

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

In the matter of the application of:

**EVANS PETER H TR (PLN170932)**

**RESOLUTION NO. 25-012**

Resolution by the County of Monterey Zoning  
Administrator:

- 1) Finding the project Categorically Exempt pursuant to CEQA Guideline section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of a:
  - a. After-the-fact Coastal Development Permit to allow development (grading) on slopes in excess of 30%;
  - b. After-the-fact Coastal Development Permit to allow removal of six protected trees;
  - c. Coastal Administrative Permit and Design Approval to allow construction of a 1,324 square foot single family dwelling with a 838 square foot porch, demolition of an existing 64 square foot storage shed, and associated site improvements;
  - d. Coastal Development Permit to allow the removal of two protected trees; and
  - e. Coastal Development Permit to allow development on slopes exceeding 30 percent.

[PLN170932, Evans Peter H Tr, 38793 Palo Colorado Road, Carmel, Big Sur Coast Land Use Plan, Coastal Zone (APN: 418-161-006-000)]

**The Evans Peter H Tr application (PLN170932) came on for a public hearing before the Monterey of County Zoning Administrator on March 6, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Zoning Administrator 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 (Big Sur LUP);
- Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
- Monterey County Coastal Implementation Plan, Part 3, Regulations for Development in the Big Sur Coast Land Use Plan Area (Big Sur CIP).

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. The project includes after-the-fact development (grading) on slopes in excess of 30%, after-the-fact removal of six protected trees, demolition of a 64 square foot shed, and construction of a 1,324 square foot single family dwelling with an 838 square foot porch. Construction of the residence involves approximately 1,650 cubic yards of cut and 10 cubic yards of fill, the removal of two protected trees, and additional development on slopes in excess of 30%. The previous single family dwelling on this property was destroyed in the 2016 Soberanes fire. The property owners propose to construct the new residence in a different location with a different foundation design to increase its fire resiliency. The previous residence was built on stilts and extended over the edge of a steep cliff. The proposed residence will be located on a flatter portion of the property and utilize a slab-on-grade foundation design to avoid the potential for flames to spread under the residence.
- c) Allowed Use. The property is located at 38793 Palo Colorado Road, Carmel (APN: 418-161-006-000), in the Big Sur Coast Land Use Plan. The parcel is zoned Watershed and Scenic Conservation with a density of 1 unit per 40 acres with Design Control overlay district in the Coastal Zone or “WSC/40-D (CZ)”, which allows for construction of the first single family dwelling on a lot subject to the granting of a Coastal Administrative Permit and Design Approval (Title 20 sections 20.17.040 and 20.44.030), and removal of protected trees subject to the granting of a Coastal Development Permit (Big Sur CIP section 20.145.060). Development on slopes in excess of 30% is also permitted, subject to the granting of a Coastal Development Permit, pursuant to section 20.145.080 of the Big Sur CIP. Therefore, the project is an allowed use for this site.
- d) Site Inspection. The project planner conducted a site inspection on October 30, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. The subject lot was created through a subdivision on February 25, 1972. This land division is shown on a record of survey of a 32.24 acre parcel in the N.W. Quarter Sec 11, T. 18 S, R.1.E., in Monterey County. The record of survey is on file with the County in Volume 10, Page 81 of Record of Surveys. The subject lot is illustrated in its current configuration as Parcel B (8.06 acres). Therefore, the county recognizes it as a legal lot of record.
- f) Design/Neighborhood and Community Character. The property is subject to the Design Control “D” overlay zoning district regulations which requires design review of proposed development to assure protection of the public viewshed and neighborhood character.



Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials include a bronze standing seam metal roof, tan smooth-finish stucco siding, brown board and batten exterior siding, brown metal-clad wooden windows and a concrete patio and wood entry deck. The size, massing, and design of the residence is similar to those within the surrounding rural neighborhood. The adjacent residence, located at 38753 Palo Colorado Canyon Rd, was recently rebuilt with a similar architectural style as the proposed dwelling unit. The property is very remote and not visible from Highway 1 or any public viewing area. Consistent with the scenic resources policies described in the Big Sur LUP, the proposed development takes place outside the Critical Viewshed. The proposed single-family dwelling is subordinate and will blend in with the surrounding environment and the chosen colors and materials will not detract from the natural beauty of the site. The residence will be tucked into the side of an existing hill and thus it will not contribute to ridgeline development and will not silhouette against the sky. Therefore, as proposed and conditioned, the project is compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and assures protection of the public viewshed and visual integrity.

- g) Development Standards. Development standards for the Watershed and Scenic Conservation zoning district can be found in Title 20 section 20.17.060. The proposed development conforms with all regulated site development standards. The allowed site coverage for this lot is 10% (35,124 square feet) and the proposed site coverage is 0.5% (1,827 square feet). The proposed development complies with all required setbacks. The structure will have a front setback of over 30 feet from the front property line and over 20 feet from the eastern edge of the property. As the structure is located in the southeastern corner of the property, it well exceeds the required 20 foot rear and western side setbacks. The proposed height of the structure is 16 feet and 9 inches, consistent with the allowed maximum 24 foot height limit for WSC zoning districts.
- h) Tree Removal. The property has existing trees including protected Coast live oaks and Madrones. A Coastal Development Permit is required, and has been applied, for the removal of protected trees pursuant to section 20.145.060 of the Big Sur CIP. A Construction Impact Assessment and Forest Management Plan (Tree Assessment; County of Monterey Library No. LIB240219) was prepared for the project to evaluate the proposed tree removal and address any potential impacts. Following the 2016 Soberanes fire, six of the eight trees analyzed in the Tree Assessment were removed by the Applicant/Owner without the appropriate permit or hazardous tree removal waiver. Accordingly, the project includes an after-the-fact Coastal Development Permit to address the unpermitted tree removal. The two remaining trees recommended for removal were not significantly damaged by the 2016 fire but are described as being fire-damaged and structurally compromised. These two trees will be impacted by the proposed construction and grading activities. The Tree Assessment did not recommend replanting as

multiple tree stumps onsite are already regenerating from being damaged in the 2016 fire. These sprouts located outside of the proposed construction and grading footprint and should be retained to offset the required replanting and maintain the existing natural landscape. The proposed tree removal will not cause an adverse impact to forest resources. The required findings have been made to grant an after-the-fact Coastal Development Permit and a Coastal Development Permit to authorize the unpermitted and proposed tree removal; see Finding No. 5 and supporting evidence.

- i) Development on Slopes. The proposed project includes development on slopes in excess of 30%. Per Title 20 section 20.17.030, a Coastal Development Permit is required to allow development on slopes in excess of 30%. Consistent with section 20.145.140 of the Big Sur CIP, there is no feasible alternative that would allow development to occur on slopes less than 30%. Additionally, the proposed design better meets the goals and policies of the Big Sur LUP. An after-the-fact Coastal Development Permit is also required to address previous grading on steep slopes that occurred without the benefit of a permit. See Finding No. 6 and supporting evidence.
- j) Cultural Resources. Pursuant to section 20.145.120 of the Big Sur CIP, an archaeological report shall be required if the project is within a high archaeological sensitivity zone, a moderate or low sensitive zone but CEQA review is required, 750 feet of a known archaeological resource or if the planner determines the area has a high probability of containing archaeological resources. An archaeological report was not requested for this project as the property is located within a moderate archaeological sensitivity area and the project is exempt from CEQA review. Staff conducted a site visit and reviewed county records including nearby archaeological reports and did not observe any indication the project site may contain archaeological resources.
- k) Land Use Advisory Committee. The project was brought before the Big Sur Land Use Advisory Committee on December 10, 2024. The committee unanimously recommended support of the application as proposed. A few concerns and comments were discussed at this meeting; the LUAC members inquired about the proposed landscape plan for the graded hillside. Condition of Approval No. 7 requires the applicants to submit a landscape plan prior to issuance of building permits. This plan will be available to the public for review. There was one concern of the proposed windows as they may create heat inside the house and reflect light that could potentially impact neighboring residences. However, no changes were suggested. The only recommendation from the LUAC was to add exterior fire sprinklers to the home.
- l) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development are found in Project File PLN170932.

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: HCD-Planning, HCD-Engineering Services, Mid-Coast Volunteer Fire Brigade, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
  - b) Staff identified potential impacts to slopes in excess of 30% and protected trees. The following reports have been prepared:
    - “Construction Impact Assessment and Forest Management Plan” (County of Monterey Library No. LIB240219) prepared by Frank Ono, Pacific Grove, California, November 11, 2024.
    - “Geotechnical Report and Addendum” (County of Monterey Library No. LIB180195) prepared by Lawrence Grice, Salinas, CA September 15, 2018 & April 23, 2024.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions. Mr. Ono’s arborist report relied on site conditions that existed prior to the 2016 fires and thus does not reflect the current conditions of the site. However, the arborist’s health analysis of the eight trees within the project footprint remains still accurate. The recommendations for replanting remain current as well. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on October 30, 2024 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 the Monterey County HCD- Planning for the proposed development are found in Project File PLN170932.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood 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, Mid-Coast Volunteer Fire Brigade, HCD-Environmental Services and Environmental Health Bureau. Conditions have been 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.
  - b) The subject parcel utilizes existing onsite utilities. Environmental Health Bureau (EHB) staff received and reviewed an acceptable performance evaluation, prepared by Peninsula Septic Tank Service, dated July 14, 2017. The outlet lid will be repaired or replaced prior to final of the construction permit.
  - c) The domestic water supply comes from a local spring. EHB staff received and reviewed an acceptable Spring Flow Monitoring & Water

Quantity/Quality Report, prepared by Bierman Hydrogeologic, dated March 14, 2018. The water supply was determined to be sufficient to support the proposed development. A condition of approval (Condition No. 8) was applied to require installation of a disinfection treatment system as the onsite spring is vulnerable to bacterial contamination.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN170932.

4. **FINDING:** **NO VIOLATIONS** – There is no open code enforcement case on the subject property. However, based on staff’s site visit, tree removal, construction of a shed, and grading on slopes in excess of 30% occurred without benefit of the proper discretionary permit. Therefore, the property is not in compliance with all rules and regulations pertaining to zoning uses and other applicable provisions of the County’s zoning ordinance. Approval and implementation of this permit will address the violation on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and did not find record of any active code enforcement cases related to the subject property.
  - b) Staff conducted a site inspection on October 30, 2024 and discovered an unpermitted storage shed on the property. The proposed project includes demolition of the shed to correct the violation.
  - c) During staff’s site visit, the project planner discovered that six trees, including one landmark tree, shown on the site plan and mentioned in the Tree Assessment were no longer onsite. The Applicant/Owner mentioned that many of these identified trees were removed following the 2016 Soberanes fire. Based on the condition of the surrounding trees and per the prepared Tree Assessment, it is presumed that these six trees were damaged by the 2016 fires and posed a hazard. Nonetheless, the Applicant/Owner failed to receive a hazardous tree removal waiver or appropriate permit from the County of Monterey, and therefore an after-the-fact Coastal Development Permit is included in this project. Another landmark Madrone shown on the site plan was observed during Staff’s site visit as being severely damaged and reduced to a snag with metal fused to the trunk. This tree is dead, proposed for removal, and does not require the granting of a Coastal Development Permit pursuant to Big Sur CIP section 20.145.060.A.1(b). (See Finding No. 5 and supporting evidence)
  - d) Staff also observed unpermitted grading onsite during their site visit. An after-the-fact Coastal Development Permit is required to address this violation. (See Finding No. 6 and supporting evidence)
  - e) With the approval of this permit, the violations that exist onsite will be resolved.
  - f) 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 PLN170932.

**5. FINDING:**

**TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

**EVIDENCE:**

- a) Consistent with section 20.145.060 of the Big Sur CIP, a Tree Assessment and Forest Management Plan (County of Monterey Library No. LIB240219) was submitted to evaluate the proposed tree removal and address potential impacts.
- b) The project includes the removal of two protected trees, including one 18-inch Coast live oak and one 12-inch Madrone. Pursuant to Big Sur CIP section 20.145.060.A, a Coastal Development Permit is required to allow the proposed tree removal. Additionally, an after-the-fact Coastal Development Permit addresses the unpermitted removal of six protected trees that occurred due to fire damage.
- c) The Tree Assessment found that the removal of the two protected trees (an 18-inch Coast live oak and a 12-inch Madrone tree) is necessary for the development to occur, as they are within the proposed development (hardscape) footprint and noted as being in poor, fire-damaged condition. These two trees are also described as being in poor structural condition due to the 2016 fire and previous grading efforts. Retention of these two trees poses a potential hazard to the proposed development. Therefore, the removal of these two trees is required and is the minimum necessary in this case. The six trees that were previously removed (see Finding No. 1, Evidence “h” and Finding No. 4, Evidence “c”), would have also been within the proposed development’s footprint. Based on the current condition of the surrounding trees, it is presumed that these six trees were also fire-damaged and/or structurally compromised. Accordingly, after-the-fact authorization to remove these trees is warranted in this case.
- d) Pursuant to Big Sur CIP section 20.145.060.D1, landmark trees shall not be removed unless it can be found that no alternative to development exists whereby the tree removal can be avoided. As mentioned above in Finding No. 4, it is unknown one landmark tree and five other protected trees were removed following the 2016 fires. Staff assessed the remnants of one other 24-inch Madrone during the October 30 site visit. This landmark madrone had obvious fire damage at the base including metal that melted and fused to the tree trunk. The arborist report found that all nearby trees were in poor condition and was scorched by the 2016 fires. After-the-fact removal of the landmark tree, as well as removal of the landmark Madrone snag, is necessary and unavoidable, and required to clear the property of fire-related debris.
- e) The subject lot is densely vegetated and contains many protected trees. The proposed single-family dwelling minimizes tree removal by utilizing the flattest portion of the lot where many trees were damaged and removed following the 2016 fires. Some of the trees have started regenerating from the leftover stumps but are not large enough to be considered protected. As sited, the proposed residence better meets the goals and policies of the Big Sur LUP and CIP by minimizing the number of trees proposed for removal to that which is necessary for the proposed development.
- f) The arborist confirmed the proposed tree removal would not have adverse impacts on forest resources. The project as proposed is not likely to

significantly reduce the availability of wildlife habitat over the long term as the site has surrounding forested areas which will remain untouched.

- g) The Tree Assessment found that the subject parcel contains a high number of trees and does not recommend replanting. However, the arborist found that many of the trees just north of the proposed residence that have since been reduced to stumps as a result of the fire, have started to regrow and sprout. Allowing the natural regeneration of the forest onsite is preferred over removing the existing stumps and planting new 5 gallon trees onsite. These sprouts are located outside of the construction and grading footprint and will offset the 1:1 replanting requirement per section 20.145.060.D.6 of the Big Sur CIP. Additionally, the regeneration of these trees will maintain the existing natural landscape to the maximum extent.
- h) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a condition of approval, Condition No. 5.
- i) To avoid potential impacts to birds and nests, a raptor and bird nesting survey will also be conducted prior to construction permits being issued (Condition No. 9).
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN170932.

6. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 30%** – There is no feasible alternative which would allow development to occur on slopes less than 30%. As currently sited and designed, the development also better meets the goals and policies of the 1982 General Plan and Big Sur Coast LUP.

- EVIDENCE:**
- a) Pursuant to Title 20 section 20.64.230, a Coastal Development Permit is required to allow development on slopes in excess of 30%.
  - b) The majority of the property contains slopes in excess of 30%. Avoiding impacts to these steeper slopes is not feasible to construct the proposed 1,324 square foot residence. The Applicant/Owner's proposed design utilizes the flattest portion of the lot, near the southeastern corner of the property, to avoid excessive development on slopes that would be otherwise necessary to grade a building pad and extend the existing driveway to access a different location. Additionally, as a result of the 2016 fire scorching and damaging many of the trees in the immediate vicinity, the proposed location of the residence utilizes an area of the property that contains a minimal number of healthy trees. Accordingly, the proposed project better meets the resource protection goals and policies of the Big Sur Coast LUP.
  - c) The proposed development has been designed to be more fire-resilient than the original residence. The property's previous residence was constructed on the hillside and supported by a stilt and pile foundation. While this design reduced impacts on the natural topography, it allowed the flames from the 2016 Soberanes fire to spread under the residence. In comparison, the proposed residence utilizes a slab-on-grade foundation. Not only does this design make the residence more fire

resilient, but there is no alternative that would allow an appropriately sized residence with a slab-on-grade foundation to be constructed entirely on slopes less than 30%.

- d) The attached slope map shows the entirety of the structure's footprint on slopes in excess of 30%; however, this isn't an accurate representation of the site. Staff observed a small, flattened area that extends past the existing driveway to the western point of the proposed home. This area was graded after the 2016 Soberness fire and was used by the homeowner who would camp on their property intermittently after the single-family dwelling burned down. An after-the-fact Coastal Development Permit has been incorporated into this permit to address the violation. Restoration of this area would be counterproductive as the selected building site minimizes tree removal (see Finding No. 5 and supporting evidence) and development on slopes by being located next to the access road. Therefore, the proposed and after-the-fact development on slopes better meets the Big Sur Coast Land Use Plan's policies relating to the preservation of native trees and minimizing the alteration of natural topography.
- e) A geotechnical report was prepared pursuant to section 20.145.080 of the Big Sur CIP as the property is located within a high erosion area. The report indicated the site is suitable for the proposed development and the recommendations with the report will be incorporated into the building plans per section 16.08.110 of the County Code.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN170932.

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 15303 categorically exempts the construction of new structures including the first single-family dwelling and associated site improvements on a vacant lot. The proposed project meets the criteria of this exemption as it includes the construction of a single-family dwelling on a vacant lot with associated site improvements that will not have significant impacts on environmental resources.
  - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
    - The location of a project site is not located within an environmentally sensitive area;
    - Successive projects of the same type and in the same place would not contribute to a significant cumulative impact.
    - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings Nos. 1, 2, 5, 6, 7 and 8);
    - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources. Although the project involves the removal of eight trees, there are no adverse impacts on forest resources; and

- The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code; and
  - The site does not contain known historical or cultural resources.
- c) Staff conducted a site inspection on October 30, 2024 to verify that the site and proposed project meet the criteria for an exemption.
- d) See supporting Finding Nos. 1, 2, 5, and 6. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN170932.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Big Sur CIP.
  - b) No evidence or documentation has been submitted or discovered showing any existing historic public use or trust rights over this property.
  - c) The subject property is not described as an area where the Local Coastal Program requires physical public access. The project is located upland from the shoreline, approximately 3.3 miles east of Highway 1 and 3.4 miles east of the Pacific Ocean. The project site is not in proximity to access to the coast or include public or historical trails linking to access to the coast. Additionally, the project site is not near any existing or proposed public trails as described in the Big Sur LUP.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN170932.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to/by the Board of Supervisors and the California Coastal Commission (CCC).

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Zoning Administrator to the Board of Supervisors.
  - b) California Coastal Commission. Title 20 section 20.86.080 states an applicant or any aggrieved person who has exhausted all County appeals, or any two (2) members of the California Coastal Commission, may appeal any approved project that includes an underlying conditional use. The project includes development on slopes in excess of 30% and native tree removal, both of which are conditional uses.



## **DECISION**

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

- 1) Find the project Categorically Exempt pursuant to CEQA Guideline section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Combined Development Permit consisting of a:
  - a. After-the-fact Coastal Development Permit to allow development (grading) on slopes in excess of 30%;
  - b. After-the-fact Coastal Development Permit to allow removal of six protected trees;
  - c. Coastal Administrative Permit and Design Approval to allow construction of a 1,324 square foot single family dwelling with an 838 square foot porch, demolition of an existing 64 square foot storage shed, and associated site improvements;
  - d. Coastal Development Permit to allow the removal of two protected trees; and
  - e. Coastal Development Permit to allow development on slopes exceeding 30 percent.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of March, 2025:

DocuSigned by:

*Mike Novo*

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Mike Novo AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **3/10/25**

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 ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **3/20/25**

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.

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN170932

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development permit (PLN170932) allows construction of a 1,324 square foot single family dwelling, an 838 square foot porch and approximately 1,460 cubic yards of cut and 15 cubic yards of fill, removal of 8 protected trees (3 Oaks and 5 Madrones), and development on slopes exceeding 30 percent. The property is located at 38793 Palo Colorado Rd, Carmel (Assessor's Parcel Number 418-161-006-000), Big Sur Coast Land Use 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 on-going basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number 25-012) was approved by the Zoning Administrator for Assessor's Parcel Number 418-161-006-000 on March 6, 2025. 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 RMA - Planning.

### 3. 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.

### 4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.  
(RMA - 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 RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating 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.

## 5. 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.

## 6. PD011(A) - TREE REMOVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

## 7. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be developed in coordination with a Fire Specialist, or evidence shall be submitted to demonstrate to HCD-Planning's satisfaction that the landscaping incorporates fire resistant vegetation. The plans shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from a Fire Specialist and Forest Management Plan, or otherwise demonstrate planting of fire resistance species. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 8. EHSP01 - DEED RESTRICTION AND INSTALLATION OF DISINFECTION ON SPRING (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. The onsite spring is vulnerable to bacterial contamination, disinfection shall be installed.

The applicant shall install a disinfection treatment on the spring that serves the dwelling unit approved by this permit PLN170932.

Applicant shall record a Deed Restriction with the Monterey County Recorder for parcel 418-161-006-000 indicating that the parcel has a disinfection treatment installed on the spring serving the unit approved by this permit PLN170932 and that it is the property owner's responsibility to regular maintain the treatment system to keep it in working order.

**Compliance or Monitoring Action to be Performed:** Prior to approval of construction permit the applicant shall:

- Submit a disinfection treatment system design plan for review and approval by EHB.
- Shall provide a legal description for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final of construction permit:

- Install disinfection treatment system.
- Collect a finished water sample with chlorine residual and provide a copy of the water quality analysis results to the EHB for review and acceptance.
- Sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

## 9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

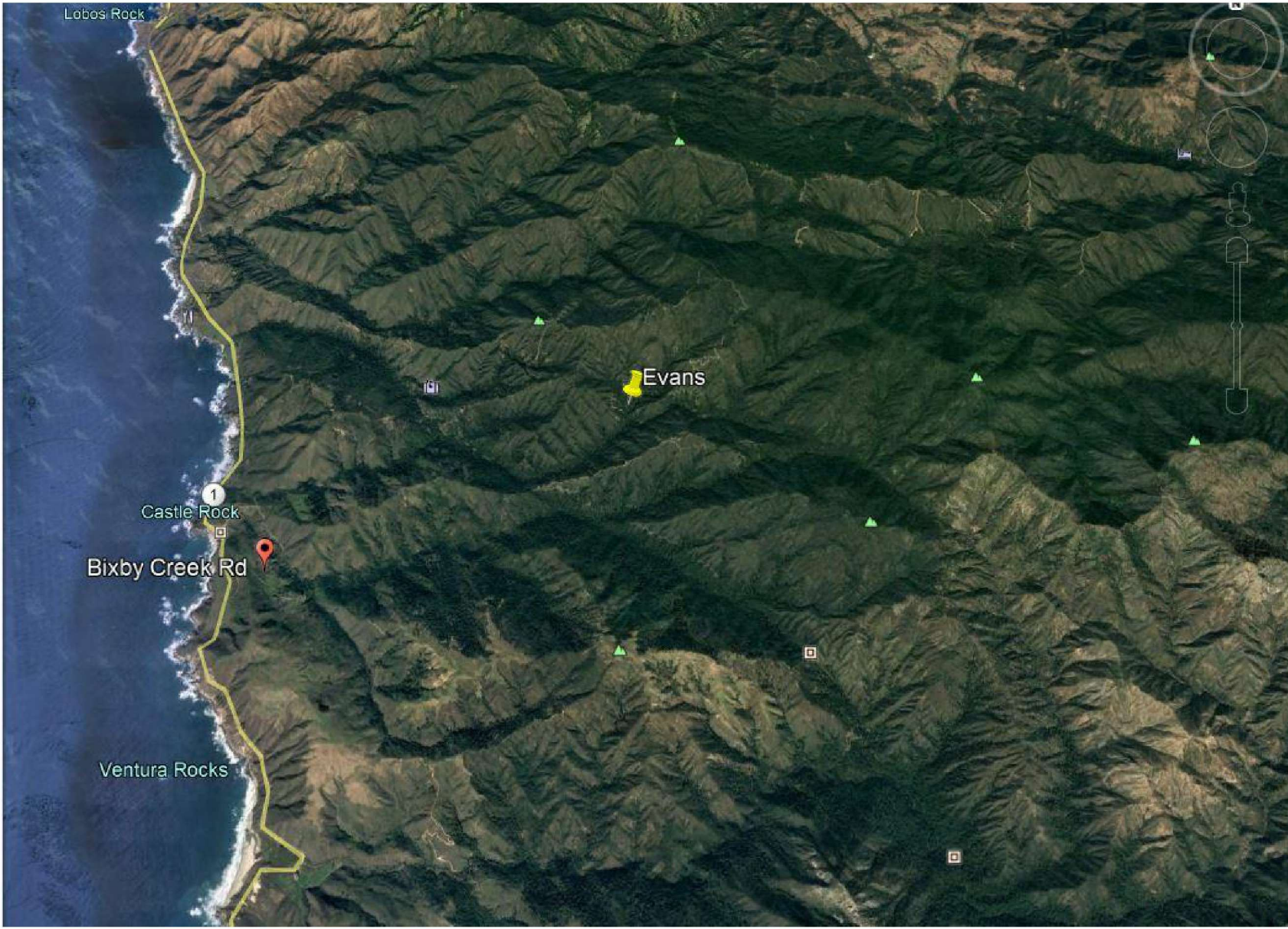
**Condition/Mitigation Monitoring Measure:** Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

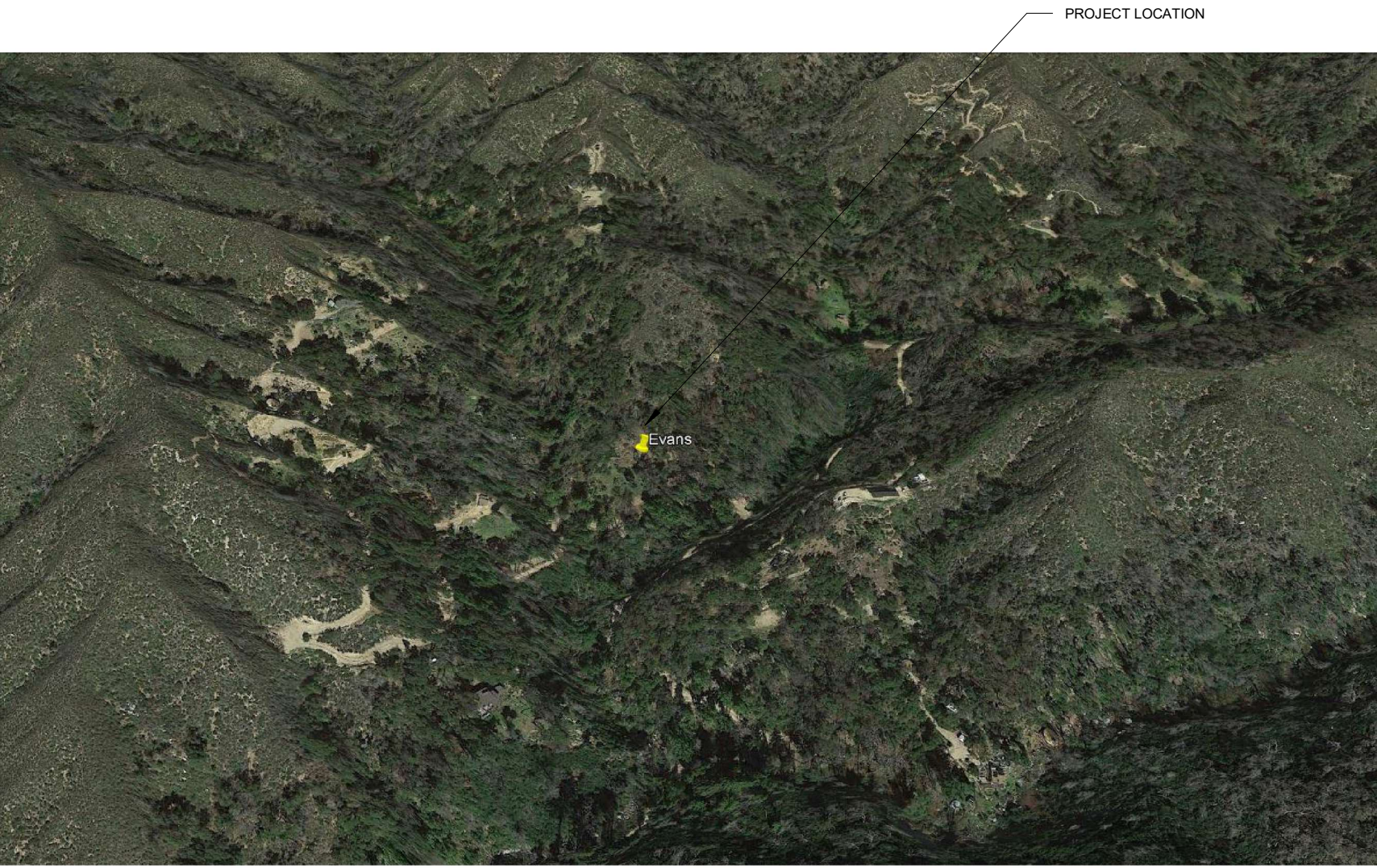


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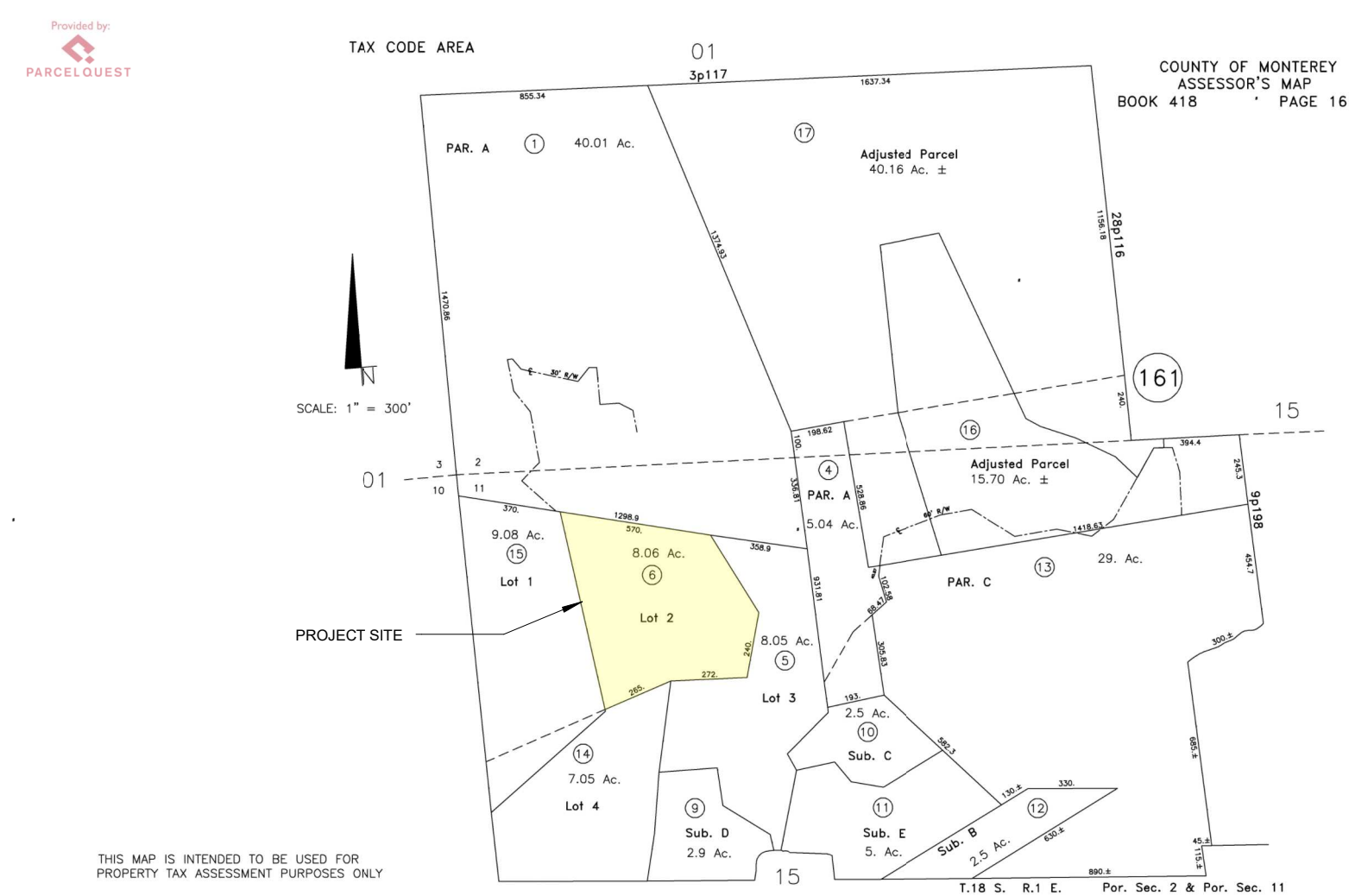
PROJECT LOCATION



VICINITY MAP



APN MAP



NEW SINGLE FAMILY RESIDENCE TO REPLACE EXISTING RESIDENCE LOST IN SOBERANES FIRE

THE EVANS RESIDENCE

38793 Palo Colorado Rd, Carmel, CA 93923

PROJECT TEAM

ARCHITECT

HUNTER PORTER ELDRIDGE, AIA  
167 FOUNTAIN AVENUE  
PACIFIC GROVE, CA. 93950  
O: 831-333-0700  
M: 831-277-6487  
E: HUNTER@HPE-ARCH.COM

LAND SURVEYOR

RASMUSSEN LAND SURVEYORS  
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MONTEREY, CALIFORNIA, 93940  
O: 831-375-7240  
E: kate@rasmussenland.com

GEOTECHNICAL ENGINEERING

GRICE ENGINEERING, INC.  
LAWRENCE GRICE, P.E.  
561 BRUNKEN AVENUE  
SALINAS, CA. 93901  
O: 831-422-9619  
E: SAMGE@SBCGLOBAL.NET

CIVIL ENGINEER

L&S ENGINEERS  
2460 GARDEN ROAD SUITE G  
MONTEREY, CALIFORNIA, 93940  
O: 831-655-2723  
E: mark@landsengineers.com

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND ALL CURRENT CODES LISTED AS FOLLOWS:

2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK

COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING ON A PROPERTY THAT PREVIOUSLY BURNED IN THE SOBERANES FIRE. THE PROPOSED RESIDENCE IS LARGER THAN 10% IN AREA THAN THE HOME THAT WAS LOST IN THE SOBERANES FIRE AND THEREFORE REQUIRES A COASTAL DEVELOPMENT PERMIT. THE PROJECT PROPOSES REUSING THE EXISTING SEPTIC TANK AND LEACH FIELDS WHICH HAVE BEEN DEEMED TO BE SERVICABLE IN THEIR CURRENT CONDITION.

PROJECT DATA

OWNER:

MR. PETER EVANS  
PROJECT ADDRESS:  
38793 PALO COLORADO RD,  
CARMEL, CA 93923

A.P.N.:

418-161-006-000

ZONE DISTRICT:

WSC/40-D(CZ)

DENSITY:

40-D

LEGAL DESCRIPTION:

LOT 2

ORIGINAL YEAR OF CONSTRUCTION:

1974

ZONING REQUIREMENTS:

Main Structures  
Minimum Setbacks  
Front: 30 feet  
Side: 20 feet  
Rear: 20 feet  
Maximum Height: 24 feet

Accessory Structures (Habitable)  
Minimum Setbacks  
Front: 50 feet  
Side: 6 feet  
Rear: 6 feet  
Maximum Height: 15 feet

Accessory Structures (Non-habitable)  
Minimum Setbacks  
Front: 50 feet  
Side: 6 feet on front one-half of property;  
1 foot on rear one-half of property.  
Rear: 1 foot  
Maximum Height: 15 feet

Minimum Distance Between Structures  
Main Structures: 20 feet  
Accessory/Main Structure: 10 feet  
Accessory/Accessory: 6 feet

Building Site Coverage  
Maximum: 10% (35,469 SF)

FLOOD ZONE:

NO

HISTORIC CATEGORY:

NON-HISTORIC

OCCUPANCY:

R-1 (RESIDENTIAL)

CONSTRUCTION TYPE:

V-B

SITE AREA:

8.063 A.C / 351,241 S.F.

PROPOSED PARKING:

2 UNCOVERED SPACES

SITE COVERAGE

PROPOSED HOUSE FOOTPRINT: 1,336 SF

PROPOSED PATIOS FOOTPRINT LESS THAN 24" ABOVE GRADE: 839 SF

PROPOSED EAVES 30" DEEP OR GREATER: 491 SF

**TOTAL PROPOSED SITE COVERAGE: 1,827 SF**

FLOOR AREA RATIO

TOTAL PROPOSED FLOOR AREA: 1,324 SF

**PROPOSED FLOOR AREA RATIO: 1.324 SF**

IMPERVIOUS AREA COVERAGE

PROPOSED BUILDING FOOTPRINT: 1,336 SF

PROPOSED DECKS / PATIOS: 839 SF

**TOTAL PROPOSED IMPERVIOUS AREA COVERAGE: 2,175 SF**

PROPOSED STRUCTURE HEIGHT: 16'-9"

WATER SUPPLY:

WELL

SEWER:

SEPTIC

TREE REMOVAL PROPOSED:

(2) 24" MADRONE, (2) 18" OAK, (1) 14" OAK, (1) 18" MADRONE, (2) 12" UNSPECIFIED

TOTAL 8 TREES

SHEET INDEX

INDEX	
Sheet Number	Sheet Name
A0.0	COVER SHEET
A0.1	EXISTING SURVEY
A1.0	PROPOSED SITE PLAN
A2.0	PROPOSED FLOOR PLAN
A2.2	PROPOSED ROOF PLAN
A3.0	PROPOSED ELEVATIONS
A4.0	PROPOSED BUILDING SECTIONS
A5.0	3D VIEWS
C1	SITE GRADING AND DRAINAGE PLAN
C2	SITE CROSS SECTIONS
C3	EROSION CONTROL PLAN
C4	CONSTRUCTION MANAGEMENT PLAN



Map Legend:

Basis of Bearings: A measured line between two found monuments on the northerly boundary of Parcel C as shown on the Record of Survey filed in Volume 10 of Surveys at Page 81. The found monuments are the northeasterly corner of Parcel C and the 3/4" iron pipe bearing South 70° 30' West 86.70' from the northeasterly corner. The measured distance per this survey is 86.52'.

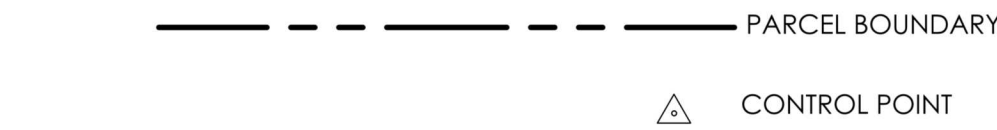
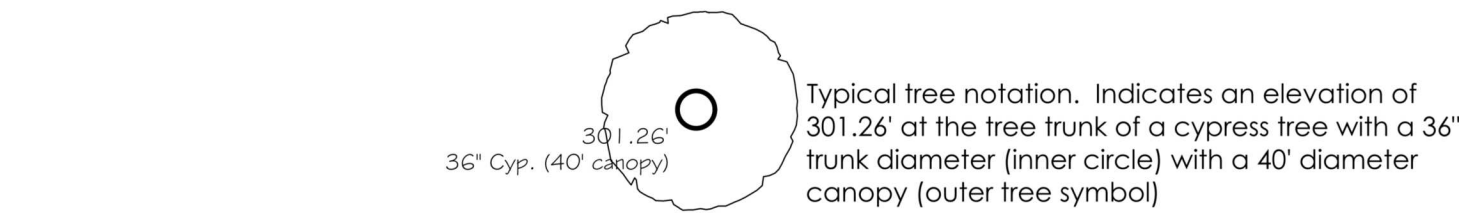
Horizontal Datum: Assumed.

Vertical Datum: Assumed. Elevation 1000.00' assigned to Control Point #1 as shown hereon.

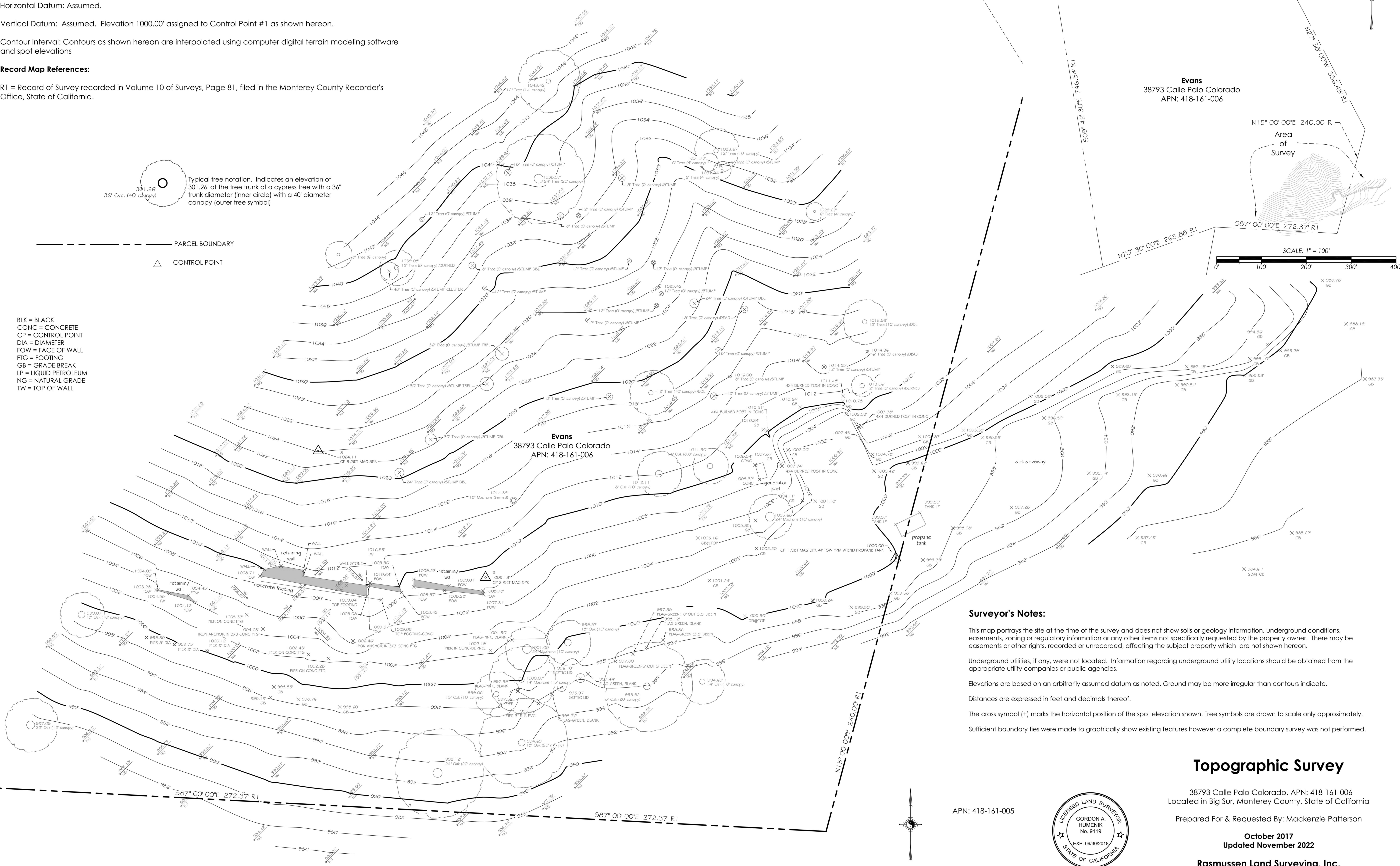
Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations

Record Map References:

R1 = Record of Survey recorded in Volume 10 of Surveys, Page 81, filed in the Monterey County Recorder's Office, State of California.



BLK = BLACK  
CONC = CONCRETE  
CP = CONTROL POINT  
DIA = DIAMETER  
FOW = FACE OF WALL  
FTG = FOOTING  
GB = GRADE BREAK  
LP = LIQUID PETROLEUM  
NG = NATURAL GRADE  
TW = TOP OF WALL



Surveyor's Notes:

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 property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (+) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

Topographic Survey

38793 Calle Palo Colorado, APN: 418-161-006  
Located in Big Sur, Monterey County, State of California

Prepared For & Requested By: Mackenzie Patterson

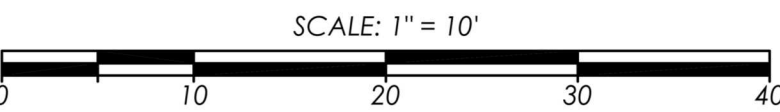
October 2017  
Updated November 2022

Rasmussen Land Surveying, Inc.  
2150 Garden Road, Suite A-3, Monterey, California 93942  
P: 831.375.7240 F: 831.375.2545



APN: 418-161-005

DRAWING REVISIONS:  
October 2017 - ORIGINAL SURVEY  
November 2017 - Add inset to show entire parcel boundary  
November 2022 - Additional topography data added

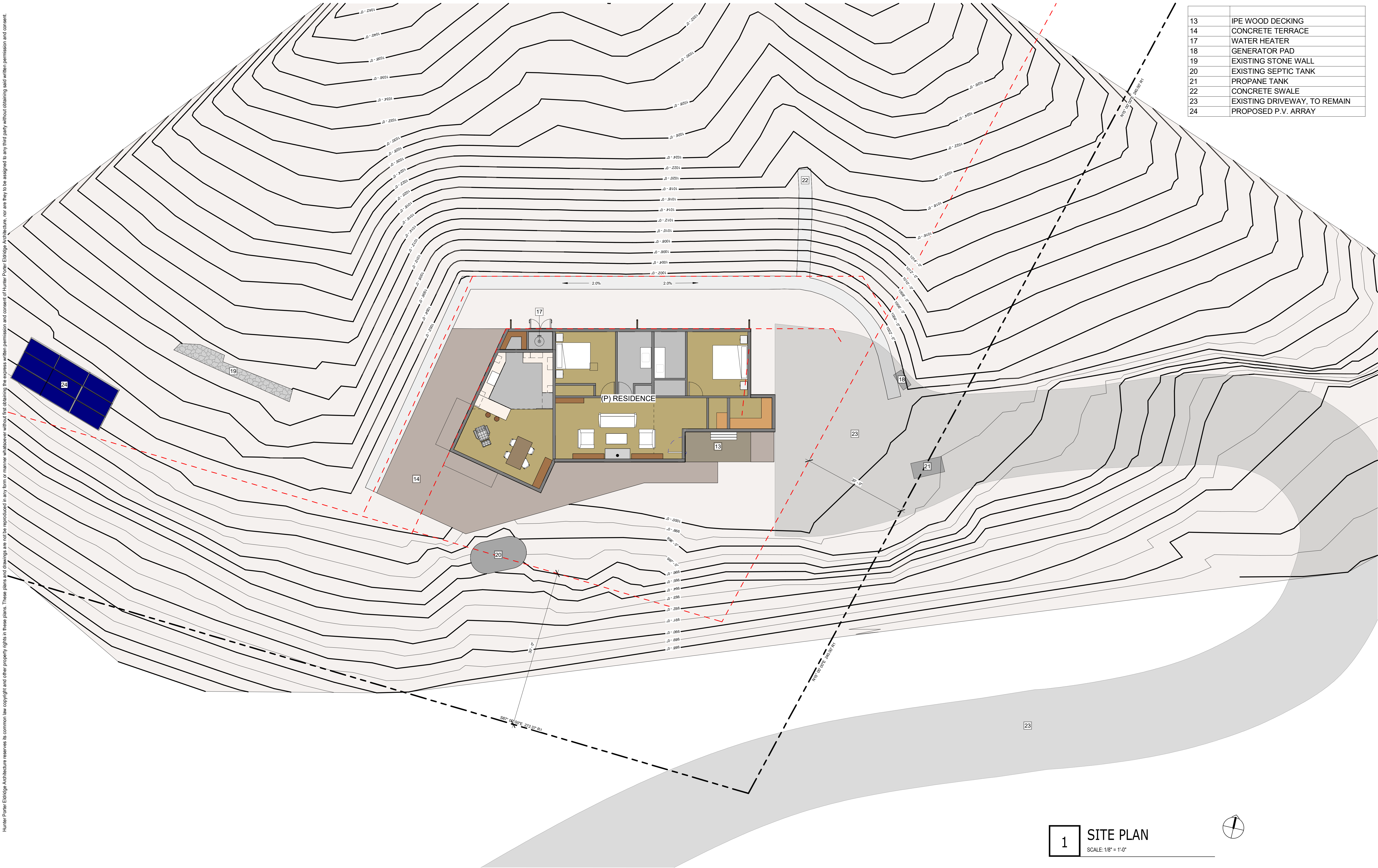


RLS W.O. # 2017-106

Sheet 1 of 1



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KEYNOTES	
Key Value	Keynote Text
13	IPE WOOD DECKING
14	CONCRETE TERRACE
17	WATER HEATER
18	GENERATOR PAD
19	EXISTING STONE WALL
20	EXISTING SEPTIC TANK
21	PROPANE TANK
22	CONCRETE SWALE
23	EXISTING DRIVEWAY, TO REMAIN
24	PROPOSED P.V. ARRAY



[illegible]

 HUNTER PORTER ELDRIDGE  
ARCHITECTURE  
PO BOX 716 | PACIFIC GROVE | CALIFORNIA 93950  
O: 831.333.0700 | M: 831.277.6487  
E: [hunter@hpe-arch.com](mailto:hunter@hpe-arch.com) | [www.hpe-arch.com](http://www.hpe-arch.com)



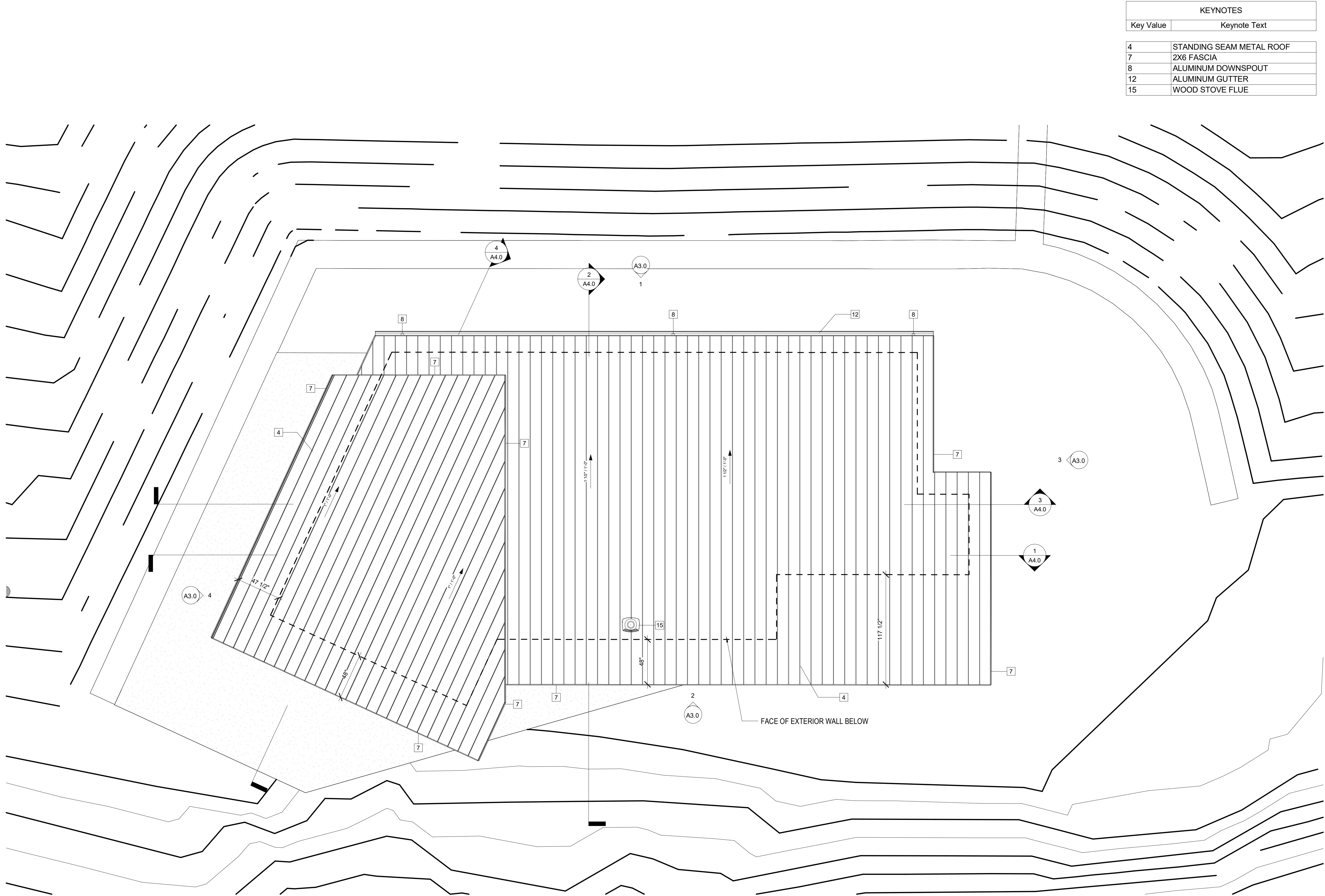
### ISSUE DATES

PROPOSED  
FLOOR  
PLAN  
1/4" = 1'-0"

## A2.0



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KEYNOTES	
Key Value	Keynote Text
4	STANDING SEAM METAL ROOF
7	2X6 FASCIA
8	ALUMINUM DOWNSPOUT
12	ALUMINUM GUTTER
15	WOOD STOVE FLUE

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

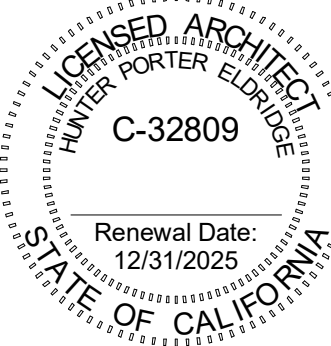


THE EVANS RESIDENCE  
APN: 418-161-006  
38793 Palo Colorado Rd, Carmel, CA 93923

ISSUE DATES  
2024-06-18

PROPOSED  
ROOF PLAN  
1/4" = 1'-0"

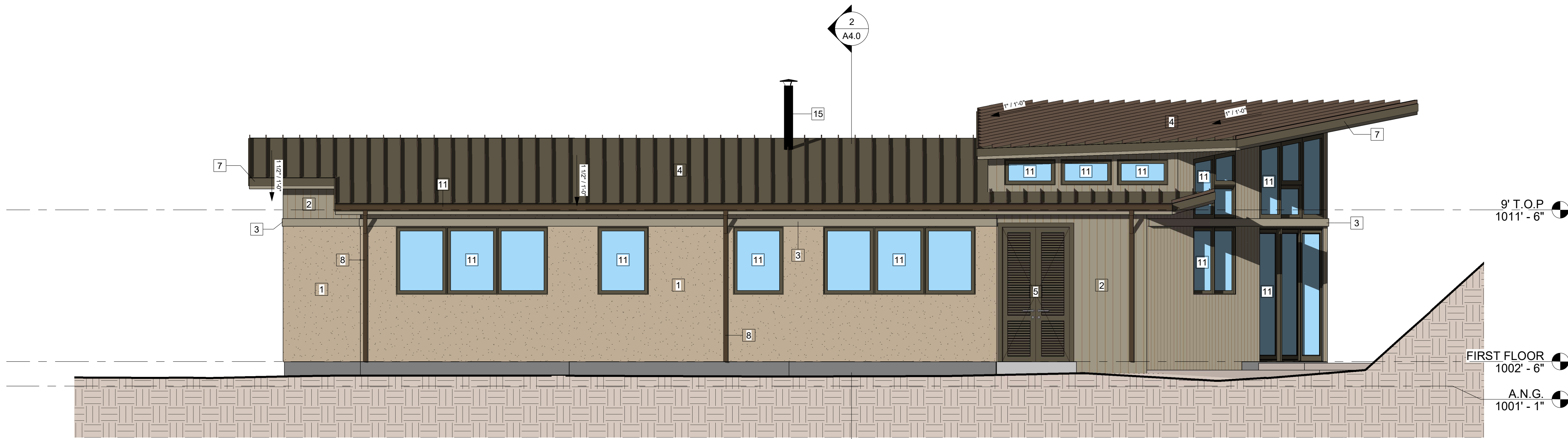
A2.2



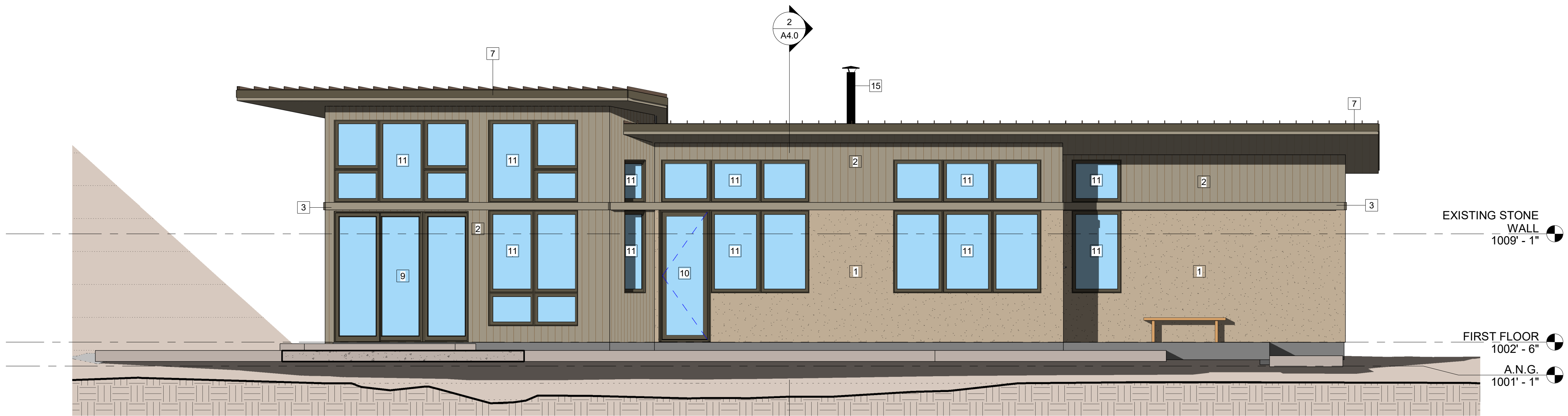
CONSULTANT

HUNTER PORTER ELDRIDGE  
ARCHITECTURE  
PO BOX 716 | PACIFIC GROVE | CALIFORNIA 93950  
O: 831.333.0700 | M: 831.277.6487  
E: hunter@hpe-arch.com | www.hpe-arch.com

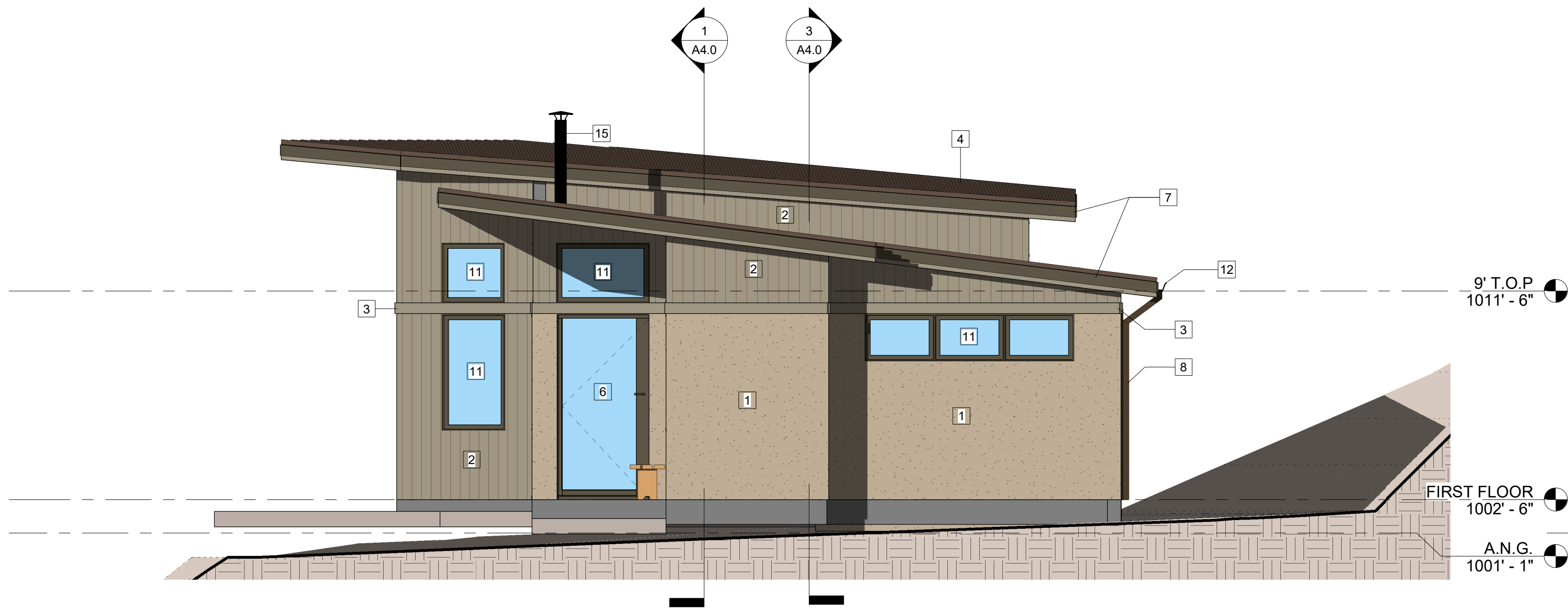
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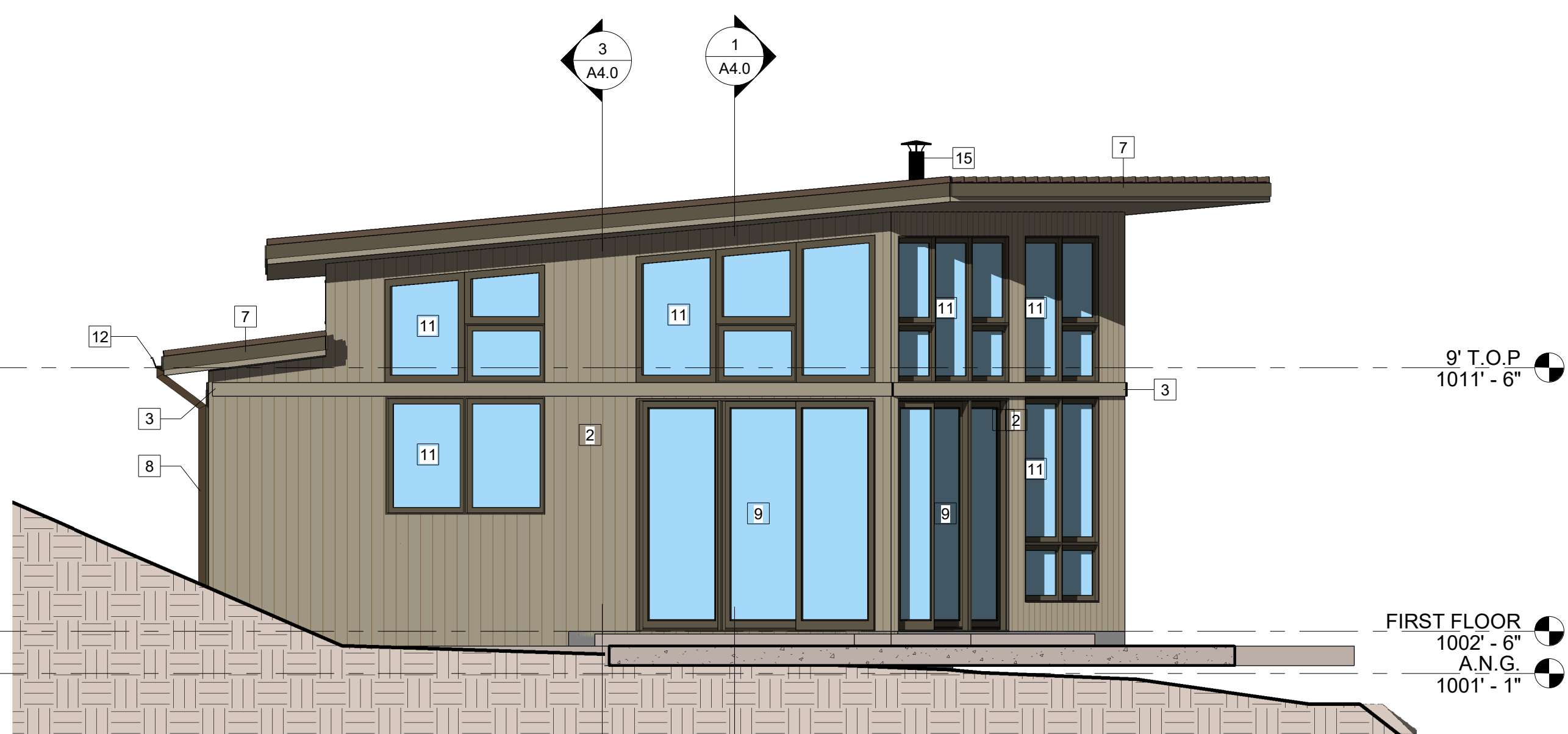
1 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



3 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

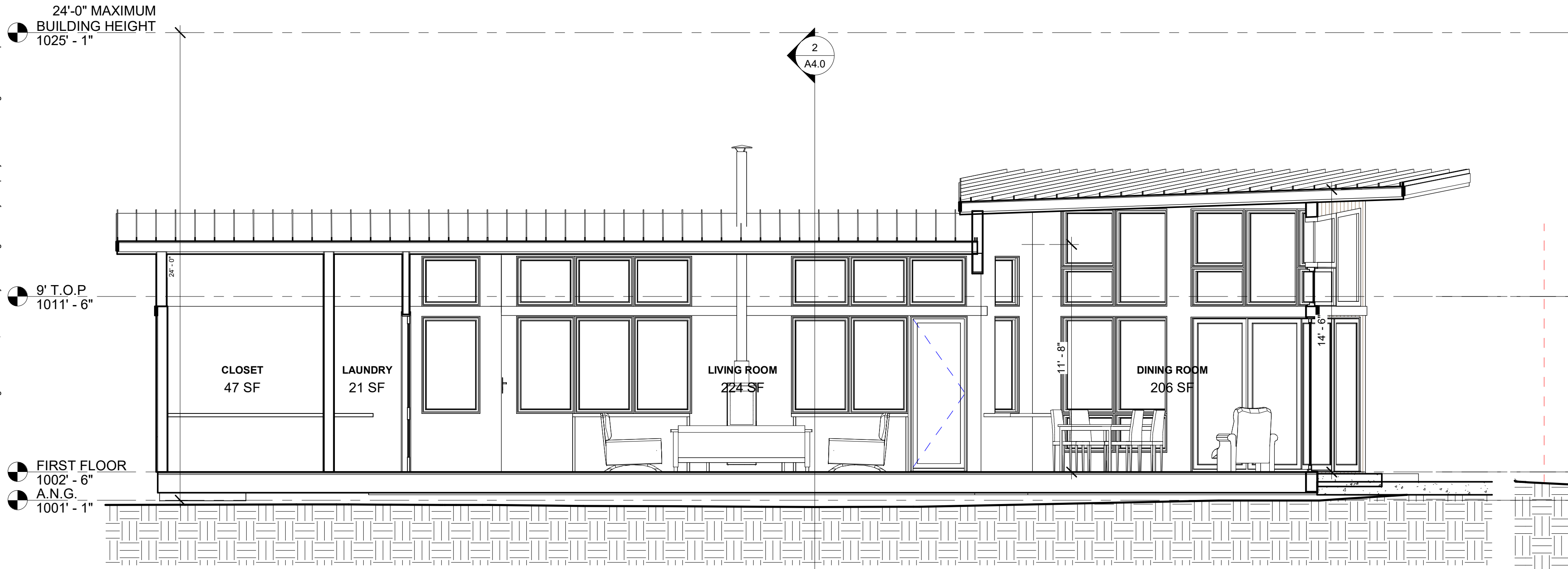


4 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

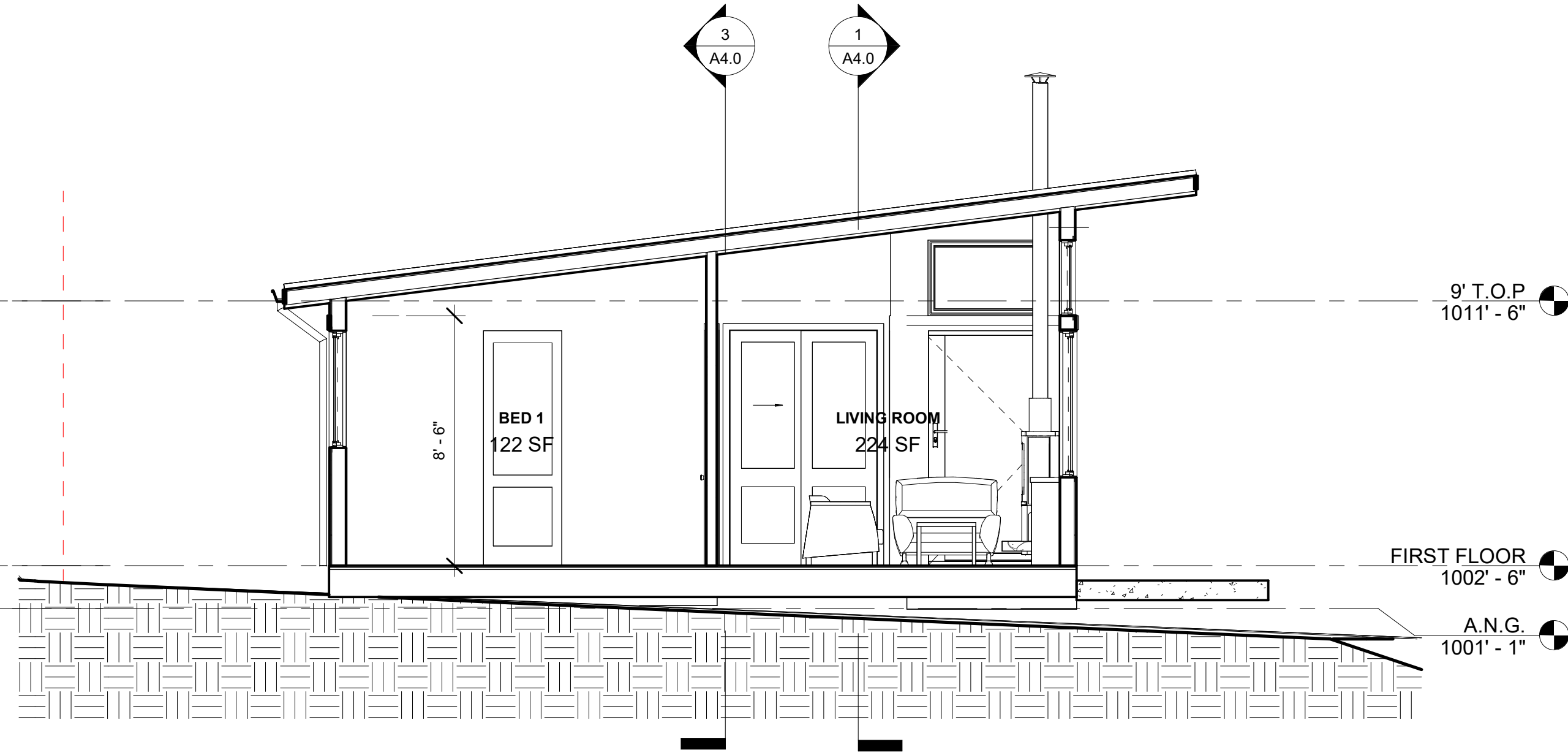
KEYNOTES	
Key Value	Keynote Text
1	EXTERIOR STUCCO SIDING, SMOOTH FINISH
2	EXTERIOR BOARD AND BATTEN SIDING
3	2X6 EXTERIOR TRIM
4	STANDING SEAM METAL ROOF
5	LOUVERED DOUBLE DOOR
6	ENTRY PIVOT DOOR
7	2X6 FASCIA
8	ALUMINUM DOWNSPOUT
9	METAL CLAD GLASS PATIO DOOR
10	METAL CLAD GLASS ENTRY DOOR
11	METAL CLAD WOODEN WINDOW, TYP.
12	ALUMINUM GUTTER
15	WOOD STOVE FLUE



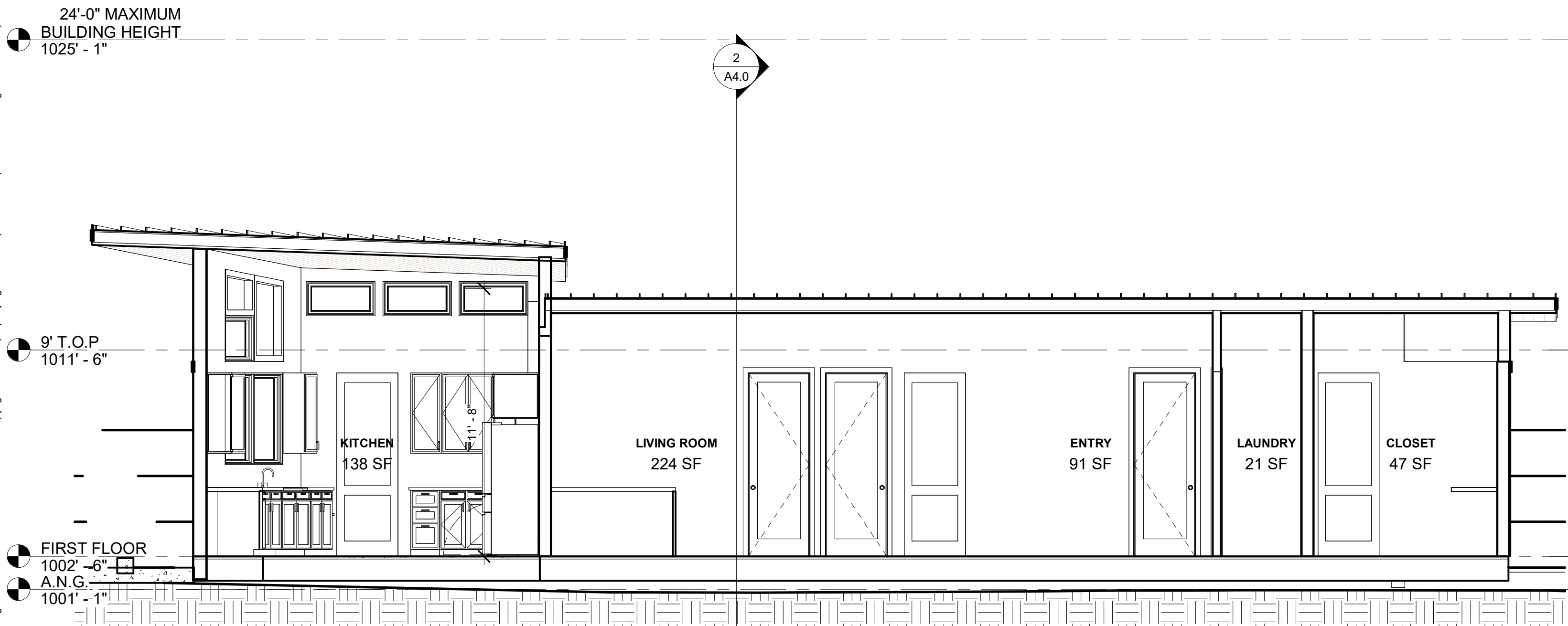
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1 SECTION 1  
SCALE: 1/4" = 1'-0"



2 SECTION 2  
SCALE: 1/4" = 1'-0"



3 SECTION 3  
SCALE: 1/4" = 1'-0"



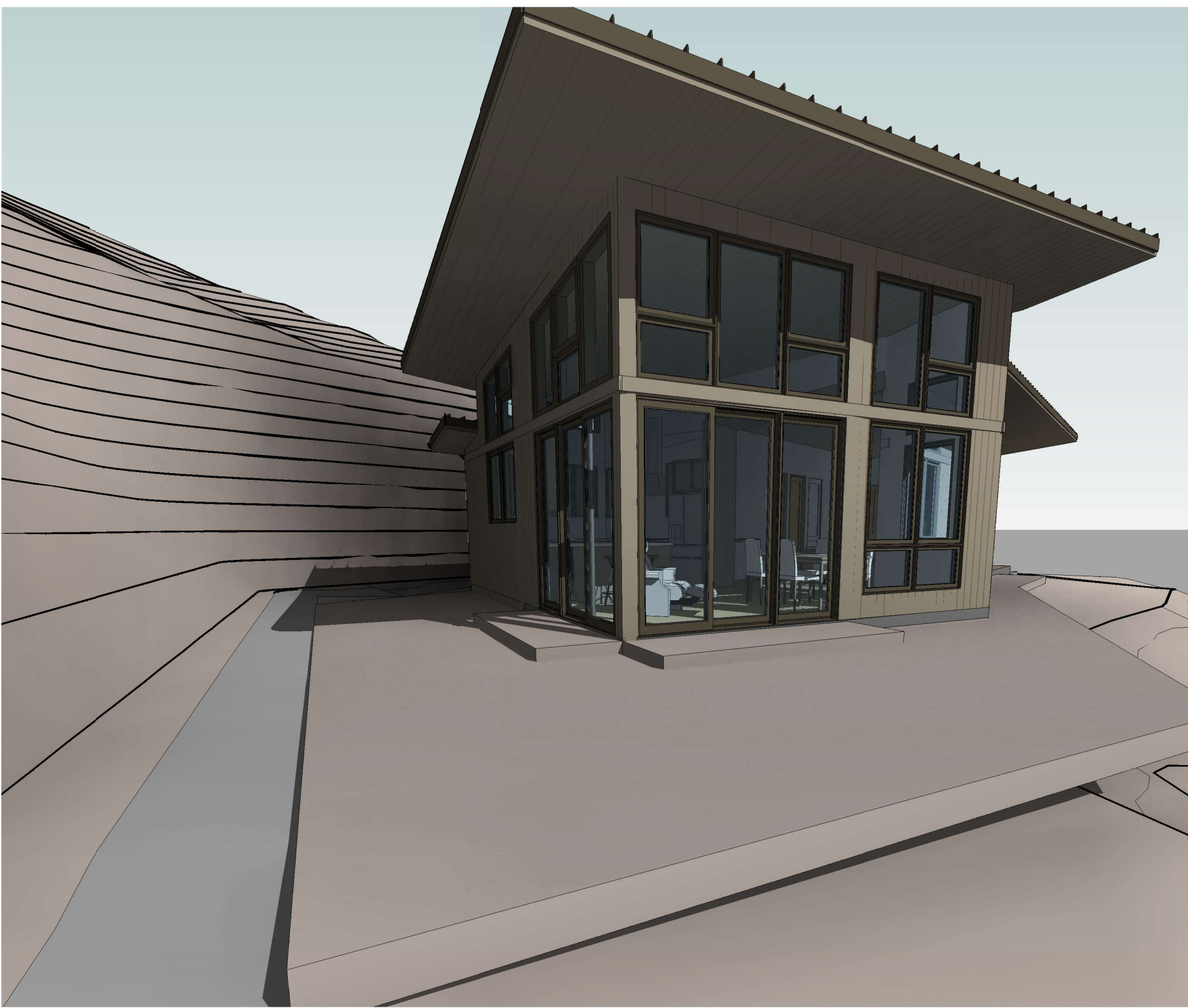
4 SECTION 4  
SCALE: 1/4" = 1'-0"



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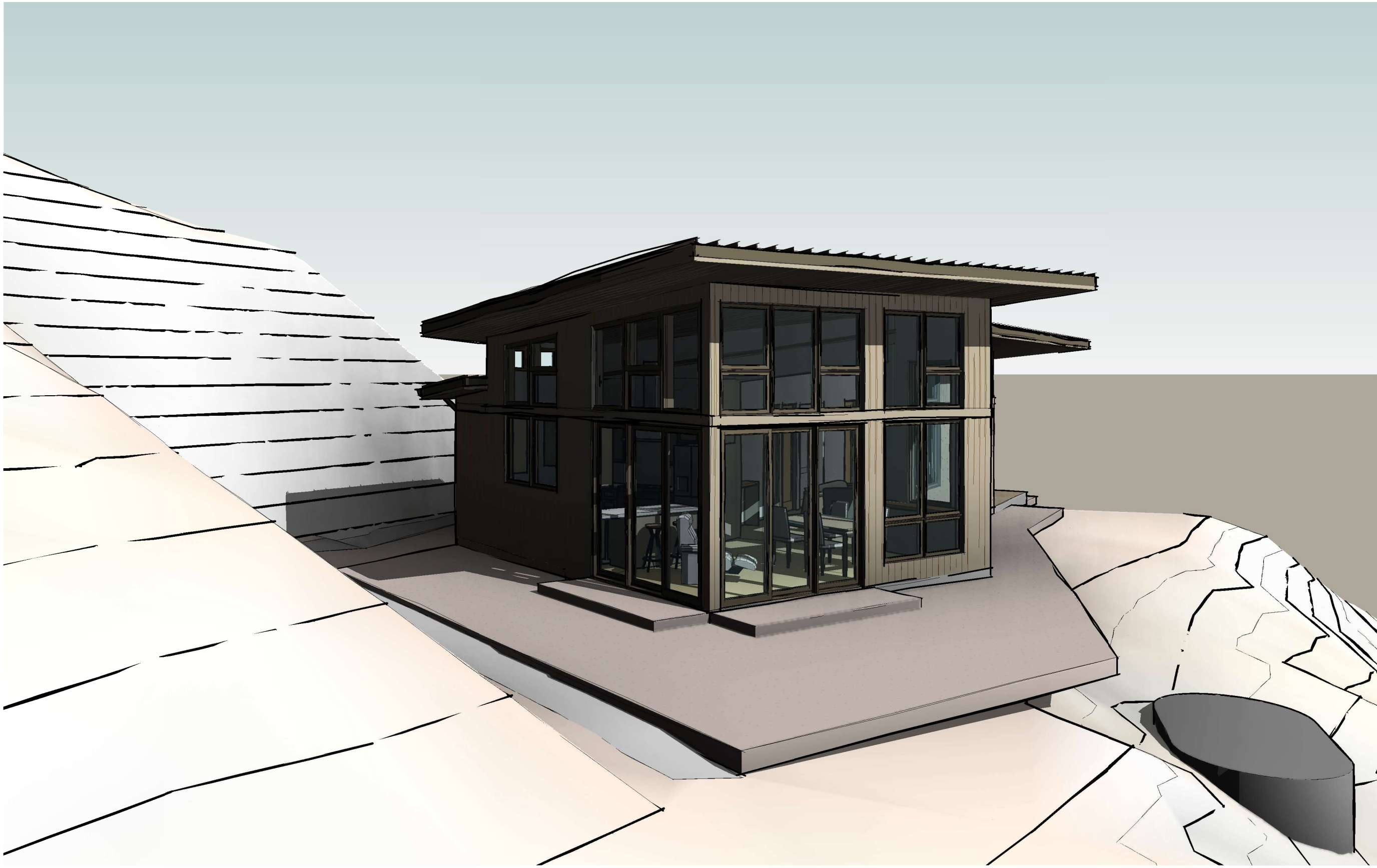
1 3D VIEW 1  
SCALE:



2 3D VIEW 2  
SCALE:



3 3D VIEW 3  
SCALE:



4 3D VIEW 4  
SCALE:



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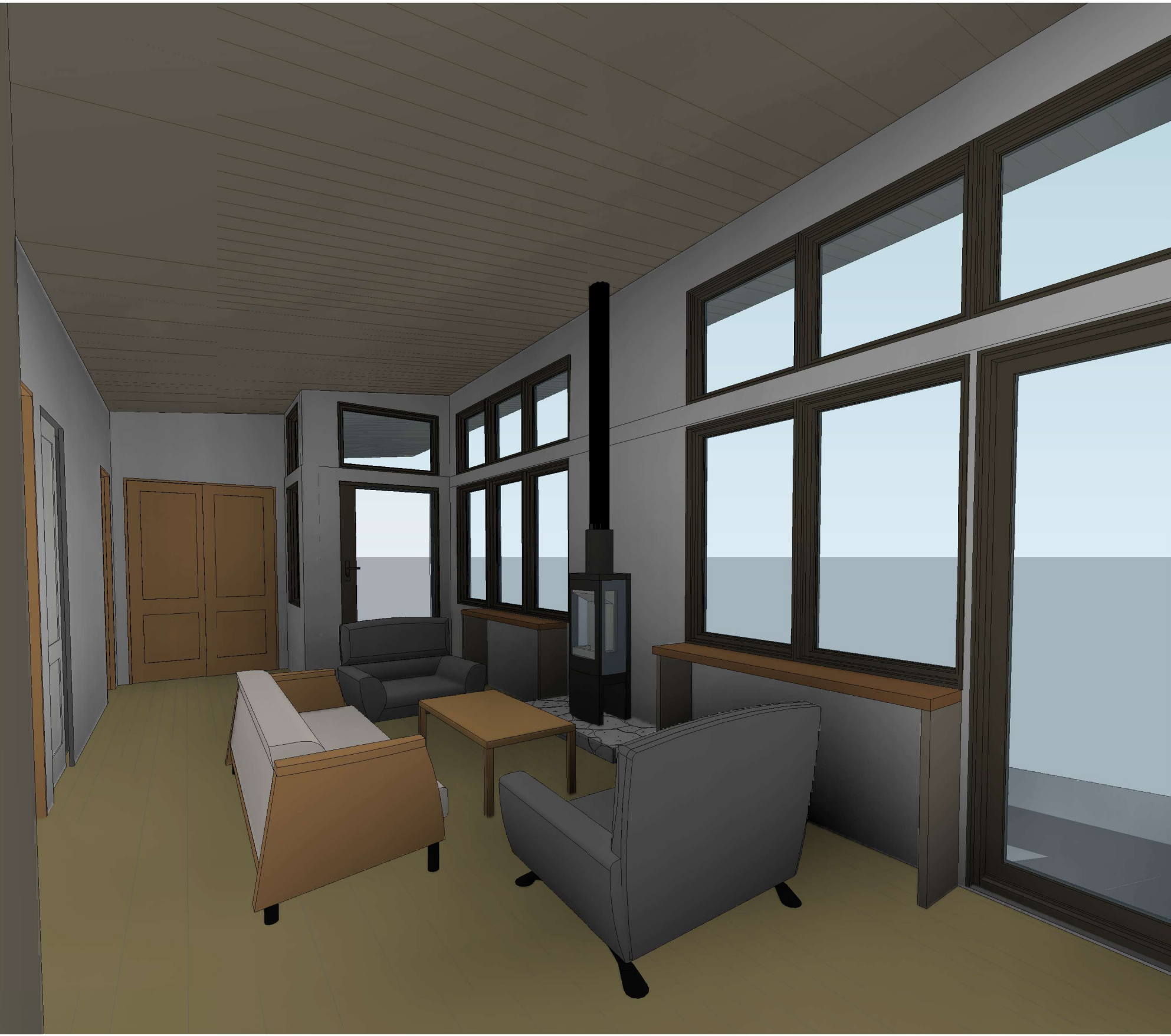
1 DINING ROOM  
SCALE:



2 KITCHEN  
SCALE:



3 LIVING ROOM FROM ENTRY  
SCALE:



4 LIVING ROOM  
SCALE:

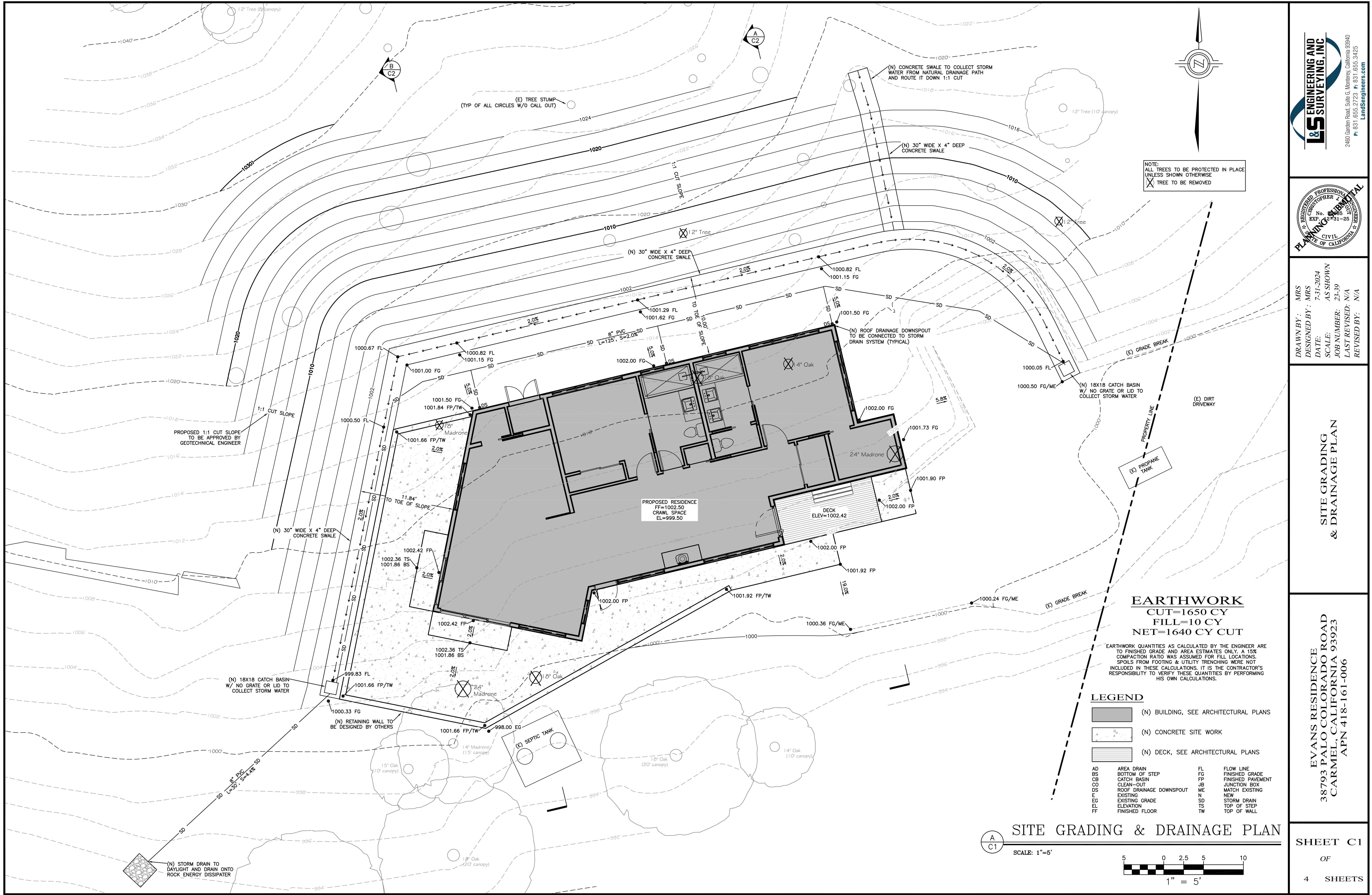


5 BEDROOM 1  
SCALE:

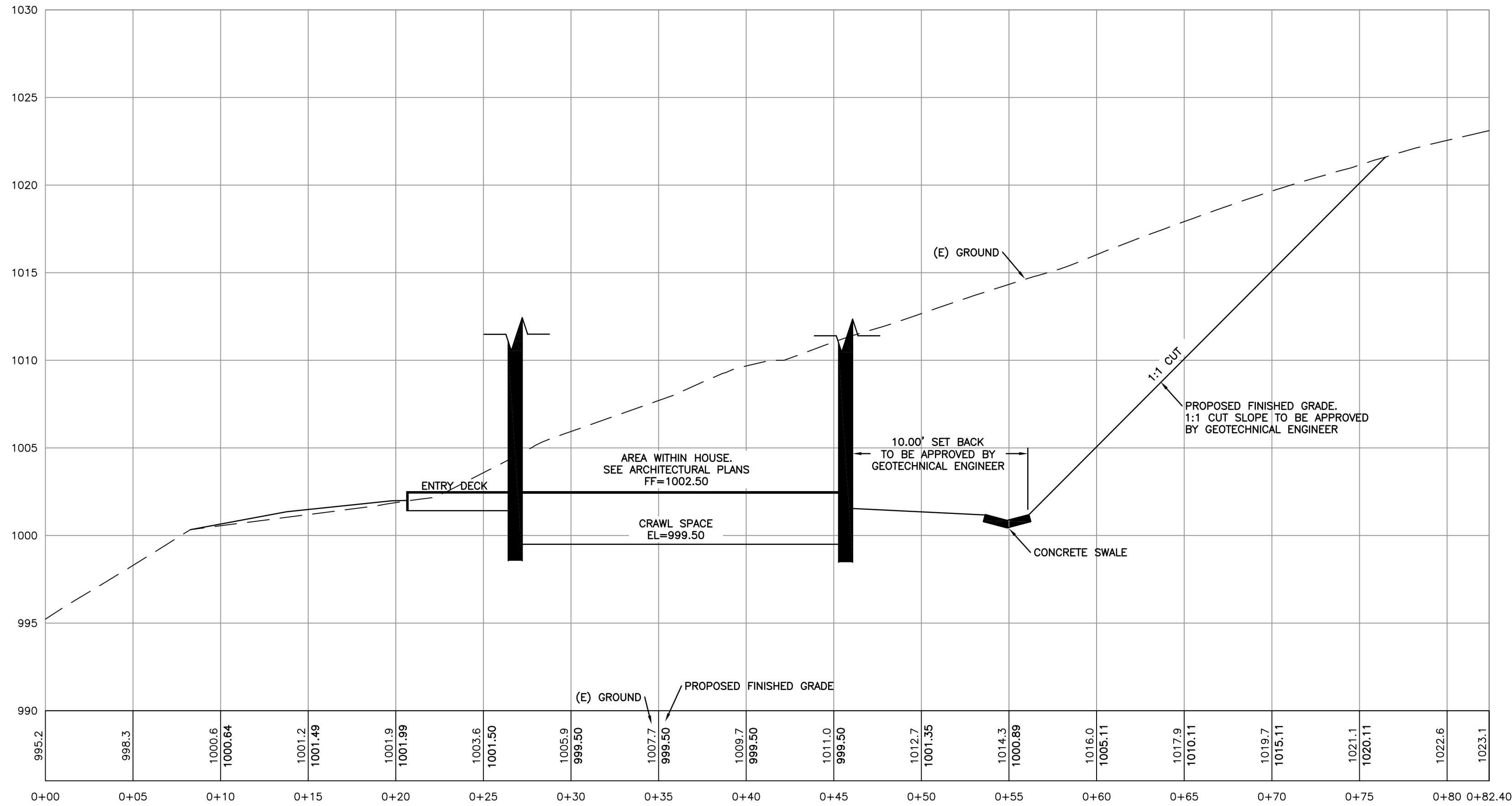


6 BEDROOM 2  
SCALE:

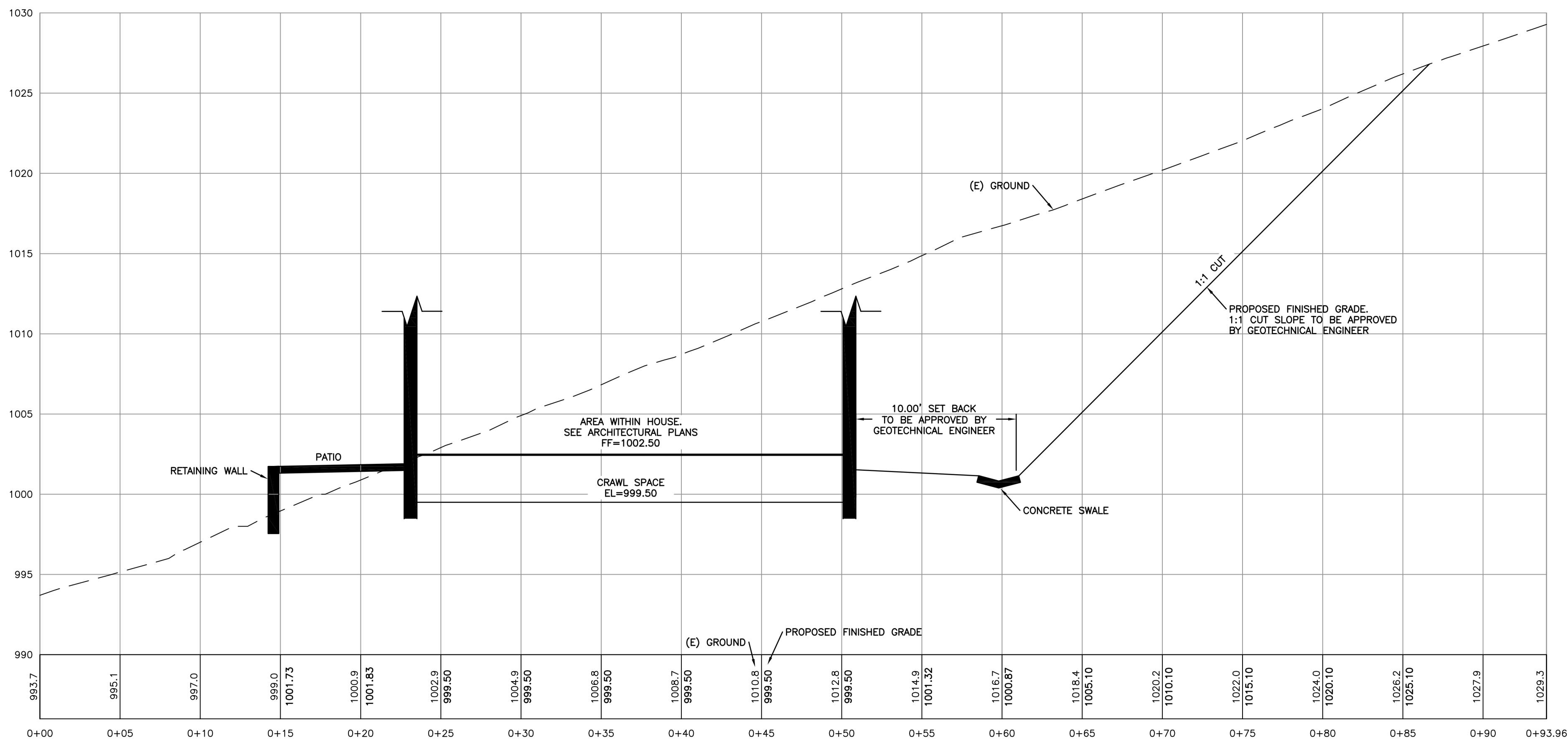








A  
C2  
SITE CROSS SECTION – LOOKING WEST  
SCALE: 1"=5'



B  
C2  
SITE CROSS SECTION – LOOKING WEST  
SCALE: 1"=5'



EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
- A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
- C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
- (MONTEREY COUNTY GRADING/EROSION ORD. 2808-16.12.090)
3. RUN-OFF 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA-PLANNING AND RMA-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
- A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
- B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
- C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
- D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL, IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE. THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD 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.

CONCRETE WASHOUT

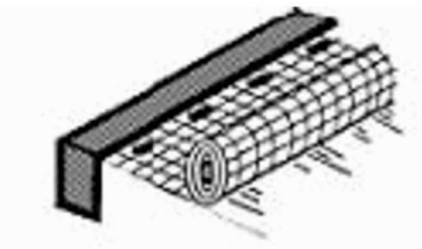
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

WASTE COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WHERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELUVIATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND, TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON. BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3. STOCKPILE MANAGEMENT.
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.



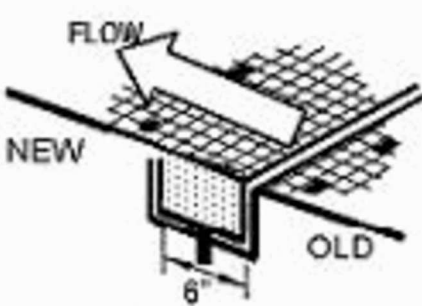
UPHILL ANCHOR SLOT:

Bury the uphill end of the mat within a trench at least 6" deep (12" deep for longer slopes). Tamp the soil firmly. Staple or stake at 12" intervals across the mat.



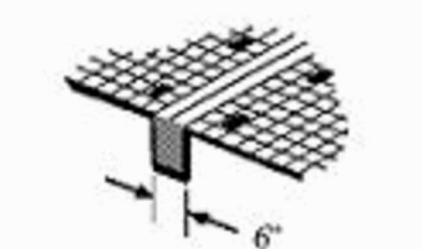
OVERLAP:

Overlap edges of the strips at least 3" (and preferably more for channels). Staple or stake every 12" down the center of the overlap.



ANCHOR SLOT (WITHIN A CHANNEL):

Dig a slot 6" deep and 6" wide at end of the previous roll, and insert old roll on bottom and sides of anchor slot. Insert the new roll on bottom and sides of anchor slot, then install stakes or staples through both rolls at the bottom of the anchor slot. Fill anchor slot with soil, tamp firmly, and then install new roll in the upstream direction.



CHECK SLOTS:

Check slots should be made every 50 feet on slopes and intermittent drainage channels. Insert a fold of the mat into a 6" deep trench and tamp firmly. Staple or stake at 12" intervals across the mat. Lay mat smoothly on the surface of the soil. Do not stretch the mat and do not allow wrinkles.

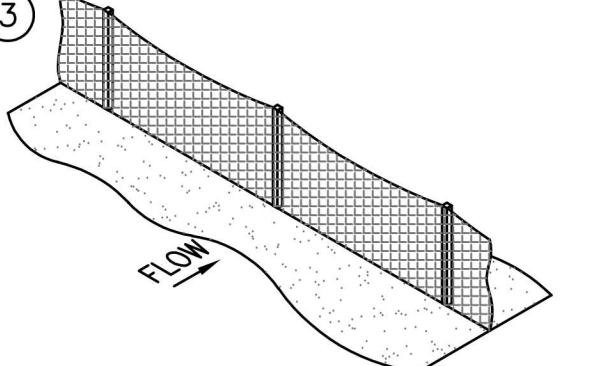
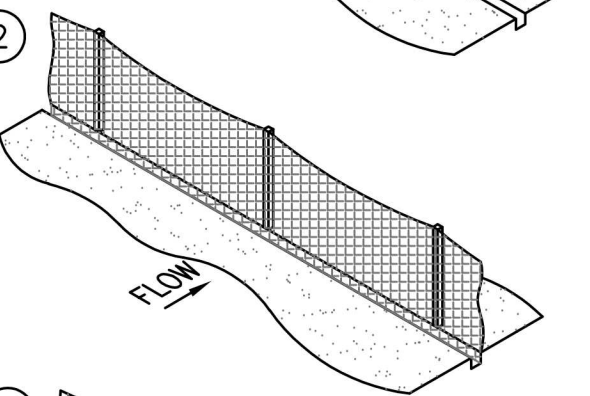
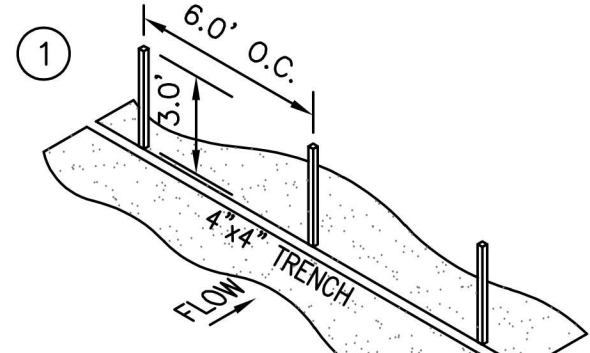
JUTE NETTING ANCORING

NTS

TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.

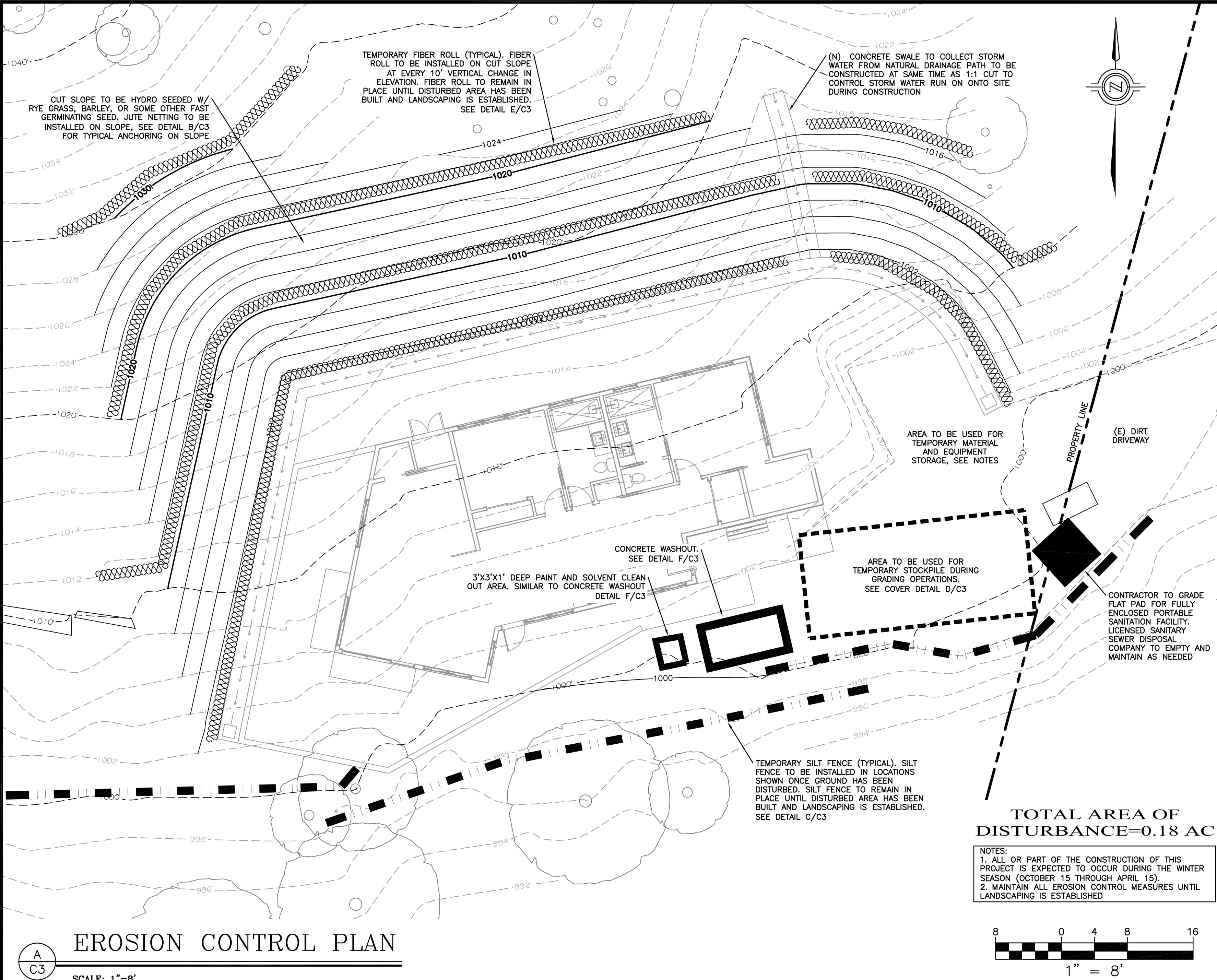
INSTALLATION

1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



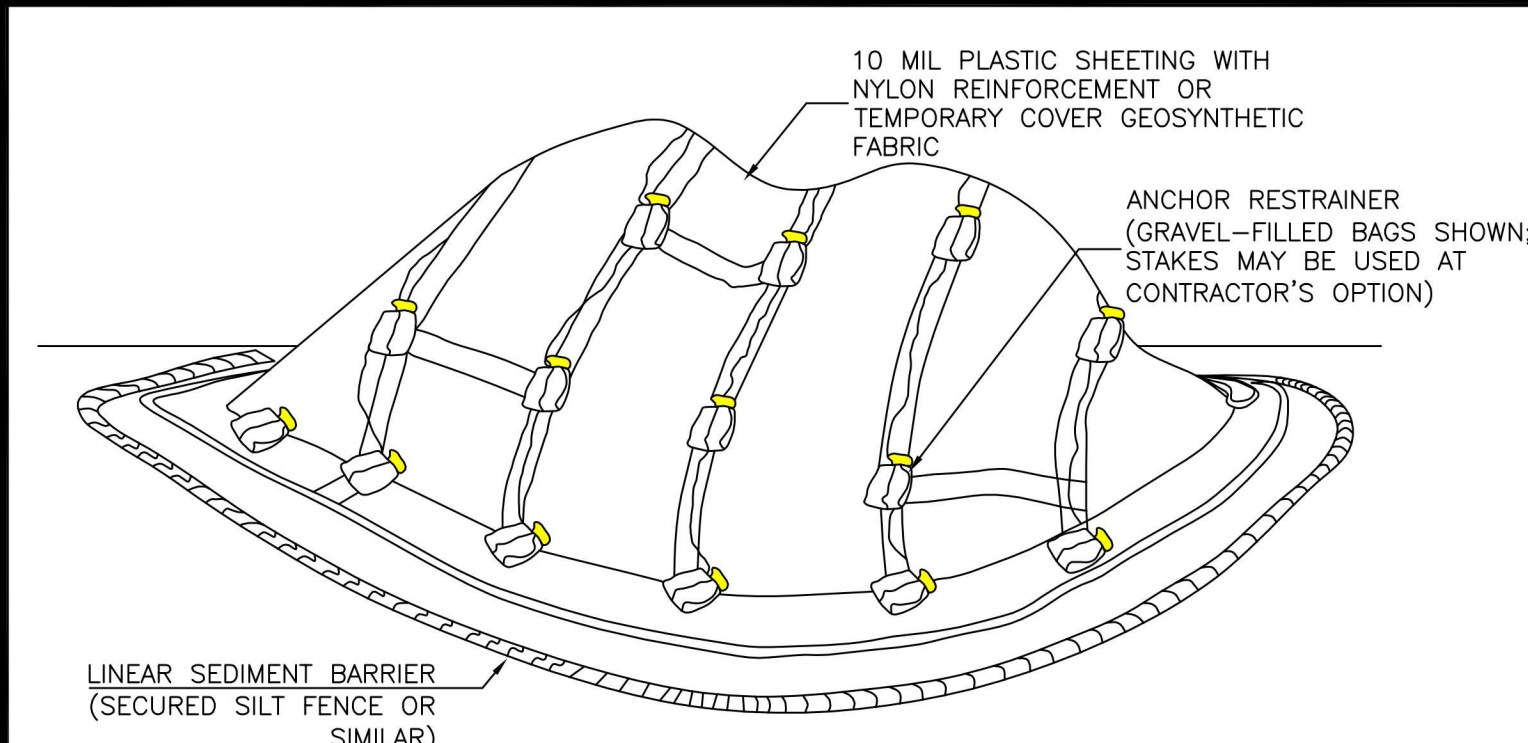
SILT FENCE DETAIL

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EROSION CONTROL PLAN

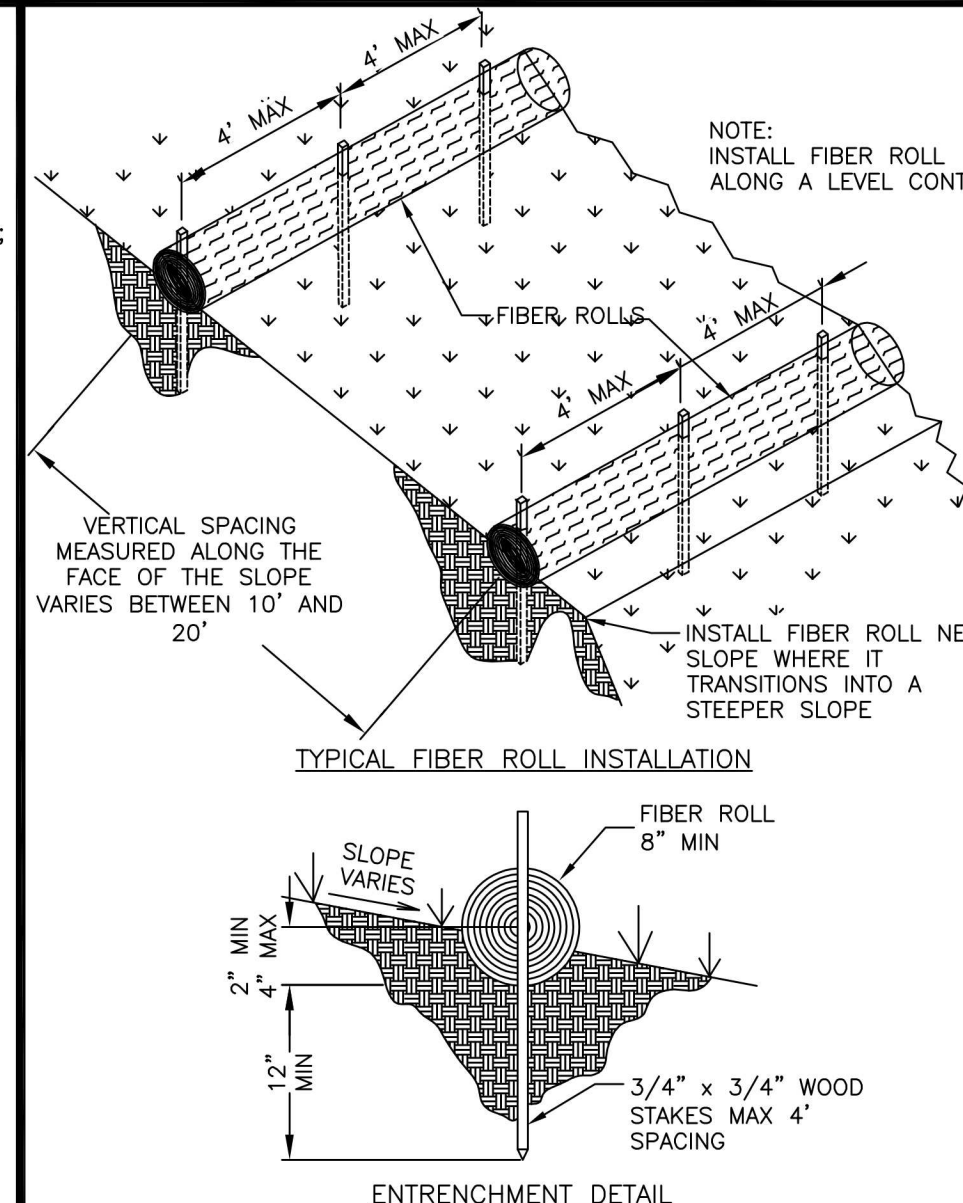
SCALE: 1"=8'



- NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

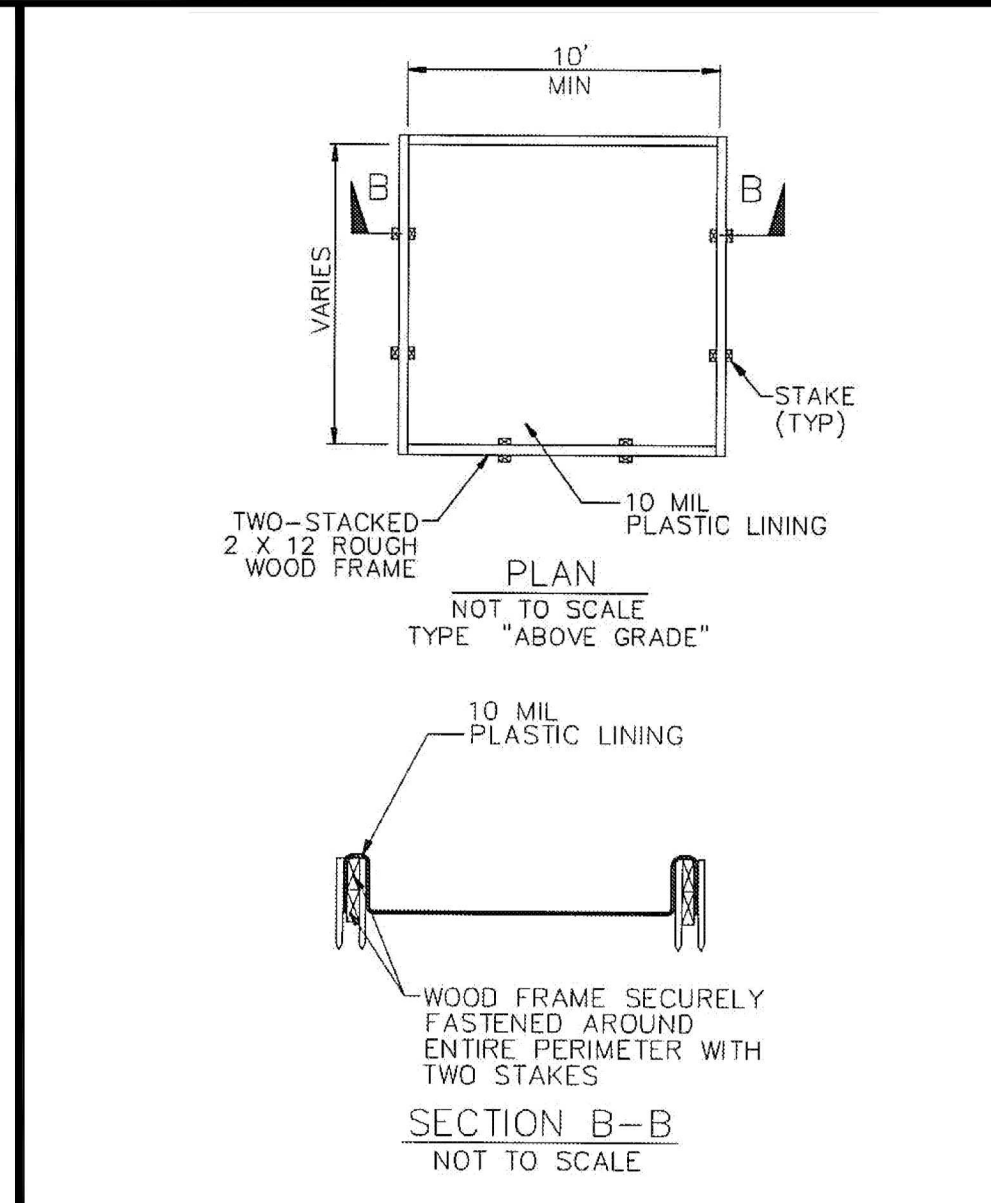
STOCKPILE COVER DETAIL

NTS



FIBER ROLL DETAIL

NTS



CONCRETE WASHOUT

NTS

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LandSengineers.com

**REGISTERED PROFESSIONAL**

**CHRISTOPHER L. LUTZ**

No. 1685  
EXP. 12-31-25  
CIVIL  
STATE OF CALIFORNIA

**PLANNING & DESIGN**

DRAWN BY: MRS  
DESIGNED BY: MRS  
DATE: 7-31-2024  
SCALE: AS SHOWN  
JOB NUMBER: 23-39  
LAST REVISED: N/A  
REVISED BY: N/A

**EROSION CONTROL PLAN**

NOTES:

1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).

2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

**EVANS RESIDENCE**

38793 PALO COLORADO ROAD  
CARMEL, CALIFORNIA 93923  
APN 418-161-006

**SHEET C3**

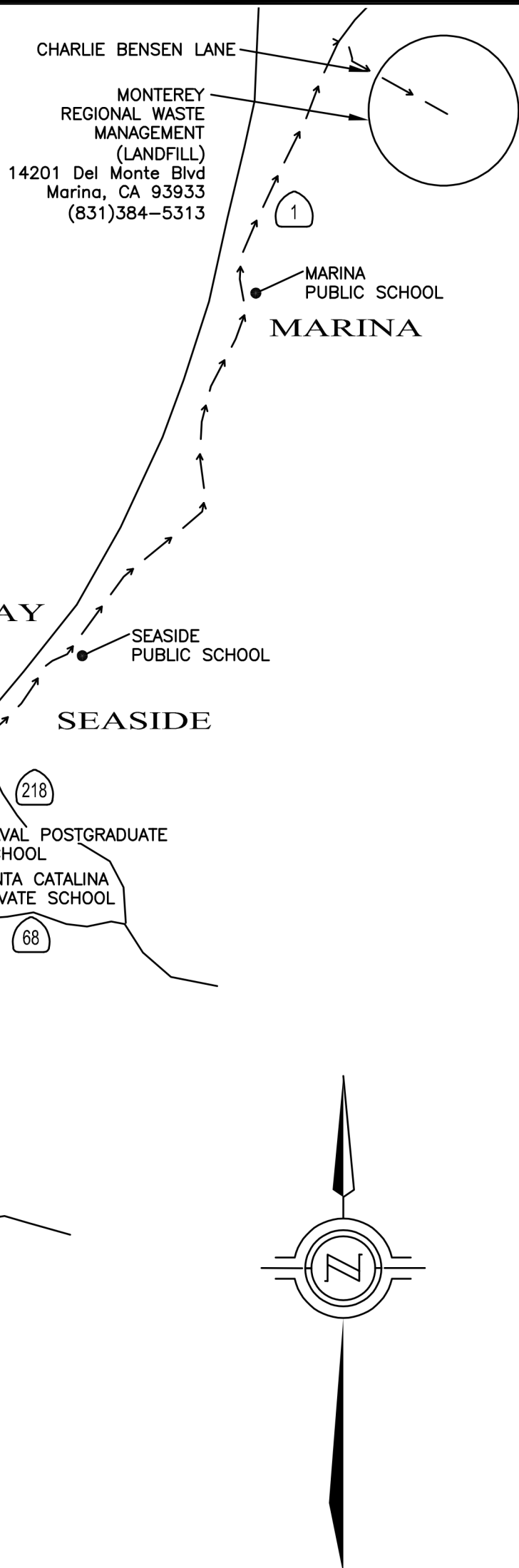
OF

4 SHEETS



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 NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS 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 AND 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.



OVERALL TRUCK ROUTING PLAN

SCALE: 1"=8000'

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8AM TO 5PM (EXCLUDING NATIONAL HOLIDAYS).
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. STOP WORK WITHIN 50 METERS (165 FT) 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.
4. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON-SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
  1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE.
  2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
  3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. – NOT APPLICABLE TO SITE.
  4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. – NOT APPLICABLE TO SITE.
  5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
  6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIAL.
  7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION–NOT APPLICABLE TO SITE.
  8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
  9. COVER INACTIVE STORAGE PILES.
  10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS.
  11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE.
  12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
  13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
  14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.
8. THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
9. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
10. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
11. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
12. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.
13. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.



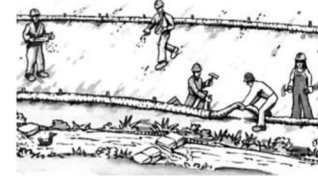
MATERIALS & WASTE MANAGEMENT

- Non-Hazardous Materials**
  - Bern and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
  - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
  - Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
  - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
  - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
  - Arrange for appropriate disposal of all hazardous wastes.
- Construction Entrances and Perimeter**
  - Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Waste Management**
  - The California Green Building Code requires all permitted construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
  - Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
  - Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
  - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).
- Maintenance and Parking**
  - Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
  - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
  - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
  - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rise water to run into gutters, streets, storm drains, or surface waters.
  - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
  - Inlet protection is the last line of spill defense. Drain inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.
- Spill Prevention and Control**
  - Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
  - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
  - Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
  - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
  - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
  - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
  - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EQUIPMENT MANAGEMENT & SPILL CONTROL

- Erosion Control**
  - Schedule grading and excavation work for dry weather only.
  - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
  - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
  - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
  - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
  - Keep excavated soil on the site where it will not collect into the street.
  - Transfer excavated materials to dump trucks on the site, not in the street.
  - If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
    - Unusual soil conditions, discoloration, or odor
    - Abandoned underground tanks
    - Abandoned wells
    - Buried barrels, debris, or trash.



EARTHWORK & CONTAMINATED SOILS

- Paving/Asphalt Work**
  - Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
  - Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
  - Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
  - Do not use water to wash down fresh asphalt or concrete pavement.



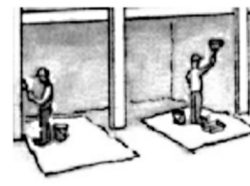
PAVING/ASPHALT WORK

- Concrete, Grout & Mortar Application**
  - Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
  - Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
  - Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



CONCRETE, GROUT & MORTAR APPLICATION

- Painting & Paint Removal**
  - Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
  - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
  - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residual and unusable thinner/solvents as hazardous waste.
  - Paint removal stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
  - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic dry cloths and disposed of as trash.



PAINTING & PAINT REMOVAL

- Dewatering**
  - Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
  - Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
  - When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
  - In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



DEWATERING



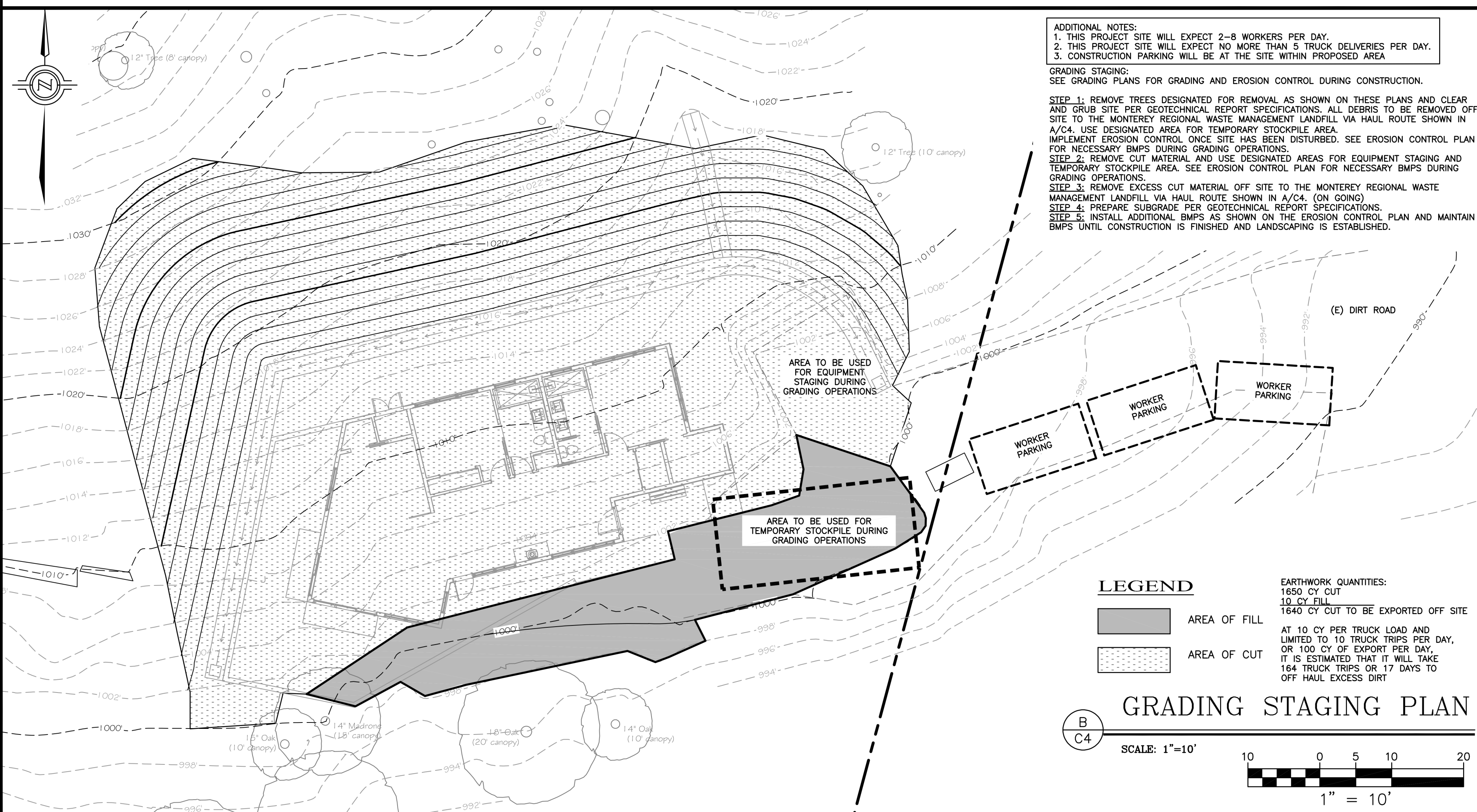
LANDSCAPE MATERIALS

- Landscaping**
  - Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
  - Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
  - Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



- ADDITIONAL NOTES:
1. THIS PROJECT SITE WILL EXPECT 2-8 WORKERS PER DAY.
  2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.
  3. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA

GRADING STAGING: SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.

- STEP 1: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN ON THESE PLANS AND CLEAR AND GRUB SITE PER GEOTECHNICAL REPORT SPECIFICATIONS. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C4. USE DESIGNATED AREA FOR TEMPORARY STOCKPILE AREA.
- IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
- STEP 2: REMOVE CUT MATERIAL AND USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA. SEE EROSION CONTROL PLAN FOR NECESSARY BMPs DURING GRADING OPERATIONS.
- STEP 3: REMOVE EXCESS CUT MATERIAL OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C4. (ON GOING)
- STEP 4: PREPARE SUBGRADE PER GEOTECHNICAL REPORT SPECIFICATIONS.
- STEP 5: INSTALL ADDITIONAL BMPs AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPs UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

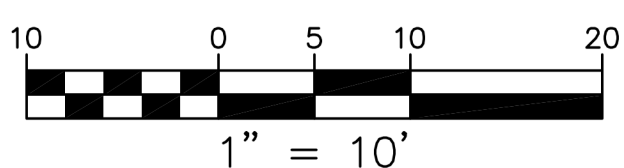
LEGEND

- AREA OF FILL
- AREA OF CUT

EARTHWORK QUANTITIES:  
1650 CY CUT  
10 CY FILL  
1640 CY CUT TO BE EXPORTED OFF SITE  
AT 10 CY PER TRUCK LOAD AND LIMITED TO 10 TRUCK TRIPS PER DAY, OR 100 CY OF EXPORT PER DAY. IT IS ESTIMATED THAT IT WILL TAKE 164 TRUCK TRIPS OR 17 DAYS TO OFF HAUL EXCESS DIRT

GRADING STAGING PLAN

SCALE: 1"=10'



**I&S ENGINEERING AND SURVEYING, INC.**  
2460 Garden Road, Suite G, Monterey, California 93940  
P: 831.655.2723 F: 831.655.3445  
LandSengineers.com

**REGISTERED PROFESSIONAL**  
**PLANNING**  
No. 1385  
EXPIRATION DATE 12-31-25  
CIVIL  
STATE OF CALIFORNIA

DRAWN BY: MRS  
DESIGNED BY: MRS  
DATE: 7-31-2024  
SCALE: AS SHOWN  
JOB NUMBER: 23-39  
LAST REVISED: N/A  
REVISED BY: N/A

EVANS RESIDENCE  
38793 PALO COLORADO ROAD  
CARMEL, CALIFORNIA 93923  
APN 418-161-006

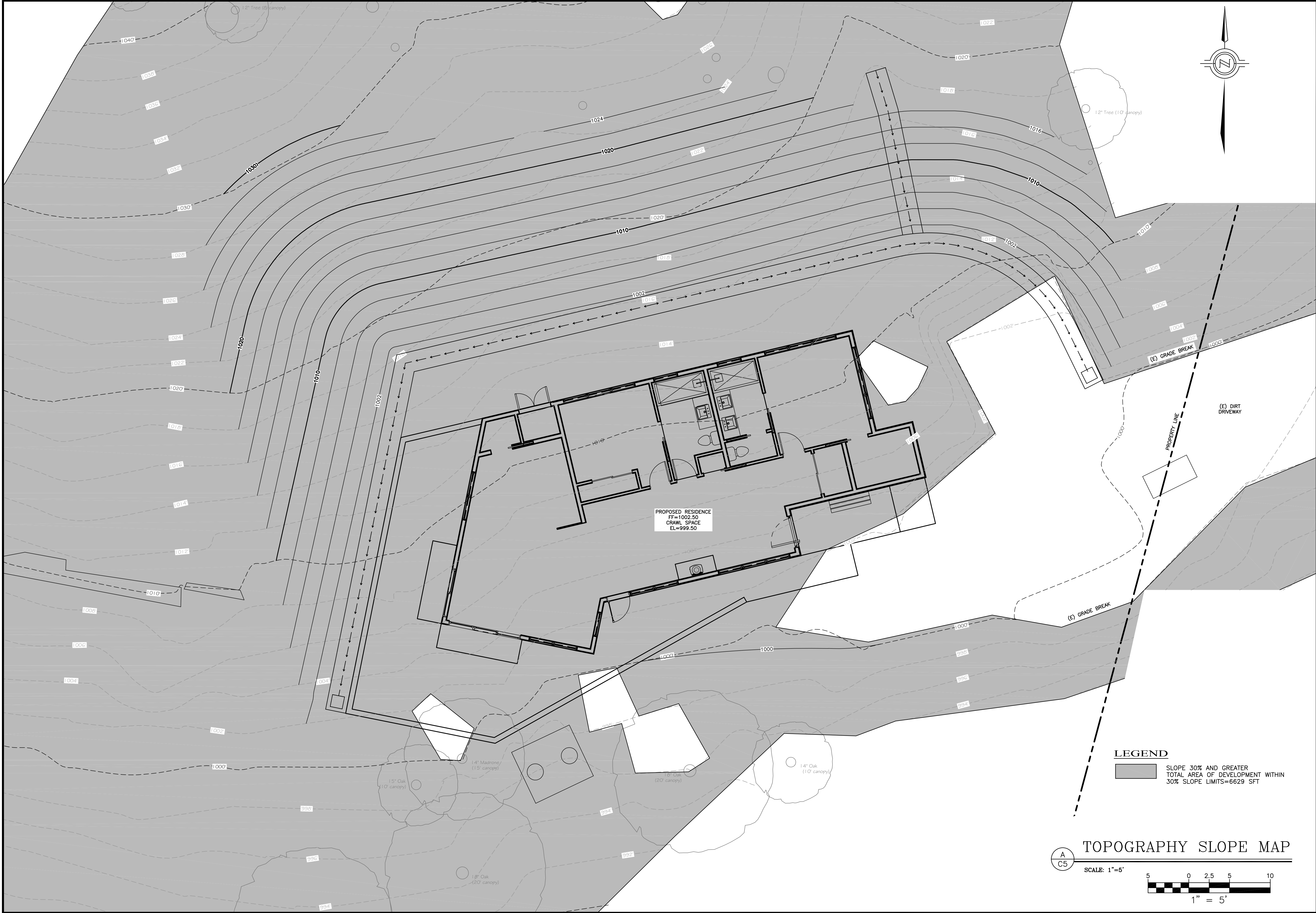
CONSTRUCTION MANAGEMENT PLAN

SHEET C4

OF

4 SHEETS





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LandSengineers.com

REGISTERED PROFESSIONAL  
ENGINEER  
No. 8396  
EXP. 12-31-25  
CIVIL  
STATE OF CALIFORNIA

DRAWN BY: MRS  
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DATE: 9-20-2024  
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LAST REVISED: N/A  
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TOPOGRAPHY SLOPE MAP

EVANS RESIDENCE  
38793 PALO COLORADO ROAD  
CARMEL, CALIFORNIA 93923  
APN 418-161-006

SHEET C5  
OF  
5 SHEETS

TOPOGRAPHY SLOPE MAP
   
 SCALE: 1"=5'
   
  
 1" = 5'