	
SIDE (SOUTH)	6'-0"	N/A	110'-3"
(REAR HALF OF PROPERTY)	1'-0"	N/A	
MAX. BUILDING HEIGHT	15'-0"	N/A	14'-6"

LOT COVERAGE DATA

LAND AREA:	64,468 SQ. FT. (1.48 ACRES)
(E) HARDSCAPE COVERAGE:	16.6% (10,691 S.F.)
(N) HARDSCAPE COVERAGE:	18.1% (11,700 S.F.)

PROPOSED HARDSCAPE TO BE REMOVED (IN TERMS OF NEW VS EXISTING):

2,065 S.F. ADOBE PATIO AREA ADJACENT RESIDENCE
1,187 S.F. OF TILE PATH NEAR RESIDENCE AND GARAGE/STORAGE BLDG.
3,500 S.F. OF EXISTING DRIVEWAY

TOTAL: 6,752 S.F. OF HARDSCAPE TO BE REMOVED.

EXISTING: 10,691 S.F.
REMOVED: 6,752 S.F.
ADDED: 7,761 S.F.
PROPOSED TOTAL: 11,700 S.F.

BUILDING COVERAGE:

MAX. ALLOWED BUILDING COVERAGE: 25% (16,117 S.F.)

(E) BUILDING COVERAGE:	
RESIDENCE FIRST FLOOR	2,843 S.F.
GARAGE/STORAGE	1,075 S.F.
STORAGE BLDG.(TO BE REMOVED)	281 S.F.
TOTAL:	4,199 S.F. (6.5%)

(N) BUILDING COVERAGE:	
RESIDENCE FIRST FLOOR	3,564 S.F.
GARAGE/STORAGE/GYM	2,081 S.F.
DETACHED GARAGE	526 S.F.
TOTAL:	6,171 S.F. (9.6%)

FLOOR AREA:

(E) FLOOR AREA:	
RESIDENCE FIRST FLOOR	2,843 S.F.
RESIDENCE SECOND FLOOR	331 S.F.
GARAGE/STORAGE	1,075 S.F.
STORAGE BLDG.(TO BE REMOVED)	281 S.F.
TOTAL:	4,530 S.F.

(N) FLOOR AREA:	
RESIDENCE FIRST FLOOR	3,564 S.F.
RESIDENCE SECOND FLOOR	898 S.F.
GARAGE/STORAGE/GYM	2,081 S.F.
DETACHED GARAGE	526 S.F.
TOTAL:	7,069 S.F.

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A2.1	PROPOSED RESIDENCE - FLOOR PLANS
A2.2	PROPOSED GARAGE AND GYM ADDITION - FLOOR PLANS
A3.0	EXISTING RESIDENCE - EXTERIOR ELEVATIONS
A3.1	PROPOSED RESIDENCE - EXTERIOR ELEVATIONS
A3.2	PROPOSED RESIDENCE - EXTERIOR ELEVATIONS
A3.3	PROPOSED RESIDENCE - EXTERIOR ELEVATION/SECTIONS
A3.4	PROPOSED GARAGE & GYM ADDITION - EXTERIOR ELEVATIONS
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L-7	LANDSCAPE LIGHTING SPECS

VICINITY MAP



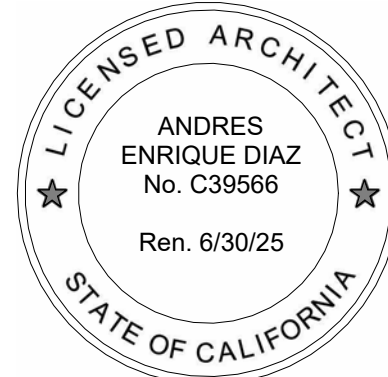
PROJECT TEAM

OWNER: TODD SLAWSON 1600 BROADWAY #1600 DENVER, CO 80202 303-478-5290 CONTACT: TODD SLAWSON	CIVIL ENGINEER: WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940 831-649-5225 CONTACT: MATTHEW LEWIS
ARCHITECT: ANDRES DIAZ ARCHITECT 4887 E BURNS AVE. FRESNO, CA 93725 559-297-7900 CONTACT: ANDRES DIAZ	SURVEYOR: WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940 831-649-5225 CONTACT: MATTHEW LEWIS
INTERIOR DESIGNER: STUDIO MARGIN LAS VEGAS, NV 702-5631084 CONTACT: JUAN MEDRANO	LANDSCAPE DESIGNER: CARM DESIGN LLC 2491 ALLUVIAL AVENUE CLOVIS, CA 93611 559-305-0107 CONTACT: CARLOS RAMIREZ

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DRAWING INFORMATION:

06/19/2023	PLANNING SUBMITTAL
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REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT:
SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

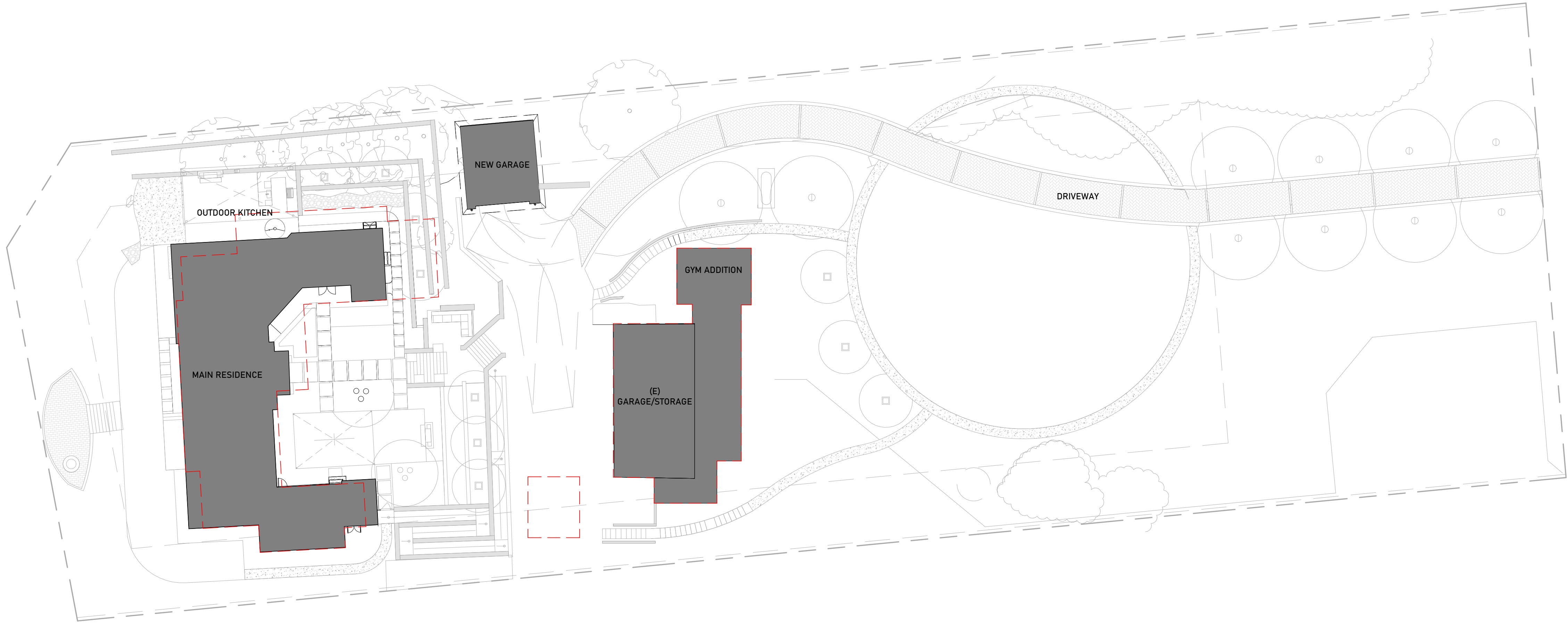
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COVER SHEET

PROJECT #:

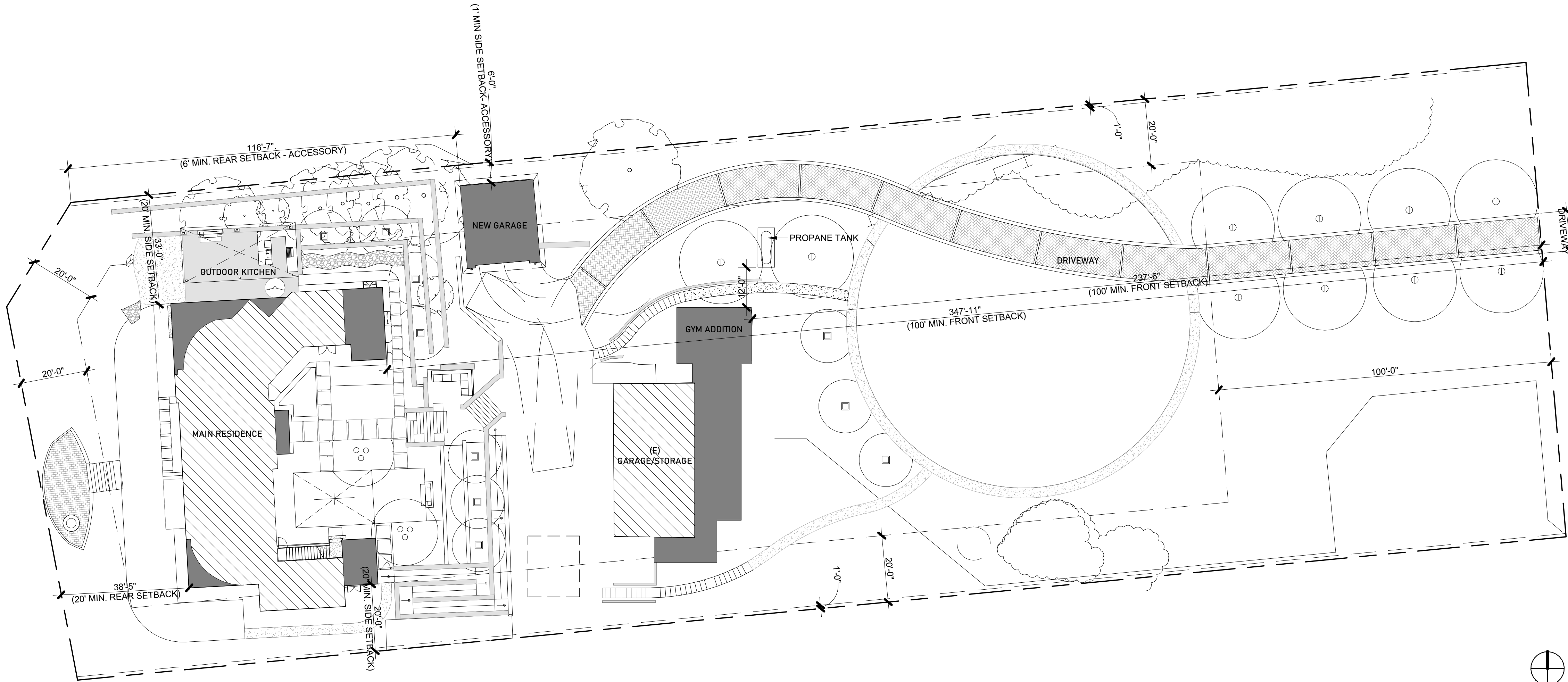
2022-01

SHEET #:

G0.0



2 SITE DIAGRAM - APPROVED VS. PROPOSED
1" = 20'-0"



1 SITE DIAGRAM - EXISTING VS. PROPOSED
1" = 20'-0"

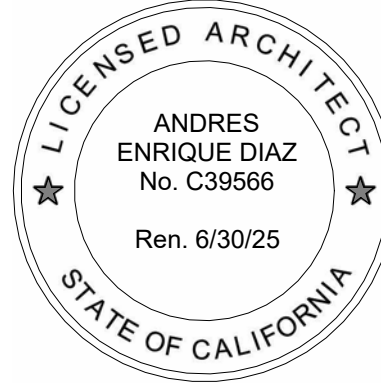
GENERAL NOTES

- A) ITEMS SHOWN BUT NOT NOTED ARE TO BE CONSIDERED EXISTING TO REMAIN, TYP./N.O.
- B) ALL PROPOSED EXTERIOR LIGHTING SHALL BE SHIELDED TO REDUCE OR ELIMINATE LIGHT POLLUTION IN COMPLIANCE WITH APPLICABLE CODES.
- C) UTILITIES NOT SHOWN HERE FOR CLARITY. SEE CIVIL DRAWINGS FOR MORE INFORMATION.

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REVISIONS:

53

SITE PLAN LEGEND

- PREVIOUS APPROVED DEVELOPMENT
- PROPERTY LINE, TYP.
- SETBACK LINE, TYP.
- EXISTING BUILDING, TYP.
- PROPOSED BUILDING, TYP.
- PROPOSED DRIVEWAY, TYP.
- CONCRETE PAVING, TYP.

PROJECT:

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30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

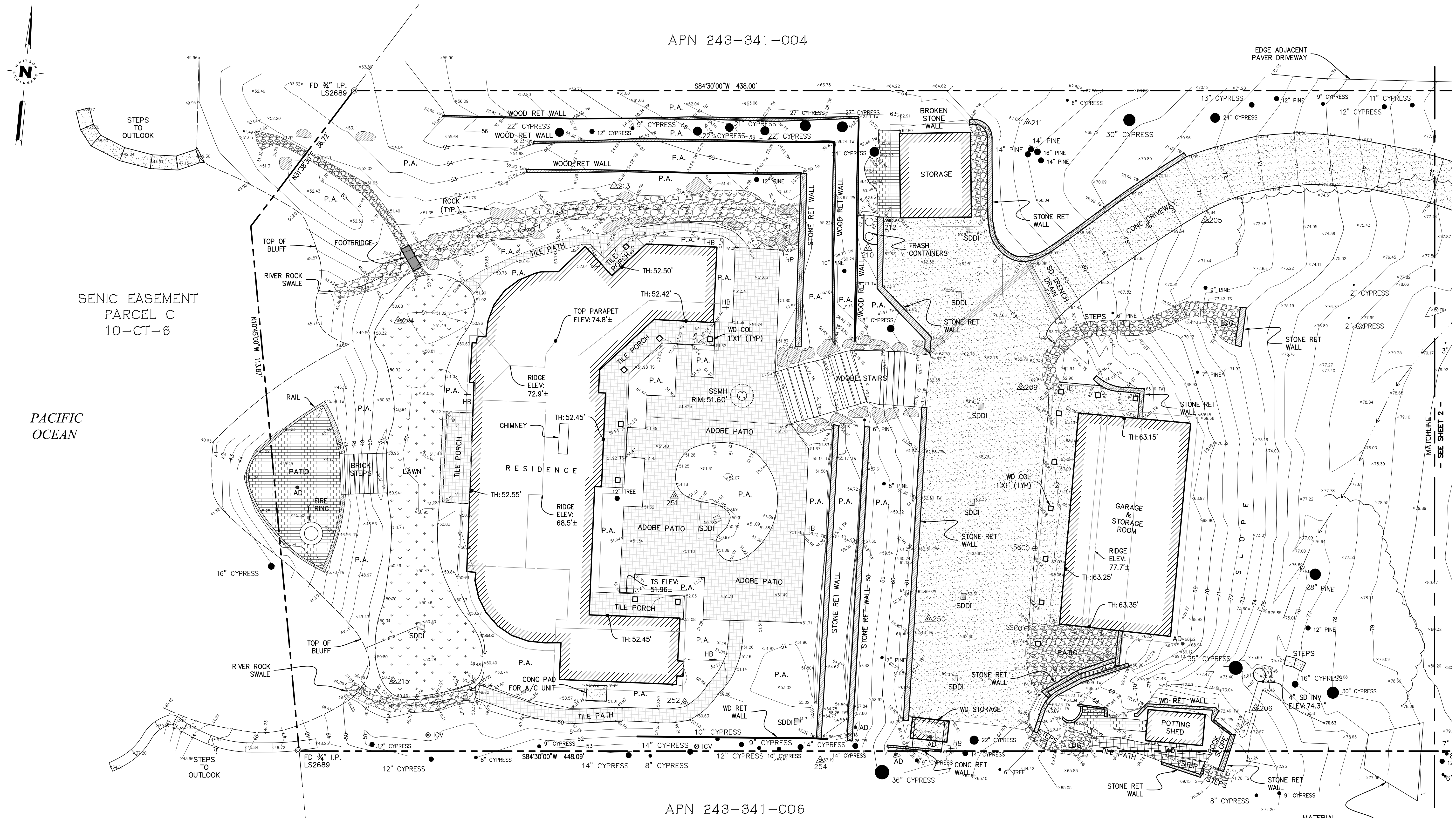
SHEET:
SITE DIAGRAMS

PROJECT #:

2022-01

SHEET #:

A1.0



NOTES:

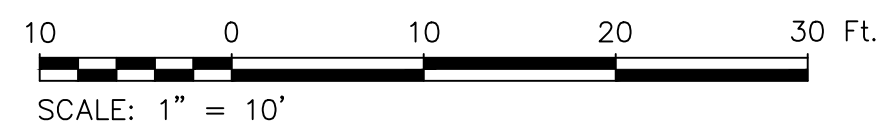
1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON 10/08/15 & 10/12/15. TREES PLANTED AFTER THE 2015 TOPOGRAPHIC SURVEY WERE LOCATED ON 5/29/18.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK TAKEN AS SET MAG NAIL & WASHER SHOWN ON SHEET 2. ELEVATION: 107.61' (ASSUMED DATUM) TO ACHIEVE NAVD 1988 ELEVATIONS, SUBTRACT 1.39 FEET FROM GRADES SHOWN HEREON. THE PARCEL IS PARTIALLY WITHIN A FEMA DEFINED FLOODZONE - ZONE VE - ELEVATION 44 (NAVD 1988)
6. UNDERGROUND UTILITIES WERE NOT WITHIN THE SCOPE THIS SURVEY. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
7. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.


LEGEND

	GROUND CONTOUR		IRRIGATION CONTROL VALVE
	SUBJECT PROPERTY LINE		STORM DRAIN INLET
	ADJACENT PROPERTY LINE		SANITARY SEWER MANHOLE
	CONTROL POINT		CLEANOUT
	TEMPORARY BENCHMARK		SSCO
	FOUND IRON PIPE, TAGGED AS NOTED		HOSE BIB
	SPOT GRADE		BACK FLOW PREVENTION DEVICE
	TREE		FIRE HYDRANT
	TREE DRIP LINE		
	FLOWLINE		

ABBREVIATIONS

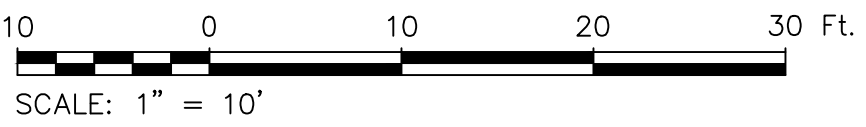
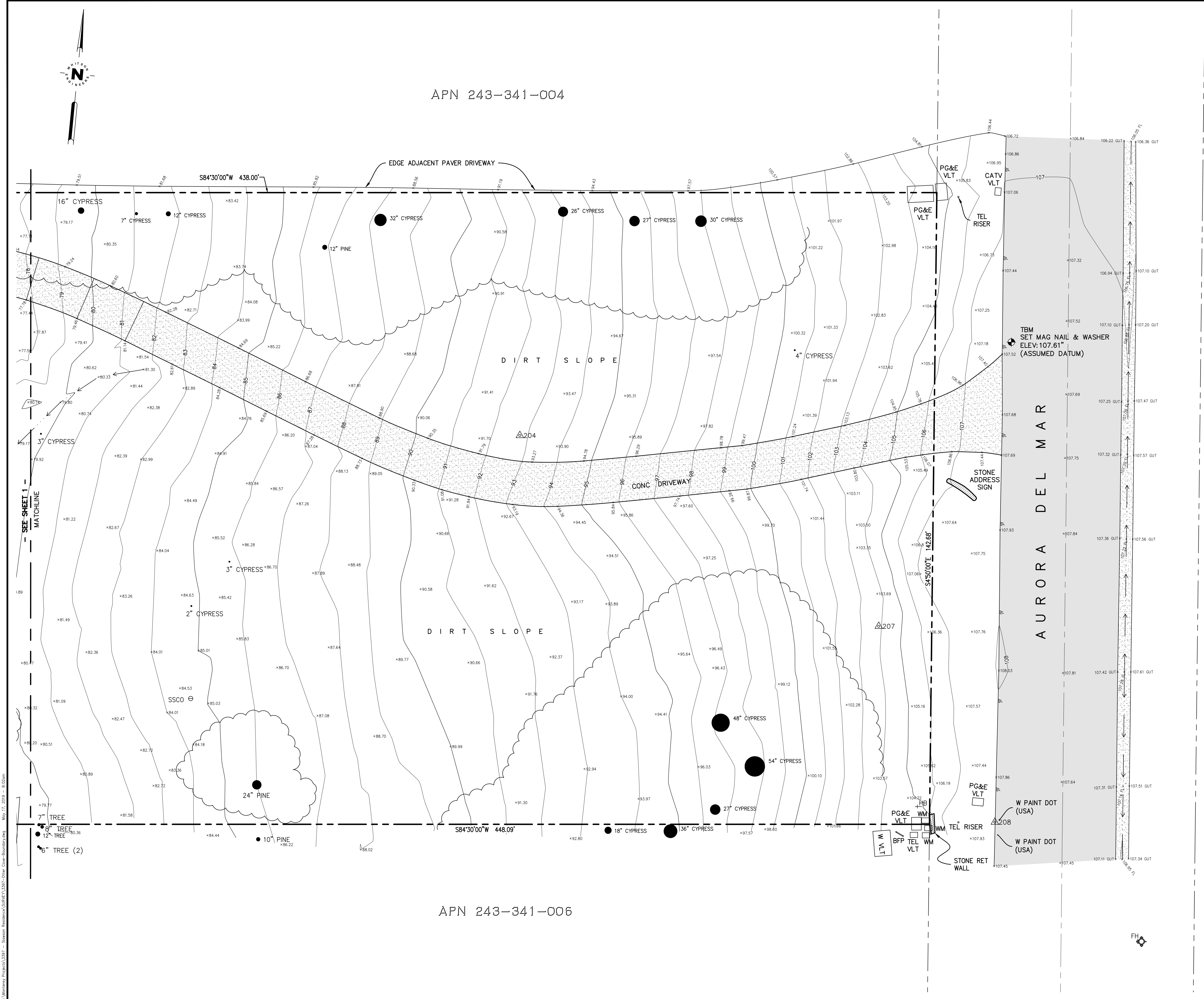
±	PLUS OR MINUS; APPROX
AC	ASPHALT CONCRETE
AD	AREA DRAIN
COL	COLUMN
CONC	CONCRETE
ELEV	ELEVATION
GB	GRADE BREAK
INV	INVERT
LDG	LANDING
P.A.	PLANTER AREA
RET	RETAINING
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SSMH	SANITARY SEWER MANHOLE
TH	THRESH
TS	TOP OF STAIR/STEP
TW	TOP OF WALL
TYP	TYPICAL
VLT	VAULT
W	WATER
WD	WOOD



30770 AURORA DEL MAR, CARMEL CA 93923		DATE: 5/17/19		REVISIONS:	
MONTEREY COUNTY		SCALE: 1"=10'		BY: DATE: DESCRIPTION:	
		CIP		4/7/19 DATUM CONVERSION	
		ENGR.			
		No. 8002			
					
		WHITSON ENGINEERS 9699 Blue Larkspur Lane Suite 105 Monterey, CA 93940 831 649-5225 • Fax 831 373-5065			
		CIVIL ENGINEERING = LAND SURVEYING = PROJECT MANAGEMENT			
		JOB NO.: 3397.00			

APN 243-341-004

APN 243-341-006



30770 AURORA DEL MAR, CARMEL CA 93923
MONTEREY COUNTY
SHEET 2 OF 2

TOPOGRAPHIC SURVEY

APN 243-341-005

WHITSON ENGINEERS
9699 Blue Larkspur Lane - Suite 105 - Monterey, CA 93940
831 649-5225 - Fax 831 373-5065
CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT

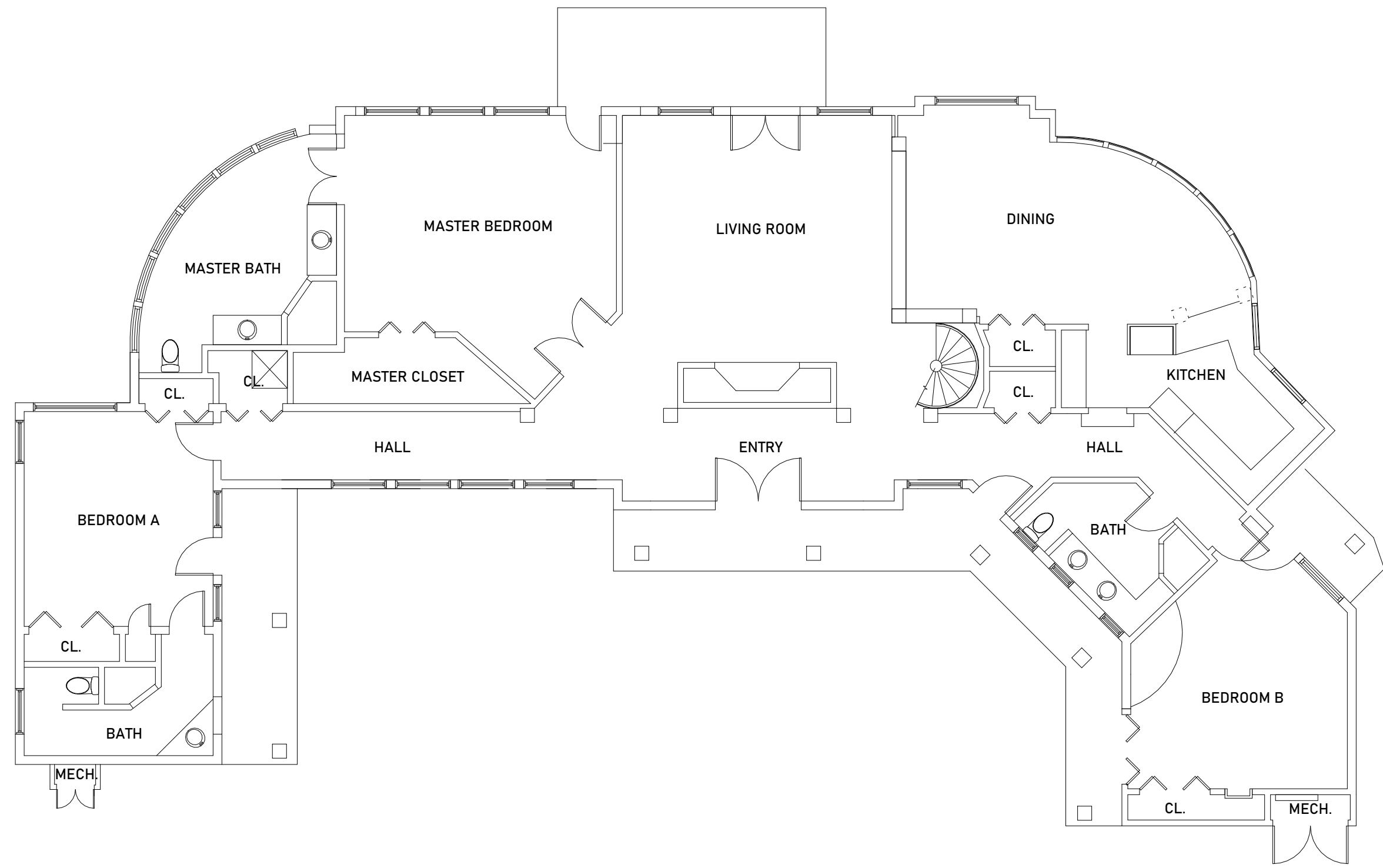
LAND SURVEYOR
RICHARD P. WEBER
No. 8002
STATE OF CALIFORNIA

DATE: 5/7/19
BY: CTP
NO.:
ENGR.:
JOB NO.: 339700

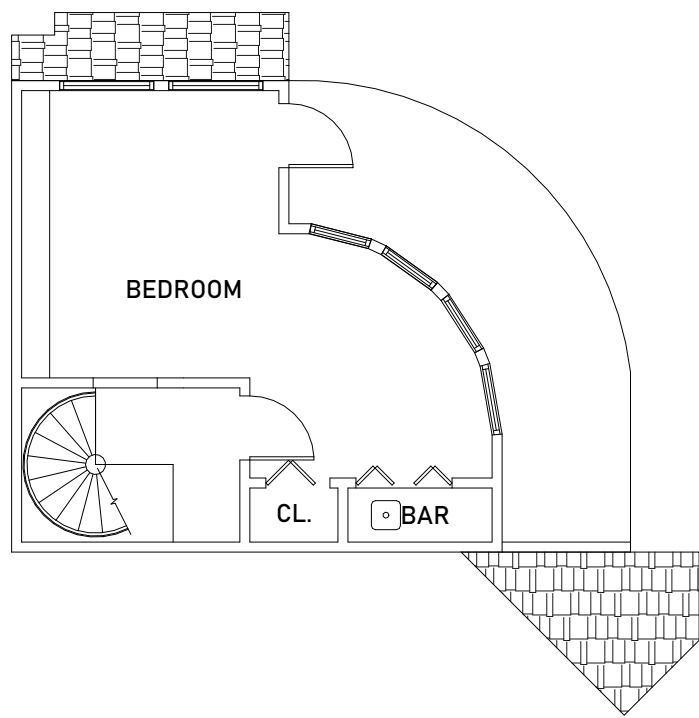
REVISIONS:
BY: DATE: DESCRIPTION:
CTP 4/7/2019 DATUM CONVERSION

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55



1 EXISTING RESIDENCE - FIRST FLOOR PLAN
1/8" = 1'-0"



2 EXISTING RESIDENCE - SECOND FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

A) REFER TO CIVIL FOR STRUCTURE LOCATIONS.

FLOOR PLAN LEGEND

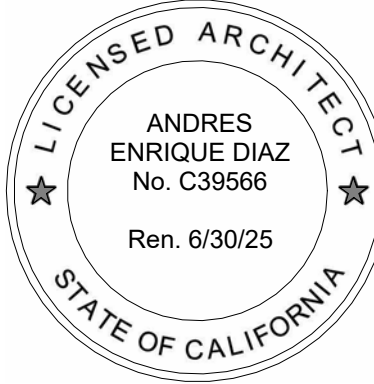
----- DASHED LINE INDICATES ELEMENT ABOVE, TYP.

	WINDOW TAG, SEE A703		SIGN TAG, SEE A201
	DOOR TAG, SEE A702	Room name 	ROOM TAG, SEE A701
	KEYNOTE TAG, SEE LEGEND		SECTION
	ELEVATION		TOILET ACCESSORY TAG, SEE LEGEND ON A205
	SECURITY CAMERA, OFCI, PROVIDE POWER/DATA PER ELECTRICAL		KNOX BOX PER SKF REQUIREMENTS, 48" MOUNTING HEIGHT

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ARCHITECT

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REVISIONS:

PROJECT:
SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

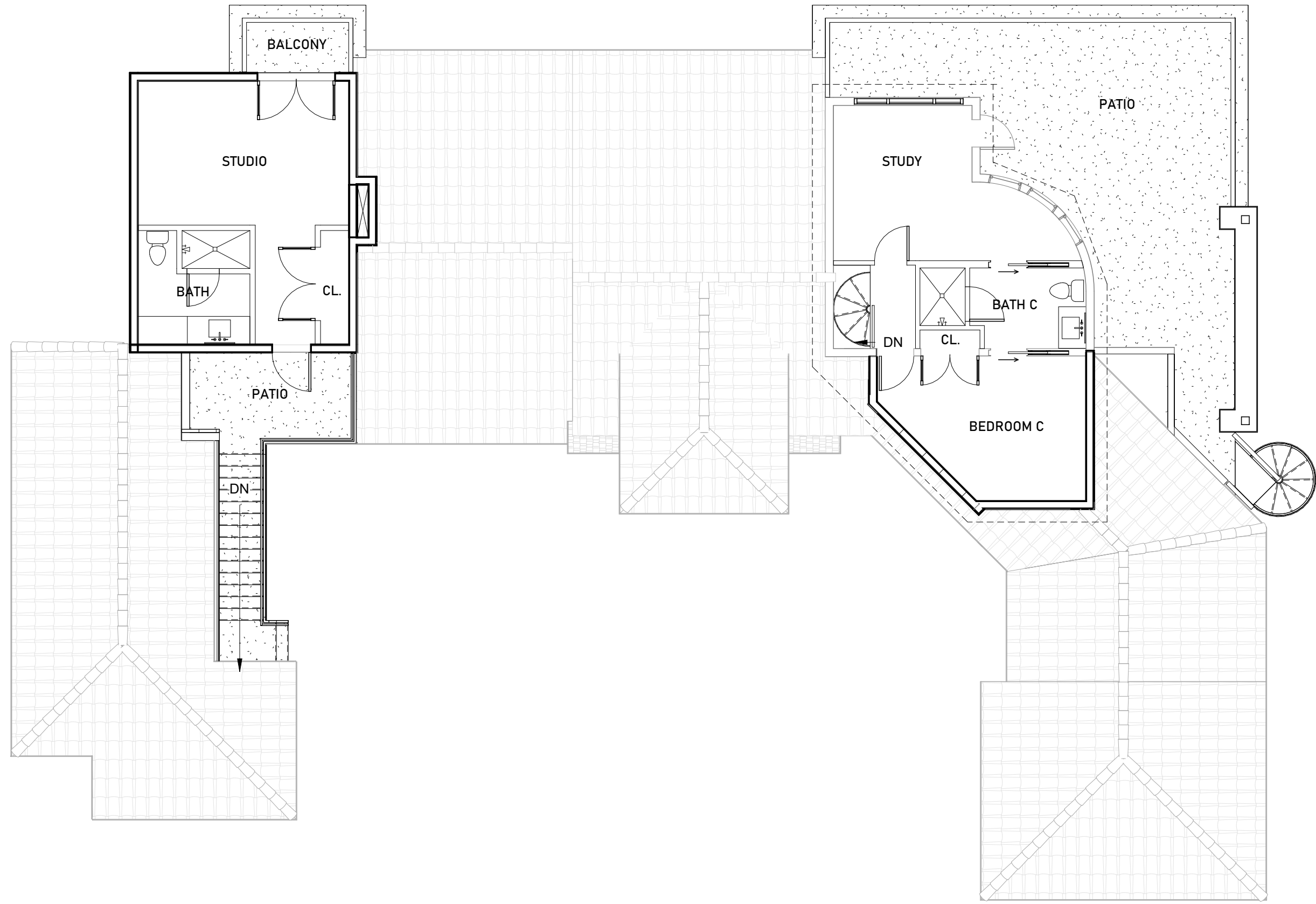
SHEET:
EXISTING RESIDENCE - FLOOR PLANS

PROJECT #:

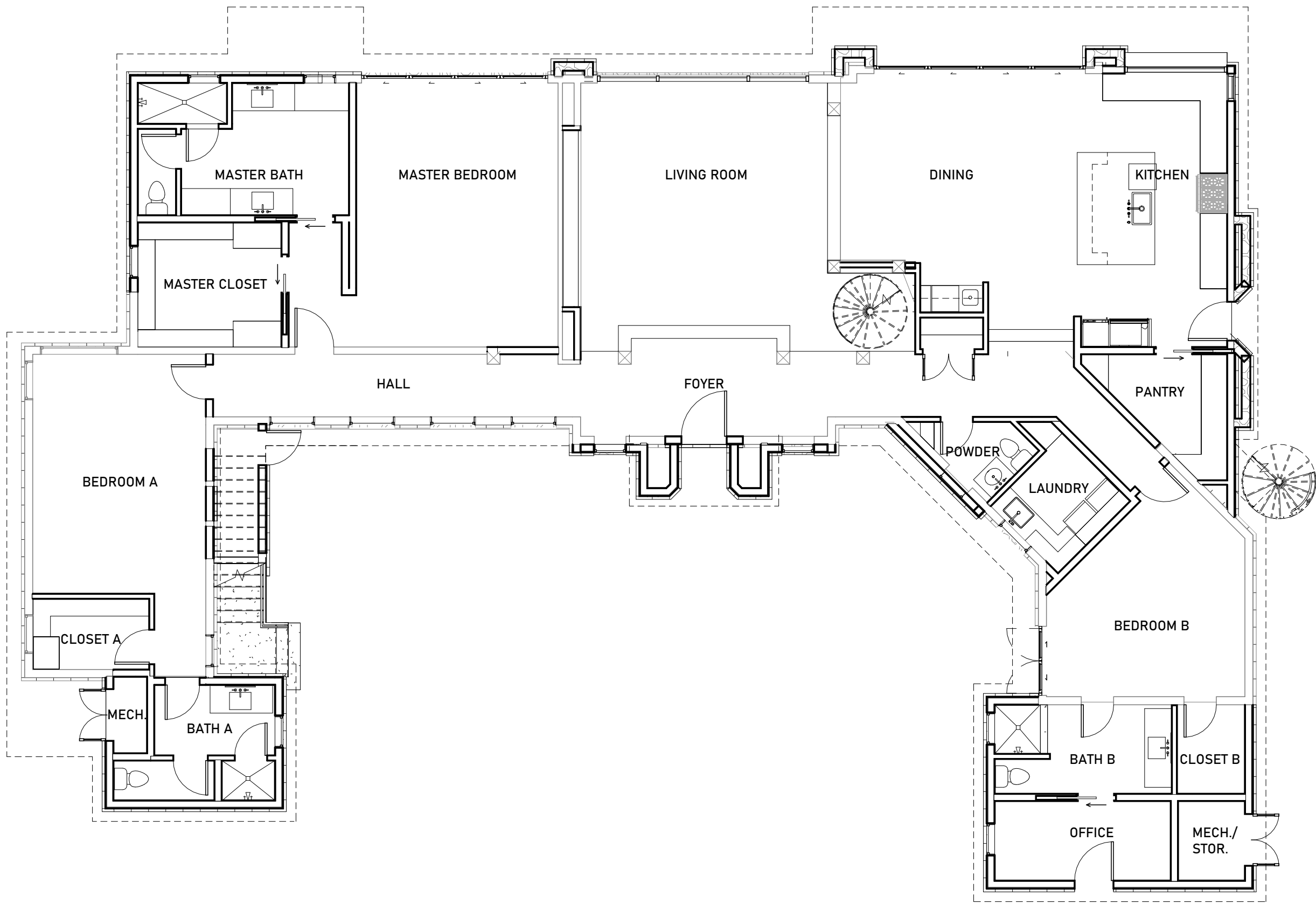
2022-01

SHEET #:

A2.0



2 PROPOSED RESIDENCE - SECOND FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED RESIDENCE - FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

A) REFER TO CIVIL FOR STRUCTURE LOCATIONS.

FLOOR PLAN LEGEND

- DASHED LINE INDICATES ELEMENT ABOVE, TYP.
- Window tag, see A703 W-1 Sign tag, see A801
- Door tag, see A702 Room name [101] Room tag, see A701
- Keynote tag, see legend Section [01 A201]
- Elevation [01 A201] Toilet accessory tag, see legend on A205
- Security camera, ofcl. provide power/data per electrical L Knox box per SKF requirements, 48" mounting height
- KB

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A.P.N.: 243-341-005-000

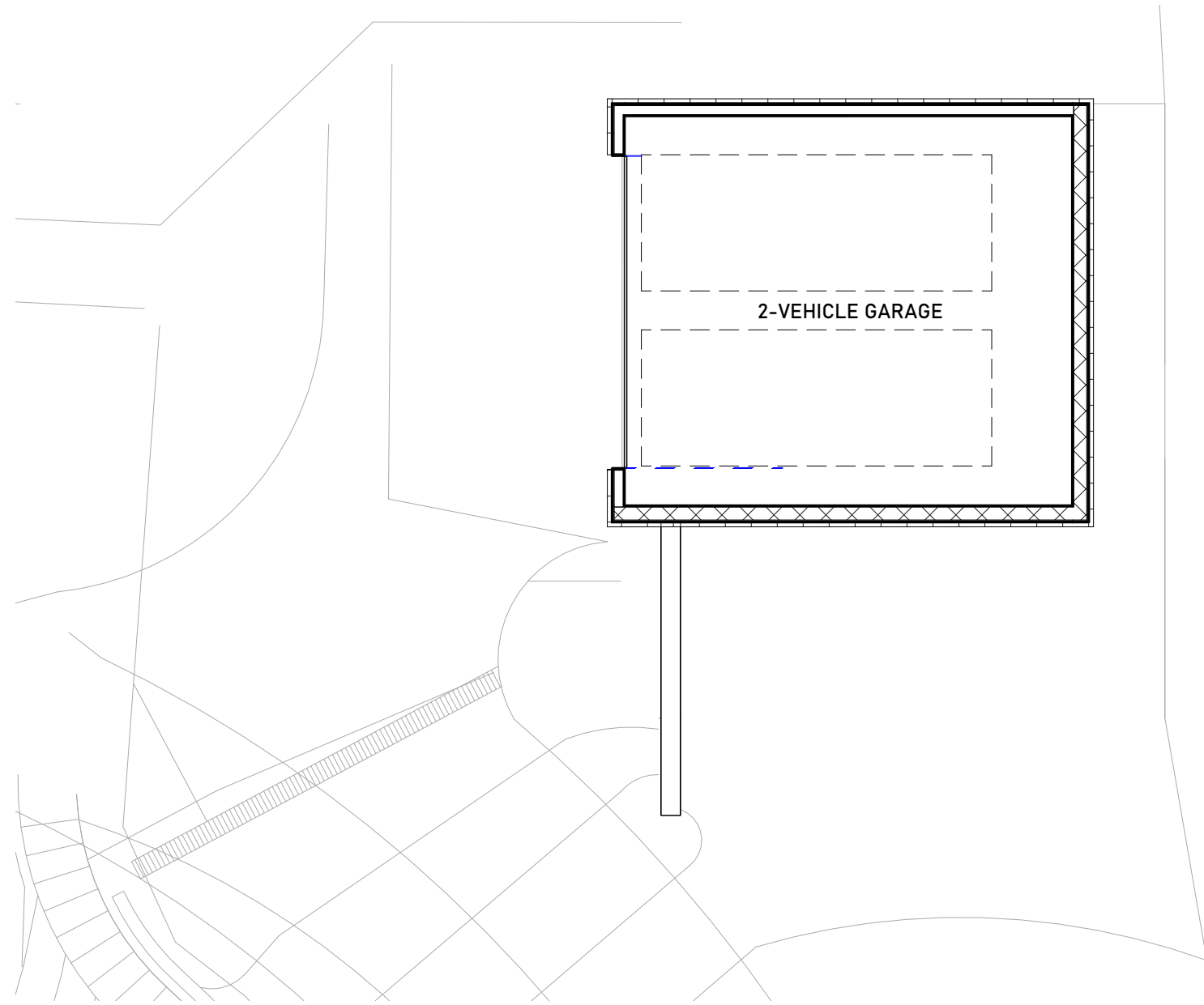
SHEET:
PROPOSED RESIDENCE - FLOOR PLANS

PROJECT #:

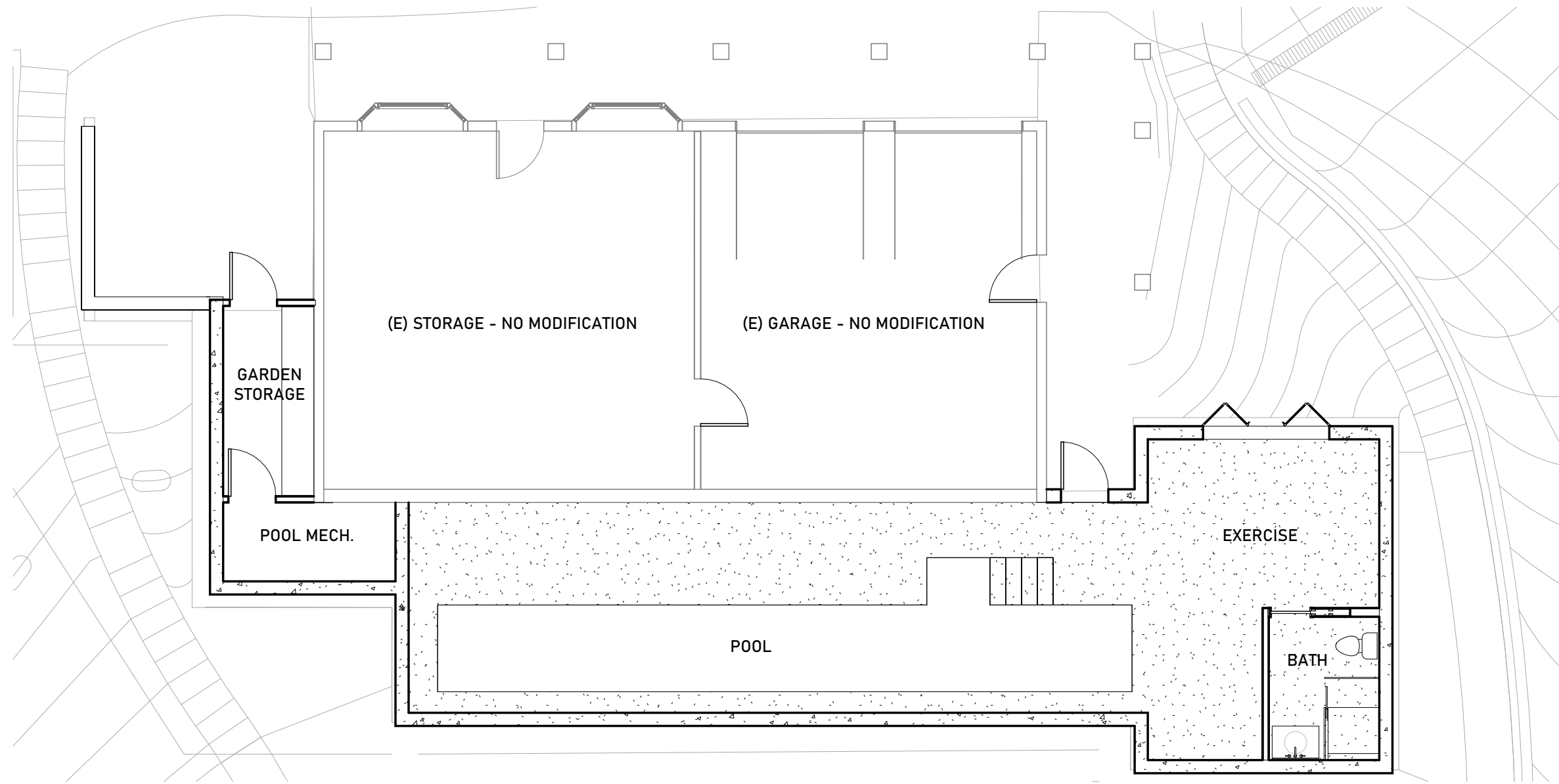
2022-01

SHEET #:

A2.1



2 PROPOSED GARAGE - FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED GYM ADDITION - FLOOR PLAN
1/8" = 1'-0"



GENERAL NOTES

A) REFER TO CIVIL FOR STRUCTURE LOCATIONS.

FLOOR PLAN LEGEND

-----	DASHED LINE INDICATES ELEMENT ABOVE, TYP.		
	WINDOW TAG, SEE A103		SIGN TAG, SEE A301
	DOOR TAG, SEE A102	Room name 	ROOM TAG, SEE A101
	KEYNOTE TAG, SEE LEGEND		SECTION
	ELEVATION		TOILET ACCESSORY TAG, SEE LEGEND ON A205
	SECURITY CAMERA, CPG1. PROVIDE POWER/DATA PER ELECTRICAL		KNOX BOX PER SKF REQUIREMENTS, 48" MOUNTING HEIGHT

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30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

SHEET:

PROPOSED GARAGE AND GYM ADDITION - FLOOR PLANS

PROJECT #:

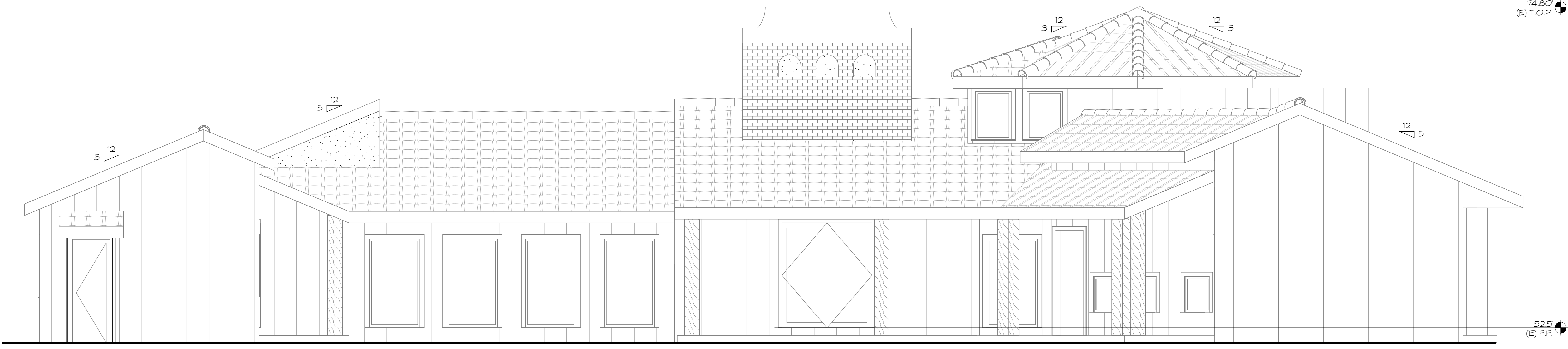
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SHEET #:

A2.2

GENERAL NOTES

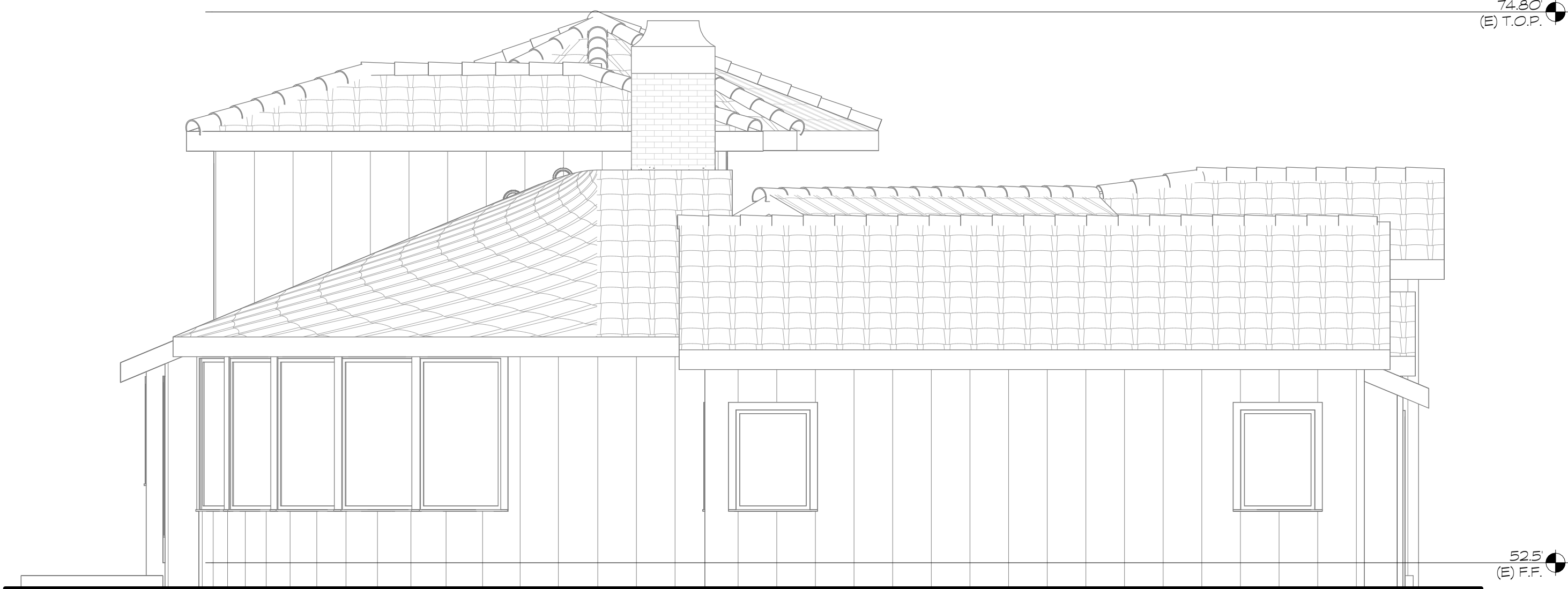
A) SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION.



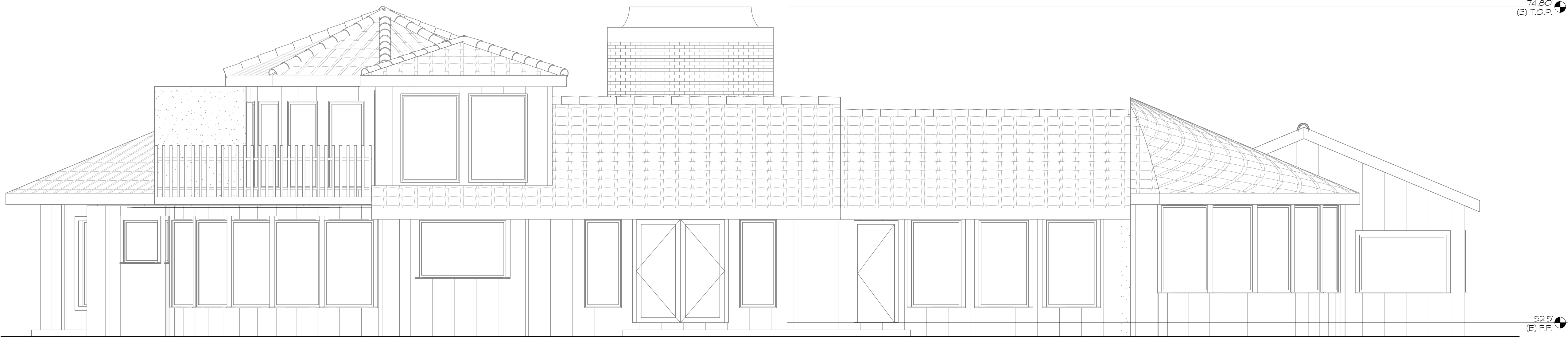
1 Existing East
1/4" = 1'-0"



2 EXISTING RESIDENCE - NORTH ELEVATION
1/4" = 1'-0"



3 EXISTING RESIDENCE - SOUTH ELEVATION
1/4" = 1'-0"

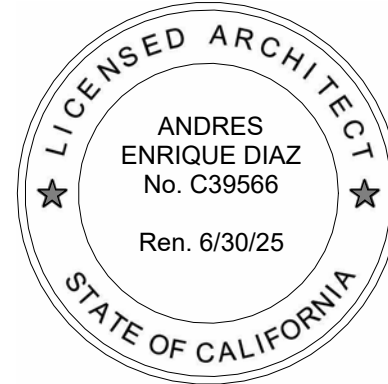


4 EXISTING RESIDENCE - WEST ELEVATION
1/4" = 1'-0"

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SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000

SHEET:
EXISTING RESIDENCE - EXTERIOR ELEVATIONS

PROJECT #:

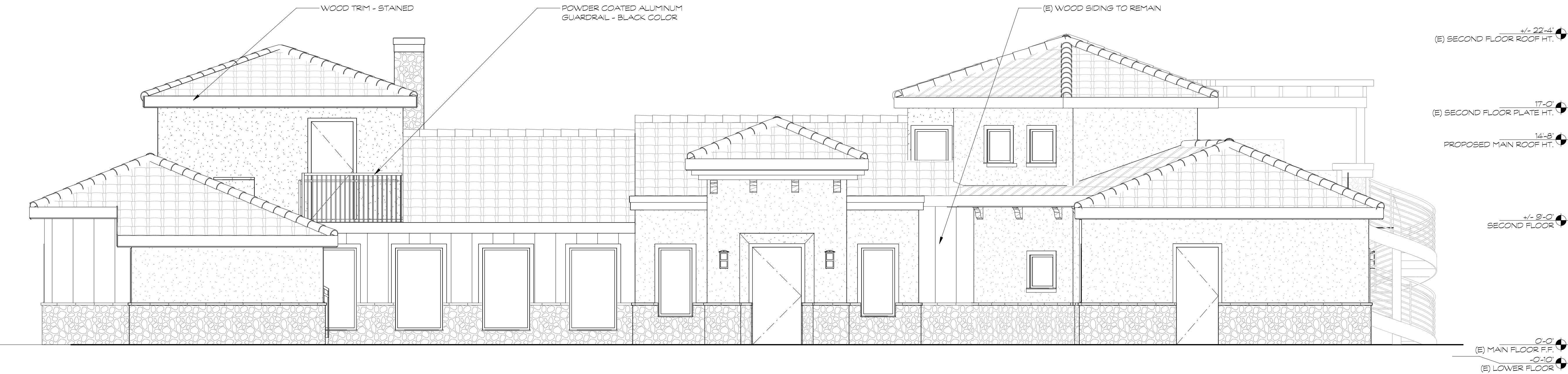
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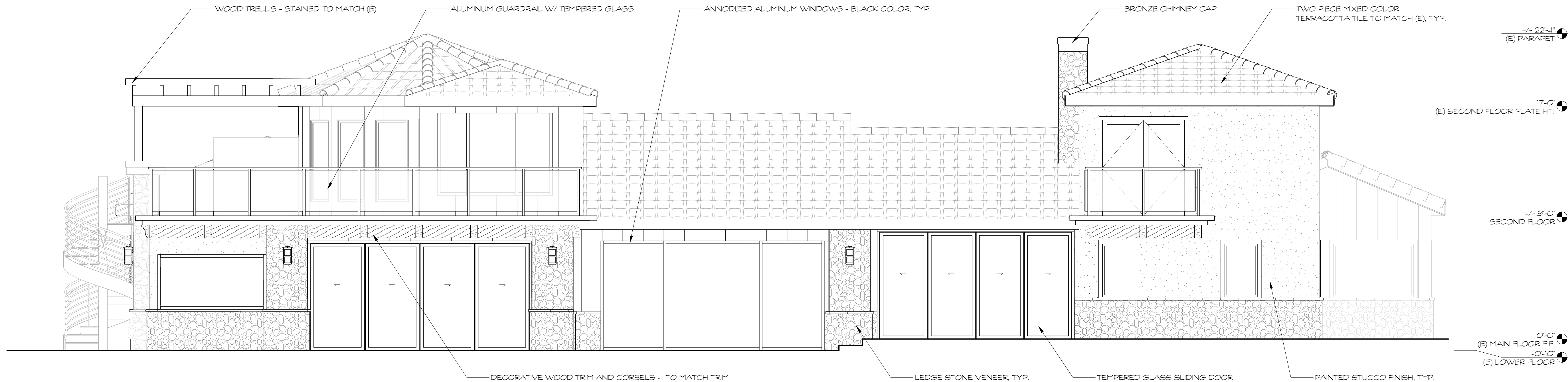
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GENERAL NOTES

A) SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION.



1 PROPOSED RESIDENCE - EAST ELEVATION
1/4" = 1'-0"

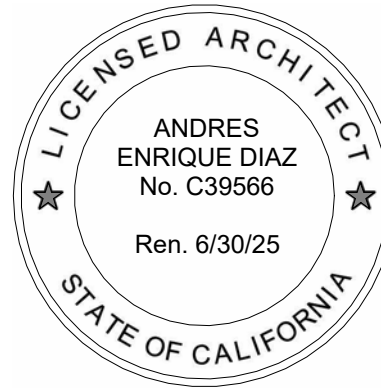


2 PROPOSED RESIDENCE - WEST ELEVATION
1/4" = 1'-0"

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A.P.N.: 243-341-005-000

SHEET:
PROPOSED RESIDENCE - EXTERIOR ELEVATIONS

PROJECT #:

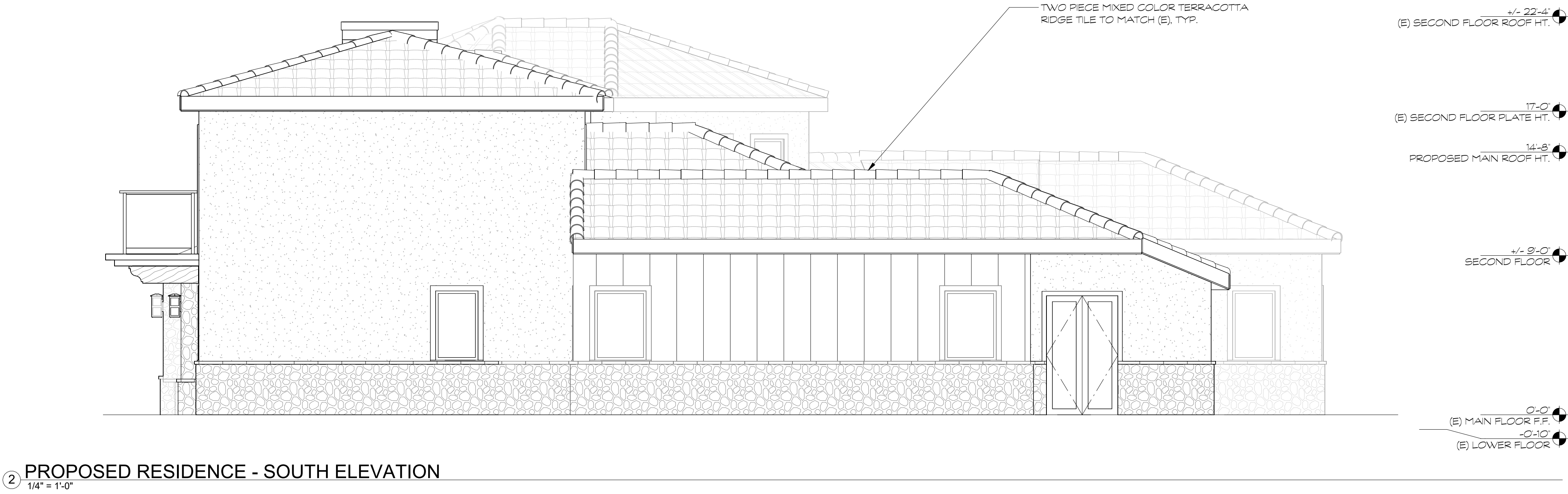
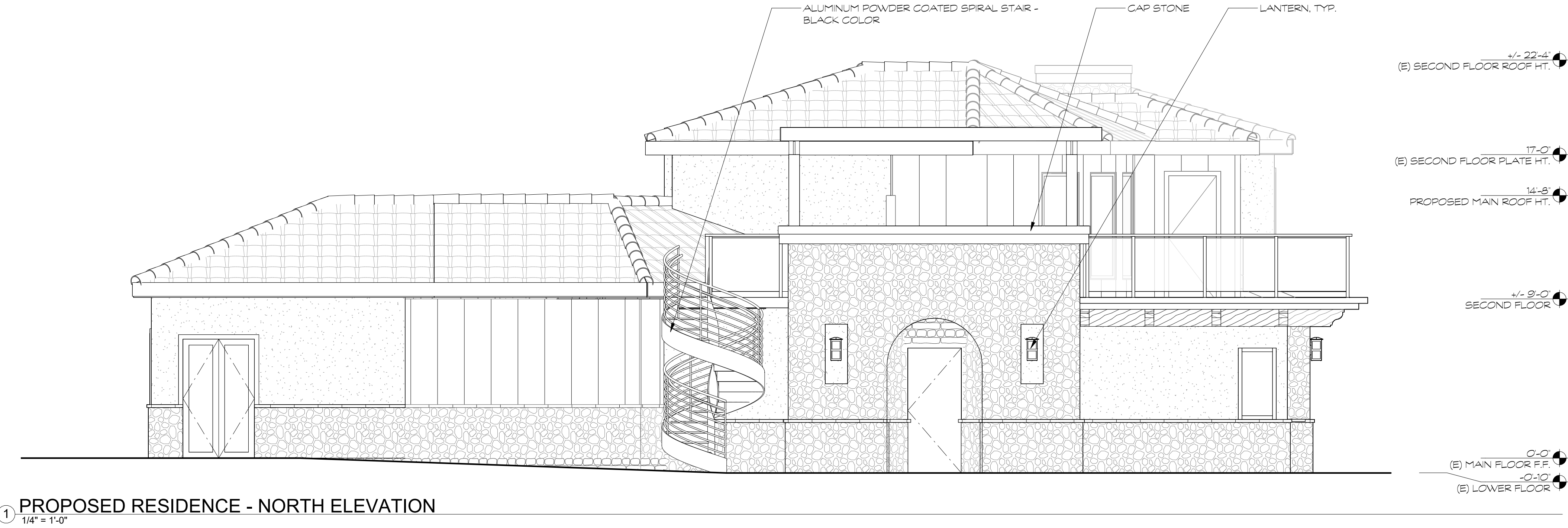
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GENERAL NOTES

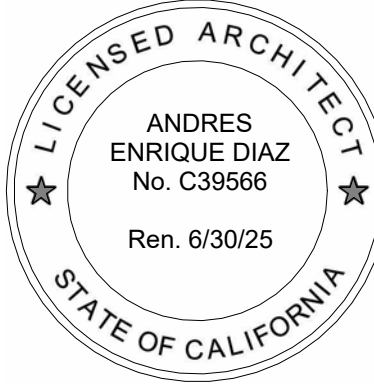
A) SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION.



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A.P.N.: 243-341-005-000

SHEET:

PROPOSED RESIDENCE - EXTERIOR ELEVATIONS

PROJECT #:

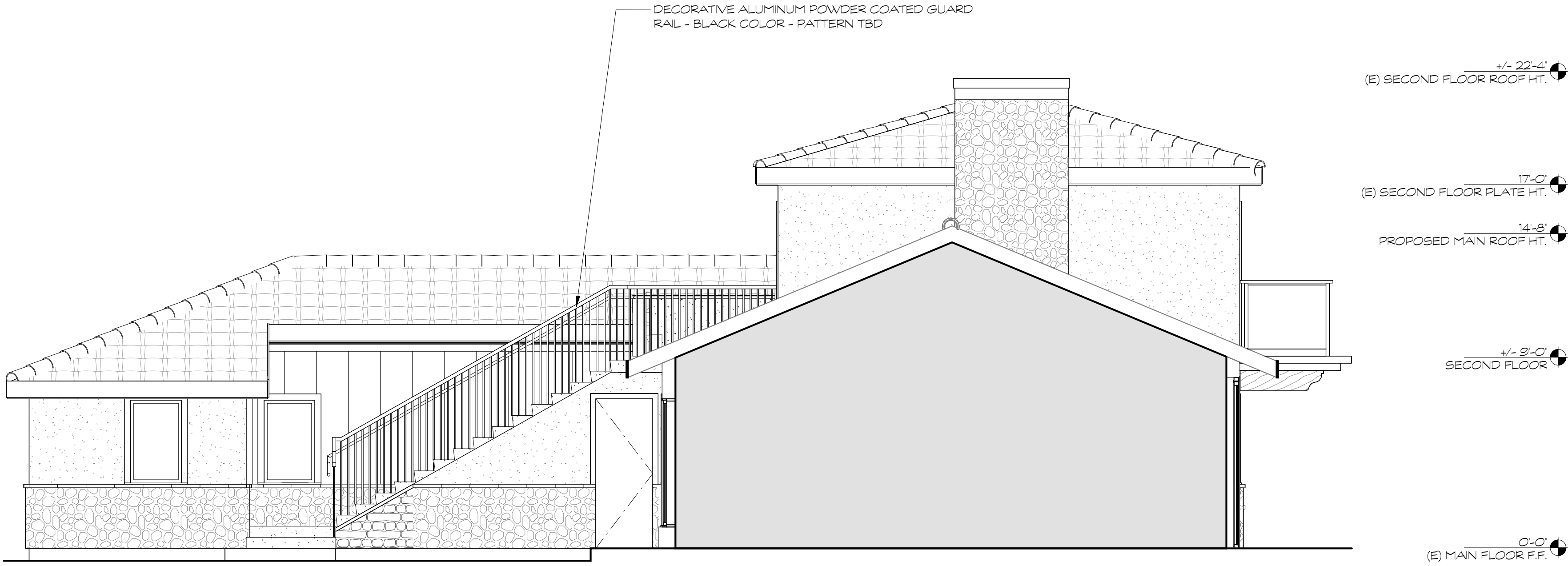
2022-01

SHEET #:

A3.2

GENERAL NOTES

A) SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION.



PROPOSED RESIDENCE - COURTYARD NORTH
ELEVATION/SECTION
1 1/4" = 1'-0"

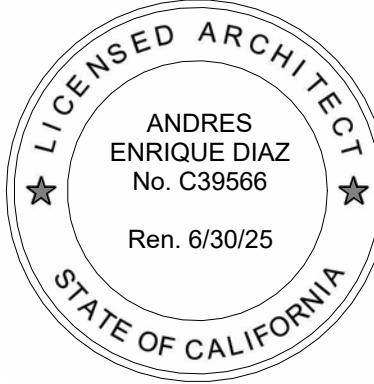


PROPOSED RESIDENCE - COURTYARD SOUTH
ELEVATION/SECTION
2 1/4" = 1'-0"

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SHEET:

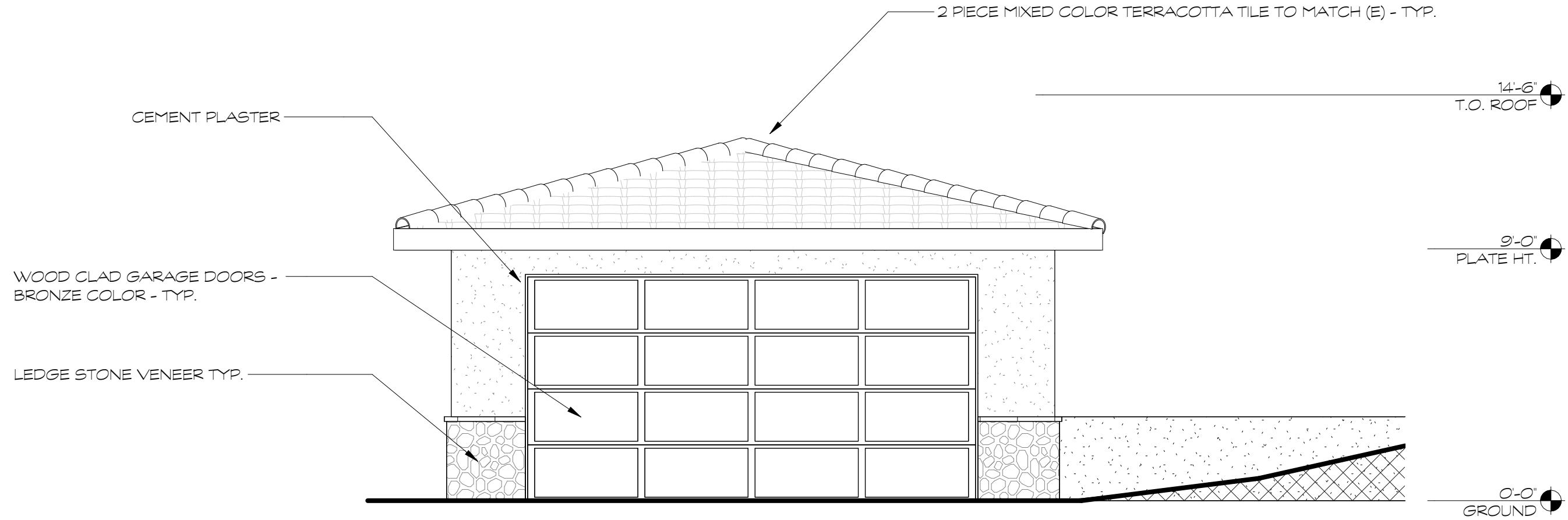
PROPOSED RESIDENCE - EXTERIOR ELEVATION/SECTIONS

PROJECT #:

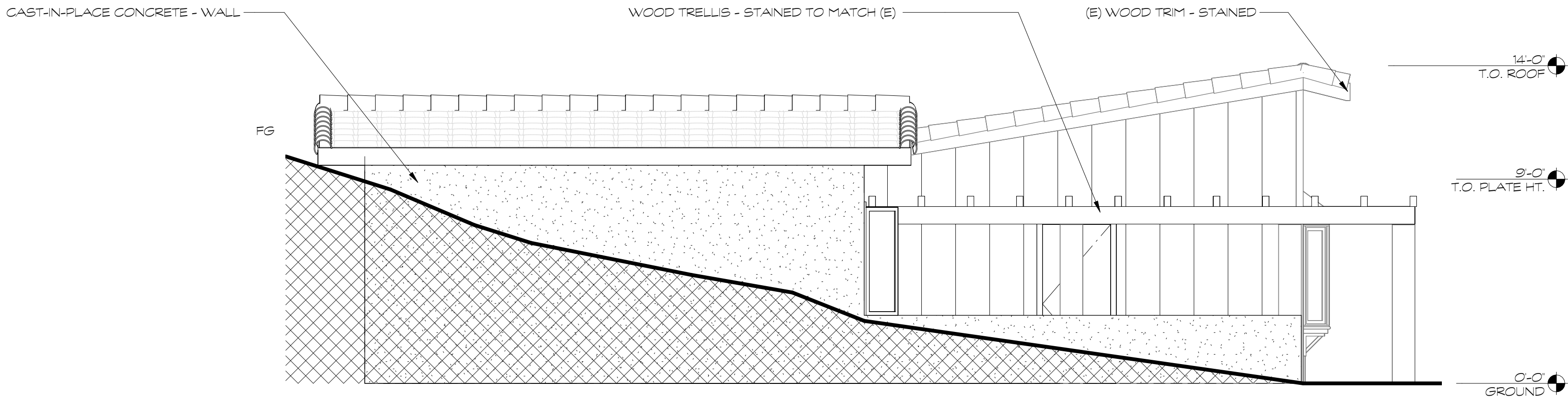
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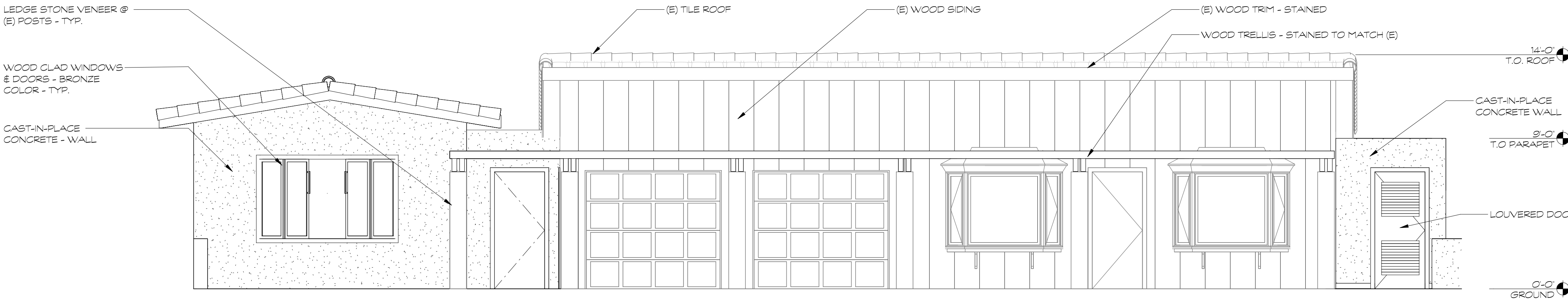
A3.3



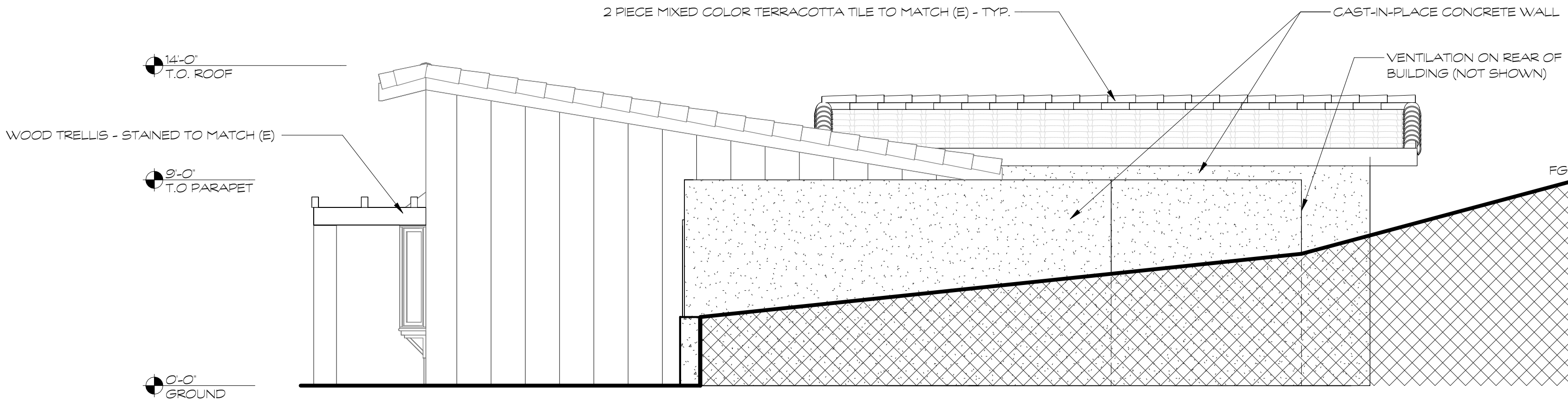
4 PROPOSED GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



EXISTING GARAGE AND GYM ADDITION - EAST ELEVATION
1 1/4" = 1'-0"



EXISTING GARAGE AND GYM ADDITION - WEST ELEVATION
3 1/4" = 1'-0"



EXISTING GARAGE AND GYM ADDITION - SOUTH ELEVATION
2 1/4" = 1'-0"

GENERAL NOTES

A) SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION.

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PROJECT:
SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000
SHEET:
PROPOSED GARAGE & GYM ADDITION - EXTERIOR ELEVATIONS

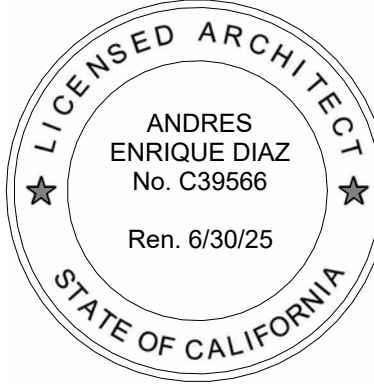
PROJECT #:

2022-01

SHEET #:

A3.4

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DRAWING INFORMATION:

06/19/2023	PLANNING SUBMITTAL
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REVISIONS:

EXISTING MATERIALS (TO REMAIN OR MATCH)



STAINED WOOD



TWO PIECE MIXED COLOR TERRACOTTA TILE



VERTICAL WOOD SIDING

PROPOSED MATERIALS



CEMENT CAPSTONE



DECORATIVE ALUMINUM POWDER COATED GUARD RAIL PANEL (BLACK) PATTERN TBD



ALUMINUM POWDER COATED GUARD RAIL AND POST (BLACK) W/ GLASS INFILL PANEL



LEDGE STONE VENEER



SANDED STUCCO CEMENT PLASTER

PROJECT:
SLAWSON RESIDENCE
30770 AURORA DEL MAR | CARMEL, CA 93923
A.P.N.: 243-341-005-000
SHEET:
EXTERIOR MATERIAL PALETTE

PROJECT #:

2022-01

SHEET #:

A3.5

SUBMITTAL / REVISION	PLANNING REVISIONS
05/03/2019	KCH
5/25/2023	IB
2	2

Monterey County, California
APN: 243-341-005

SLAWSON RESIDENCE
GRADING AND DRAINAGE PLAN

SCALE:	1"=10'
DRAWN:	ML
JOB No.:	3397.02
SHEET	C1.1
	OF 6

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

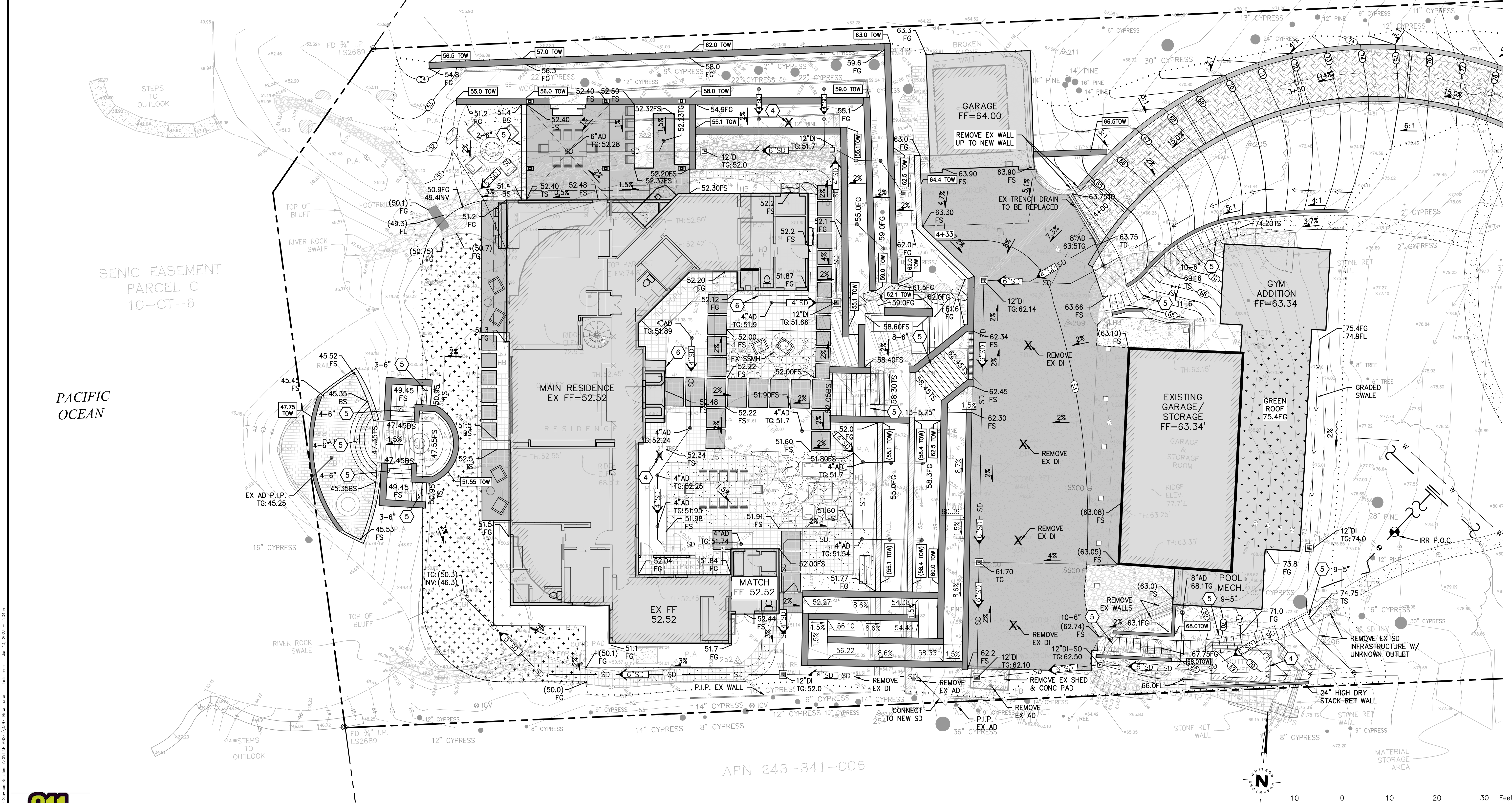
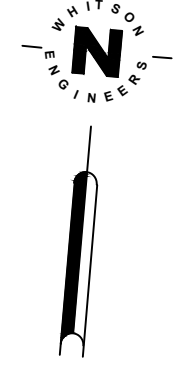
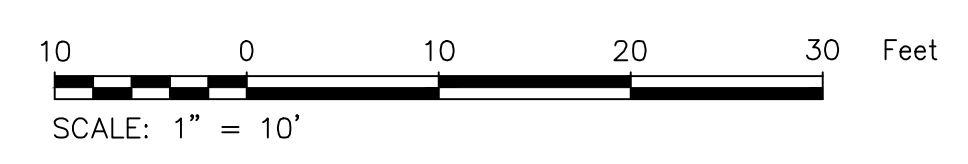
CONSTRUCTION KEYNOTES:

1. CONSTRUCT CONCRETE VEHICULAR PAVEMENT
2. CONSTRUCT PEDESTRIAN CONCRETE PAVEMENT
3. DG/GRAVEL PAVING PER LS ARCH PLANS
4. REMOVE EXISTING BUILDING/TREE
5. STEP/RISER. SEE PLAN FOR QUANTITY AND HEIGHT
6. ROOF OVERHANG

APN 243-341-004

APN 243-341-006

NOTE: WALLS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
SEE ARCHITECTURAL & STRUCTURAL PLANS FOR DETAILS



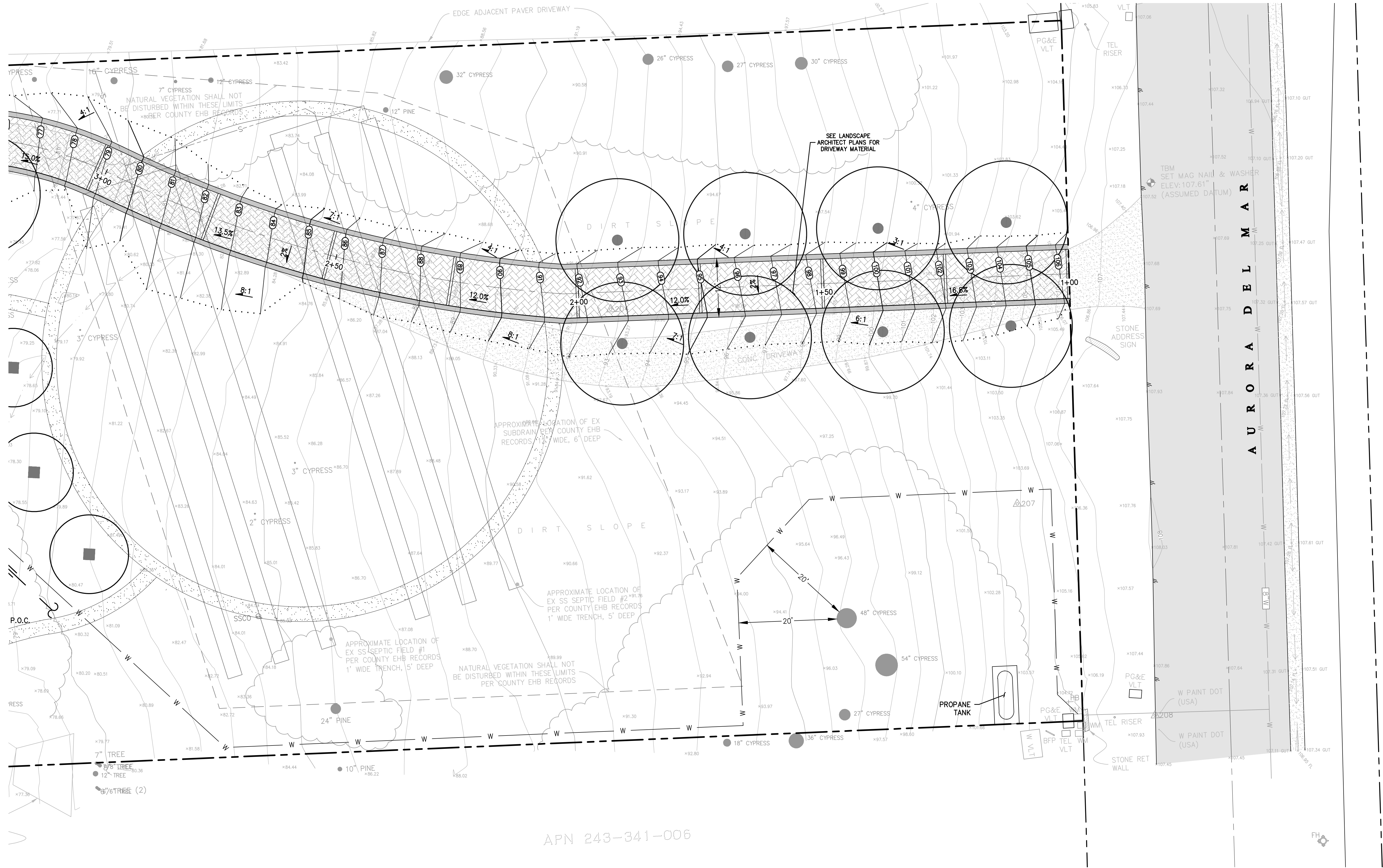
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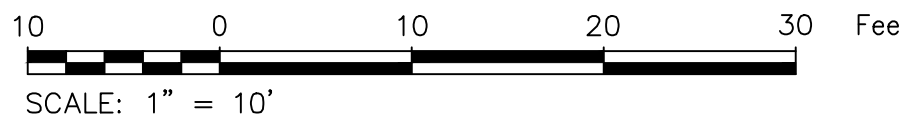


3: Monterey, Project: C13307 - Slawson Residence, C:\Arch\13307 Slawson.dwg
Author: J. L. 2023 - 2:10am

3: Monterey Project\3397 - Slawson Residence\CA\3397\ASSET\3397_Sheet.dwg Jobdate: Jun 11, 2023 - 2:05pm



APN 243-341-006

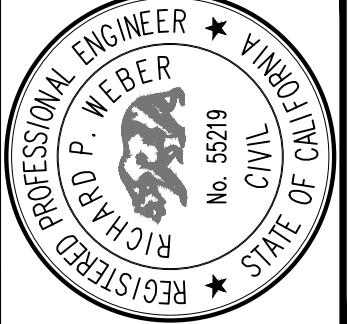


SLAWSON RESIDENCE

GRADING AND DRAINAGE PLAN (CONTINUED)

Monterey County, California
APN: 243-341-005

SUBMITTAL / REVISION	
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5/25/2023	PLANNING REVISIONS #2
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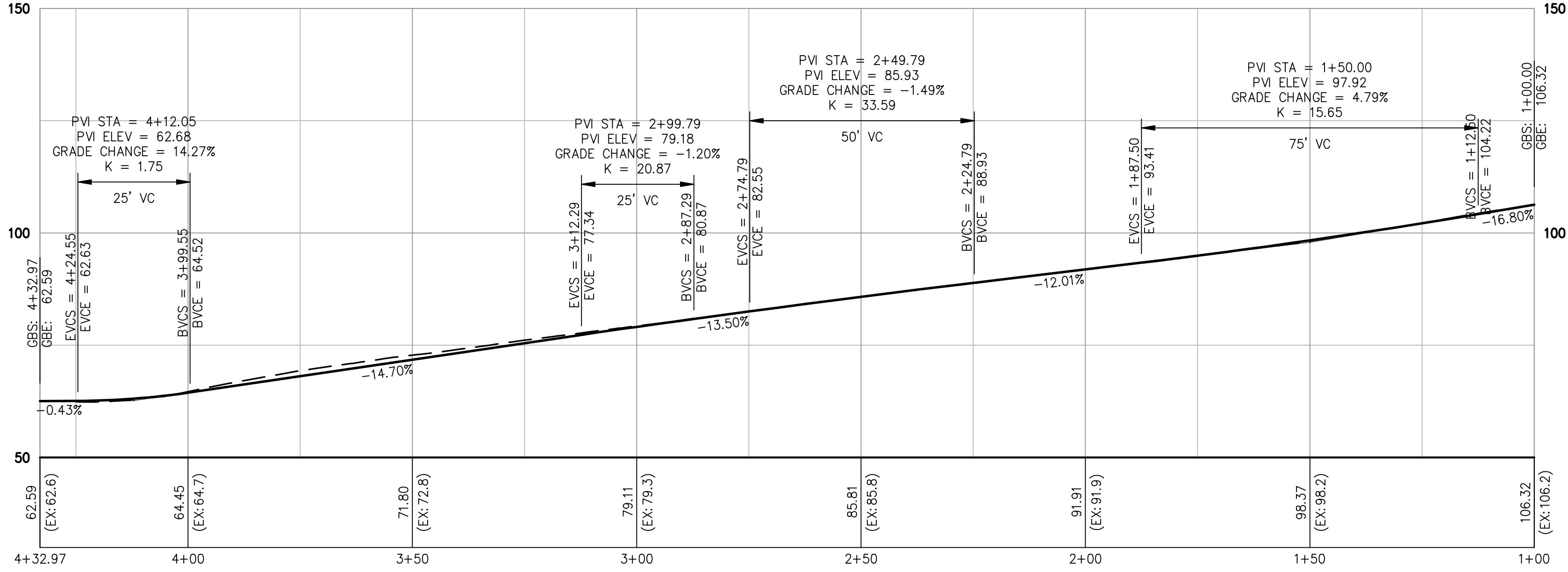


Civil Engineering
Land Surveying
4 Heald Court
Monterey, California
831.469.5225
whitsonengineers.com

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C1.2	OF 6

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DRIVEWAY PROFILE

SCALE: 1" = 20'

811

Know what's below.
Call before you dig.

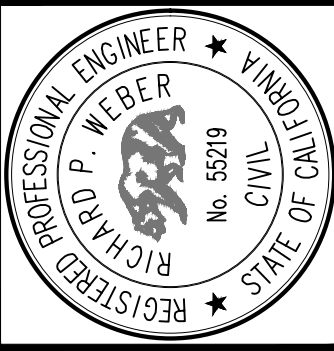
SLAWSON RESIDENCE

DRIVEWAY PROFILE

Monterey County, California

APN: 243-341-005

SUBMITTAL / REVISION	
05/02/2019	PLANNING REVISIONS
KCH	
5/25/2023	PLANNING REVISIONS #2
IB	
2	



Whitson ENGINEERS

Civil Engineering
Land Surveying
4 Heald Court
Monterey, California
831.648.5225
whitsonengineers.com

WATER POLLUTION CONTROL PLAN

- ESTIMATED TOTAL DISTURBED AREA: 0.69 AC.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
 - THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT <http://www.cabmphandbooks.com/>
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- 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. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
- 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.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFIRMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)

GENERAL REQUIREMENTS

- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - DISTURBED 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 WATER 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 EROSION CONTROL 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.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - 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.
 - 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.

OBSERVATION AND MAINTENANCE

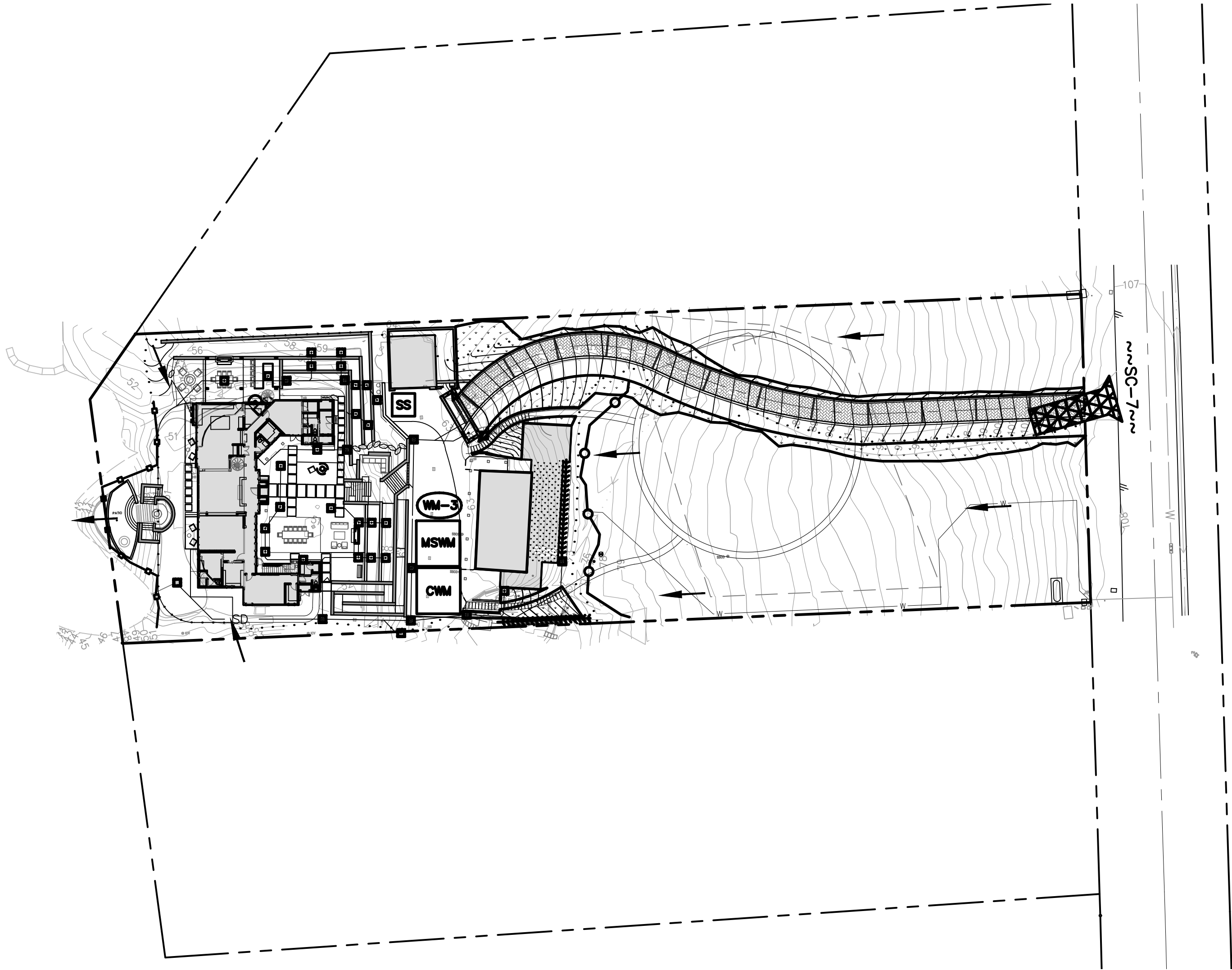
- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - DAILY DURING STORM EVENTS
- REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
- REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
- REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.



LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
	SC-7	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 -	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	T53	TEMPORARY STOCKPILES
	WM-9	-	SANITARY FACILITIES
	-	-	DIRECTION OF DRAINAGE

SUBMITTAL / REVISION	PLANNING REVISIONS		PLANNING REVISIONS #2	
	DATE	BY	DATE	BY
1	05/05/2019	KCH	5/25/2023	IB
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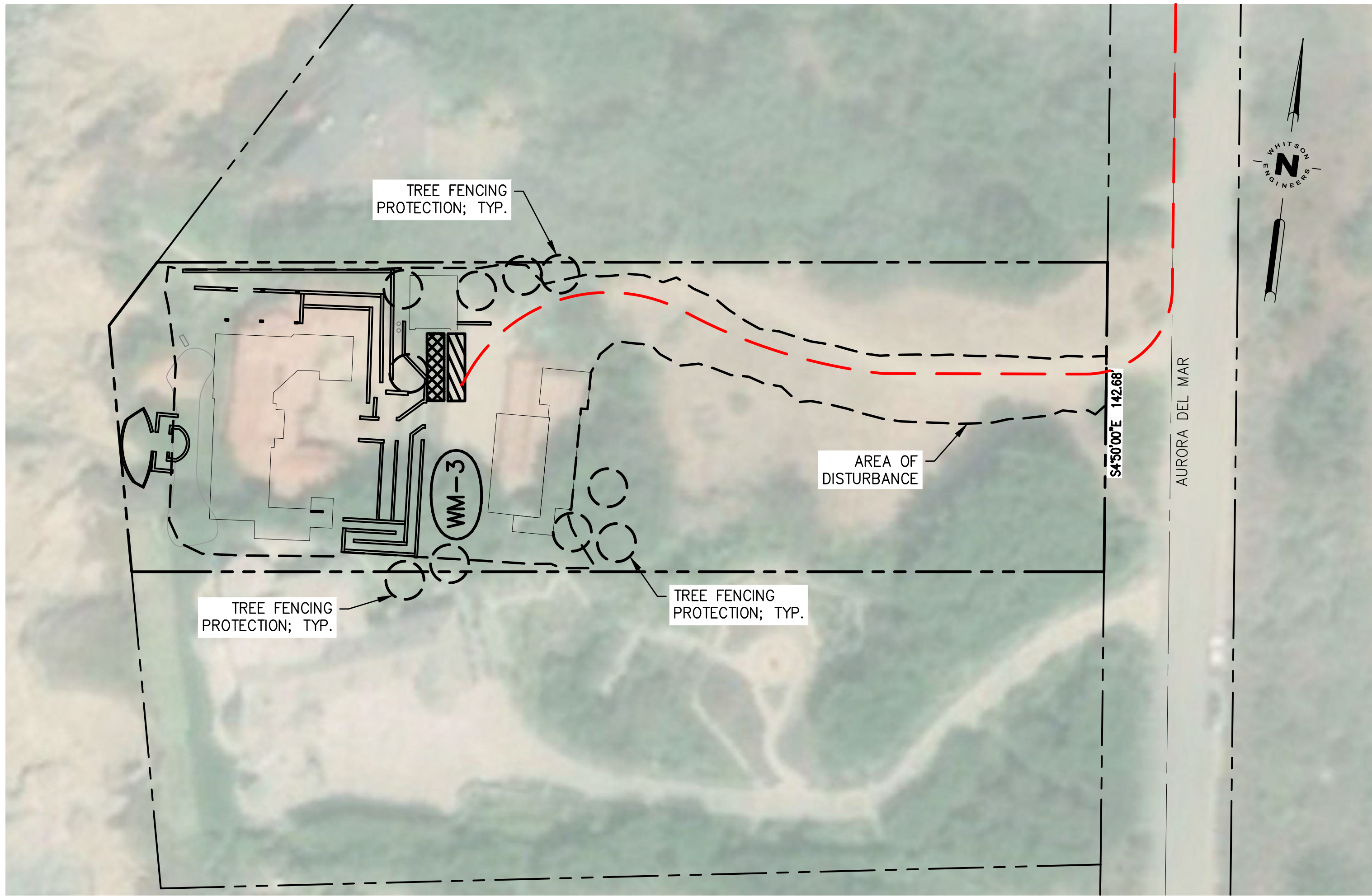
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C
C3.1 TRUCK ROUTING PLAN
SCALE: 1"=5000'



A
C3.1 OVERALL SITE PLAN
SCALE: 1"=200'



B
C3.1 CONSTRUCTION SITE PLAN
SCALE: 1"=40'

LEGEND

	WORKER PARKING
	EQUIPMENT PARKING
	TRUCK ROUTE
	TEMPORARY STOCKPILES

EARTHWORK

CUT: 985 CY
FILL: 350 CY
EXPORT = 535 CY

CONTACT INFO

ARCHITECT
ANDRES DIAZ ARCHITECTURE, INC.
4887 E BURNS AVE
FRESNO, CA 93725
TEL: 559-612-5679

CONTRACTOR
TBD

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IN READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES ARE IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT NOTES

- DURATION OF CONSTRUCTION IS 15 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
- WORK SHALL BE PREFORMED BETWEEN THE HOURS OF 7AM AND 4PM. WORKED PREFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
- AN ESTIMATED 25 TRUCK TRIPS WILL BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT.
- FOR PLANNING PURPOSES, TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN IN C3.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A BORROW SITE FOR THE NECESSARY IMPORT. AS A RESULT, THE TRUCK ROUTE IS SUBJECT TO CHANGE.
- THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 4 TO 24.
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.

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5/23/2023	IB
PLANNING REVISIONS #2	
APN: 243-341-005	
Monterey County, California	
SLAWSON RESIDENCE	
CONSTRUCTION MANAGEMENT PLAN	
SCALE: AS SHOWN	DRAWN: ML
JOB No.: 3397.02	SHEET
C3.1 OF 6	

PLANT PALETTE

SYM	SIZE	BOTANICAL NAME / COMMON NAME	SYM	SIZE	BOTANICAL NAME / COMMON NAME
TREES					
■	48" BOX	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	☒	1 GAL	IRIS DOUGLASIANA AND HYBRIDS / WILD IRIS
●	FIELD GROWN	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	☒	1 GAL	SISYRINCHIUM BELLUM / BLUE-EYED GRASS
■	24" BOX	PISTACIA CHINENSIS 'KEITH DAVIES' / CHINESE PISTACHE	☒	1 GAL	ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUSCHIA
●	36" BOX	QUERCUS AGRIFOLIA / COAST LIVE OAK	☒	1 GAL	KNIPHOFIA UVARIA / RED HOT POKER
SHRUBS / GRASSES					
☒	1 GAL	HELIOPHYLLON SPECIES / BLUE OATGRASS	☒	1 GAL	LAVANDULA DENTATA / FRENCH LAVENDER
☒	1 GAL	ARCTOSTAPHYLOS DENSIFLORA / VINE HILL MANZANITA	☒	1 GAL	RAPHIOLEPIS INDICA VARIETIES / INDIA HAWTHORN
☒	1 GAL	BACCHARIS PILULARIS TWIN PEAKS / DWARF COYOTE BUSH	☒	1 GAL	SALVIA SPECIES / SAGE
☒	1 GAL	CEANOTHUS GRISEUS HORIZONTALIS / CARMEL CREEPER	☒	1 GAL	LANTANA MONTEVIDENSIS / LANTANA
☒	1 GAL	GAULTHERIA OHALL / SALAL	☒	1 GAL	TEUCRIUM CHAMAEDRYAS / GERMANDER
☒	1 GAL	DIPLACUS SPP / BUSH MONKEY FLOWER	☒	1 GAL	CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH
☒	1 GAL	MAHONIA PINNATA / CALIFORNIA GRAPE HOLLY	☒	1 GAL	THYMUS SPECIES / THYME
☒	1 GAL	RIBES VIBURNIFOLIUM / CATALINA CURRAN	☒	1 GAL	GAURA LINDHEIMERI / GAURA
☒	1 GAL	RIBES SPECIOSUM / FUCHSIA FLOWERING	☒	1 GAL	ERYSIUM 'BOWLES MAUVE' / WALLFLOWER
☒	1 GAL	SALVIA CLEVELANDII / CLEVELAND SAGE	☒	1 GAL	NEPETA FASSENII / CAT MINT
☒	1 GAL	BRODIAEA SPP / WILD HYACINTH	☒	1 GAL	HELICHRYSUM PETIOLATUM / STRAWFLOWER
☒	1 GAL	CLARKIA SPP / FAREWELL TO SPRING	☒	1 GAL	PENSTEMON SPECIES / PENSTEMON
☒	1 GAL	DRYOPTERIS ARGUTA / WOOD FERN	☒	1 GAL	JUNIPERUS CONFERTA / SHORE JUNIPER
☒	1 GAL	ERIGERON GLAUCUS / SEASIDE DAISY			
☒	1 GAL	ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT			
☒	1 GAL	SCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY			

VINES

☒ 1 GAL BOUGAINVILLEA SPECIES / BOUGAINVILLEA

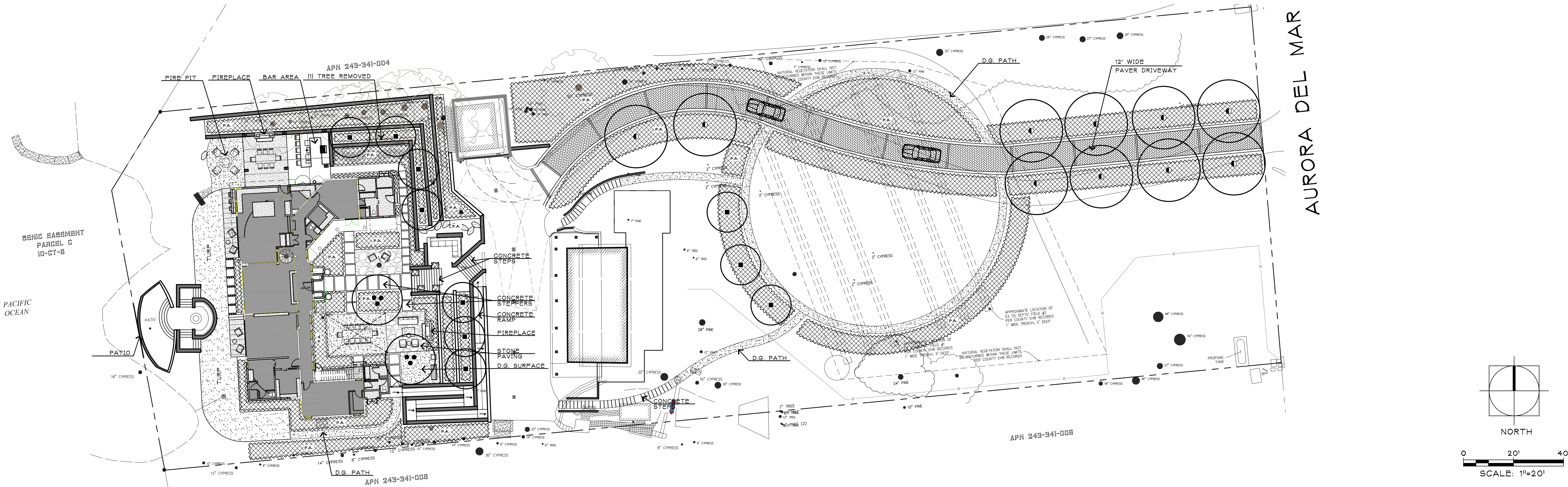
GROUNDCOVERS

☒ 3/8" CRUSHED ROCK - COLOR: 'CALIFORNIA GOLD' OR EQUAL

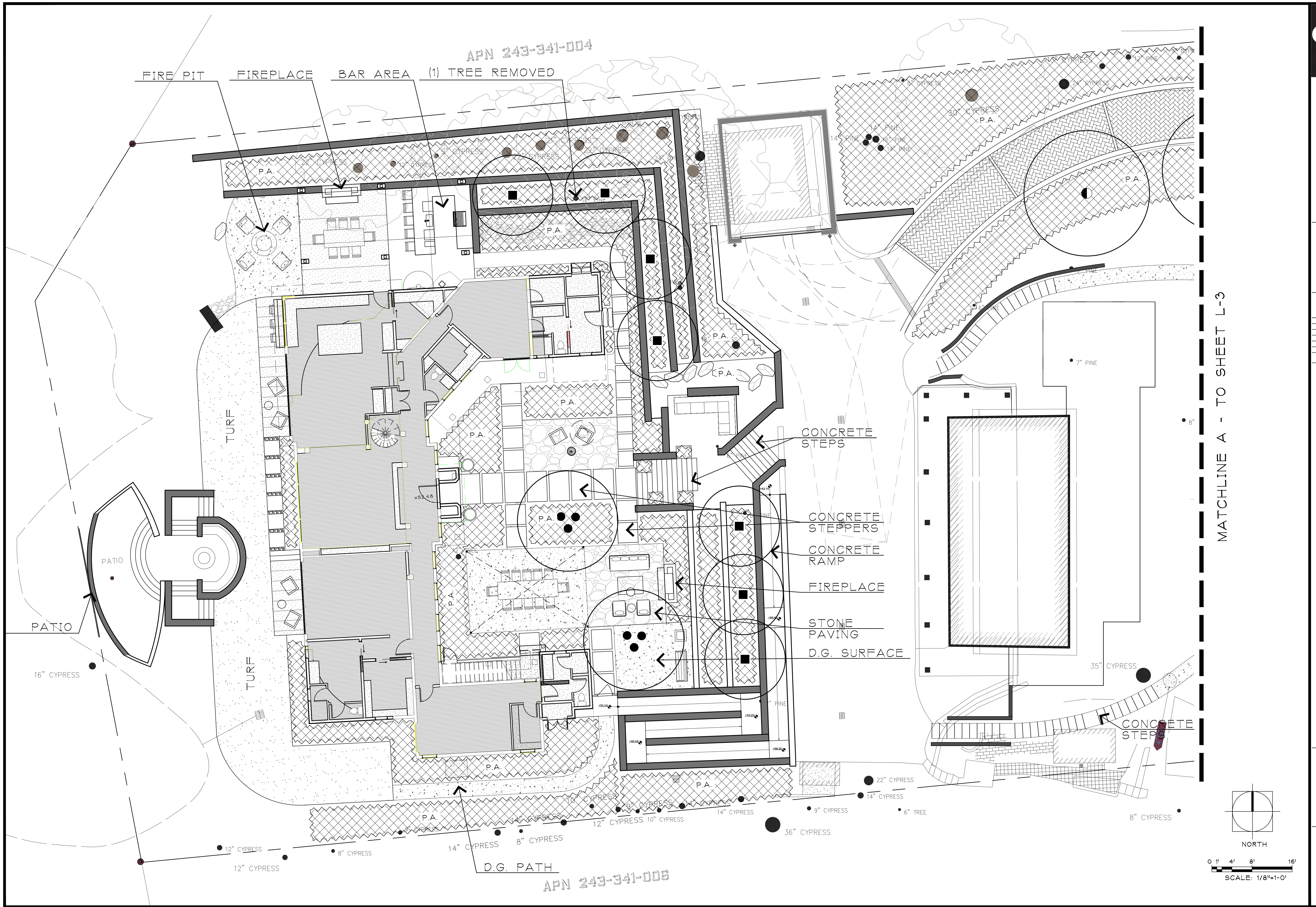
--- ROOT BARRIER - SEE NOTE BELOW

NOTES:

- 1) ROOT BARRIERS (10'X2' PANELS) TO BE INSTALLED @ ALL TREES WITHIN 10' OF ADJACENT CURB & HARDSCAPE. (HARDSCAPE TO INCLUDE CRUSHED ROCK PATHS & CONCRETE).
- 2) ALL SHRUB AREAS TO RECEIVE 3" OF SHREDDED BARK MULCH



REVISION	DATE
1	
2	
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PROJECT
AURORA DEL MAR
RESIDENCE

CARMEL HIGHLANDS, CA
93923

DATE: 06.14.23
PROJECT NO. 200601

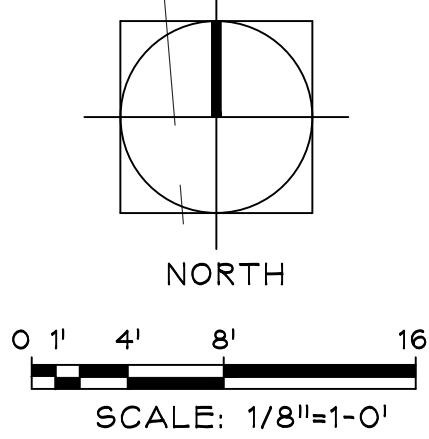
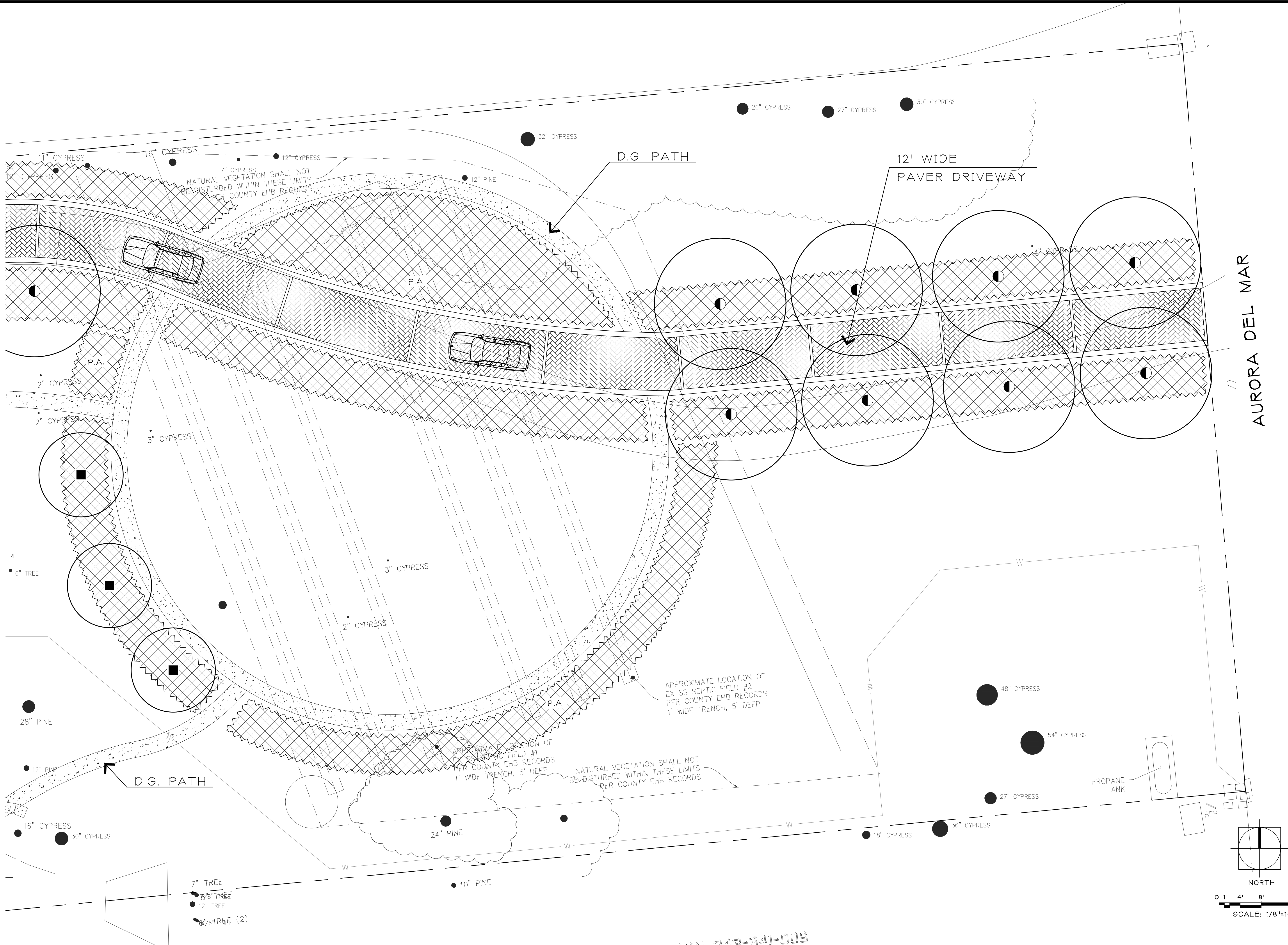
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SCHEMATIC
LANDSCAPE
PLAN

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L-3

MATCHLINE A - TO SHEET L-2



PLAN 243-341-005

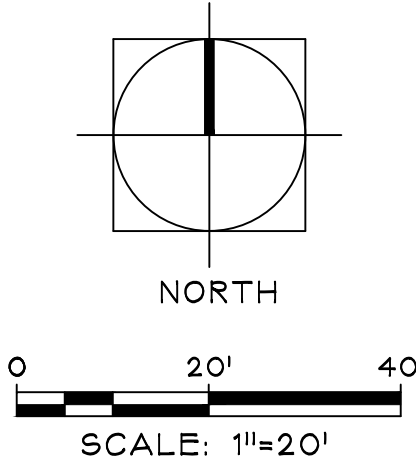
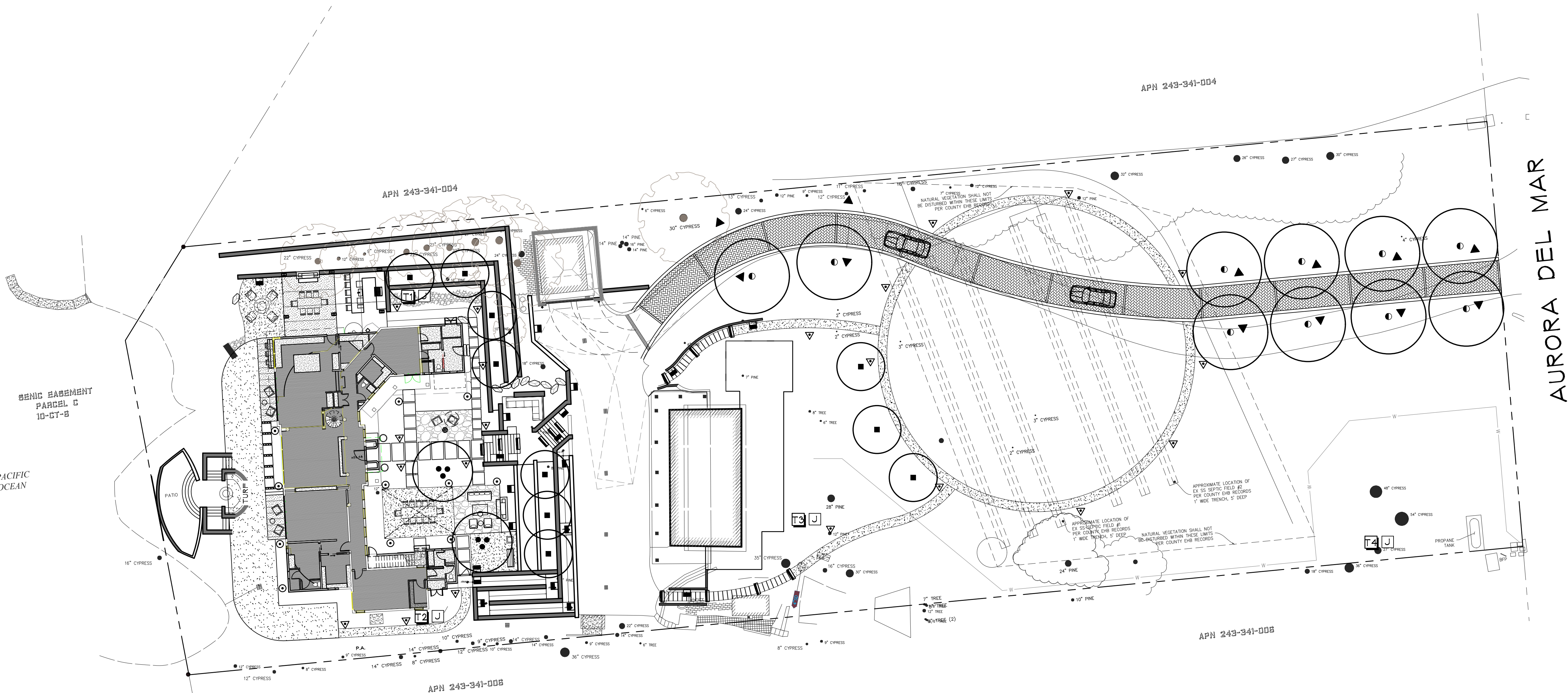
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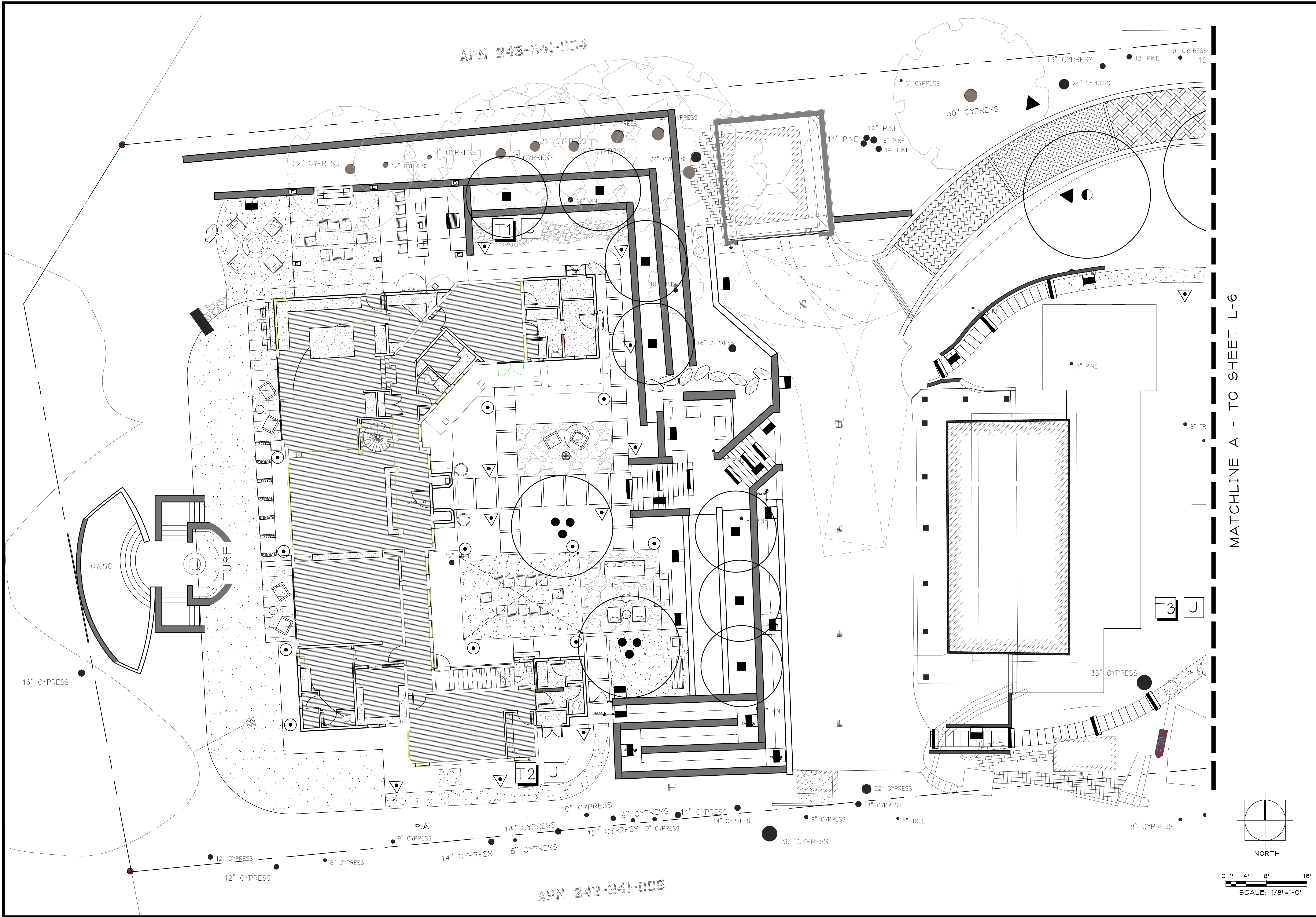
LIGHT FIXTURES LEGEND						
SYMBOL	WATTAGE / VOLTAGE	QTY	MANUFACTURER & MODEL NUMBER	DESCRIPTION	FINISH	MOUNT
▲	6 WATTS / 15 VOLTS	12	FX LUMINAIRE - DESIGNER PLUS - M-PZ - ZDC - BZ	PATH LIGHT	BRONZE	STAKE MOUNT
■	12 WATTS / 12 VOLTS	12	FX LUMINAIRE - A-HS - UV - L11 - K40 - L6 - BZ	STEP LIGHT	BRONZE	WALL MOUNT
△	6 WATTS / 15 VOLTS	21	FX LUMINAIRE - TMLEDTA - BZ + A - BZ	PATH LIGHTING	BRONZE	STAKE MOUNT
■	10 WATTS / 15 VOLTS	19	FX LUMINAIRE - CP - ZD - 1LED - BZ	WALL LIGHT	BRONZE	WALL MOUNT
○	6 WATTS / 15 VOLTS	11	FX LUMINAIRE - KT - ZD - 3LED - BZ	IN-GRADE LIGHT	BRONZE	IN-GRADE MOUNT

OTHER EQUIPMENT

SYMBOL	MANUFACTURER & MODEL NUMBER
■	FX - DX-300-BB TRANSFORMER - WALL MOUNTED (FOR LOW VOLTAGE LIGHTING ONLY. COORDINATE 120V POWER LOCATION WITH OWNER)
U	LINE VOLTAGE JUNCTION BOX FOR TRANSFORMER OR MONUMENT LIGHTING

NOTE:
1) FIELD VERIFY 120V OUTLET TO POWER TRANSFORMER.
2) CONTRACTOR TO COORDINATE AND INSTALL LOW VOLTAGE LIGHTING SLEEVES PRIOR TO DRIVEWAY AND/OR CONCRETE PAVING.
3) MONUMENT AND ENTRY LIGHTING TO LIGHTING CIRCUIT AND PHOTOCELL CONTROLLED RELAY AT TESCO PANEL





CARM
DESIGN LLC

PROJECT
**AURORA DEL MAR
RESIDENCE**

CARMEL HIGHLANDS, CA
93923
DATE: 06.14.23
PROJECT NO. 200601

REVISION	DATE
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LANDSCAPE
LIGHTING
PLAN

L-5

DRAWN BY: CR

FXLuminaire.

LED In-Grade Lights



PROJECT

CATALOG #

TYPE

NOTES

KT In-Grade Light

DESIGNER PREMIUM

The KT is a compact in-ground solution for locations where MR-16-based fixtures cannot be used due to heat. The internal rotation and tilt adjustability of the fixture ensures highly efficient light delivery according to environmental needs.

Quick Facts

- Marine-grade stainless steel construction
- Drive-over rated
- Cree® integrated LEDs
- Color temperature filters

- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

7.0" (178 mm)

3.4" (86 mm)

LANDSCAPE LIGHTING

FXLuminaire.

Line-Voltage Wall Lights



PROJECT

CATALOG #

TYPE

NOTES

A-HS Wall Light

LINE-VOLTAGE

With distinctive performance and a low-profile package, the A-HS recessed wall light adds a layer of elegance to any commercial space.

Quick Facts

- Unique Floor Graze (FG) or Performance Floor Wash (PW) optics
- Die-cast aluminum
- Two shielding options for glare-free illumination

- IP65 and IK09
- Two-layer, marine-grade anodization and powder coat finish

8.0" (203 mm)

2.3" (58 mm)

0.9" (23 mm)

3.9" (99 mm)

LANDSCAPE & ARCHITECTURAL LIGHTING

FXLuminaire.

Path Lights

M-PZ Path Light

DESIGNER PLUS



PROJECT

CATALOG #

TYPE

NOTES

Engineered with highly durable die-cast aluminum, the versatile M-PZ path light is a perfect addition to modern lighting designs.

Quick Facts

- Tamper-resistant features
- Two-layer marine-grade anodization and powder coat finish
- Compatible with Luxor® technology
- Input voltage: 10-15 V

- Die-cast aluminum
- Cree® integrated LEDs
- Phase and PWM dimmable

5" (127 mm)

22" (559 mm)

LANDSCAPE AND ARCHITECTURAL LIGHTING

Learn more. Visit: [fxl.com](#) | x1.760.744.5240

1 of 6

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E

IN-GRADE LIGHT

SCALE: N.T.S.

B

STEP LIGHT

SCALE: N.T.S.

A

PATH LIGHT

SCALE: N.T.S.

FXLuminaire.

LED Wall Lights

CP LED Wall Light

DESIGNER PREMIUM



PROJECT

CATALOG #

TYPE

NOTES

The CP is engineered to bring light to walkways, stairways, and decks. In addition, the CP is helpful for lighting other areas with high foot traffic hazards that do not have an adjacent planter area for path lighting, or trees and trellises from which to down light.

Quick Facts

- Stamped copper construction
- Natural, powder coated, or antiqued brass
- Compatible with Luxor® technology
- Input voltage: 10-15V

- Cree® integrated LEDs
- Color temperature options
- Phase and PWM dimmable

Note: Faceplate width with louver is 0.50"

0.50"

0.50"

0.50"

0.50"

LANDSCAPE AND ARCHITECTURAL LIGHTING

Learn more. Visit: [fxl.com](#) | x1.760.744.5240

1 of 7

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FXLuminaire.

LED Path Lights

TM LED Path Light

DESIGNER BASE



PROJECT

CATALOG #

TYPE

NOTES

Designed for mid-sized landscapes, the TM provides unmatched elegance and function in the aluminum constructed category. Its small cap provides a stylish presentation, but doesn't compromise on shine. Not only does it accomplish the function of path lighting, it does so with grace and style.

Quick Facts

- Die-cast aluminum
- Lumileds® integrated LEDs
- Compatible with Luxor® technology
- Input voltage: 10-15V

- Two-layer marine-grade anodization and powder coat finish
- ProArm™ adjustability
- Phase and PWM dimmable

0.912" dia

12" (305 mm)

Note: Example model shown has a 12" riser.

7" TM Path Light - Recommended Spacing

Footcandles	12"	18"	12"	18"
(Lux)	Riser	Riser	Riser	Riser
0.1 fc (1.1 lx)	10.0'	12.0'	12.0'	15.0'
0.3 fc (3.2 lx)	7.5'	6.0'	9.0'	12.0'
0.5 fc (5.4 lx)	5.0'	4.5'	8.2'	9.5'
0.8 fc (8.6 lx)	3.5'	3.5'	7.5'	7.0'
1.0 fc (10.8 lx)	3.0'	3.0'	6.5'	6.0'
1.2 fc (12.9 lx)	2.5'	2.5'	6.0'	5.5'

0.1 fc (1.1 lx) minimum spacing recommended for residential projects
0.3 fc (3.2 lx) minimum spacing recommended for commercial projects

Learn more. Visit: [fxl.com](#) | x1.760.744.5240

D

WALL LIGHTING

SCALE: N.T.S.

C

PATH LIGHTING

SCALE: N.T.S.

CARM

DESIGN LLC

PROJECT

AURORA DEL MAR RESIDENCE

CARMEL HIGHLANDS, CA

93923

DATE:

06.14.23

PROJECT NO.

200601

REVISION	DATE
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LANDSCAPE LIGHTING SPECS

L-7

DRAWN BY:

CR

77

Exhibit B

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

In the matter of the application of:

SLAWSON ROBERT TODD TR (PLN180347)

RESOLUTION NO. 19-030

Resolution by the Monterey County Planning Commission:

- 1) Finding the project for demolition and rebuild of a single family dwelling qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA guidelines, and there is no exception to the exemption pursuant to Section 15300.2 of the CEQA guidelines due to potentially sensitive environment;
- 2) Approving a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 3,198 square foot one-story single family dwelling (with exception of a legal nonconforming portion of the south wing), and rebuild of a 5,704 square foot two-story single family dwelling, addition of 1,006 square feet (gym, indoor pool, mechanical room and potting shed) to an existing 1,080 square foot garage/storage room, relocation of 279 square foot storage structure, and associated grading of approximately 550 cubic yards of cut and 220 cubic yards of fill, with 330 cubic yards off-hauled;
 - b) Coastal Development Permit to allow development within 50 feet of a coastal bluff;
 - c) Coastal Development Permit to allow development on slopes greater than 30%; and
 - d) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN180347, SLAWSON ROBERT TODD TR, 30770 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan (APN: 243-341-005-000)]

Corrected on October 23, 2019
(This resolution supersedes the previous resolution mailed on October 14, 2019)

The Slawson application (PLN180347) for a Combined Development Permit to allow the demolition and rebuild of an existing single family dwelling came on for public hearing before the Monterey County Planning Commission on 9 October 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

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

- 1982 Monterey County General Plan;
- Big Sur Coast Land Use Plan (LUP);
- Coastal Implementation Plan (CIP) Part 3; and
- 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 1.48 acre property is located at 30770 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-005-000), Big Sur Coast Land Use Plan. The parcel is zoned "RDR/40-D(CZ)," or Rural Density Residential of 40 acres per unit density in a Design Control Overlay district of the Coastal Zone. The existing residential structures and uses are allowed in the RDR zoning district subject to a Coastal Administrative Permit in each case (20.14.040.A) and there is no change to this residential use.

<u>Development Standards for RDR/40</u>	<u>Meets Requirements:</u>
PARCEL	
Building Site Coverage: 25% max	11.3%
Density: 40 acres per unit	Legal nonconforming
Distance Between Structures:	
- Main to Accessory: 10 feet (minimum)	52 feet, 6 inches and 49 feet
- Accessory to Accessory: 6 feet (minimum)	10 feet, 6 inches
MAIN HOUSE	
Front Setback: 30 feet (minimum)	333 feet, 9 inches
Rear Setback: 20 feet (minimum)	39 feet, 9 inches
Side Setback: 20 feet (minimum)	25 feet, 10 inches & existing Legal nonconforming 14 feet, 4 inches
Maximum Height: 30 feet	19 feet, 9 inches
NON-HABITABLE ACCESSORY STRUCTURE (GARAGE/POOL/GYM)	
Front Setback: 50 feet (minimum)	237 feet, 11 inches
Rear Setback: 1 foot (minimum)	166 feet
Side Setback: 6 feet front ½, 1 foot back ½ (minima)	50 feet, 4 inches 13 feet, 10 inches
Maximum Height: 15 feet	15 feet
NON-HABITABLE ACCESSORY STRUCTURE (STORAGE)	
Front Setback: 50 feet (minimum)	288 feet, 11 inches
Rear Setback: 1 foot (minimum)	Greater than 39 feet, 9 inches (main house)

Side Setback: 6 feet front ½, 1 foot 10 feet, 17 inches
back ½ (minima)

Maximum Height: 15 feet 12 feet

As proposed, the project either meets the required development standards listed above or is existing legal nonconforming (See below). The development standards for the RDR zoning district are identified in Monterey County Code Section 20.16.060.

- d) Pursuant to Section 20.64.230 of Title 20, development on slopes in excess of 30% is subject to Coastal Development Permit in each case, upon evidence of findings as provided in Section 20.64.230.E of Title 20. Requirements for granting the Coastal Development Permit have been met (See Finding 5).
- e) A side setback of the existing structure is a legal nonconforming, 14 feet, 4 inches, which is less than the required twenty-foot minimum in the RDR zone. No structural alteration is proposed within the required setback, thereby allowing the legal nonconforming status of the side setback to remain (Section 20.68.040 – Legal Nonconforming Structure Locations and Height of Title 20).
- f) The 1.48 acre Lot No. 10 was created with the Map of Tract No. 588, Carmel Sur at Volume 10, Cities and Towns, Page 6, recorded 2 April 1969, and is thus legal nonconforming as to density (Section 20.68.060 – Legal Nonconforming Building Sites of Title 20).
- g) The application includes a request to allow development within 50 feet of a coastal bluff (See Finding 2).
- h) A Preliminary Cultural Resources Survey (File No. LIB190072) was prepared by Susan Morley in 25 July 2018. The survey resulted in finding no indicators of cultural resources present on the parcel. Therefore, no further archaeological study was required, and the application includes a request for a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource. The 1,056 square foot increase in the main house building footprint is proposed at the north side of the house on an area currently disturbed with landscaping, block pavers and landscape walls. The 1,006 square foot increase in the accessory building footprint is proposed into the artificially created berm behind the existing garage/storage structure.
- i) Condition No. 8 requires submittal of an exterior lighting plan to RMA-Planning for review and approval. The plan shall include removal of existing light fixtures on the westward facing cliffs and unobtrusive lighting directed downward and controlling offsite glare. Compliance with this condition is to assure preservation of scenic resources in accordance with Part 3, Section 20.145.030 of Title 20 for Big Sur Coast.
- j) The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC because staff could provide the neighboring community members notice of the proposal. The Big Sur Coast LUAC meeting of 14 May 2019 resulted in a vote of 5 (ayes) and 0 (noes) recommending approval of the project with no changes. Comments

from the LUAC meeting were regarding armoring the cliffs, existing light fixtures on the cliffs, screening the neighboring residence to the north, and minimizing visibility of the residence from public viewing areas along the coast. The applicant responded to comments to the satisfaction of the LUAC members.

- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180347.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Environmental Services, Carmel Highlands Fire Protection District (FPD), RMA-Public Works, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) A Geotechnical Report was prepared by Grice Engineering, Inc. in September 2018 (File No. LIB190071) that provides recommendations for drainage and erosion control. Condition No. 9 requires that prior to issuance of grading or building permits, the applicant/owner submit a grading and stormwater control plan to RMA-Environmental Services for review and approval. The approved plan shall incorporate the recommendations provided in the September 2018 Grice report.
 - c) A Geological Report was prepared by Caprock Geology, Inc. on 29 June 2018 (File No. LIB190091) that analyzed the main house location within 50 feet of a coastal bluff. See Finding 4.
 - d) Staff verified the site is appropriate for the proposed use during a 10 May 2019 site visit.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180347.

3. **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, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) The Carmel Riviera Water System provides water to the existing residence and will continue to serve the remodel.
- c) A performance evaluation for the existing onsite wastewater treatment system (OWTS) was executed on 5 June 2019 by PSTS. The evaluation shows the tank, pump tank, and dispersal system are in acceptable condition and function properly.
- d) The subject parcel comprises a State Responsibility Area (SRA) with a very high risk for fire damage. During review of the proposed project, Carmel Highlands FPD gave no indication the site would be unsuitable for implementation of the project. However, Condition No. 4 is applied to the project that requires a deed restriction for fire hazard be recorded for the purpose of alerting any future owner of the property.
- e) Staff verified the project would not cause injury or detriment to any health, safety, and welfare during a 10 May 2019 site visit.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180347.

4. **FINDING: CONSISTENCY – DEVELOPMENT ON A COASTAL BLUFF:**

The area of the proposed project is stable for development within 50 feet of the top of the cliff face and the development would not create a geologic hazard or diminish the stability of the area.

- EVIDENCE:**
- a) Pursuant to Policy 3.7.3.A.9 of Big Sur Coast Land Use Plan, preparation of a geological report (File No. LIB190091) was required for the proposed development because of the main house location within 50 feet of the face of a cliff or bluff. See Finding 2.
 - b) ***The area is stable for development within 50 feet of the top of the cliff face.*** CapRock studied the period 1956-2018 for sea cliff erosion and analyzed geologic hazards that could affect the project during its design life, an estimated 50 to 100 years. Finding that morphology of the subject cliff has not changed significantly during the 1956-2018 study period, CapRock concluded less than moderate bluff retreat rates since 1956. The report estimates bluff erosion amounts to have a potential retreat of 5.0 feet in 50 years and 10.0 feet in 100 years.
 - c) ***The development would not create a geologic hazard or diminish the stability of the area.*** The geological report recommends a minimum 25 foot setback from the top of the cliff face for structures on the site to avoid coastal bluff erosion and ocean bluff landslides in the future. The minimum setback of the proposed project is 25 feet, 4 inches, within the setback threshold recommended by the geologist. Adherence to this setback recommendation would reduce to “ordinary” the geologic hazard risk level of the project.
 - d) Notwithstanding that proposed project development within 50 feet of the bluff will not adversely affect or be adversely affected by bluff erosion, Condition No. 14 requires recordation of a deed restriction that fully discloses the circumstances of bluff proximity and the prohibition of ever implementing shoreline protective works.

5. **FINDING:** **CONSISTENCY – DEVELOPMENT ON SLOPES IN EXCESS OF 30%:** There is no feasible alternative that would allow development to occur on slopes less than 30% and the location of the gym/pool addition is proposed in the location on the property that best achieves the goals, policies, and objectives of the Big Sur Coast Land Use Plan, in accordance with Section 20.64.230.C.2 of Title 20 of the Monterey County Code.

EVIDENCE: a) ***There is no feasible alternative which would allow development to occur on slopes of less than 30%.*** The location of the gym/pool addition is proposed as built into an artificial berm that had been created during excavation for the existing development on the parcel. The artificial berm is located on the eastern side of the garage/storage structure. The roof of the addition would be planted with vegetation (greenroof), visually integrating with the surrounding hillside backdrop. Areas on the property located east of existing development are steeply sloped. Areas on the property located west of existing development would be within the existing 25-foot buffer from the cliff face. The existing areas that are relatively flat on the parcel and are without structures are the front courtyard patio and the motor court. Placement of the gym/pool addition at the front courtyard would necessitate a new standalone accessory structure that would preclude any potential for movement of the rebuilt home further from the bluff, would effectively be in the front yard of the residence, and would not integrate with the surrounding environment. Location of the gym/pool addition on the western side of garage/storage structure would effectively eliminate the motor court and parking access to the garage. Constraints of the eastern portion of the parcel beyond the man-made berm include the Otter Cove subdivision 150-foot setback line for this lot and the risk of visibility from scenic highway State Route 1 (SR 1), approximately 45 feet east of Aurora Del Mar. The proposed development of the gym/pool addition will not be visible from SR 1 and is approximately 80 feet beyond the required 150-foot setback, for a setback of 230 feet total from the western edge of Aurora Del Mar. Therefore, no feasible alternative exists that would allow development of the gym/pool addition to occur on slopes less than 30%.

b) ***The proposed development better achieves the goals, policies, and objectives of the Big Sur Coast Land Use Plan.*** The Big Sur Coast Land Use Plan Key Policy 3.9.1.1 provides that blufftop setbacks shall be adequate to avoid the need for seawalls during the development's economic lifespan. Location of the gym/pool anywhere west of the existing garage/storage would encumber desired retreat of project development from the bluff. If the applicant decided to take the opportunity to rebuild the residence further away from the bluff, the gym/pool addition would not require relocation from the proposed placement. The Big Sur Coast Land Use Plan Key Policy 3.2.1. prohibits any development that would be visible from Highway 1. Although slopes on the eastern portion of the parcel beyond the man-made berm are less than 30% (12% average), development in this area of the lot risks visibility from scenic

highway State Route 1 (SR 1). Therefore, the proposed location of the gym/pool east of the existing garage/storage structure best achieves the objective of both policies.

6. **FINDING:** **PUBLIC ACCESS** - The project is consistent with the ordinances related to public trust or public use, and is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.145.130 of Monterey County Code Title 20 Coastal Implementation Plan Part 3 for the Big Sur Coast Land Use Plan.
- EVIDENCE:**
- a) The subject parcel is located between the sea and the first through public road, State Highway 1. Therefore, in accordance with Section 20.70.050.B.4 of Title 20 Zoning Code for Monterey County Coastal Zone, the project is required to be in conformance with public access and public recreation policies of the Coastal Act.
 - b) **20.70.050.B.4.a – Protection of Historic Access and/or Public Trust.** There is no established trail or use area, nor any beach subject to ocean waves seaward of the first line of vegetation. Therefore, implementation of the rebuilt single family dwelling would not interfere with any form of historic public use or trust rights.
 - c) **20.70.050.B.4.b – Provision of Public Access.** There is an approximate 50 foot nearly vertical descent to the ocean tide pools below the house. Therefore, the characteristic steepness of this potential access area on the subject property would be inconsistent with public safety requirements pursuant to PRC Section 30212 of the California Coastal Act.
 - d) **20.70.050.B.4.c(i) – Application of Access Requirements to Single Family Residential Development.** The characteristic steepness of potential shoreline access areas on the subject property pose a substantial adverse impact to the safety of public access. Therefore, public access shall not be required.
7. **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 15302 categorically exempts replacement of an existing structure, located on the same site with the same intensity of residential use as the replaced residence. The proposed project would remodel the existing 3,198 square foot single family dwelling to a 5,704 square foot single family dwelling, and add to the existing 1,080 square foot detached garage/storage room to a 2,086 square foot accessory structure. Therefore, the project is categorically exempt.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located in a sensitive environment; would not cause cumulative impacts or significant impact on the environment; would not damage scenic or historical resources; and is not registered on the Cortese List as a Superfund cleanup site.
 - c) No adverse environmental effects were identified during staff review of the development application.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180347.
8. **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 and RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff verified the site has no violations during a 10 May 2019 site visit.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180347.
9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and to the California Coastal Commission (CCC).
- a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may 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) California Coastal Commission (CCC). The subject parcel is located between the sea and the first public road, and within 300 feet of the top of a seaward face of a coastal bluff. Therefore, in accordance with Section 20.86.080 of Title 20, a decision made by the Board of Supervisors on an appeal of the Planning Commission decision on this project may, itself, be appealed to the CCC.

DECISION

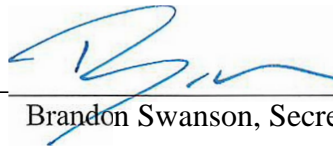
NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project for demolition and rebuild of a single family dwelling qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA guidelines, and there is no exception to the exemption pursuant to Section 15300.2 of the CEQA guidelines due to potentially sensitive environment; and
2. Approve a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 3,198 square foot one-story single family dwelling (with exception of a legal nonconforming portion of the south wing), and rebuild of a 5,704 square foot two-story single family dwelling, addition of 1,006 square feet (gym, indoor pool, mechanical room and potting shed) to an existing 1,080 square foot garage/storage room, relocation of 279 square foot storage structure, and associated grading of approximately 550 cubic yards of cut and 220 cubic yards of fill, with 330 cubic yards off-hauled;

b) Coastal Development Permit to allow development within 50 feet of a coastal bluff;
c) Coastal Development Permit to allow development on slopes greater than 30%; and
d) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources
for Assessor's Parcel Number 243-341-005-000 (1.48 acres) in general conformance with the attached Plan Set and subject to fifteen (15) Conditions of Approval, all being attached hereto, and incorporated herein, by reference.

PASSED AND ADOPTED this 9th day of October 2019 upon motion of Commissioner Diehl, seconded by Commissioner Vandevere, by the following vote:

AYES: Coffelt, Duflock, Diehl, Monsalve, Getzelman, Gonzalez, Roberts, Vandevere, Ambriz
NOES: None
ABSENT: Mendoza
ABSTAIN: None



Brandon Swanson, Secretary to the Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 14 2019

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ON OR BEFORE OCT 24 2019

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 Monterey County RMA-Planning and RMA-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.

Monterey County RMA Planning

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

PLN180347

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN180347) allows demolition of an existing 3,198 square foot two-story single family dwelling (with exception of a legal nonconforming portion of the south wing), and rebuild a 5,704 square foot two-story single family dwelling within 50 feet of a coastal bluff; a 1,006 square foot addition (gym, indoor pool, mechanical room and potting shed) to an existing 1,080 square foot garage/storage room in slopes greater than 30%; relocation of 279 square foot storage structure, and associated grading of approximately 550 cubic yards of cut and 220 cubic yards of fill, all within 750 feet of a known archaeological resource. The property is located at 30770 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-005-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

"A Combined Development Permit (Resolution Number 19-030) was approved by the Planning Commission for Assessor's Parcel Number 243-341-005-000 on October 9, 2019. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"A Geological Report (Library No. LIB190091), was prepared by CapRock Geology, Inc. 29 June 2018 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

4. PD021 - DEED RESTRICTION-FIRE HAZARD

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a VERY HIGH fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the RMA Chief of Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA Chief of Planning.

5. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the Combined Development Permit (Planning File No.: PLN180347) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Conditions of Approval Implementation Plan."

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

Responsible Department: RMA-Planning

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

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

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

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

7. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the RMA Chief of Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the RMA Chief of Building Services to conduct land clearing or grading between October 15 and April 15.

8. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit to RMA-Planning one hard copy and one digital copy of the Exterior Lighting Plan which shall indicate 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 RMA Chief of Planning, prior to the issuance of building permits.

Light fixtures existing on the bluff shall be removed.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit one hard copy and one digital copy of the exterior lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan and that light fixtures existing on the bluff have been removed.

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

9. GRADING AND STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant/owner shall submit a grading and stormwater control plan incorporating the recommendations in the project Geotechnical Report prepared by Grice Engineering, Inc., dated September 2018. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading and stormwater control plan to RMA-Environmental Services for review and approval.

10. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant/owner shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

11. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to 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, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA Chief 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 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of arborist-certified tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

12. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor 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.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

13. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant/owner shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Soil Engineering Investigation and the approved grading and stormwater control plan. (RMA- Environmental Services

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

14. PD017 - DEED RESTRICTION-USE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the requested use as follows:

Big Sur Coast LUP Key Policy 3.9.1.1 requires blufftop setbacks shall be adequate to avoid the need for seawalls during the development's economic lifespan. The project geological report (File No. LIB190091) prepared by CapRock Geology, Inc. on 29 June 2018 identified the appropriate setback as 25 feet from the bluff. Further, the report provides an estimate of bluff erosion amounts to have a potential retreat of 5.0 feet in 50 years and 10.0 feet in 100 years. This estimate of bluff erosion indicates the house has potential to be 20 feet, 4 inches in 50 years, and 15 feet, 4 inches in 100 years, from the cliff face.

The Coastal Act discourages construction of shoreline protective works, including though not limited to seawalls, revetments, retaining walls, tie backs, caissons, piers, groins, etc. Any and all bluff armoring or shoreline protection are prohibited now and in the future, and any rights to construct such shoreline protective structures, including rights that may exist under Public Resources Code Section 30235 or any other applicable law, are waived.

In the event the blufftop edge recedes to within 15 feet of residential development, but no government agency has yet ordered that the residence not be occupied, Applicant/Owner shall retain a licensed geotechnical or civil engineer with experience in coastal processes and hazard response to prepare a geotechnical investigation that addresses whether any portions of the residence and related development are threatened by coastal hazards. The report shall identify all those immediate or potential future ordinary repair and/or maintenance measures that could be applied to address the threat without shoreline protective structures, including but not limited to removal or relocation of threatened development. The investigation shall be submitted to the California Coastal Commission and to the RMA Chief of Planning for review and approval. If the approved geotechnical investigation concludes that the residence or any portion of the residence, is unsafe for occupancy, Applicant/Owner shall submit a Removal and Restoration Plan.

If site investigation by a licensed geotechnical engineer determines that any portion of the approved development is not to be occupied or used due to any coastal hazards, and such safety concerns cannot be abated by ordinary repair and/or maintenance, Applicant/Owner shall remove such development or portions of such development. Prior to removal, Applicant/Owner shall submit a Removal and Restoration Plan to the RMA Chief of Planning for review, approval, and appropriate permits required to allow implementation of the Plan. The Removal and Restoration Plan shall clearly describe the manner in which such development is to be removed and the affected area restored so as to best protect coastal resources.

(RMA - Planning)

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

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the RMA Chief of Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to RMA-Planning.

15. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

**Condition/Mitigation
Monitoring Measure:**

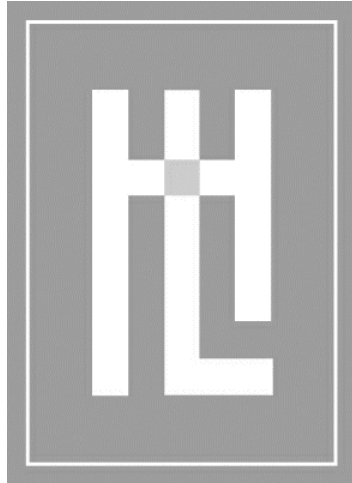
The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County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

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

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

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

SLAWSON RESIDENCE



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

WWW.HL-ARC.COM

DATE: 02.25.2019

SCALE:

DRAWN: DWD

JOB NUMBER: 17.19

REVISION
PLANNING REV. 05.31.2019

COVER SHEET, PROJECT DATA

SLAWSON RESIDENCE

30770 AURORA DEL MAR
CARMEL, CA 93923

A.P.N. 243.341.005.000

A0.0

GENERAL NOTES

- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FEELT NECESSARY.
- WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2007 C.B.C.)
- RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
- INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS / DAMAGES / LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- NO LAND CLEARINGS OR GRADINGS SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
- SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOW & DOORS, FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
- CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
- CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
- DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
- TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

FIRE SAFETY REQUIREMENTS

- ADDRESSES FOR BUILDINGS - ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4" HEIGHT, 1/2" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
- FIRE PROTECTION - SPRINKLER SYSTEM (STANDARD) - THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF (4) FOUR 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-IN INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
- THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IS THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
- THE DESIGNERS DISCLAIM ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
- IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS, THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

VICINITY MAP



PROJECT DATA

SCOPE OF WORK:
REBUILD EXISTING 3176.5 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH ADDITION OF 2482.5 SQ. FT.

ADDITION OF 1060.0 SQ. FT. GYM AND INDOOR POOL TO EXISTING DETACHED 1075.0 SQ. FT. TWO-CAR GARAGE/STORAGE BUILDING.

RELOCATE EXISTING 281 SQ. FT. STORAGE STRUCTURE.

APN: 243.431.005.000

LOT SIZE: 64602.0 SQ. FT. (1.48 ACRES)

ZONING: RDR/40-D(CZ)

TREE INFORMATION: 0 TREES TO BE REMOVED

OCCUPANCY GROUP: RESIDENCE: R-1
GARAGE: U

OF EXISTING BEDROOMS: 4

OF PROPOSED BEDROOMS: 4 (NO CHANGE)

TYPE OF CONSTRUCTION: V-B

GRADING CUT/FILL: 550 C.Y. CUT / 220 C.Y. FILL (330 C.Y. EXPORT)

PARKING PROVIDED: 2 COVERED, 3 UNCOVERED

WATER SUPPLIER: CARMEL RIVERA

SEWER: ON-SITE SEPTIC SYSTEM

FIRE SPRINKLERS @ RESIDENCE: YES

(E) AVERAGE NATURAL GRADE (HOUSE): 51.5'

(N) AVERAGE NATURAL GRADE (HOUSE): 55.5'

(E) AVERAGE NATURAL GRADE (GARAGE): 65.5'

(N) AVERAGE NATURAL GRADE (GARAGE): 69.0'

MAIN STRUCTURE SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT	30'-0"	359'-0"	333'-9"
REAR	20'-0"	39'-1"	39'-9"
SIDE (NORTH)	20'-0"	33'-1"	25'-10"
SIDE (SOUTH)	20'-0"	14'-4"	14'-4" (NO CHANGE)
MAX. BUILDING HEIGHT	30'-0"	21'-10"	19'-9"

ACCESSORY STRUCTURE SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT	50'-0"	256'-5"	237'-11"
REAR	6'-0"	166'-0"	166'-0" (NO CHANGE)
SIDE (NORTH)	6'-0"	50'-4"	69'-7"
SIDE (SOUTH)	6'-0"	13'-9"	13'-10"
MAX. BUILDING HEIGHT	15'-0"	15'-0"	15'-0" (NO CHANGE)

PROJECT TEAM

OWNER:
TODD SLAWSON
1600 BROADWAY #1600
DENVER, CO 80202
P. 303.470.3240

LANDSCAPE ARCHITECT:
CONTACT: NATASHA LIBINA
ARTERRA LANDSCAPE ARCHITECTS
88 MISSOURI ST.
SAN FRANCISCO, CA
P. 415.861.3100

SURVEYOR:
CONTACT: KACEY HELD
WHITSON ENGINEERING
6 HARRIS COURT
MONTEREY, CA 93940
P. 831.649.5225

SITE ADDRESS:
30770 AURORA DEL MAR
CARMEL, CA 93923

CIVIL ENGINEER:
CONTACT: KACEY HELD
WHITSON ENGINEERING
6 HARRIS COURT
MONTEREY, CA 93940
P. 831.649.5225

ARCHITECT:
CONTACT: DAVID DWYNET
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
P. 831.649.6001

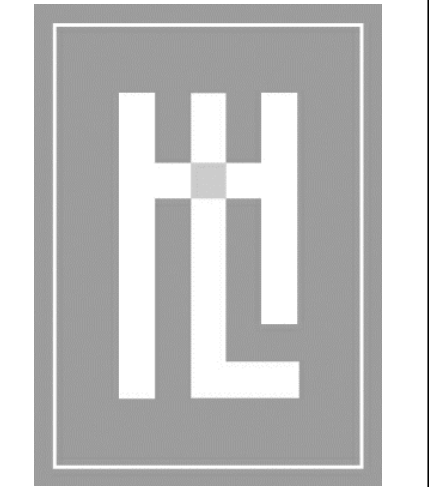
LOT COVERAGE DATA

LOT SIZE (SQFT):	64,602				
		ALLOWED	EXISTING	PROPOSED	CHANGE
MAIN HOUSE LOWER (INCLUDING ATTACHED PORCHES) (SQFT)	--		2,812.5	3368	1,055.5
MAIN HOUSE UPPER (SQFT)	--		364	1,171	1,407
GARAGE & STORAGE (SQFT)	--		1,075	1,180	85
STORAGE (SQFT)	--		280	280	0
POTTING SHED (SQFT)	--		83	0	(83)
GYM (SQFT)	--		0	921	921
COVERED PORCHES/STAIRWAYS (ALL STRUCTURES)	--		844.5	1,008	163.5
IMPERVIOUS HARDSCAPE (DRIVEWAY, PATIOS, AND PARKING) (SQFT)	--		1,0691	1,0376	(315)
MAXIMUM FLOOR AREA (SQFT)	--		4,615	8,066	3,452
MAXIMUM BUILDING COVERAGE	--	25%	7.4%	11.3%	3.4%
BUILDING COVERAGE (SQFT)	--	16,190.5	5,095	7,237	2,142
IMPERVIOUS SURFACE COVERAGE (SQFT)	--		10,691	10,376	(315)

APN 243-341-004

EXTERIOR ARCHITECTURAL LIGHTING LEGEND

ALUMILUX WALL SCONCE E41344-BZ - BRONZE FINISH SEE PROVIDED CUT SHEET



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001
WWW.HL-ARC.COM

DATE:	02.25.2019
SCALE:	1/8"=1'-0"
DRAWN:	DWD
JOB NUMBER:	17.19
REVISION	
1	PLANNING REV. 05.31.2019

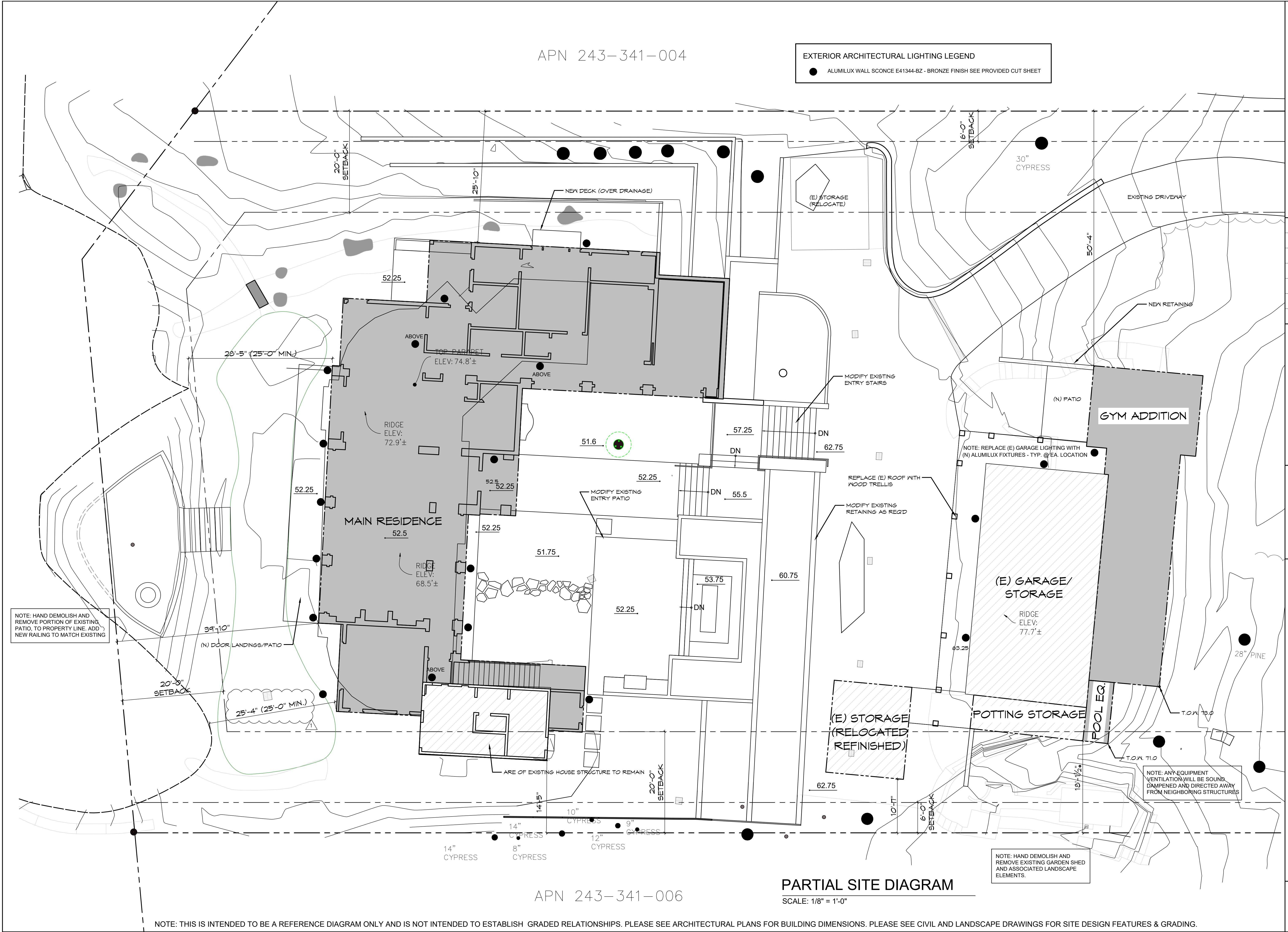
APN 243-341-006

PARTIAL SITE DIAGRAM
SCALE: 1/8" = 1'-0"

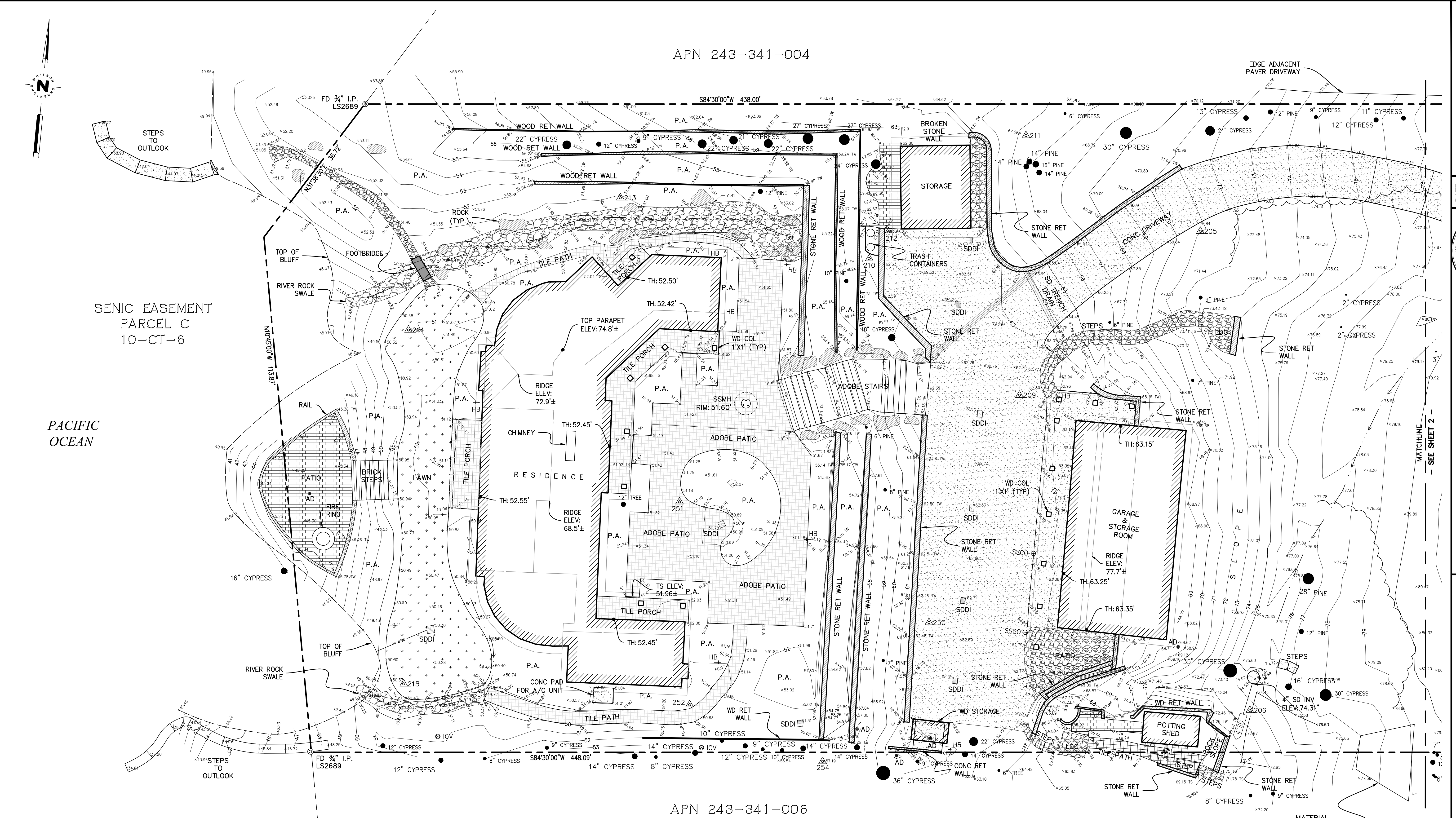
SITE DIAGRAM

SLAWSON RESIDENCE
30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A1.0



NOTE: THIS IS INTENDED TO BE A REFERENCE DIAGRAM ONLY AND IS NOT INTENDED TO ESTABLISH GRADED RELATIONSHIPS. PLEASE SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. PLEASE SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE DESIGN FEATURES & GRADING.



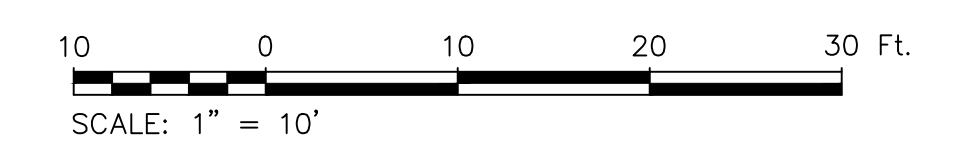
- NOTES:**
1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON 10/08/15 & 10/12/15. TREES PLANTED AFTER THE 2015 TOPOGRAPHIC SURVEY WERE LOCATED ON 5/29/18.
 2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
 3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
 4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 5. BENCHMARK TAKEN AS SET MAG NAIL & WASHER SHOWN ON SHEET 2. ELEVATION: 107.61' (ASSUMED DATUM) TO ACHIEVE NAVD 1988 ELEVATIONS, SUBTRACT 1.39 FEET FROM GRADES SHOWN HEREON. THE PARCEL IS PARTIALLY WITHIN A FEMA DEFINED FLOODZONE - ZONE VE - ELEVATION 44 (NAVD 1988)
 6. UNDERGROUND UTILITIES WERE NOT WITHIN THE SCOPE THIS SURVEY. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
 7. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

LEGEND

	GROUND CONTOUR		IRRIGATION CONTROL VALVE
	SUBJECT PROPERTY LINE		STORM DRAIN INLET
	ADJACENT PROPERTY LINE		SANITARY SEWER MANHOLE
	CONTROL POINT		CLEANOUT
	TEMPORARY BENCHMARK		HOSE BIB
	FOUND IRON PIPE, TAGGED AS NOTED		BACK FLOW PREVENTION DEVICE
	SPOT GRADE		FIRE HYDRANT
	TREE		
	TREE DRIP LINE		
	FLOWLINE		

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
AC	ASPHALT CONCRETE
AD	AREA DRAIN
COL	COLUMN
CONC	CONCRETE
ELEV	ELEVATION
GB	GRADE BREAK
INV	INVERT
LDG	LANDING
P.A.	PLANTER AREA
RET	RETAINING
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SSMH	SANITARY SEWER MANHOLE
TH	THRESH
TS	TOP OF STAIR/STEP
TW	TOP OF WALL
TYP	TYPICAL
VLT	VAULT
W	WATER
WD	WOOD



REVISIONS:

DATE:	5/17/19
BY:	CTP
DATE:	4/19/19
DESCRIPTION:	DATUM CONVERSION
NO:	1
ENGR:	
LOG NO:	3397.00

LAND SURVEYOR

RICHARD P. WEBER

STATE OF CALIFORNIA

No. 8002

WHITSON ENGINEERS

9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940

831 649-5225 • Fax 831 373-5065

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

30770 AURORA DEL MAR, CARMEL CA 93923

CALIFORNIA

MONTEREY COUNTY

TOPOGRAPHIC SURVEY

APN 243-341-005

SHEET

1

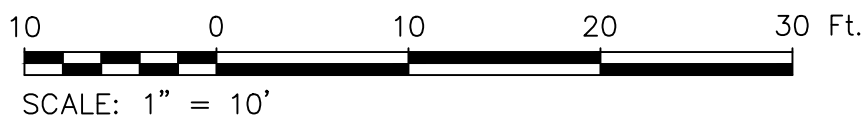
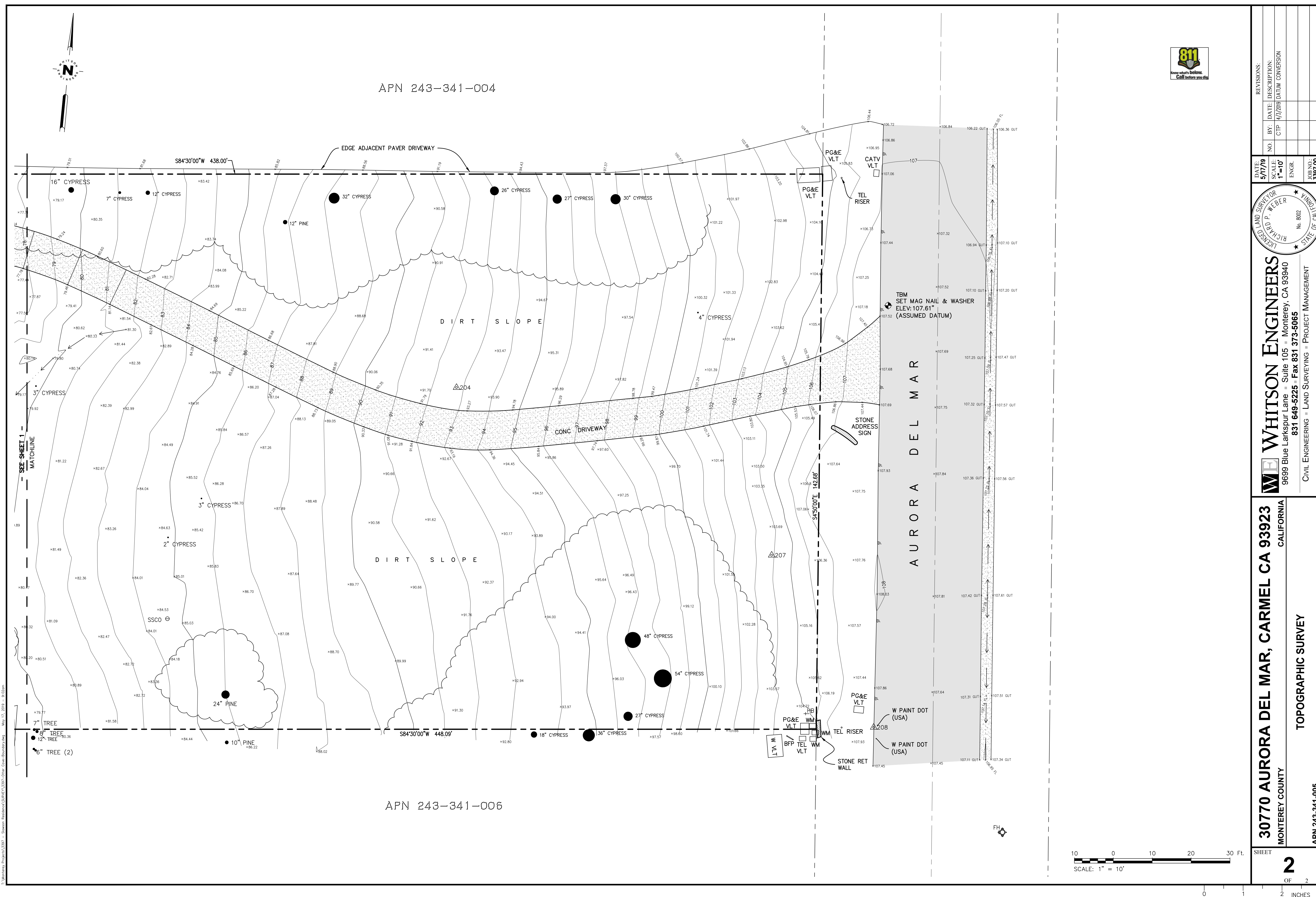
OF 2

INCHES

3

APN 243-341-004

APN 243-341-006



30770 AURORA DEL MAR, CARMEL CA 93923
MONTEREY COUNTY
SHEET 2 OF 2

TOPOGRAPHIC SURVEY

APN 243-341-005

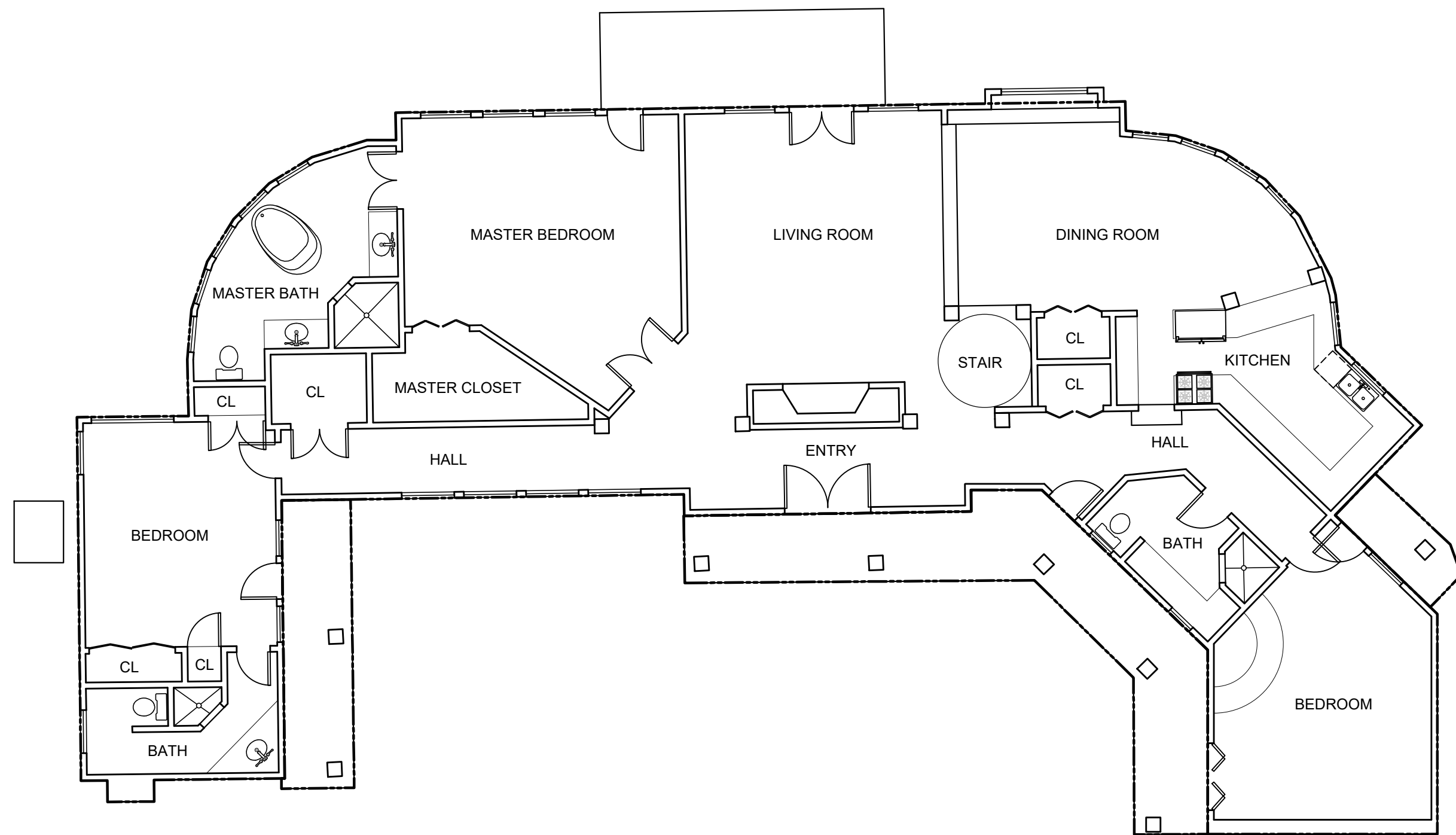
WHITSON ENGINEERS
9699 Blue Larkspur Lane - Suite 105 - Monterey, CA 93940
831 649-5225 - Fax 831 373-5065
CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT

LAND SURVEYOR
RICHARD P. WEBER
No. 8002
STATE OF CALIFORNIA

DATE: 5/7/19
BY: CTP
NO. 101
ENGR. 359700

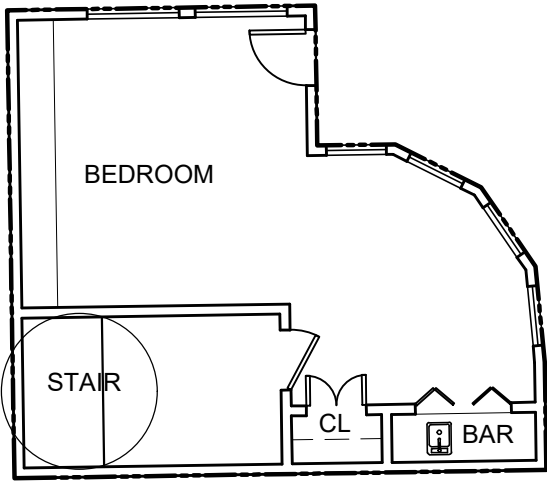
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1 4/7/2019 DATUM CONVERSION

102



MAIN FLOOR PLAN

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

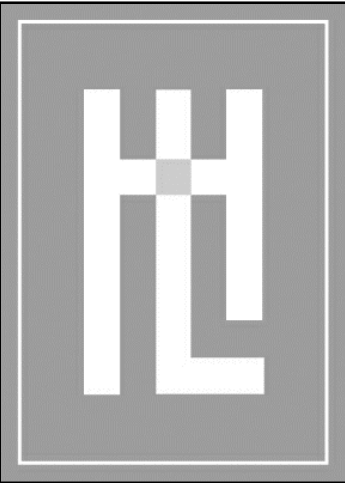


UPPER FLOOR PLAN

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

ESTIMATED SQUARE FOOTAGE:

MAIN HOUSE: 3176.5 S.F.



HOLDREN+LIETZKE
ARCHITECTURE

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PH: 831.649.6001
WWW.HL-ARC.COM

DATE: 02.25.2019

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

DRAWN: DWD

JOB NUMBER: 17.19

REVISION

EXITING FLOOR PLAN

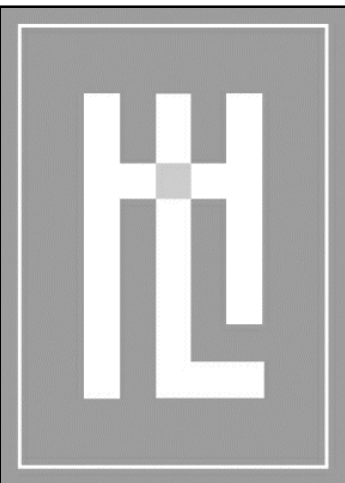
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A.P.N. 243.341.005.000

A2.0



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DATE:	02.25.2019
SCALE:	1/8"=1'-0"
DRAWN:	DWD
JOB NUMBER:	17.19
REVISION	
1	PLANNING REV. 05.31.2019

1/8" FLOOR PLAN

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A.P.N. 243.341.005.000

A2.1

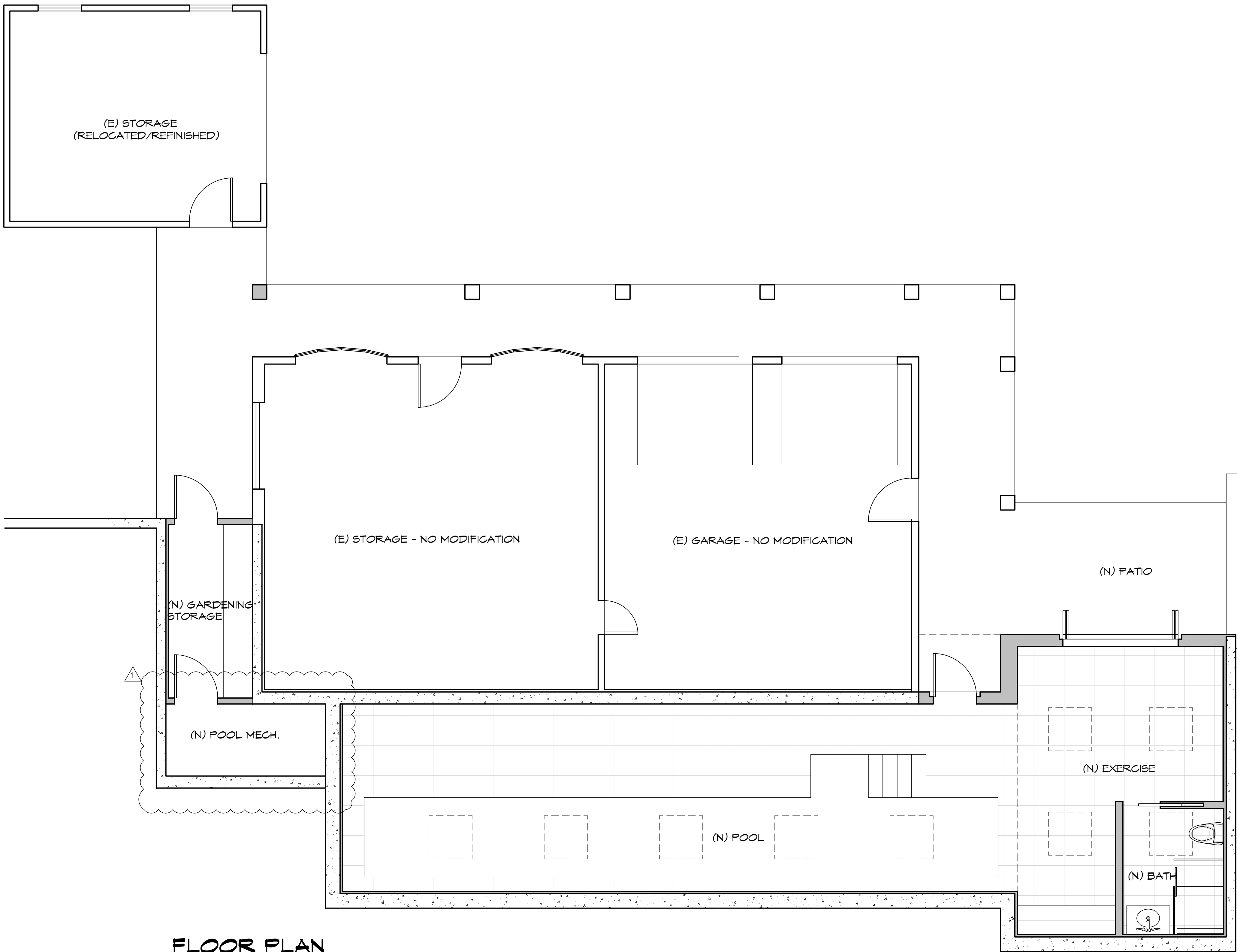
UPPER FLOOR - STUDIO PLAN
SCALE: 1/8" = 1'-0"

NOTE:
LANDSCAPE FEATURES DEPICTED ARE
ASSUMED TO BE APPROXIMATE.
FOR FINAL LANDSCAPE INFORMATION
REFER TO LANDSCAPE DESIGN
PACKAGE AND SUPPORT MATERIALS
PROVIDED BY ARTERRA LANDSCAPE
ARCHITECTS. CIVIL DESIGN PACKAGE
AND SUPPORT INFORMATION PROVIDED
BY WHITSON ENGINEERS.

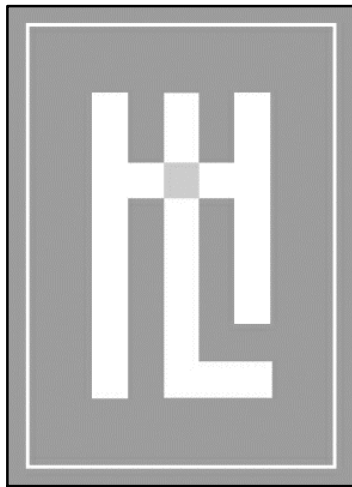
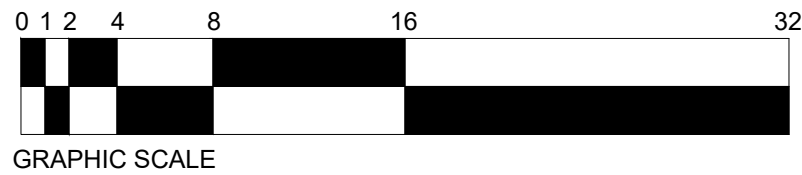
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

UPPER FLOOR - MASTER PLAN
SCALE: 1/8" = 1'-0"





FLOOR PLAN
SCALE: 1/4" = 1'-0"



**HOLDREN+LIETZKE
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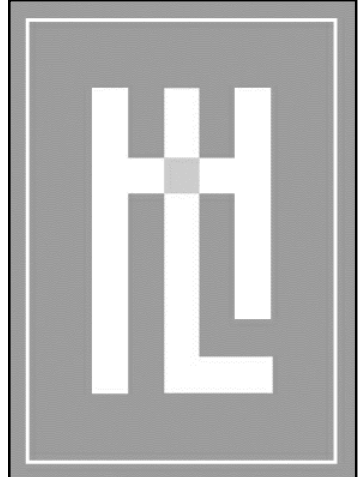
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REVISION	
1	PLANNING REV. 05.31.2019

GARAGE PLAN

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A2.3





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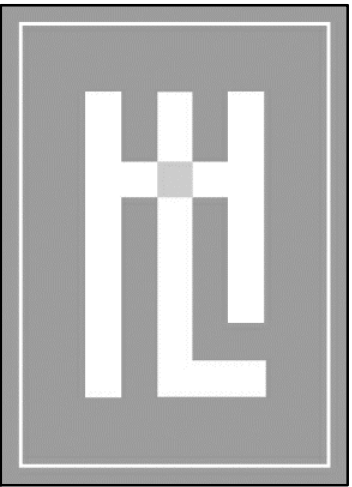
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JOB NUMBER:	17.19
REVISION	

EXISTING EXTERIOR ELEVATIONS

SLAWSON RESIDENCE

30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A3.0



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225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001
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DATE: 08.02.2018

SCALE: 1/4"=1'-0"

DRAWN: DWD

JOB NUMBER: 17.19

REVISION

EXTERIOR ELEVATIONS

SLAWSON RESIDENCE
30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A3.1



WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

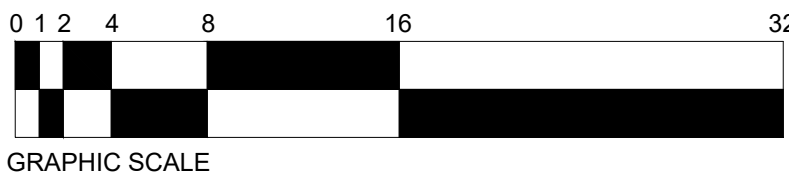
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PAINTED STUCCO FINISH - TYP.

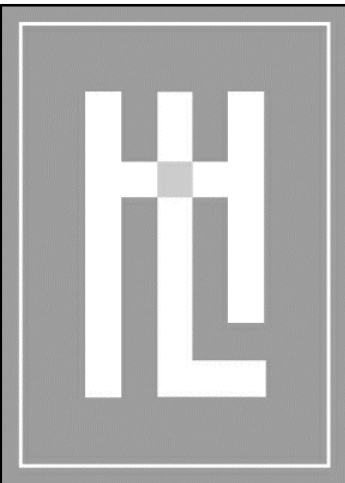
WOOD CLAD WINDOWS & DOORS - BRONZE COLOR - TYP.

DECORATIVE WOOD PANELS TO MATCH TRIM

LIMESTONE VENEER - TYP.



GRAPHIC SCALE



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ARCHITECTURE

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DATE: 08.02.2018

SCALE: 1/4"=1'-0"

DRAWN: DWD

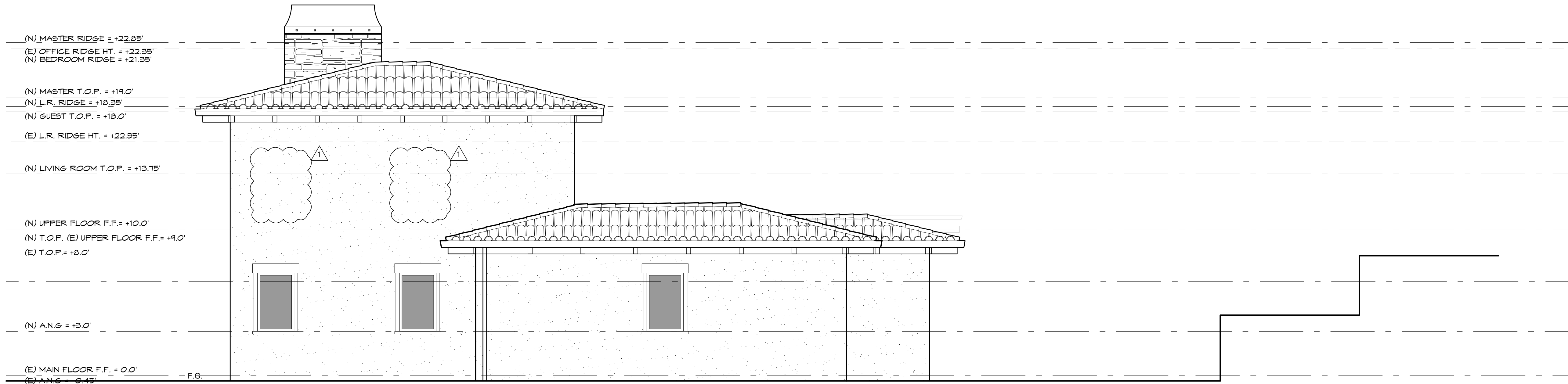
JOB NUMBER: 17.19

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05.31.2019

EXTERIOR ELEVATIONS

SLAWSON RESIDENCE
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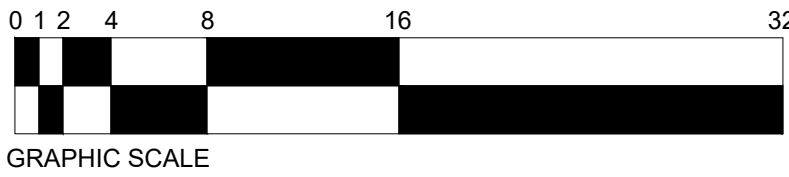
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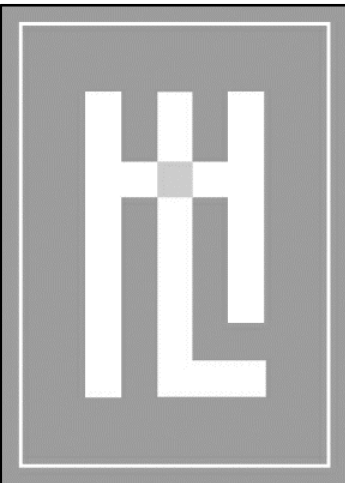


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

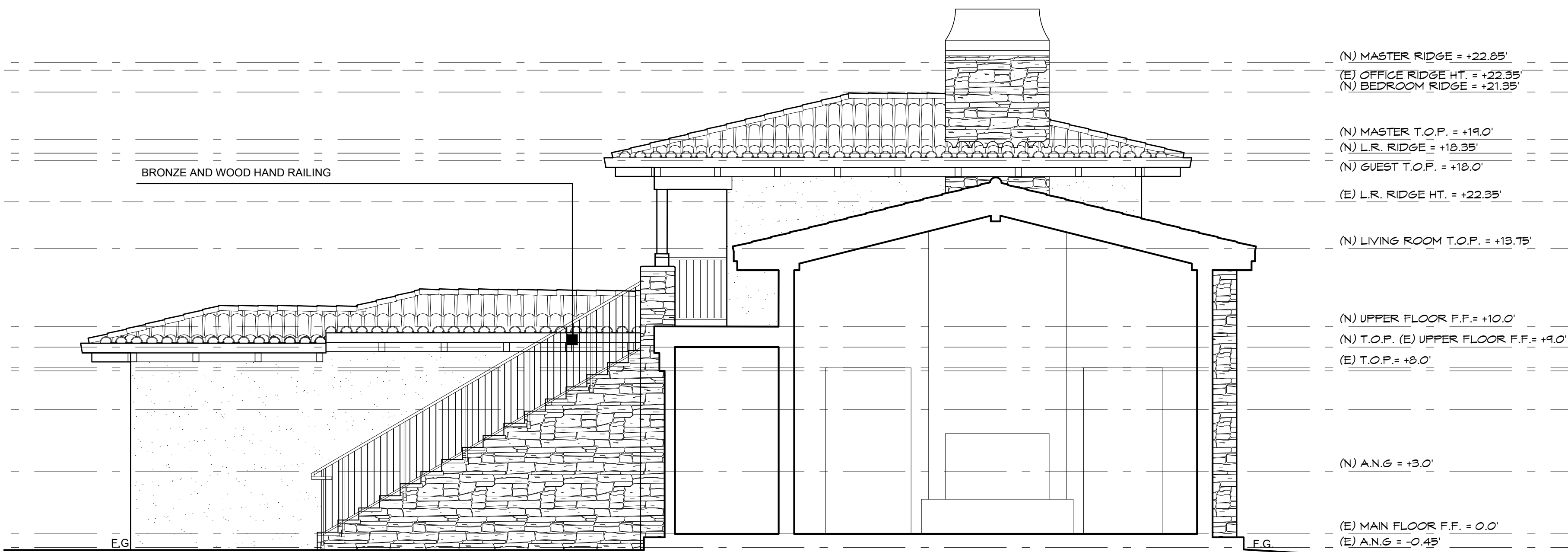




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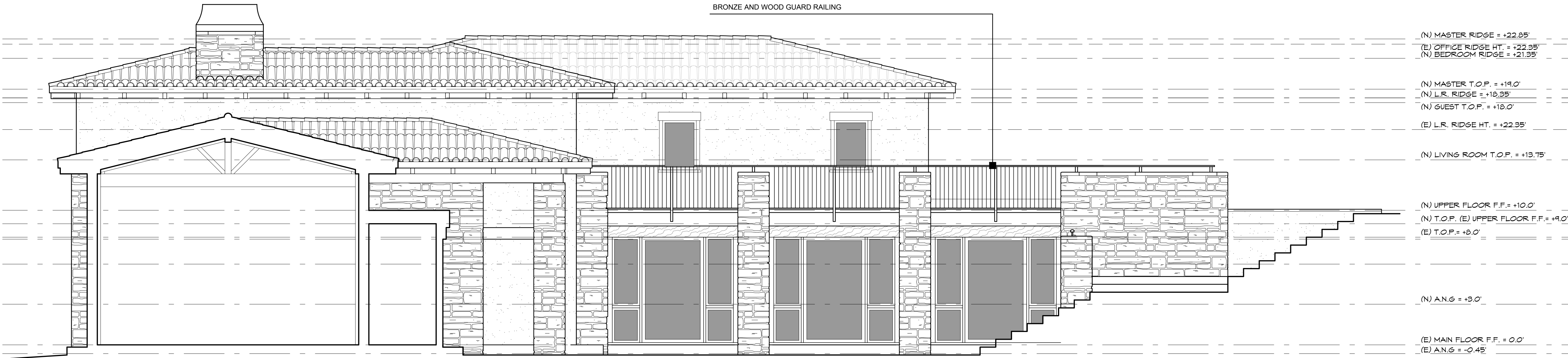
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REVISION



NOTE: SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR
FINISH INFORMATION

COURTYARD NORTH ELEVATION

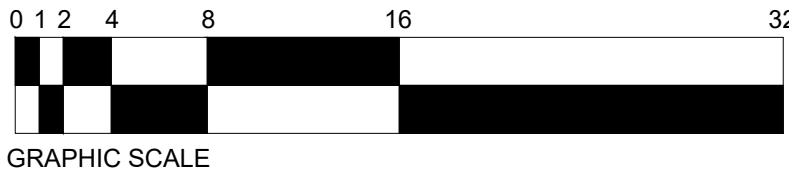
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NOTE: SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR
FINISH INFORMATION

COURTYARD SOUTH ELEVATION

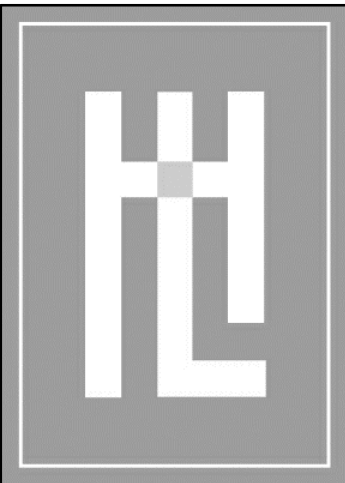
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EXTERIOR ELEVATIONS

SLAWSON RESIDENCE
30770 AURORA DEL MAR
CARMEL, CA 93923
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A3.3



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
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DATE: 08.02.2018

SCALE: 1/4"=1'-0"

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JOB NUMBER: 17.19

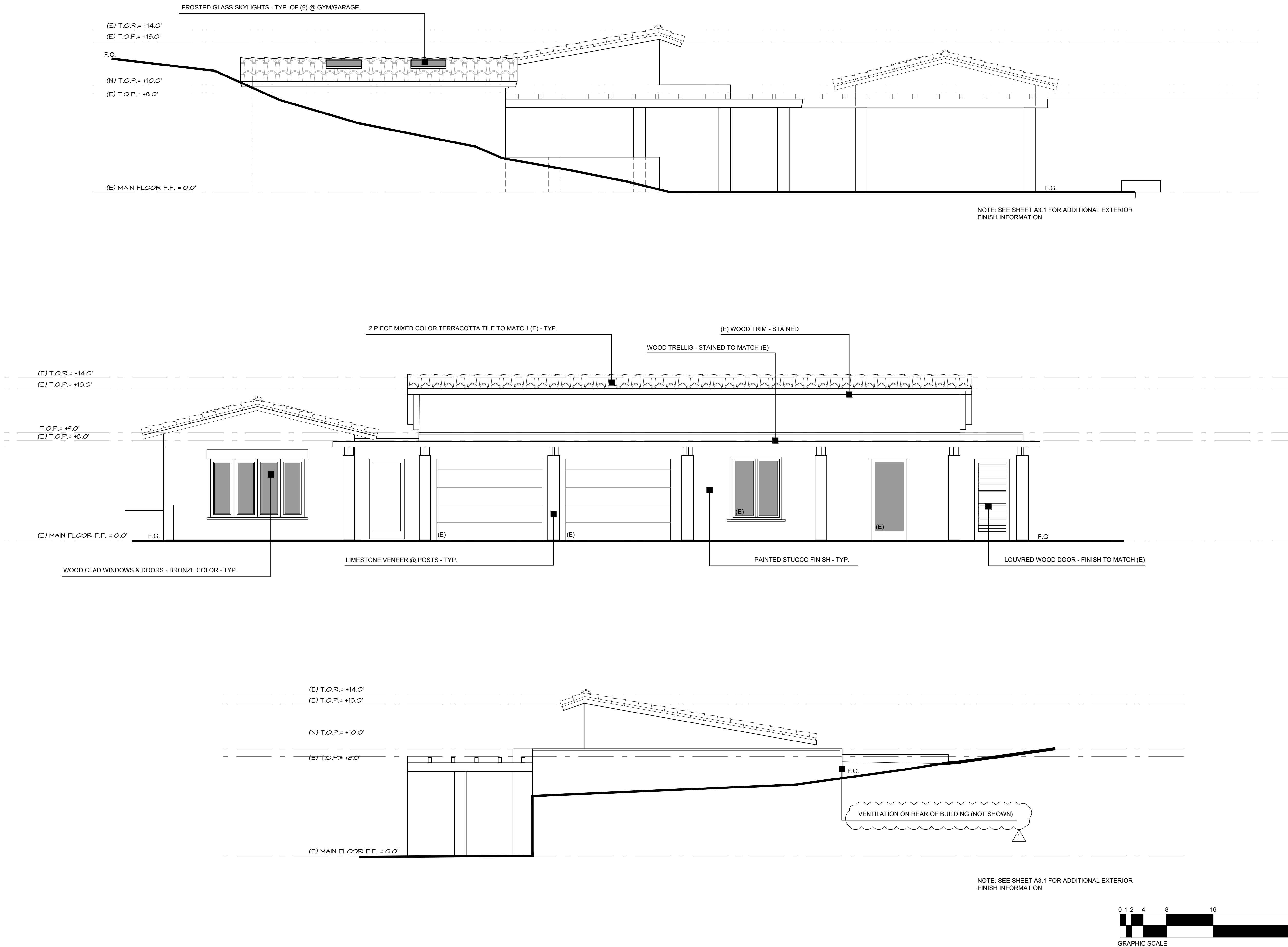
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1 PLANNING REV.
05.31.2019

GARAGE EXTERIOR ELEVATIONS

SLAWSON RESIDENCE

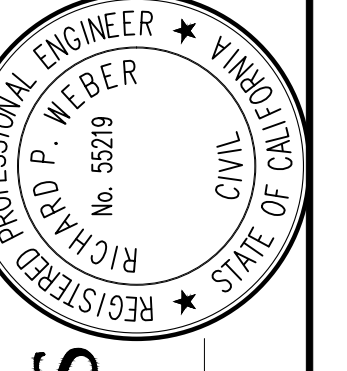
30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A3.4





REVISIONS:	DATE:	BY:	DATE:	DESCRIPTION:
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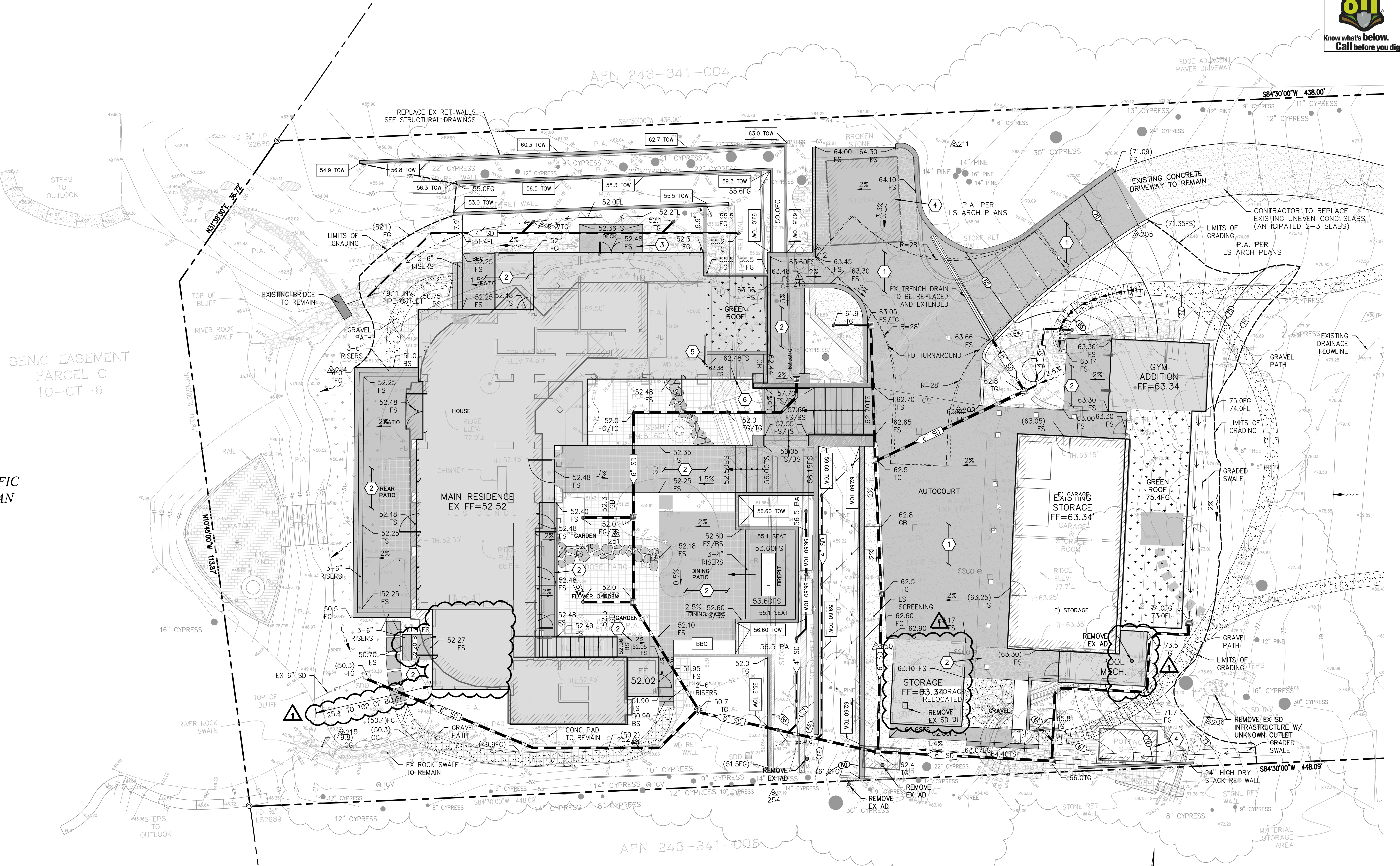
CALIFORNIA

SLAWSON RESIDENCE
MONTEREY COUNTY
GRADING AND DRAINAGE PLAN

APN 243-341-005
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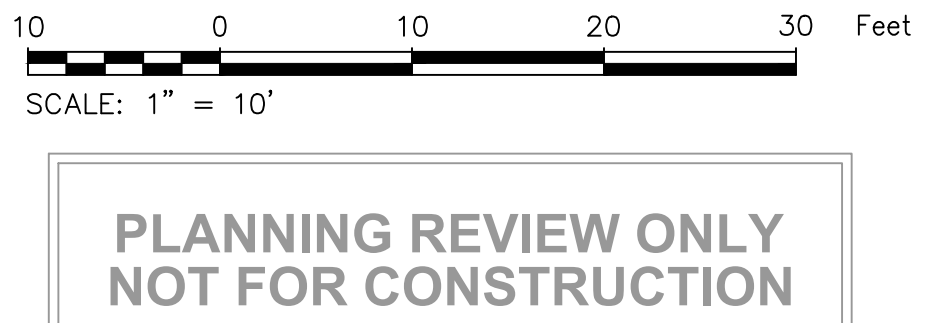
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- ⊗ CONSTRUCTION KEYNOTES:
1. CONSTRUCT CONCRETE VEHICULAR PAVEMENT
 2. CONSTRUCT PEDESTRIAN CONCRETE PAVEMENT
 3. DECK/PATIO PER LS ARCH PLANS
 4. REMOVE EXISTING BUILDING
 5. 2ND STORY ENTRANCE TO RESIDENCE
 6. EMERGENCY OVERFLOW SCUPPER OUTLET

NOTE: WALLS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
SEE ARCHITECTURAL & STRUCTURAL PLANS FOR DETAILS



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WATER POLLUTION CONTROL PLAN

- ESTIMATED TOTAL DISTURBED AREA: 0.61 AC.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
 - THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT <http://www.cabmphandbooks.com/>
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- 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. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SUT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
- 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.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)

GENERAL REQUIREMENTS

- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - DISTURBED 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 WATER 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 EROSION CONTROL 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.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - 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.
 - 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.

OBSERVATION AND MAINTENANCE

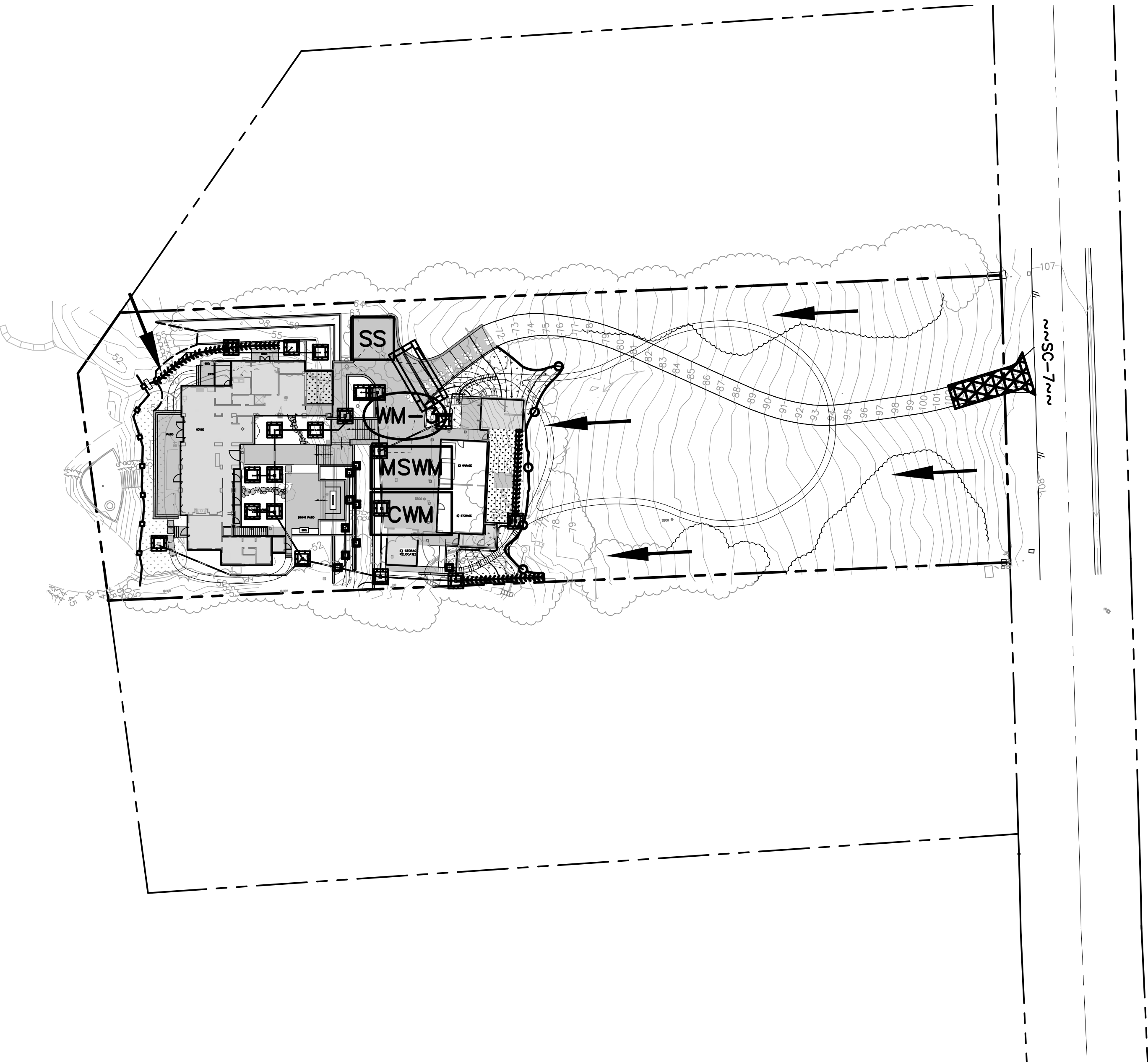
- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - DAILY DURING STORM EVENTS
- REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
- REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
- REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.



LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
	SC-7	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 -	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	T53	TEMPORARY STOCKPILES
	WM-9	-	SANITARY FACILITIES
	-	-	DIRECTION OF DRAINAGE
	-	-	ROADSIDE SWALE; PROVIDE SOIL STABILIZATION

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1	KCH	5/29/19	PLANNING REVISION

DATE: 11/27/18
SCALE: 1"=40'
ENGR: [Signature]
JOB NO.: 3397.00

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. REEDER
No. 55919
CIVIL
STATE OF CALIFORNIA

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CALIFORNIA

SLAWSON RESIDENCE

MONTEREY COUNTY

TEMPORARY EROSION CONTROL PLAN

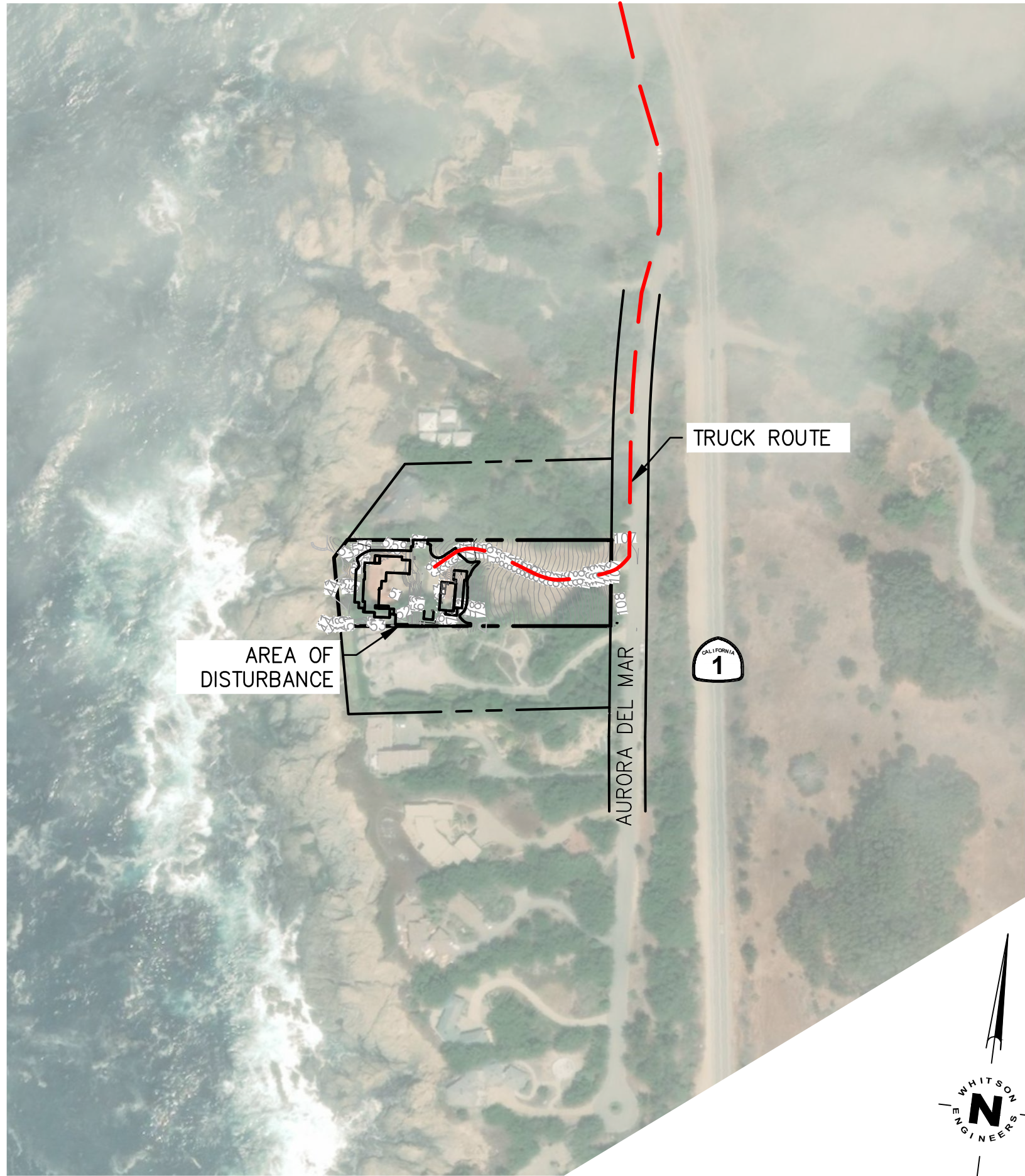
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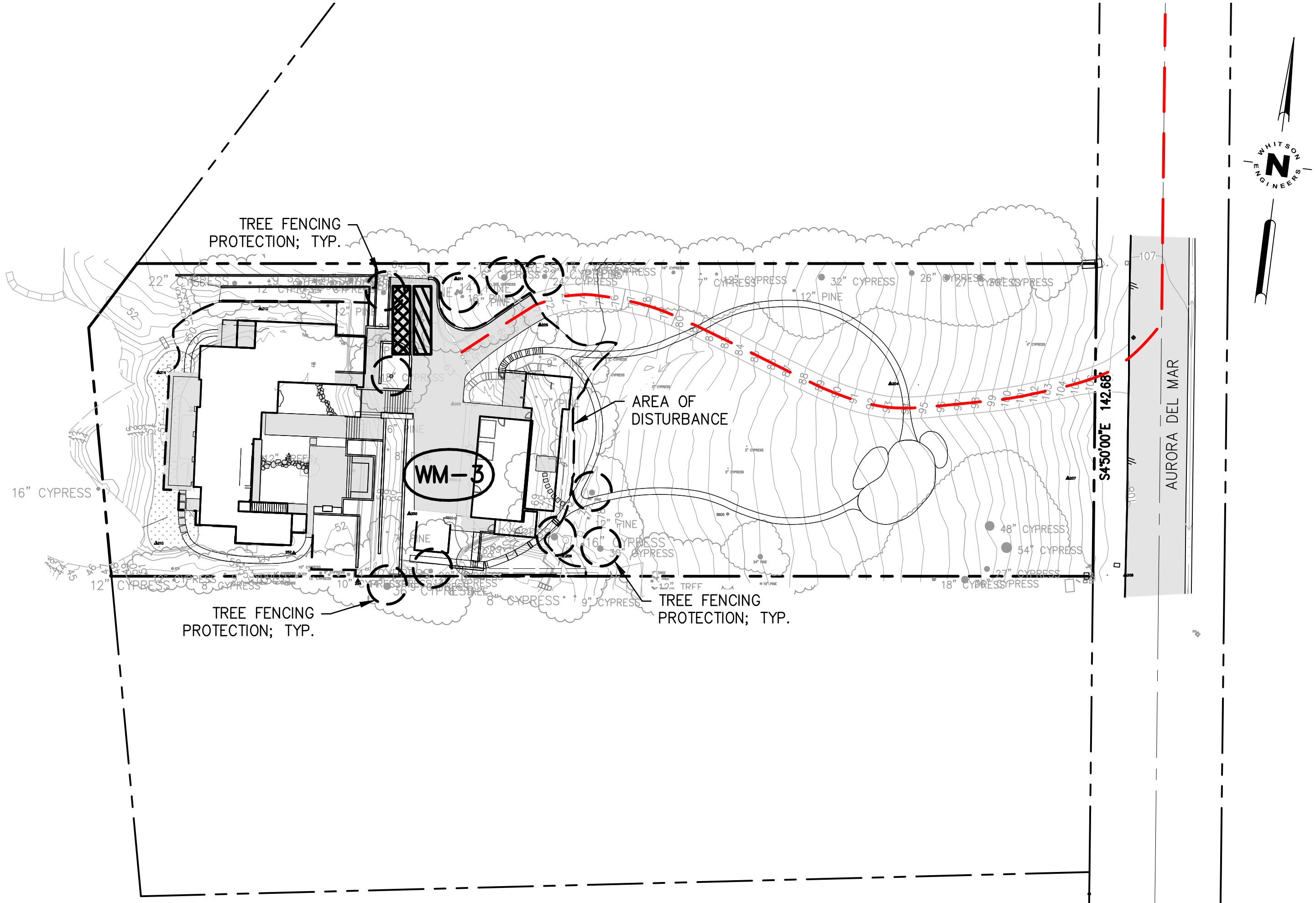
Monterey Project 3397 - Slawson Residence CIVIL PLAN SET 3.397 Slawson-3.1.dwg May 31, 2018 - 4:37pm



C
C3.1 TRUCK ROUTING PLAN
SCALE: 1"=5000'



A
C3.1 OVERALL SITE PLAN
SCALE: 1"=200'



B
C3.1 CONSTRUCTION SITE PLAN
SCALE: 1"=40'

- LEGEND**
- WORKER PARKING
 - EQUIPMENT PARKING
 - TRUCK ROUTE
 - WM-3 TEMPORARY STOCKPILES

- EARTHWORK**
- CUT: 550 CY
 - FILL: 220 CY
 - EXPORT = 330 CY

- CONTACT INFO**
- ARCHITECT**
HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW-SUITE A
MONTEREY, CA 93940
TEL: 831-649-6001
- CONTRACTOR**
TBD
- CONSTRUCTION COORDINATOR**

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IN READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES ARE IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT NOTES

- DURATION OF CONSTRUCTION IS 15 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
- WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 7AM AND 4PM. WORKED PREFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
- AN ESTIMATED 25 TRUCK TRIPS WILL BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT.
- FOR PLANNING PURPOSES, TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN IN C3.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A BORROW SITE FOR THE NECESSARY IMPORT. AS A RESULT, THE TRUCK ROUTE IS SUBJECT TO CHANGE.
- THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 4 TO 24.
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.

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ENGR. ML	PLANNING REVISION
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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55219
STATE OF CALIFORNIA

MONTEREY COUNTY	
SLAWSON RESIDENCE	
CONSTRUCTION MANAGEMENT PLAN	
APN 243-341-005	

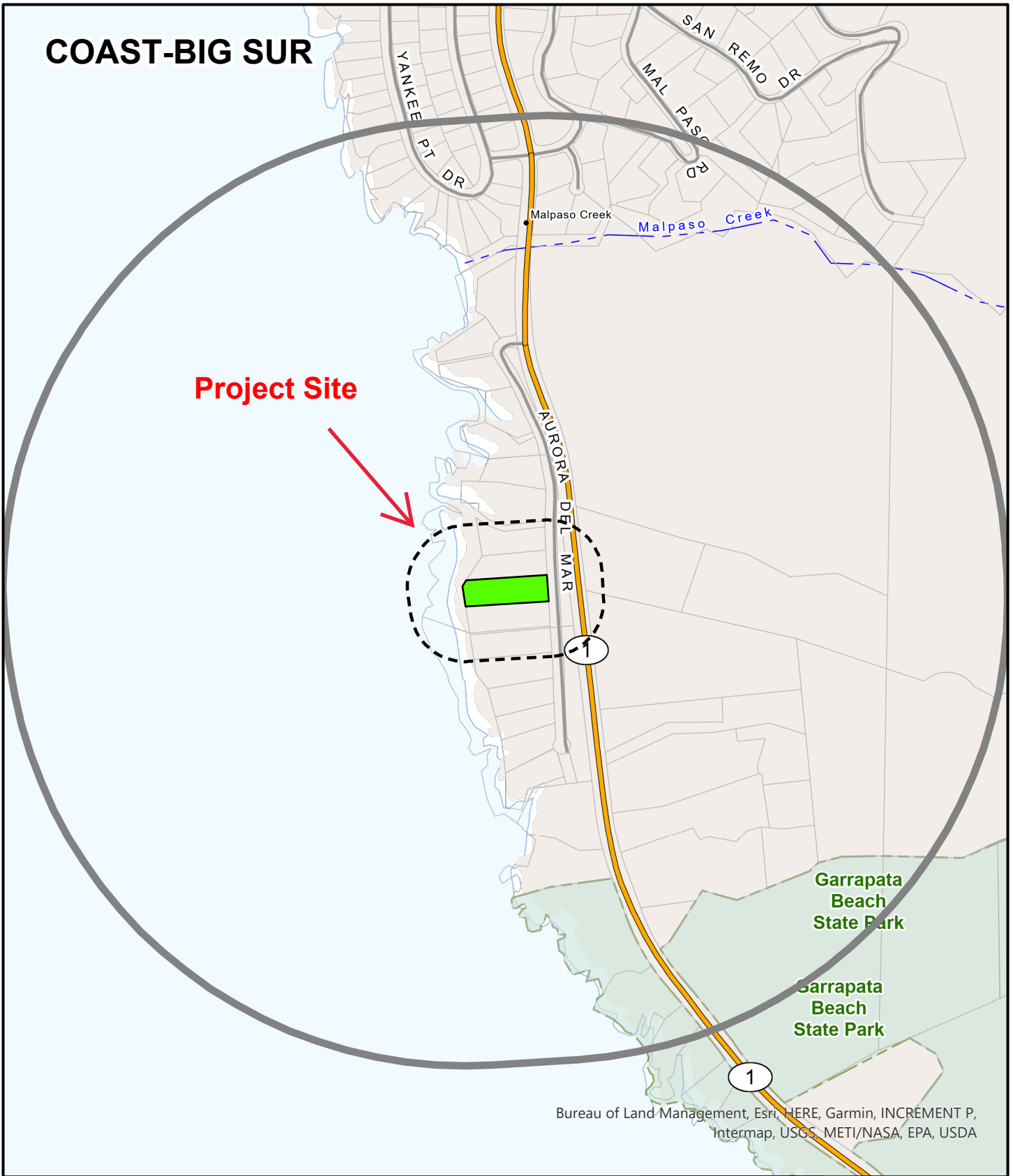
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Exhibit C

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COAST-BIG SUR




APPLICANT: AMD1 SLAWSON

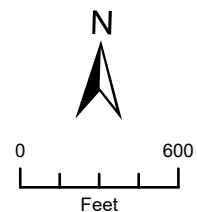
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 Project Site

 300 FT Buffer

 2500 FT Buffer



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