

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

ROMAN CATHOLIC BISHOP OF MTY (PLN220174)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Finding that the project qualifies for Class 1 and Class 31 Categorical Exemptions Pursuant to CEQA Guidelines Sections 15301 and 15331 and that none of the exceptions in Section 15300.2 apply; and
- 2) Approving a Use Permit to allow alterations at the Mission San Antonio de Padua, including demolition of a caretaker unit and restoration of the foundation of the "Majordomo" residence.

[PLN220174 ROMAN CATHOLIC BISHOP
OF MTY, 1 Mission Rd, Jolon, 93928, South
County Area Plan (APN: 201-021-002-000)]

The Roman Catholic Bishop of Mty application (PLN220174) came on for a public hearing before the Monterey County Planning Commission on January 11, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the 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;
 - South County Area Plan;
 - Monterey County Zoning Ordinance (Title 21); and
 - Preservation of Historic Resources Code of Monterey County (Monterey County Code Chapter 18.25)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 project consists of demolition an existing caretaker unit constructed in 1935. The remains of the foundations of the "Majordomo" residence, a historic structure from the original mission period are partially beneath

the caretaker unit. Portions of these foundations are directly beneath the caretaker unit. After demolition, the foundations of the Majordomo building would be revealed and treated, and an interpretive sign would be placed denoting them.

- c) The property is located at 1, Mission Rd, Jolon, South County Area Plan. The parcel is zoned Public/Quasi-Public with Historic Resources overlay zone, or “PQP-HR”, which allows public/quasi public uses such as churches. Therefore, the project is an allowed land use for this site.
- d) The property is shown in the 1964 Assessor’s Township maps in Township 22 South Range 7 East, and in the 1972 Assessor’s Map Book 201 Page 2. Therefore, the County recognizes the property as a legal lot of record.
- e) 2010 General Plan Policy OS-6.3 indicates that new development within high archaeological sensitivity zones complete a phase I archaeological survey. A phase I archaeological report was prepared by Robert L. Hoover, Ph.D. and David N. Hoover, M.A., to assess the potential of the project to impact archaeological resources. Due to the sensitivity of the site and nature of the project (revealing and treating an archaeological resource, the foundations of the historic "Majordomo" residence), the archaeologists recommended that archaeological and Salinan tribal monitors be present during earthwork and excavation. The project has been conditioned to require both archaeological (Condition No. 8) and Tribal Cultural (Condition No. 9) monitors, and the County’s standard Condition No. 3 has been applied, which requires that if human remains are identified during excavation, work will be immediately halted until the coroner is contacted; and if the coroner determines the remains are Native American, that the most likely descendent be contacted for recommendations on how to treat the remains with appropriate dignity. These three conditions shall ensure that the project does not impact tribal cultural resources.
- f) The Mission San Antonio de Pauda is a historical California mission constructed in the early 1800’s and re-constructed primarily between 1948 and 1952. The Mission is listed on the National, State, and Monterey County historical registers, and has a Historic Resources “HR” overlay zoning district. The HR zoning overlay district requires referral of projects involving “alterations” to the Historic Resources Review Board (HRRB) for review and a Use Permit. As proposed, the project involves an “alteration” within the designated historic site (the Mission).
- g) For alterations to a designated historic site, Monterey County Code Section 18.25.070.D.1. requires that the alteration be found not to adversely affect the significant historical features of the site. The caretaker unit was constructed in 1935 during the Great Depression to oversee restoration work on the mission, and was later used to house the mission’s parochial administrator. The unit was determined to be a non-contributing feature by historic statement for the entire mission prepared in 2010 by Architectural Resources Group (ARG). A follow up historical report prepared by historian Kent Seavey in 2022 concurred with this conclusion. Therefore, the removal of the caretaker unit will not adversely affect the historical features of the site.

- h) As both a historical and archaeological feature, Monterey County Code Section 18.25.070.D.1. applies to the revealing of the foundations of the “Majordomo” residence as well. The treatment approach for revealing the foundations is as follows: the overlying earth on top of the foundations would be excavated; they would then be repaired with a similar material as needed, with the top of the foundation sloped so that water sheds away; and the foundations would then be capped with a lime plaster and several layers of lime wash. This approach was reviewed by a qualified historian Kent Seavey and determined to be consistent with the National Parks Service Preservation Brief No. 5 on Adobe Buildings and the Secretary of the Interiors Standards for the Treatment of Historic Properties. Therefore, the revealing and treating of the “Majordomo” residence foundations will not adversely affect the historical features of the site.
- i) Monterey County Code Section 18.25.070.D.3. requires that new improvements be found to not adversely affect, and be compatible with, the historical features of the site. One new feature is proposed, a 6 square foot interpretive sign which will denote to visitors that the exposed and treated foundations are the “Majordomo” residence. The sign will be a rustic rusted metal and wood frame sign, consistent with the other directional and interpretive signs around the mission. With its compatible appearance and educational function, this improvement will be consistent with the historical features of the site.
- j) In accordance with the procedures detailed in Monterey County Code Section 18.25 and the Monterey County Zoning Ordinance Section 21.54.040, the project was referred to the Historical Resources Review Board (HRRB). At their November 3, 2022 meeting the HRRB adopted Resolution No. 22-008, unanimously recommending approval of the project subject to archaeological and tribal cultural monitoring conditions, which have been incorporated as Condition No. 8 and 9. Resolution No. 22-008 and its findings are incorporated by reference herein.
- k) The demolition and excavation will take place in close proximity to a number of sycamore trees. While none are proposed for removal, the project has been conditioned (Condition No. 5) to ensure that none are harmed during demolition or excavation.
- l) The project planner conducted a site inspection on August 17, 2022 to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220174.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and 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, 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. Conditions recommended have been incorporated.

b) In order to address potential impacts to cultural resources, the following reports were prepared:

- Architectural Resources Group (ARG). (January, 2010). *Draft Focused Historic Structure Report* (LIB130010). San Francisco, CA.
- Hoover, R. L., & Hoover, D. N. (2022). *Archaeological Assessment and Recommendations for Contractor's Office Demolition* (LIB220174).
- Seavey, K. (November 30, 2022). *Phase II Historic Assessment*. (LIB220249) Pacific Grove, CA.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on August 17, 2022 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220174.

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, and the 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) Due to the age of the caretaker unit (constructed in 1935), there is the potential for there to be asbestos or lead to be present. During demolition, these materials can become friable (pulverized with the potential to become airborne) and pose a danger to human health. Therefore, Condition No. 6 has been applied, which will require the applicant to follow Monterey Bay Air Resources District (MBARD) Rule No. 439, which requires that structures be sufficiently wetted before constructed, constructed inward, and prohibited when wind speeds exceed 15 miles an hour, which will prevent any contaminants from becoming airborne.
- c) The caretaker unit was determined to be connected to a substandard onsite wastewater treatment system (OWTS). In order to ensure that the OWTS is demolished or abandoned appropriately, the Environmental

Health Bureau (EHB) recommended a condition requiring an OWTS demolition permit be submitted for their review and approval prior to issuance of a demolition permit. This condition has been incorporated.

- d) Staff conducted a site inspection on August 17, 2022 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220174.

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) Staff conducted a site inspection on August 17, 2022 and researched County records to assess if any violation exists on the subject property; and none were identified.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220174.

5. 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 15301 “Existing Facilities” and Section 15331 “Historical Resource Restoration/Rehabilitation” categorically exempt demolition and removal of small structures and rehabilitation and preservation of historic structures consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.
 - b) As the project is a demolition of an existing caretaker unit and revealing of the historical foundations of a previous structure underneath in a manner consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties, both exemptions apply.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project, as detailed in subsequent evidences d) through i).
 - d) The project is not in an area where a mapped environmental resource of hazardous or critical concern has been mapped.
 - e) The project consists of demolishing a non-contributing structure at a historical site and preserving an archaeological/historical resource (the foundations of the Majordomo residence), and would therefore not contribute to a potentially significant cumulative impact.
 - f) There are no unusual circumstances that would create a reasonable possibility the project would have a significant effect.
 - g) The project is not within view of a State Scenic Highway.
 - h) The project is not located on a hazardous waste site compiled pursuant to 65962.5 of the Government Code.
 - i) The project would not adversely affect any historical resources as: the

structure proposed for removal is non-contributing; the project was referred to the County's Historic Resources Review Board (HRRB) who recommended approval as proposed; the proposed revealing of the foundations of the "Majordomo" residence are consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties under the Preservation treatment approach; and the project has been conditioned to require archaeological and tribal cultural monitors during grading and earthwork to ensure no archaeological or tribal cultural resources are impacted.

- j) No adverse environmental effects were identified during staff review of the development application during a site visit on August 17, 2022.
- k) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220174.

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

EVIDENCE: Title 21 Section 21.80.040.D. indicates that the Board of Supervisors is the appeal authority to consider appeals of discretionary decisions made by the Planning Commission.

DECISION

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

1. Find that the project qualifies for a Class 1 and Class 31 Categorical Exemptions Pursuant to CEQA Guidelines Sections 15301 and 15331 and none of the exceptions in Section 15300.2 apply; and
2. Approve a Use Permit to allow alterations at the Mission San Antonio de Padua, including demolition of a caretaker unit and restoration of the foundation of the "Majordomo" residence.

PASSED AND ADOPTED this 11^h day of January, 2023, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Craig Spencer, Planning Commission Secretary

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 SECRETARY OF THE PLANNING 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 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN220174

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use permit (PLN220174) allows alterations at the Mission San Antonio de Padua, including demolition of a caretaker unit and restoration of the foundation of the "Majordomo" residence. The property is located at 1 Mission Rd, Jolon, 93928, South County Area Plan (APN: 201-021-002-000). 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 201-021-002-000 on January 11th, 2023. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (HCD-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

5. 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 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.

6. 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.
(HCD - 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.

7. EHSP01 – DEMOLISH EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The exiting caretaker unit was determined to be connected to a substandard Onsite Wastewater Treatment System (OWTS). While it was reported that sewer connection was capped off and that the wooden tank was filled with dirt, the OWTS shall be demolished or abandoned pursuant to the standards found in Monterey County Code (MCC), Chapter 15.20 and the Monterey County Local Agency Management Program (LAMP), as applicable.

Compliance or Monitoring Action to be Performed: Prior to issuance of the demolition permit, submit an OWTS demolition permit application for the existing system for review and approval by the Environmental Health Bureau.

Prior to final inspection, demolish the existing OWTS according to the standards found in MCC Chapter 15.20 and the LAMP, as applicable.

8. PDSP001 - ARCHAEOLOGICAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A qualified archaeological monitor (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be present and observe all soil disturbance for all grading and excavation activities. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of HCD-Planning, and implemented.

Compliance or Monitoring Action to be Performed: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include a pre-construction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities for which the archaeological monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall include provisions requiring the monitor be present and observe all soil disturbance for all grading and excavation, and authorizing the monitor to stop work in the event resources are found. In addition, the contract shall authorize the monitor to prepare a report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. The contract shall be submitted to HCD-Planning for review and approval.

Prior to issuance of demolition permits, the owner/applicant shall submit an up to date construction schedule indicating when any grading or excavation activities are expected to occur.

If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and a plan of action formulated and implemented, with the concurrence of HCD-Planning. Data recovery shall be implemented during the construction and excavation monitoring. If intact archaeological features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the on-site Tribal Monitor (see Condition No. 9) an opportunity to make recommendations for the disposition of potentially significant archaeological materials found.

A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University.

9. PDSP002 - TRIBAL CULTURAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To ensure that Tribal Cultural Resources incur a less than significant impact if encountered, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be on-site and observe all project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with HCD-Planning Standard Condition PD003(B) as applicable. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Compliance or Monitoring Action to be Performed: Prior to issuance of a demolition permit by HCD-Building Services, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

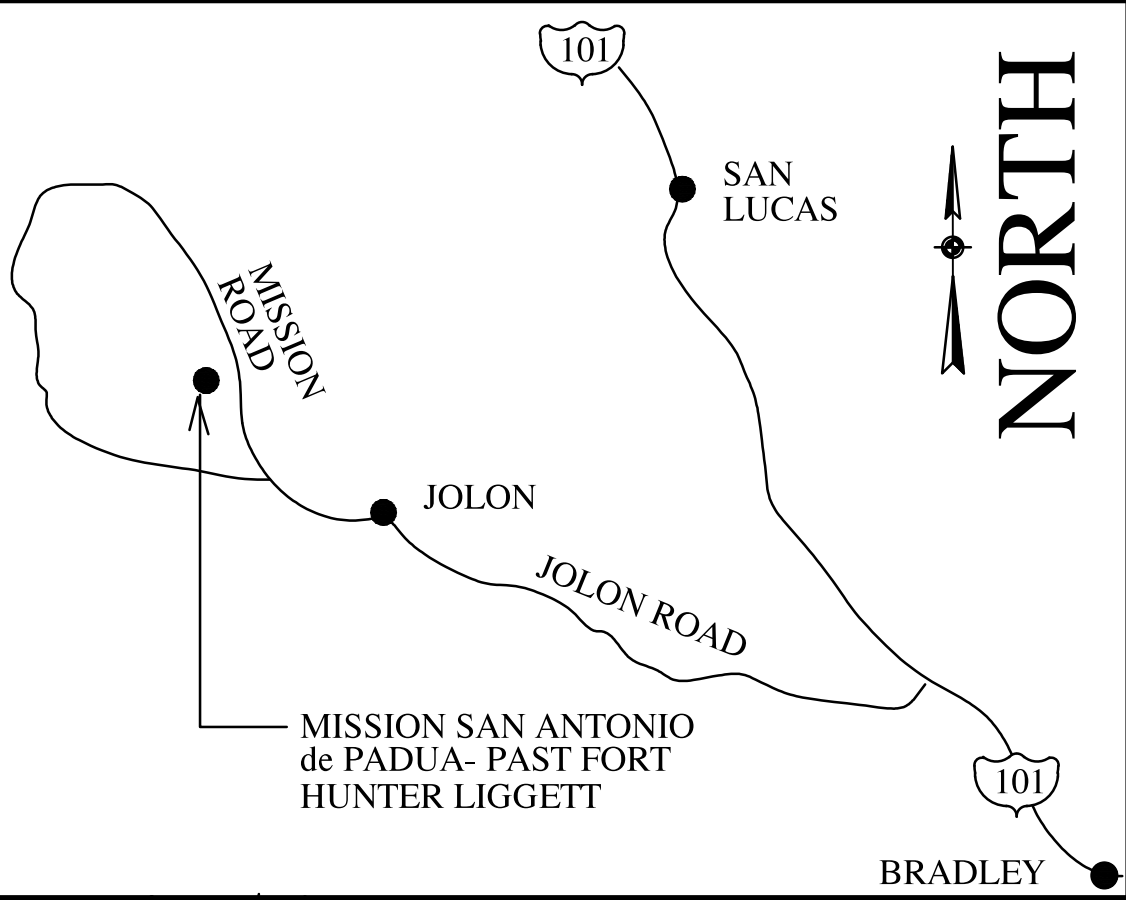
Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

Prior to final inspection of the demolition permit, the Tribal Monitor or other appropriately NAHC recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

MISSION SAN ANTONIO de PADUA

CONSTRUCTION OFFICE DEMOLITION PROJECT

END OF MISSION ROAD
PO BOX 803
JOLON, CA. 93928



5 NTS VICINITY MAP

PARCEL #: 201-021-002-000

ADDRESS: END OF MISSION ROAD
PO BOX 803
JOLON, CA. 93928

ZONING: PQP-HR

PROPOSED PROJECT:

DEMOLISH EXISTING C. 1935 CONSTRUCTION OFFICE
BUILDING AND REVEAL OLDER, UNDERLYING C. 1823
MAYORDOMO'S FOUNDATION/ OUTLINE AND INCLUDE
INTERPRETIVE SIGNAGE FOR VISITORS.

-THE FOLLOWING CODES ARE APPLICABLE:
A. 2019 CALIF. BUILDING CODE (CBC)
B. 2019 CALIF. MECHANICAL CODE (CMC)
C. 2019 CALIF. PLUMBING CODE (CPC)
D. 2019 CALIF. ELECTRICAL CODE (CEC)
E. 2019 CALIF. ENERGY CODE
F. 2019 CALIF. GREEN BUILDING STANDARDS CODE.
G. 2019 CALIF. FIRE CODE.
H. 2019 CALIF. RES. CODE (CRC)
I. 2019 CALIF. ENERGY STANDARDS
J. COUNTY OF MONTEREY AMENDMENTS

4 NTS PROJECT NOTES

THE FOLLOWING CODES ARE APPLICABLE:

-THE 2019 EDITIONS OF: CALIF. BLDG. CODE (CBC), CALIF. PLUMBING
CODE (CPC), CALIF. MECH. CODE (CMC), CALIF. ENERGY CODE (CEnC),
CALIF. ELECTRIC CODE (CEC), CALIF. HISTORICAL BUILDING CODE (CHBC),
AND CALIF. EXISTING BUILDING CODE (CEBC) AS ADOPTED BY THE
COUNTY OF MONTEREY ORDINANCE, WITH REQUESTS FOR CODE MOD.
AS APPROVED BY THE COUNTY OF MONTEREY.

-DO NOT PROCEED WITH EXCAVATION OF ANY KIND WITHOUT
NOTIFYING THE ARCHITECT. EXCAVATIONS DONE FOR ANY
REASON SHALL BE OBSERVED BY THE PROJECT ARCHAEOLOGIST.
NOTIFY THE ARCHEOLOGIST OF EXCAVATION SCHEDULE AND
CONFIRM THE SCHEDULE WITH THE ARCHEOLOGIST 24 HOURS
BEFORE BEGINNING AN EXCAVATION. DO NOT PROCEED WITH
AN EXCAVATION WITHOUT OBSERVATION BY THE ARCHAEOLOGIST.

OWNER:
DIOCESE OF MONTEREY, PARISH & SCHOOL
OPERATING CORP.
PO BOX 2048
MONTEREY, CA. 93942
(831) 373-4345

ARCHITECT:
FRANKS & BRENKWITZ, LLP
PO BOX 597
APTOS, CA 95001
(831) 662-8800

ARCHEOLOGICAL:
DR. ROBERT HOOVER
1144 BUCHON ST.
SAN LUIS OBISPO, CA. 93401-3704
(805) 544-2528

HISTORICAL CONSULTANT:
KENT SEAVEY
310 LIGHTHOUSE AVE.
PACIFIC GROVE, CA. 93950
(831) 375-8739

SHEET NO.

DESCRIPTION

T-1

TITLE SHEET

A-1

SITE PLAN

A-2

MAYORDOMO'S HOUSE FLOOR PLAN

A-3

CONST. OFFICE FLOOR PLAN

A-4

CONST. OFFICE EXISTING ELEVATIONS

3

NTS

SHEET INDEX

2

NTS

NOTES

3

NTS

PROJECT DATA

REVISION:

DATE: 6-29-22



SCALE: NTS

SHEET NO.

T-1

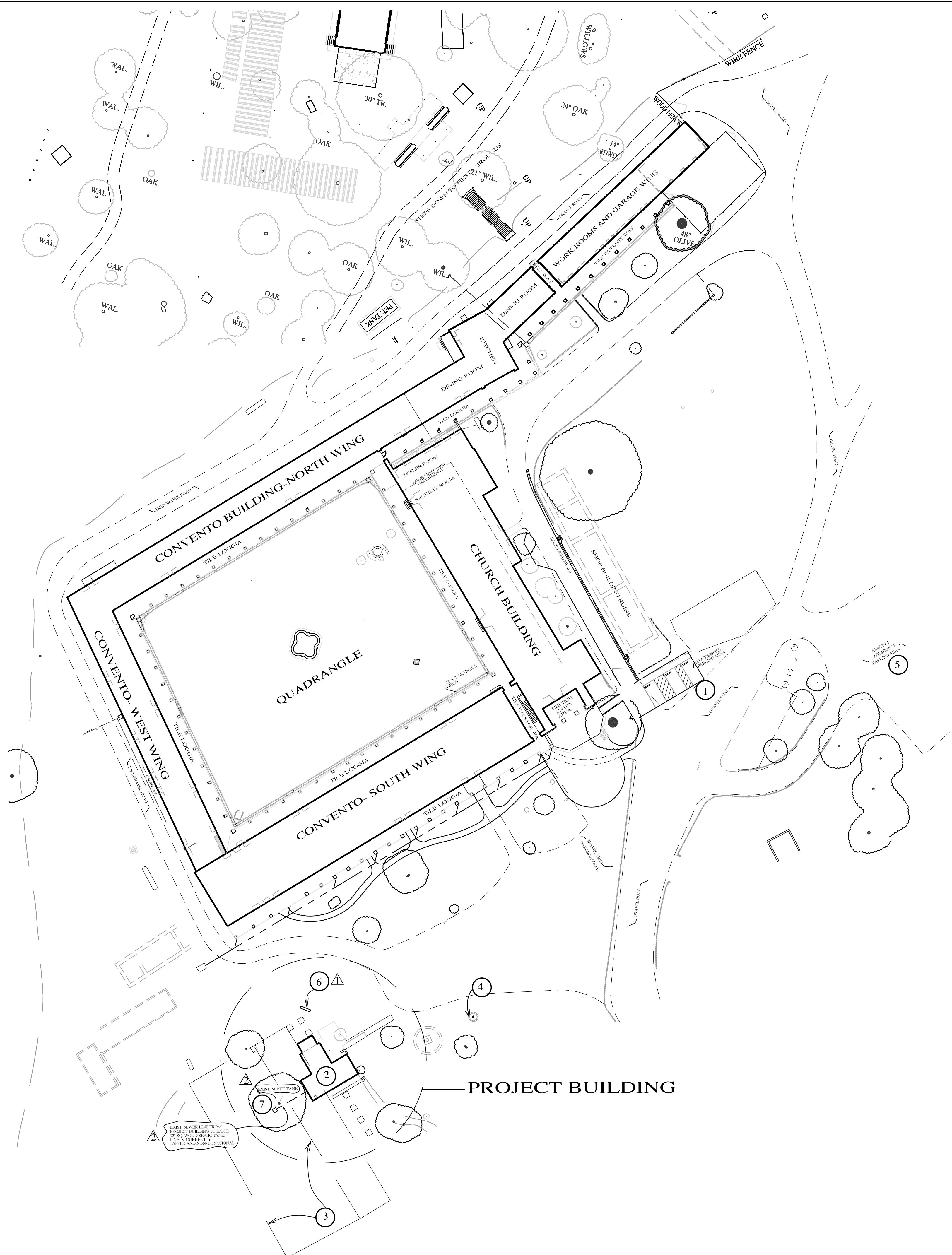
OF 5 SHEETS

MISSION SAN ANTONIO de PADUA

CONSTRUCTION OFFICE DEMO. PROJECT

TITLE SHEET





KEYED NOTES

- 1 ACCESSIBLE PARKING- 3 SPACES (INSTALLED PHASE 1 REF 13CP01617)
- 2 CONST. OFFICE BUILDING (PROJECT)
- 3 UNDERLYING MAYORDOMO'S HOUSE & OUT-BUILDINGS
- 4 EXIST. FIRE HYDRANT
- 5 PARKING FOR CONST. VEHICLES AND MATERIAL STORAGE / DELIVERY
- 6 PROPOSED INTERPRETIVE SIGNAGE FOR MAYORDOMO'S HOUSE- 6 SQ. FT.
- 7 EXISTING 32" SQ. WOODEN SEPTIC TANK. EXIST. SEWER LINE (30" DEEP) TO PROJECT BUILDING CAPPED. TO BE VERIFIED BEFORE BLDG. DEMO. TANK IS CURRENTLY FILLED WITH DIRT AND ABANDONED.

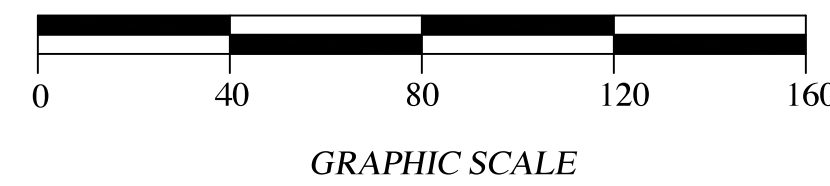
GENERAL NOTES

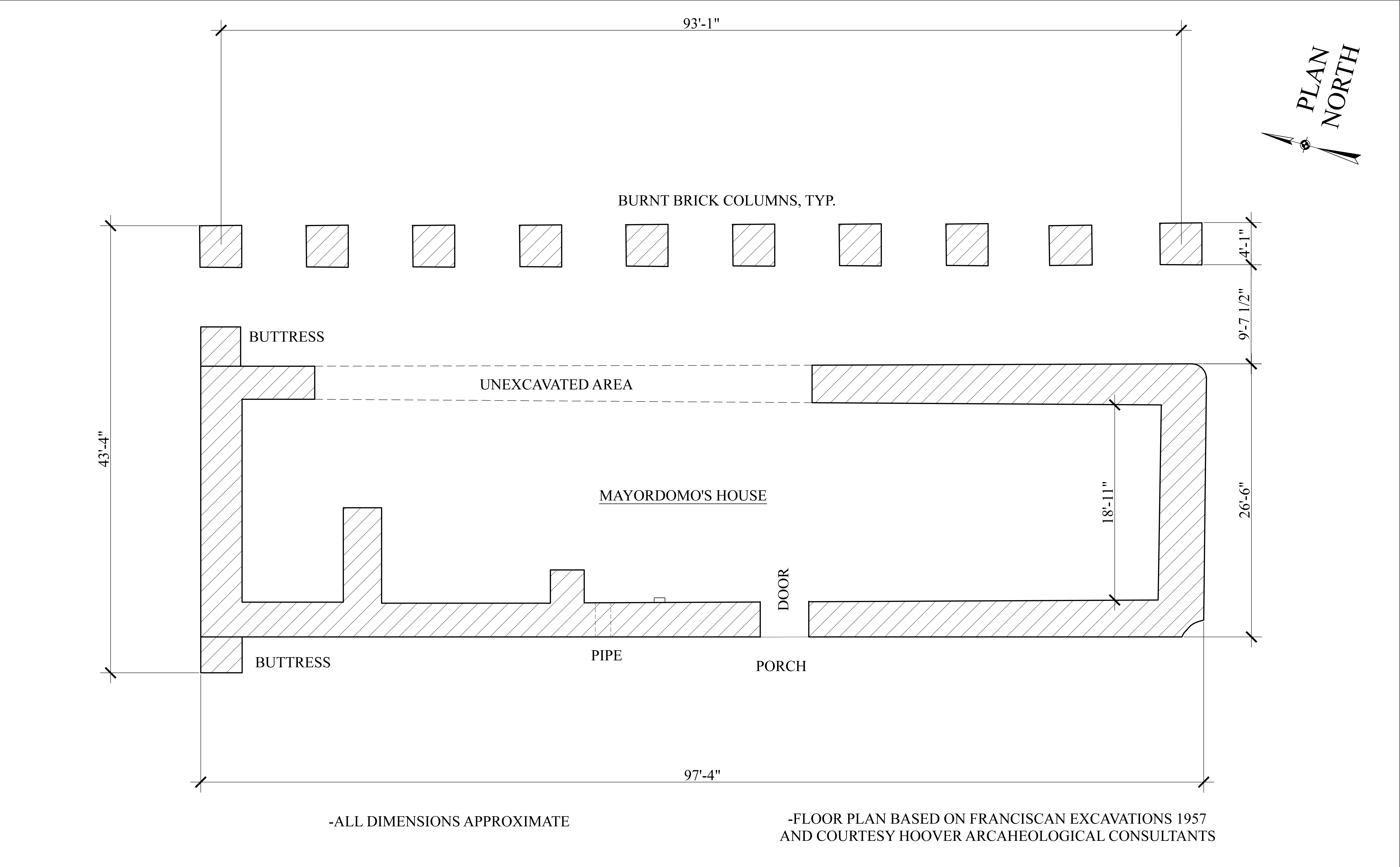
-THE SITE PLAN DEPICTS EXISTING CONDITIONS. CHANGES TO EXISTING ARE NOTED.

-EXISTING PARKING:
THERE ARE CURRENTLY APPROX. 72 PARKING SPACES ON SITE. ALL ARE UNMARKED AND NON- FORMAL ON D.G. SURFACES. SOME OF THE APRKING IS FOR TOUR BUSES.
PER CBC TABLE 11B-208.2, (3) ACCESSIBLE SPACES ARE REQUIRED TO BE SHOWN ON THE PLANS. SEE THIS SHEET.

-CONSTRUCTION MANAGEMENT PLAN:
1) HOURS OF CONST. TO BE 6 AM TO 6 PM M-SAT.
2) TYPES OF CONST VEHICLES TO INCLUDE TRACTORS, GRADEALLS, FORKLIFTS.
AND WORKER VEHICLES, APPROX 30-50 VEHIC. TRIPS/ DAY
3) AMOUNT OF GRADING: 0 CU YDS
4) TENT. DATES: FALL 2022
5) SITE CONTACT: JOAN STEELE, MISSION ADMINISTRATOR @ 831-385-4478 EXT 19

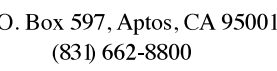
-THERE ARE NO PUBLIC STREETS OR SIDEWALKS AND THEREFORE AN ACCESSIBLE PATHWAY TO THESE FEATURES IS NOT POSSIBLE. THIS WAS DISCUSSED AND CLEARED BY THE BUILDING OFFCHIAL IN THE FIRST PHASE.





CONSTRUCTION OFFICE:
752 SF HEATED SPACE

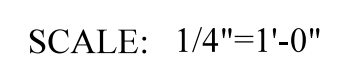




EXISTING ELEVATIONS

REVISION:

DATE: 6-13-22



SHEET NO.

OF 5 SHEETS

