

# **County of Monterey**

Government Center - Board Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901



## **Meeting Agenda - Final**

**Wednesday, August 27, 2025**

**9:00 AM**

**Para interpretación en español, haga clic aquí:**

**<https://attend.wordly.ai/join/THCT-8529>**

**County of Monterey Planning Commission**

**The Planning Commission is pleased to announce a six-month Pilot Program for Interpretation Services, commencing in December 2024. This initiative aims to enhance accessibility and participation in our meetings.**

**To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on ‘Attend’ to join.**

**Thank you for your cooperation and we look forward to your participation.**

**La Comisión de Planificación se complace en anunciar un Programa Piloto de Servicios de Interpretación de seis meses de duración, que comenzará en diciembre de 2024. Esta iniciativa tiene como objetivo mejorar la accesibilidad y la participación en nuestras reuniones.**

**Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.**

**Gracias por su colaboración y esperamos contar con su participación.**

**<https://attend.wordly.ai/join/THCT-8529>**

**For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.**

**Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.**

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

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/95316276581>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 953 1627 6581 when prompted.

**PLEASE NOTE: IF ALL COMMISSIONERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.**

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

- a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at [phearingcomments@countyofmonterey.gov](mailto:phearingcomments@countyofmonterey.gov) . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.
- b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

**DOCUMENT DISTRIBUTION:** Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community

Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

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

**INTERPRETATION SERVICE POLICY:** The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/95316276581>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
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- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

**TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES**

**REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.**

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

- a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: [phearingcomments@countyofmonterey.gov](mailto:phearingcomments@countyofmonterey.gov). En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.
- b. Puede participar a través de ZOOM o telefónicamente. Para ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

**DISTRIBUCIÓN DE DOCUMENTOS:** Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

**FORMATOS ALTERNATIVOS:** Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

**POLÍZA DE SERVICIO DE INTERPRETACIÓN:** Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo

piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y no más de lo mínimo de 24 horas de anticipo para cualquier reunión.

**NOTA:** Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

**PUBLIC COMMENT:** Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

**COMENTARIO PÚBLICO:** Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

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

**9:00 A.M. - CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Jessica Hartzell  
Paul C. Getzelman  
Ben Work  
Ernesto G. Gonzalez  
Christine Shaw  
Francisco Javier Mendoza  
Martha Diehl  
Amy Roberts  
Etna Monsalve  
Ramon Gomez

**PUBLIC COMMENTS**

This is a time set aside for the public to comment on a matter that is not on the agenda.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

**APPROVAL OF CONSENT CALENDAR**

1. REAPPOINT KAMLESH PARIKH TO THE DEL MONTE FOREST LAND USE ADVISORY COMMITTEE.

**Attachments:**     [Cover Letter](#)  
                             [Exhibit A - LUAC Reappointment](#)

2. APPOINT FRED KENYON TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE

**Attachments:**     [Cover Page](#)  
                             [Exhibit A – Statement of Interest Information for Fred Kenyon](#)

### **9:00 A.M. – SCHEDULED MATTERS**

**3.    PLN240231 - MAUSE PATRICK W & ROBIN M RILEY TRS**

Public Hearing to consider the construction of a 2,265 square foot single-family dwelling with a detached 740 square foot garage and associated site improvements, including a driveway and decks, and development on slopes in excess of 25%.

**Project Location:** 28007 Mercurio Rd, Carmel.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

**Attachments:**     [Staff Report](#)  
                             [Exhibit A - Draft Resolution](#)  
                             [Exhibit B - Carmel Valley LUAC Minutes 080625](#)  
                             [Exhibit C - Geologic Hazard Evaluation \(LIB250106\)](#)  
                             [Exhibit D - Vicinity Map](#)

### **REFERRALS**

**4.    PLANNING COMMISSION REFERRALS**

**Attachments:**     [Cover Page](#)  
                             [Exhibit A - PC Referral Spreadsheet](#)  
                             [Exhibit B - Tiny Homes/Mobile Homes Response](#)

### **DEPARTMENT REPORT**

### **ADJOURNMENT**



# County of Monterey

## Item No.1

### Board Report

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

Legistar File Number: PC 25-071

August 27, 2025

**Introduced:** 8/18/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

REAPPOINT KAMLESH PARIKH TO THE DEL MONTE FOREST LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:

It is recommended that the Planning Commission reappoint Kamlesh Parikh to the Del Monte Forest Land Use Advisory Committee.



# County of Monterey Planning Commission

## Agenda Item No.1

Legistar File Number: PC 25-071

## Item No.1

Board of Supervisors  
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**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Planning Item

REAPPOINT KAMLESH PARIKH TO THE DEL MONTE FOREST LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:

It is recommended that the Planning Commission reappoint Kamlesh Parikh to the Del Monte Forest Land Use Advisory Committee.

# Exhibit A

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**From:** [K Parikh](#)  
**To:** [Caro, Carissa](#)  
**Cc:** [McDougal, Melissa](#)  
**Subject:** Re: Term Expiration for Del Monte Forest Land Use Advisory Committee  
**Date:** Tuesday, July 15, 2025 10:51:27 AM  
**Attachments:** [image001.png](#)

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. ]

Thanks Carissa, yes I would like to continue serving on the DMF LUAC.

Best,

**KAMLESH PARIKH** ARCHITECT | NCARB | IIDA

ARCHITECTURE | INTERIORS | PHOTOGRAPHY

**P A R I X** INTERNATIONAL

2002 Majella Road | Pebble Beach | CA 93953 | USA  
**TEL:** +1 831 375 6000 **Email:** [PARIX@att.net](mailto:PARIX@att.net)

On Tuesday, July 15, 2025 at 10:59:54 PM GMT+5:30, Caro, Carissa <caroc@countyofmonterey.gov> wrote:

Hello Kamlesh,

I'm reaching out regarding your membership expiration for the Del Monte Forest Land Use Advisory Committee. Our office sent a letter notifying you that your term expired on June 30, 2025, and we never received correspondence back indicating whether you would like to be reappointed or resign. Can you please let me know at your earliest convenience if you would like to continue your membership with the Del Monte Forest LUAC or resign?

Thank you so much!

| Carissa Caro  
| Secretary



Housing and Community Development  
1441 Schilling Place, 2<sup>nd</sup> Floor, Salinas, CA 93901  
HCD Main Line: (831) 755-5025  
Email: [caroc@countyofmonterey.gov](mailto:caroc@countyofmonterey.gov)



# County of Monterey

## Item No.2

### Board Report

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

Legistar File Number: PC 25-072

August 27, 2025

Introduced: 8/20/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

#### **APPOINT FRED KENYON TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE**

##### RECOMMENDATION:

It is recommended that the Planning Commission appoint Fred Kenyon to serve on the South County Land Use Advisory Committee for a term ending June 30, 2027. This nomination was submitted by Commissioner Work, who serves as the Primary Commissioner Liaison for the committee.

##### DISCUSSION:

On July 8, 2025, Staff received a Statement of Interest from Fred Kenyon, expressing interest in serving on the South County Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Work.

Commissioner Work confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Melissa McDougal, Administrative Secretary, ext.5146

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:

Exhibit A - Statement of Interest Information for Fred Kenyon



# County of Monterey

## Planning Commission

Legistar File Number: PC 25-072

## Item No.2

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

August 27, 2025

**Introduced:** 8/20/2025

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Planning Item

### **APPOINT FRED KENYON TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE**

#### RECOMMENDATION:

It is recommended that the Planning Commission appoint Fred Kenyon to serve on the South County Land Use Advisory Committee for a term ending June 30, 2027. This nomination was submitted by Commissioner Work, who serves as the Primary Commissioner Liaison for the committee.

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Commissioner Work confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Melissa McDougal, Administrative Secretary, ext.5146

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:

Exhibit A - Statement of Interest Information for Fred Kenyon

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# Exhibit A

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**County of Monterey**  
**HOUSING AND COMMUNITY**  
**DEVELOPMENT DEPARTMENT**  
Craig Spencer, Director

1441 Schilling Place  
Salinas, CA 93901  
O: 831 755 5025  
F: 831 757 9516

**Land Use Advisory Committee**  
**Statement of Interest Information Sheet**

**Name:** Fred Kenyon

**Land Use Advisory Committee area:** District 3, South County Land Use Advisory Committee

**Number of years residing in that land use area:** 19

**Occupation:** Retired A.F. Pilot, Airline Pilot and Author

**Past experiences pertaining to architecture, building, community issues, construction, environmental concerns, forestry, landscaping, land use issues or other matters are listed below:**

1. I have worked in the building trades.
2. I helped build, landscape, and live in a solar home in Bryson on 80 acres.
3. During my life I have been fortunate to travel through out the world and have noted good and bad land use.

**Reason that I wish to participate as a member of my land use advisory committee:**

1. Appreciation of the democratic process.
2. I hope to contribute to the development of my community.
3. Interest in native landscape protection.

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# Exhibit A

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**County of Monterey**  
**HOUSING AND COMMUNITY**  
**DEVELOPMENT DEPARTMENT**  
Craig Spencer, Director

1441 Schilling Place  
Salinas, CA 93901  
O: 831 755 5025  
F: 831 757 9516

**Land Use Advisory Committee**  
**Statement of Interest Information Sheet**

**Name:** Fred Kenyon

**Land Use Advisory Committee area:** District 3, South County Land Use Advisory Committee

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3. Interest in native landscape protection.

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# County of Monterey

## Item No.3

### Board Report

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

Legistar File Number: PC 25-070

August 27, 2025

**Introduced:** 8/12/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### **PLN240231 - MAUSE PATRICK W & ROBIN M RILEY TRS**

Public Hearing to consider the construction of a 2,265 square foot single-family dwelling with a detached 740 square foot garage and associated site improvements, including a driveway and decks, and development on slopes in excess of 25%.

**Project Location:** 28007 Mercurio Rd, Carmel.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

#### RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

- a. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
- b. Approve a Combined Development Permit consisting of:
  - 1) Administrative Permit and Design Approval to allow construction of a 2,265 square foot two-story single-family dwelling with a detached 740 square foot garage and associated site improvements; and
  - 2) Use Permit to allow development on slopes in excess of 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 11 conditions of approval.

#### PROJECT INFORMATION

**Agent:** Robert Carver

**Property Owner:** Mause Patrick W & Robin M Riley Trs

**APN:** 169-081-008-000

**Parcel Size:** 1.0 acre (43,560 square feet)

**Zoning:** Low Density Residential with Building Site-6, Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [LDR/B-6-D-S-RAZ]

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** Yes

Project Planner: Hya Honorato, Assistant Planner

Honoratoh@countyofmonterey.gov, (831) 755-5173

#### SUMMARY/DESCRIPTION

The proposed development is located within the Mercurio Subdivision in Carmel Valley. The one-acre

parcel is the last parcel to be developed within this subdivision and sits within a wooded, steeply slopes area. The proposed development involves the construction of a 2,265 square foot single-family dwelling with a detached 740 two-car garage, associated site improvements including a new driveway and 677 square feet of decks, and 2,455 square feet of development on slopes in excess of 25%. Grading consists of 313 cubic yards of cut and fill. Water service will be provided by CalAm and managed by the Monterey Peninsula Water Management District. As proposed, the project will be served by an on-site wastewater treatment system, which has been reviewed and approved by the Environmental Health Bureau. No tree removal is proposed.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Carmel Valley Master Plan (CVMP), and Zoning Ordinance (Title 21).

#### *Site Development Standards*

The project complies with the development standards of the Low Density Residential (“LDR”) zoning district. The one-acre, triangular-shaped parcel has a 0.22-acre (9,735 square foot) building envelope. The remaining 0.78 acres of the lot are conveyed as scenic easements: a 50-foot scenic easement along the southeast property line, a 40-foot scenic easement along the south property line, and a 60-foot scenic easement along the northwest property line. As proposed, the residence and garage are located within the required building envelope area; no development is proposed in the scenic easement. The LDR zoning district allows a maximum height of 30 feet for the main structures and 15 feet for non-habitable structures. The proposed main structure is 24 feet 8 inches and the detached garage is 12 feet 2 inches, both within the allowed limits. The total building site coverage is 7%, well below the 35% limit. Overall, the project meets all height, size, and setback requirements set forth in the development standards of the LDR zoning district.

#### *Design*

The proposed exterior colors and materials are consistent with the area’s setting and surrounding residences. As proposed, the colors and materials of the proposed single-family dwelling include fiber cement siding in light brown for the exterior walls and trim, natural stone veneer accents, dark gray Class “A” standing seam roof, and natural stone veneer site walls. The proposed project will have a comparatively similar layout, bulk, and mass to other custom homes within the subdivision. The proposed project will not be visible from Highway 68, Carmel Valley Road, or other common public viewing areas due to distance and topography.

#### *Development on Slopes*

Pursuant to General Plan Policy OS-3.5, development on slopes that exceed 25% is prohibited unless a Use Permit is obtained and the appropriate authority finds that there is no feasible alternative that would allow development to occur on slopes less than 25%, and/or the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.

The one-acre property is situated on a forested hillside, surrounded by steep slopes to the north and east. The project site slopes down from Mercurio Road. Approximately one-third to a half of the subject property’s building envelope contains slopes in excess of 25%. The proposed project involves approximately 2,455 square feet of development on slopes in excess of 25%. A majority of the

development on steeper slopes is associated with the driveway. To ensure there is adequate fire truck turnaround and grade transitions, the proposed driveway traverse is along the front portion of the property. Additionally, the proposed driveway configuration allows access to the flattest portion of the property. The proposed garage and single-family dwelling are sited in the flattest areas of the property. Portions of the garage will be located on slopes in excess of 25%. There is no development on steeper slopes associated with the main residence as its entry patio and bridge (connecting to the garage) are cantilevered over the steeper slopes. Siting the garage entirely on less steep slopes would impact native trees and require a longer driveway and additional development on slopes in excess of 25%, which would conflict with CVMP Policy CV-3.4, which requires that “alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements.” The proposed garage is sited in the most appropriate location that avoids tree removal and minimizes the length of the proposed driveway. Further, due to the forested and sloped nature of the property, there is not an adequate area to site the residence, garage, and required primary and secondary leach fields without impacting steeper slopes or trees. Avoiding impacts to native trees complies with CV-3.11.

Development must be located within the property’s 0.22-acre building envelope. Given the sloped nature of the entire subdivision, development on steeper slopes for the subject property and others would have been contemplated. However, the necessary discretionary permit to allow such development was not granted at the time of the subdivision. In this case, the proposed development on slopes, specifically the siting of the driveway, better balances the forest resource and hillside protection policies of the General Plan and Carmel Valley Master Plan. The topography of the land leaves no opportunity for development on less steep slopes and requires that trees be removed in order to access the flattest building site location. Therefore, the proposed project meets the required criteria of General Plan Policy OS-3.5.

#### *Geologic Hazards*

The GIS Records show that the Navy Fault is within proximity of the project site (325 feet southwest). Pursuant to General Plan Policy S-1.7, a Geological Investigation Report was provided (County of Monterey Library No. LIB250106; **Exhibit C**). The report confirmed that there is no fault surface trace crossing the site, and that the potential for surface-fault rupture or seismically-induced landslides is considered low due to the site being underlain at shallow depths by competent bedrock. The project site is still susceptible to seismic shaking; however, design measures shall be incorporated to resist damage associated with very severe shaking in accordance with current building codes and design standards. Title 16 section 16.08.100 require that recommendations of the geotechnical report and geological report implemented into the final construction plans. Accordingly, potential geologic hazards will be reduced to an acceptable level pursuant to General Plan Policy S-1.6. Finally, evidence submitted demonstrates that the site is physically suitable for development and the development will neither create nor significantly contribute to geologic instability or geologic hazards (General Plan Policy S-1.8).

#### OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services

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

LAND USE ADVISORY COMMITTEE

On August 4, 2025, the Carmel Valley Land Use Advisory Committee (LUAC) reviewed the project at a duly noticed meeting. The LUAC continued the meeting to a date uncertain to provide an opportunity for the agent to be present to address concerns expressed during public comments. On August 18, 2025, the LUAC reviewed the project again and addressed comments regarding privacy between the main dwelling and the downhill neighbor. The agent stated that the applicant is willing to provide additional screening and plans to plant trees immediately in the hopes that the trees will be mature when they are ready to move in. The LUAC voted unanimously to support the project and made the recommendation to provide screening along the property line adjacent to the downstairs neighbor (**Exhibit B**).

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence, and accessory structures within a residential zone. The proposed project involves the construction of a 2,265 square foot single-family dwelling, with a detached 740 square foot garage, and associated site improvements. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff's review of the development application.

Prepared by: Hya Honorato, Assistant Planner, x5173  
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Carmel Valley LUAC Minutes 08/06/25

Exhibit C - Geological Hazards Evaluation (LIB250106)

Exhibit D - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Fionna Jensen, Principal Planner; Patrick Mause and Robin Riley, Property Owners; Robert Carver (Studio Carver), Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240231.



# County of Monterey Planning Commission

## Agenda Item No.3

Legistar File Number: PC 25-070

## Item No.3

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

August 27, 2025

Introduced: 8/12/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

### PLN240231 - MAUSE PATRICK W & ROBIN M RILEY TRS

Public Hearing to consider the construction of a 2,265 square foot single-family dwelling with a detached 740 square foot garage and associated site improvements, including a driveway and decks, and development on slopes in excess of 25%.

**Project Location:** 28007 Mercurio Rd, Carmel.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

### RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

- a. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
- b. Approve a Combined Development Permit consisting of:
  - 1) Administrative Permit and Design Approval to allow construction of a 2,265 square foot two-story single-family dwelling with a detached 740 square foot garage and associated site improvements; and
  - 2) Use Permit to allow development on slopes in excess of 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 11 conditions of approval.

### PROJECT INFORMATION

**Agent:** Robert Carver

**Property Owner:** Mause Patrick W & Robin M Riley Trs

**APN:** 169-081-008-000

**Parcel Size:** 1.0 acre (43,560 square feet)

**Zoning:** Low Density Residential with Building Site-6, Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [LDR/B-6-D-S-RAZ]

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** Yes

Project Planner: Hya Honorato, Assistant Planner

Honoratoh@countyofmonterey.gov, (831) 755-5173

### SUMMARY/DESCRIPTION

The proposed development is located within the Mercurio Subdivision in Carmel Valley. The one-acre

parcel is the last parcel to be developed within this subdivision and sits within a wooded, steeply slopes area. The proposed development involves the construction of a 2,265 square foot single-family dwelling with a detached 740 two-car garage, associated site improvements including a new driveway and 677 square feet of decks, and 2,455 square feet of development on slopes in excess of 25%. Grading consists of 313 cubic yards of cut and fill. Water service will be provided by CalAm and managed by the Monterey Peninsula Water Management District. As proposed, the project will be served by an on-site wastewater treatment system, which has been reviewed and approved by the Environmental Health Bureau. No tree removal is proposed.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Carmel Valley Master Plan (CVMP), and Zoning Ordinance (Title 21).

#### *Site Development Standards*

The project complies with the development standards of the Low Density Residential (“LDR”) zoning district. The one-acre, triangular-shaped parcel has a 0.22-acre (9,735 square foot) building envelope. The remaining 0.78 acres of the lot are conveyed as scenic easements: a 50-foot scenic easement along the southeast property line, a 40-foot scenic easement along the south property line, and a 60-foot scenic easement along the northwest property line. As proposed, the residence and garage are located within the required building envelope area; no development is proposed in the scenic easement. The LDR zoning district allows a maximum height of 30 feet for the main structures and 15 feet for non-habitable structures. The proposed main structure is 24 feet 8 inches and the detached garage is 12 feet 2 inches, both within the allowed limits. The total building site coverage is 7%, well below the 35% limit. Overall, the project meets all height, size, and setback requirements set forth in the development standards of the LDR zoning district.

#### *Design*

The proposed exterior colors and materials are consistent with the area’s setting and surrounding residences. As proposed, the colors and materials of the proposed single-family dwelling include fiber cement siding in light brown for the exterior walls and trim, natural stone veneer accents, dark gray Class “A” standing seam roof, and natural stone veneer site walls. The proposed project will have a comparatively similar layout, bulk, and mass to other custom homes within the subdivision. The proposed project will not be visible from Highway 68, Carmel Valley Road, or other common public viewing areas due to distance and topography.

#### *Development on Slopes*

Pursuant to General Plan Policy OS-3.5, development on slopes that exceed 25% is prohibited unless a Use Permit is obtained and the appropriate authority finds that there is no feasible alternative that would allow development to occur on slopes less than 25%, and/or the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.

The one-acre property is situated on a forested hillside, surrounded by steep slopes to the north and east. The project site slopes down from Mercurio Road. Approximately one-third to a half of the subject property’s building envelope contains slopes in excess of 25%. The proposed project involves approximately 2,455 square feet of development on slopes in excess of 25%. A majority of the

development on steeper slopes is associated with the driveway. To ensure there is adequate fire truck turnaround and grade transitions, the proposed driveway traverse is along the front portion of the property. Additionally, the proposed driveway configuration allows access to the flattest portion of the property. The proposed garage and single-family dwelling are sited in the flattest areas of the property. Portions of the garage will be located on slopes in excess of 25%. There is no development on steeper slopes associated with the main residence as its entry patio and bridge (connecting to the garage) are cantilevered over the steeper slopes. Siting the garage entirely on less steep slopes would impact native trees and require a longer driveway and additional development on slopes in excess of 25%, which would conflict with CVMP Policy CV-3.4, which requires that “alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements.” The proposed garage is sited in the most appropriate location that avoids tree removal and minimizes the length of the proposed driveway. Further, due to the forested and sloped nature of the property, there is not an adequate area to site the residence, garage, and required primary and secondary leach fields without impacting steeper slopes or trees. Avoiding impacts to native trees complies with CV-3.11.

Development must be located within the property’s 0.22-acre building envelope. Given the sloped nature of the entire subdivision, development on steeper slopes for the subject property and others would have been contemplated. However, the necessary discretionary permit to allow such development was not granted at the time of the subdivision. In this case, the proposed development on slopes, specifically the siting of the driveway, better balances the forest resource and hillside protection policies of the General Plan and Carmel Valley Master Plan. The topography of the land leaves no opportunity for development on less steep slopes and requires that trees be removed in order to access the flattest building site location. Therefore, the proposed project meets the required criteria of General Plan Policy OS-3.5.

#### *Geologic Hazards*

The GIS Records show that the Navy Fault is within proximity of the project site (325 feet southwest). Pursuant to General Plan Policy S-1.7, a Geological Investigation Report was provided (County of Monterey Library No. LIB250106; **Exhibit C**). The report confirmed that there is no fault surface trace crossing the site, and that the potential for surface-fault rupture or seismically-induced landslides is considered low due to the site being underlain at shallow depths by competent bedrock. The project site is still susceptible to seismic shaking; however, design measures shall be incorporated to resist damage associated with very severe shaking in accordance with current building codes and design standards. Title 16 section 16.08.100 require that recommendations of the geotechnical report and geological report implemented into the final construction plans. Accordingly, potential geologic hazards will be reduced to an acceptable level pursuant to General Plan Policy S-1.6. Finally, evidence submitted demonstrates that the site is physically suitable for development and the development will neither create nor significantly contribute to geologic instability or geologic hazards (General Plan Policy S-1.8).

#### OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services

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

LAND USE ADVISORY COMMITTEE

On August 4, 2025, the Carmel Valley Land Use Advisory Committee (LUAC) reviewed the project at a duly noticed meeting. The LUAC continued the meeting to a date uncertain to provide an opportunity for the agent to be present to address concerns expressed during public comments. On August 18, 2025, the LUAC reviewed the project again and addressed comments regarding privacy between the main dwelling and the downhill neighbor. The agent stated that the applicant is willing to provide additional screening and plans to plant trees immediately in the hopes that the trees will be mature when they are ready to move in. The LUAC voted unanimously to support the project and made the recommendation to provide screening along the property line adjacent to the downstairs neighbor (**Exhibit B**).

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence, and accessory structures within a residential zone. The proposed project involves the construction of a 2,265 square foot single-family dwelling, with a detached 740 square foot garage, and associated site improvements. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff's review of the development application.

Prepared by: Hya Honorato, Assistant Planner, x5173  
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

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Exhibit C - Geological Hazards Evaluation (LIB250106)

Exhibit D - Vicinity Map

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# Exhibit A

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## DRAFT RESOLUTION

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

In the matter of the application of:

**MAUSE PATRICK W & ROBIN M RILEY TRS (PLN240231)**

#### **RESOLUTION NO. 25--**

Resolution by the County of Monterey Planning Commission:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
  - a. Administrative Permit and Design Approval to allow construction of a 2,265 square foot two-story single-family dwelling with a detached 740 square foot garage and associated site improvements; and
  - b. Use Permit to allow development on slopes in excess of 25%.

[PLN240231 MAUSE, 28007 MERCURIO RD,  
CARMEL, CARMEL VALLEY AREA PLAN  
(APN: 169-081-008-000)]

The MAUSE PATRICK W & ROBIN M RILEY TRS application (PLN240231) came on for a public hearing before the Planning Commission on August 27, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Planning Commission finds and decides as follows:

### FINDINGS

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

- b) The subject property is a one-acre undeveloped parcel and the last undeveloped parcel within the Mercurio Subdivision, which is a 17-parcel subdivision that was approved in 1978. The proposed project includes a new two-story 2,265 square foot single-family dwelling with a detached 740 square foot garage. Associated site improvements include 677 square feet of decking and an on-site waste treatment facility.
- c) Allowed Use. The property is located at 28007 Mercurio Rd, Carmel, (Assessor's Parcel Number [APN]: 169-081-008-000), within the Carmel Area Master Plan, in unincorporated Carmel. The parcel is zoned as Low Density Residential with Building Site-6, Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [LDR/B-6-D-S-RAZ], which allows the first single-family dwelling on a legal lot of record (Title 21 section 21.14.030) subject to an Administrative Permit and Design Approval. A Use Permit is required to allow development on slopes in excess of 25% (see Finding 5 and supporting evidence). The proposed project involves construction of a single-family dwelling, detached garage, and site improvements. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject property is shown in its present size (1.0 acre) and configuration as Lot 2 within Tract No. 908 of the Mercurio Subdivision, recorded on February 1979 (Volume 14, "Cities & Towns), page 43). Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards. The development standards for the LDR zoning are codified in Title 21 Section 21.14.060. Development standards for the B-6 zoning overlay district are codified in Title 21 Chapter 21.42. The project is consistent with the applicable standards for setbacks, building site coverage, and height. For main structures, the B-6 zoning overlay requires the project to be consistent with the B-4 setbacks, requiring a minimum of a 30 foot front setback, a 20 foot rear setback, and 10% of the average lot width (17 feet 3 inches) for the side setbacks. However, the final map for the Mercurio Subdivision (see Finding 1, Evidence "d") establishes scenic easements throughout the parcel that supersede the setbacks resulting in a 0.22 acre building envelope. The remaining portions of the easements also serve as the required side setbacks (50 foot scenic easement along the southeast property line and a 60 foot scenic easement along the northwest property line) and rear setback (40 foot scenic easement along the south property line). The front setback remains at 30 feet. All development is within the required building envelope. The maximum allowable height for main structures is 30 feet. The proposed height above average natural grade for the single-family dwelling is 24 feet 8 inches. The property is 43,560 square feet (1.0 acres), and the maximum allowable building site coverage is 35% (15,246 square feet) while the proposed coverage is 7% (3,201 square feet). Overall, the project meets all height, coverage, density, and setback requirements set forth in the development standards of the LDR zoning district.
- f) Design and Visual Resources. The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay) and pursuant to Title 21 Chapter 21.44, the location, size, configuration,

materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The proposed project includes a light brown cement board finish with natural stone accents for exterior walls, Class-A standing-seam roof in dark gray, and natural stone site walls. Development within the subject subdivision includes large custom homes. The proposed project would have a comparatively similar layout, bulk, and mass to other residences in the vicinity, and thus will not have a detrimental effect on the existing neighborhood character. Per staff's site visit, the proposed single-family dwelling will not be visible from Carmel Valley Road or any other common public viewing area. The architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), exterior lighting plan shall be approved by HCD-Planning pursuant to Title 21 section 21.14.060 and will be controlled by use of the County's standard condition.

- g) Site Plan Review. The property is subject to the Site Plan Review "S" Zoning district pursuant to Title 21 Chapter 21.45, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. A site plan was included in the application, and an Administrative Permit application has been received and reviewed pursuant to these regulations. The proposed project includes the construction of a single-family dwelling. A fuel management plan was included in the application, which included measures to maintain vegetation surrounding the development area to reduce fire hazards. The applicants provided draft grading and erosion control plans to demonstrate the feasibility of their proposed project. No other hazards or impacts to resources were identified during staff's review of the project (See Findings 2 and 3 and supporting evidence).
- h) Residential Allocation Zoning. Pursuant to Title 21 Chapter 21.52, the Residential Allocation Zoning District limits the number of lots and/or units within specific areas. Pursuant to the Carmel Valley Master Plan Policy CV-1.6, existing lots with less than 5 acres may have the first single family dwelling but are prohibited from having additional units. As proposed, the subject lot will remain the same size and will have a single-family dwelling on the property. Therefore, there are no changes to the number of lots and/or units for the proposed development.
- i) Development on slopes in excess of 25%. The proposed project includes approximately 313 cubic yards of cut and fill, which includes 2,455 square feet of development on slopes in excess of 25%. Pursuant to General Plan OS-3.5, development on slopes in excess of 25% may be allowed pursuant to a Use Permit. Therefore, the project is subject to the granting of a Use Permit. The project meets the required findings to allow existing and proposed development on slopes in excess of 25%, as demonstrated in Finding No. 5 and supporting evidence.
- j) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with Title 21 section 21.66.050.C, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase I Archaeological Assessment (County of Monterey Library No.

LIB250105 – see Finding 2, Evidence “b”) was prepared by Achasta Archaeological Services (Achasta) in December 2024. The assessment included a records search that was negative for previously recorded resources within the proposed development. The assessment also included a field survey of the subject property and archival research to determine if resources extend into the project site. Achasta’s pedestrian survey of the Project Area produced negative results and indicated that there would be no impact on cultural resources, resulting in no effect on the environment. Their analysis also indicated that a search for cultural resources yielded positive results for areas within the vicinity; however, no further action is necessary at this time. No further archeological investigation was recommended. Therefore, impacts on cultural resources are limited and will be controlled by application of the County’s standard condition, which requires the applicant to stop work if any cultural resources or human remains are identified during grading and construction.

- k) Land Use Advisory Committee (LUAC) Review. The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on August 4, 2025, however, the meeting was continued to August 18, 2025. A neighbor brought up concerns about privacy and the agent acknowledged that the applicant is willing to provide additional vegetative screening and plans to plant trees immediately adjacent to the neighbor’s property. The LUAC voted unanimously to support the project with the recommendation to provide additional screening for privacy.
- l) The project planner conducted a site inspection on August 5, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240231.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to soils, geological, slope stability, and cultural resources. The following reports have been prepared:
    - “Phase 1 Architectural Assessment” (County of Monterey Library No. LIB250105) prepared by Achasta Archaeological Services, Marina, CA, December 2024.

- “Geologic Hazards Evaluation” (County of Monterey Library No. LIB250106) prepared by Craig S. Harwood, Ben Lomond, CA, December 9, 2024.
- “Geotechnical and Percolation Report” (County of Monterey Library No. LIB250107) prepared by Soil Surveys Group, Inc., Salinas, CA, March 24, 2023.

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

- c) Staff conducted a site inspection on August 5, 2025 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 County of Monterey HCD-Planning found in Project File PLN240231.

**3. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities will be provided. Applicant provided a service verification letter from California American Water dated December 10, 2024, indicating its ability to provide potable water service to the property, which will be managed through the Monterey Peninsula Water Management District. The Environmental Health Bureau reviewed the application and found it acceptable with no conditions.
  - c) The project proposes a septic system and leach fields to service the proposed single-family dwelling. The EHB has reviewed the preliminary onsite wastewater treatment system (OWTS) plans and percolation report (County of Monterey Library No. LIB250107 – see Finding 2, Evidence “b”) and found them appropriate.
  - d) A fuel management plan is attached to the project plans and shall be adhered to on an on-going basis to ensure implementation and use of the proposed development reduces fire hazards and complies with California Public Resource Code 4291.
  - e) Geological Hazards. In accordance with Title 21 section 21.66.040, a geologic report shall be required if the project site is in any area of known or suspected geologic hazards. The GIS records show that the Navy Fault is within proximity of the project site. A Geological Hazards Evaluation (County of Monterey Library No. LIB250106 – see Finding

2, Evidence “b”) confirmed that the potential for surface-fault rupture or seismically-induced landslides is considered low and does not pose a threat to the proposed development. The project site is still susceptible to seismic shaking; however, design measures shall be incorporated to resist damage associated with very severe shaking in accordance with current building codes and design standards. Title 16 section 16.08.100 require that recommendations of the geotechnical report and geological report implemented into the final construction plans. Accordingly, potential geologic hazards will be reduced to an acceptable level pursuant to General Plan Policy S-1.6. Finally, evidence submitted demonstrates that the site is physically suitable for development and the development will neither create nor significantly contribute to geologic instability or geologic hazards (General Plan Policy S-1.8).

- f) Staff conducted a site inspection on August 5, 2025 to verify that the site is suitable for this use.
- g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240231.

**4. FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on August 5, 2025 and researched County records to assess if any violation exists on the subject property.
  - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240231.

**5. FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 25% -** The Proposed Project is located in the most feasible location, minimizes development on slopes in excess of 25 percent, and better measures the resource protection goals and policies of the 2010 General Plan and Carmel Valley Master Plan (CVMP).

- EVIDENCE:**
- a) The project consists of grading approximately 313 cubic yards of cut and fill to accommodate the construction of a single-family dwelling and detached garage. The one-acre property is heavily sloped, with the majority of the sloped areas within scenic easements (see Finding 1, Evidence “d”), therefore limiting any development to a small flat area at the center of the parcel. The proposed main residence and detached garage will be located in this flatter area; however, the driveway and portions of the garage will be on steeper slopes. The project includes 2,455 square feet of grading that will occur on slopes in excess of 25%. Pursuant to General Plan Policy OS-3.5, a Use Permit is required. In this case, the criteria to grant said permit have been met.
  - b) As proposed, the main house and detached garage avoid potential impacts to trees. The proposed development on slopes better protects

forest resources by minimizing tree removal. The CVMP Policy CV-3.11 discourages the removal of healthy trees. The proposed driveway configuration is within the steeper sloped areas of the parcel and allows access to the flattest portion of the property. The proposed garage and single-family dwelling are sited in the flattest areas of the property and the most appropriate location that avoids tree removal. Portions of the garage will be located on slopes in excess of 25%. There is no development on steeper slopes associated with the main residence as its entry patio and bridge (connecting to the garage) are cantilevered over the steeper slopes. Siting the garage entirely on less steep slopes would impact native trees and require a longer driveway and additional development on slopes in excess of 25%, which would conflict with CVMP Policy CV-3.4, which requires that “alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal shall be minimized through sensitive siting and design of all improvements.” Further, due to the forested and sloped nature of the property, there is not an adequate area to site the residence, garage, and required primary and secondary leach fields without impacting steeper slopes or trees. Avoiding impacts to native trees complies with CV-3.11. Therefore, the proposed development better achieves the goals, policies, and objectives of the County of Monterey General Plan and Carmel Valley Master Plan.

- c) The proposed development on slopes, specifically the siting of the driveway, better balances the forest resource and hillside protection policies of the General Plan and Carmel Valley Master Plan. The topography of the land leaves no opportunity for development on less steep slopes and requires that trees be removed in order to access the flattest building site location. Therefore, the proposed project meets the required criteria of General Plan Policy OS-3.5
- d) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN200212.

**6. FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 allows the construction of new residences and accessory structures on residentially zoned properties. Therefore, the proposed single-family dwelling, garage, and associated site improvements qualify as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines.
  - b) None of the exceptions under CEQA Guidelines section 15300.2 apply. The proposed project does not impact environmental resources of hazardous or critical concern where designated (see Findings 1 and 2, and supportive evidence); the project does not contribute to any cumulative environmental; there is no reasonable possibility that the project would cause an impact due to unusual circumstances (see Findings 1 and 2, and supportive evidence); based on the project location, and its topographical relationship to visual public access points

in the area, the proposed development is not visible along Carmel Valley Road without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel; is not a hazardous waste site or any list compiled pursuant to Government Code section 65962.5; and does not involve any identified historical resources. The proposed tree removal will not contribute to any environmental impacts.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 5, 2025.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240231.

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

**EVIDENCE:** a) Pursuant to Title 21 section 21.80.040.D, the project is subject to appeal to the Board of Supervisors because it requires the Planning Commission to make a discretionary decision.

## **DECISION**

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
  - a. Administrative Permit and Design Approval to allow construction of a 2,265 square foot two-story single-family dwelling with a detached 740 square foot garage and associated site improvements; and
  - b. Use Permit to allow development on slopes in excess of 25%.

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

**PASSED AND ADOPTED** this 27<sup>th</sup> day of August, 2025.

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Melanie Beretti, AICP  
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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

### **NOTES**

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

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

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

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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN240231

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN240231) allows the construction of a 2,265 square foot single-family dwelling with a detached 740 square foot garage and associated site improvements including a driveway, 677 square feet of decks, and development on slopes in excess of 25%. The property is located at 28007 Mercurio Rd. Carmel Valley (Assessor's Parcel Number 169-081-008-000), Carmel Valley Master 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 \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 169-081-008-000 on August 27, 2025. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

### 3. PD003(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. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** Planning

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

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

## 5. CC01 INDEMNIFICATION

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

## 6. 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.

## 7. 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 HCD - Planning, prior to the issuance of building permits. (HCD - Planning)

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

Prior to final/occupancy, 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.

## 8. PW0006 - CARMEL VALLEY

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).  
(Public Works)

**Compliance or Monitoring Action to be Performed:** Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

## 8. PW0005 – DRIVEWAY IMPROVEMENTS

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Construct driveway connection to Mercurio Road. The design and construction is subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

## 10. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

## 11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** Public Works

**Condition/Mitigation  
Monitoring Measure:**

The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
- Summary table including:
  - o Types of construction vehicles and number of truck and/or vehicle trips/day.
  - o Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
  - o Hours of operation.
  - o Project scheduling (dates) and duration of construction.
- Map illustrating:
  - o Location of project (vicinity map).
  - o Proposed route for hauling material.
  - o Location of Sensitive Receptors (schools, hospitals, etc.) along haul route.
  - o Location of stockpiles and parking for construction vehicles.
  - o Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc.) where no parking, stockpiling, construction will occur.
- The CMP shall:
  - o Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
  - o Prohibit blocking of access roads or driveways.
  - o Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
  - o Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
  - o Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
    - If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
    - The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
    - Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
- Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.

On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase yes, they of the project.

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Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



NOT FOR CONSTRUCTION

★  
LICENSED ARCHITECT  
ROBERT  
MCNEILL  
CARVER  
C-40179  
KEN 993923  
★  
STATE OF CALIFORNIA

PLANNING  
PERMIT

PO BOX 2688 93921 - USA  
T 831 622 7837  
WWW.STUDIOCARVER.COM

STUDIO CARVER  
ARCHITECTURE + PLANNING + INTERIOR DESIGN

△ REVISION #

MAUSE & RILEY  
2807 MERCURIO RD.  
CARMEL VALLEY, CA 93923

ARCHITECTURAL  
RENDERING

Scale: @ 24x36  
Drawn By: DP  
Job: 2312

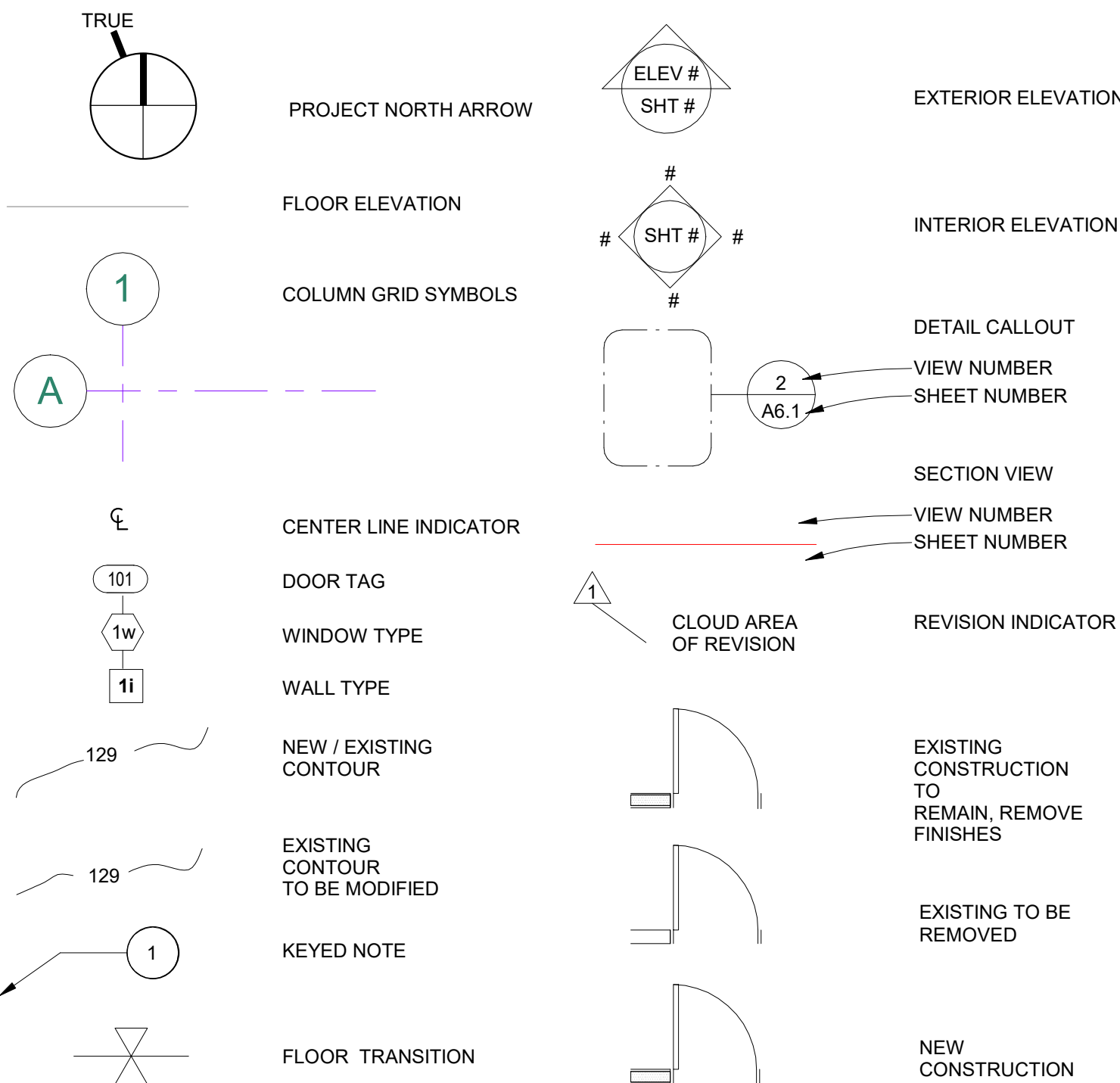
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## ARCHITECTURAL ABBREVIATIONS

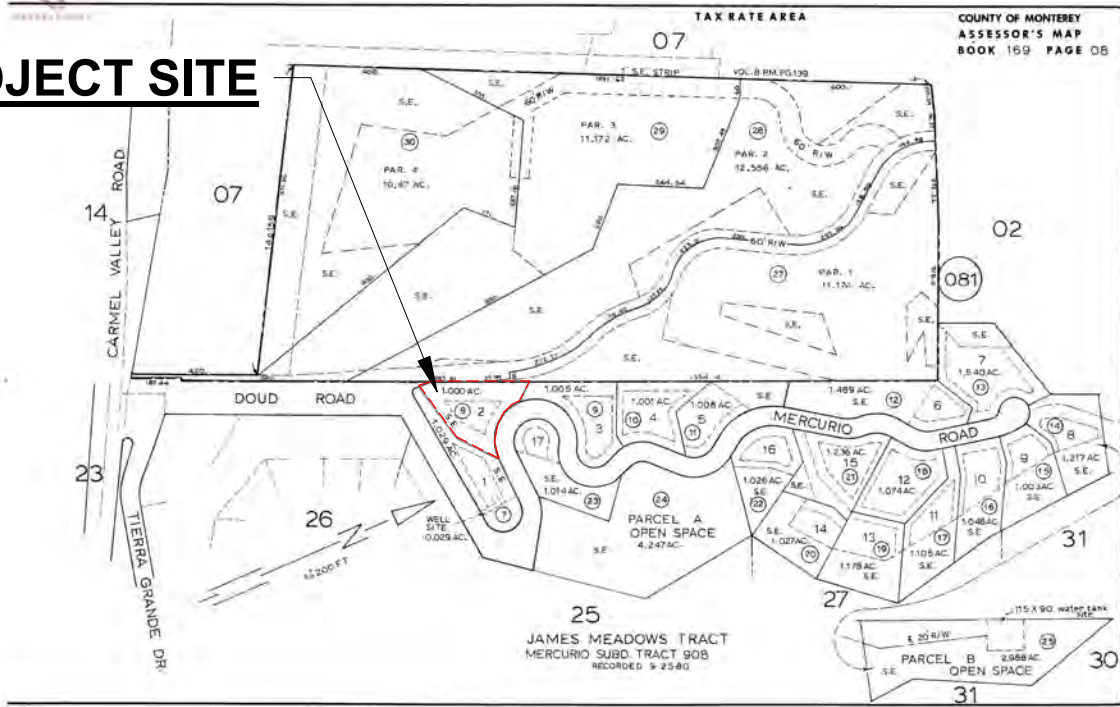
&	AND	D.K.G.	DECKING	H.T.R.	HEATER	REF.	REFRIGERATOR
<	ANGLE	D.N.	DOWN	H.V.A.C.	HEATING	REIN.F.	REINFORCED
@	AT	D.W.G.	DRAWING	V.E.N.T.I.L.A.T.I.O.N.	VENTILATION	RES.	RESIN
"	DIAMETER	D.O.	DOOR OPENING	& A.I.R. C.O.N.D.I.T.I.O.N.I.N.G.	& AIR CONDITIONING	REV.	REVISED(ION)
2CP	2 COAT PLASTER	D.R.	DOOR	H.W.	HOT WATER	REQD.	REQUIRED
3CP	3 COAT PLASTER	D.S.	DOWNSPOUT	I.B.	IMPERIAL BOARD	R.M.	ROOM
		DTL.	DETAIL	I.D.	INSIDE DIAMETER	R.O.	ROUGH OPENING
AB.	AGGREGATE	E	EAST	I.N.	INCHES	S	SOUTH
BASE	ANCHOR BOLT	(E)	EXISTING	I.N.S.L.	INSULATION	SAFB	SOUND ATTENUATION FIRE
A.C.	AIRCONDITIONER	E.A.	EACH	I.N.V.	INVERT	BLANKET	
A.C.D.	ACCESS DOOR	E.J.	EXPANSION JOINT	J.A.N.	JANITOR	SC	SEALED CONCRETE SOLID
A.C.T.	ACOUSTIC TILE	E.L.	ELEVATION	J.T.	JOINT	CORE	
AD.	AREA DRAIN	ELEC.	ELECTRICAL	L	ANGLE	SCH.	SCHEDULE
A.D.A.	AMERICANS WITH DISABILITIES ACT	ELEV.	ELEVATOR	L.B.	LB. POUND	SCP	SKIM COAT PLASTER
ADJ.	ADJUSTABLE	EMER.	EMERGENCY	L.G.	LONG LENGTH	SEC.	SECTION
A.F.F.	ABOVE FINISH	E.M.R.	ELEVATOR MACHINE RM.	LAM.	LAMINATE(ION)	S.F.	SQUARE FEET
FLOOR		ENCL.	ENCLOSURE, ENCLOSED	L.V.	LAVATORY	SHT.	SHEET
AL.	ALUMINUM	ENGR.	ENGINEER	L.L.H.	LONG LEG HORIZ.	SIG.	SOUND INSULATING GLASS
ANOD.	ANODIZED	ENTR.	ENTRANCE	LLV	LONG LEG VERT.	SIM.	SIMILAR
A.P.	ACCESS PANEL	EQ.	EQUAL	L.T.C.	LIGHT(ING)	SIP	Structural Insulated Panel
ARCH.	ARCHITECTURAL	E.Q.P.	EQUIPMENT	LTV	LIGHT(ING)	S.J.	SCORED JOINT
AVG.	AVERAGE	EST.	ESTIMATE	LVR.	LOUVER	SPKL.	SPRINKLER
		EX.	EXISTING			SPKR.	SPEAKER
BO.	BOARD	EXH.	EXHAUST			SQ.	SQUARE
BITUM.	BITUMINOUS	EXP.	EXPANSION	MACH.	MACHINE	S.S.	STAINLESS STEEL
B.L.D.G.	BUILDING	EXT.	EXTERIOR	MAX.	MAXIMUM	SMI	SEE MANUFACTURERS
BLK.	BLOCKING	F.A.I.	FRESH AIR INTAKE	MECH.	MECHANICAL	INSTR.	INSTRUCTIONS
BM.	BEAM	F.D.	FLOOR DRAIN	MEMB.	MEMBRANE	SED	SEE ENGINEERING DRAWINGS
B.M.	BENCH MARK	FDN.	FOUNDATION	MEZZ.	MEZZANINE	SSD	SEE STRUCTURAL DRAWINGS
B.O.	BOTTOM OF	F.E.	FIRE EXTINGUISHER	MFR.	MANUFACTURER	ST	STONE TILE / STONE
BR.	BRASS	FF.	FINISH FLOOR OR	M.H.	MAN HOLE	STL	STEEL
BRK.	BRICK	FIN.	FINISHED FACE	MIN.	MINIMUM	STC.	SOUND TRANSMISSION
B.S.	BOTH SIDES	F.G.	FINISH GRADE	MISC.	MISCELLANEOUS	COEFF.	COEFFICIENT
BSMT.	BASEMENT	FGL.	FIBERGLASS	M.O.	MASONRY OPENING	STD.	STANDARD
B.U.R.	BUILT-UP ROOF	F.H.	FIRE HYDRANT, FLAT	MTD.	MOUNTED	STOR.	STORAGE
		HEAD		MTG.	MEETING	STRUCT.	STRUCTURAL
CAB.	CABINET	F.H.C.	FIRE HOSE CABINET	MTL.	METAL	SUSP.	SUSPENDED
CAP.	CAPACITY	FIN.	FINISH	N	NORTH	SW.	STAINED WOOD
CAT.	CATALOG	FLR.	FLOOR	NAT.	NATURAL	T	TREAD
C.C.F.I.	CLOSED CELL FOAM INSULATION	FL.	FLUORESCENT	N.I.C.	NOT IN CONTRACT	TB.	TILE BACKER BOARD
C.B.	CATCH BASIN	F.O.	FACE OF	NO.	NUMBER	T.C.	TERRA COTTA
CE.	CEDAR	F.O.C.	FACE OF CONC.	NOM.	NOMINAL	TEL.	TELEPHONE
CEM.	CEMENTITIOUS	F.O.M.	FACE OF MASONRY	NRC	NOISE REDUCTION	TEMP.	TEMPORARY
CER.	CERAMIC	F.O.S.	FACE OF STUD	COEFF.	COEFFICIENT	TERR.	TERRACE
CFM.	CUBIC FEET/MIN.	F.P.	FIRE PROOFING	N.T.S.	NOT TO SCALE	T&G	TONGUE AND GROOVE
CAST IRON		FR.	FRAME / FIRE RATED	O/	OVER	THK.	THICK
C.L.	CENTERLINE	F.S.	FULL SIZE/SCALE	O.C.	ON CENTER	THRU.	THROUGH
CLG.	CEILING	FT.	FOOT/FEET	O.D.	OUTSIDE DIAMETER	TMPO	TEMPERED
CLOS.	CLOSET	FTG.	FOOTING	OFF.	OFFICE	(T)	TEMPERED
CLR.	CLEAR	FXTR.	FIXTURE	O.H.	OPPOSITE HAND	T.O.P.	TOP OF PLATE
CLW.	CLEAR FINISH	GA	GAUGE	OPG.	OPENING	T.O.S	TOP OF SLAB
WOOD		GALV.	GALVANIZED	OPP.	OPPOSITE	T.O.W.	TOP OF WALL
C.J.	CONTROL JOINT	G.C.	GENERAL CONTRACTOR	OVHD.	OVERHEAD	T.S.S.	TOP OF STRUCTURAL STEEL
CMU.	CONC. MASONRY UNIT	GEN.	GENERAL			TYP.	TYPICAL
CONTR.	COUNTER	GFCI.	GROUND FAULT CIRCUIT INTERRUPTER	PERF.	PERFORATED	TZ	TERRAZZO
C.O.	CLEANOUT	G.I.	GALVANIZED IRON	PL.	PLATE	UNF.	UNFINISHED
CONF.	CONFERENCE	GL.	GLASS	PLAS.	PLASTER	UN.O	UNLESS NOTED OTHERWISE
COL.	COLUMN	GLM.	GLUELAM	PLB.	PLUMBING	UPD.	UPHOLSTERED
COMM.	COMMUNICATION	GLZ.	GLAZING	PLG.	PANELLING	VENT.	VENTILATION
CONC.	CONCRETE	GMT.	GLASS MOSIAC TILE	PLY	PLYWOOD	VERT.	VERTICAL
CONST.	CONSTRUCTION	GR.	GRASS	PM.	PERF. MTL.	VEST.	VESTIBULE
CONT.	CONTINUOUS	GT.	GLASS TILE	POL.	POLISH(ED)	VIF.	VERIFY IN FIELD
CORR.	CORRIDOR	GWB.	GYPSON WALL BOARD	PR.	PAIR	V.R.	VENEER PLASTER
CPT.	CARPET	GYP.	GYPSON	PT.	PAINTED	V.P.	VENETIAN PLASTER
CRS.	COURSE	HD(R)	HOLLOW CORE	PTN.	PARTITION	W	WIDE, WIDTH
CT.	CERAMIC TILE	HDWD.	HARDWOOD	PW.	PAINTED WOOD	W(O)	WITH (OR WITHOUT)
CTR.	CENTER	HDWR.	HARDWARE	QT.	QUARRY TILE	WA.	WALNUT
CW	COLD WATER	H.M.	HOLLOW MTL.	QTY.	QUANTITY	W.C.	WATER CLOSET
		HORIZ.	HORIZONTAL	R	RADIUS / RISER	WD.	WOOD
DBL.	DOUBLE	HR.	HOUR	R.A.	RETURN AIR	WDW.	WINDOW
DEMO.	DEMOLITION	H.S.	HEADED STUD	R.D.	ROOF DRAIN	WLP.	WALL PAPER
DET.	DETAIL	HT.	HEIGHT			W.P.	WATERPROOFING
DF.	DOUGLAS FIR	HTG.	HEATING			WT.	WEIGHT
DIA.	DIAMETER			YD	YARD		

## ARCHITECTURAL SYMBOLS



## PARCEL MAP

### PROJECT SITE



## VICINITY MAP



## SHEET INDEX

R.1	RENDERING
G1.0	COVER SHEET
G1.2	SURVEY
G1.5	EROSION CONTROL / CONSTRUCTION MGMNT PLAN
G1.6	EROSION CONTROL / CONSTRUCTION MGMNT NOTES
G1.7	GRADING & DRAINAGE PLAN
G1.8	HOUSE & GARAGE SECTION
G1.10	FUEL MANAGEMENT PLAN
A1.0	SITE PLAN
A2.0	LEVEL 2 FLOOR PLAN
A2.1	LEVEL 1 FLOOR PLAN
A2.2	PROPOSED ROOF
A2.3	GARAGE FLOOR & ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	GARAGE ELEVATIONS
A3.3	BUILDING SECTIONS
A3.4	BUILDING SECTIONS
A3.5	BUILDING SECTIONS - GARAGE
A8.1	WALL DETAILS
SW.1	SEPTIC SYSTEM SITE PLAN
SW.2	SEPTIC SYSTEM DETAILS

## SCOPE OF WORK

CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE AND A NEW DETACHED GARAGE. NEW SEPTIC SYSTEM, WATER, GAS, AND ELECTRICAL INFRASTRUCTURE.

NO LANDSCAPING IS PROPOSED

## PROJECT TEAM

OWNER	PATRICK MAUSE & ROBIN RILEY C/O ARCHITECT
ARCHITECT	STUDIO CARVER ARCHITECTS P.O. Box 2684, Carmel, CA 93921 Phone: (831) 624-2304 E-mail: robert@studiocarver.com Contact: Robert Carver, AIA, LEED AP
SURVEYOR	LANDSET ENGINEERS, INC. 520-B CRAZY HORSE CANYON ROAD Salinas, CA 93907 Phone: (831) 443-6970 Fax: (831) 443-3801 Contact: Guy R. Giraudo
STRUCTURAL	DUCKBREW INC. PO Box 831 Carmel Valley, CA 93924 Phone: (831) 659-3825 E-mail: duckcfc@yahoo.com
MECHANICAL	SEACHANGE ENGINEERING INC. 659 Abrego St Ste 2 Monterey, CA 939403238 Phone: (831) 601-4456 E-mail: matt@seachange.engineering Contact: Matt Reistetter

## BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC),  
THE 2022 CALIFORNIA MECHANICAL CODE (CMC)  
THE 2022 CALIFORNIA PLUMBING CODE (CPC)  
THE 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
THE 2022 CALIFORNIA ENERGY CODE (CEC)

## PROJECT INFORMATION

PROPERTY ADDRESS	28007 MERCURIO RD, CARMEL VALEY, CA 93923
APN	169-081-008-000
ZONING	LDR/B-6-D-S-RAZ
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
WILDLAND URBAN INTERFACE AREA (ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2022 CBC)	YES
AVERAGE NATURAL GRADE	ELEV. = 82' - 3"
ALLOWED HEIGHT LIMIT ABOVE A.N.G	30' - 0" ELEV. = 112' - 3"
(P) HEIGHT ABOVE A.N.G	24' - 8" ELEV. = 106' - 11"
PERMIT #	PLN240231

## BUILDING AREA

(P) RESIDENCE	
LEVEL 1	1,116 SF
LEVEL 2	1,149SF
SUB TOTAL (HOUSE)	2,265SF
DETACHED GARAGE	740 SF
FLOOR AREA TOTAL	3,005 SF
DECKS (24" abv grade)	677 SF

## LOT COVERAGE

LOT SIZE	1 ACRES (43,565 SF)
ALLOWABLE LOT COVERAGE	35% OR 15,248 SF
PROPOSED LOT COVERAGE:	
RESIDENCE	1,116 SF
DETACHED GARAGE	740 SF
DECKS (24" abv grade)	677 SF
ROOF OVERHANGS	620 SF
TOTAL	3,153 SF OR 7.2%

## GRADING ESTIMATES

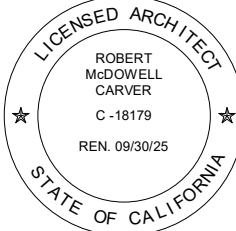
GRADING CUT	322 CU.YDS.
GRADING FILL	322 CU.YDS.
GRADING NET EXPORT	0 CU.YDS.
ALL CUT TO BE BALANCED ON SITE	

## MISCELLANEOUS

WATER SOURCE	CAL AM
SEWER SYSTEM	SEPTIC
TREES TO BE REMOVED	0
REQUIRED PARKING	2 SPACES/UNIT
PROPOSED PARKING	4 SPACES (2 COVERED)

## DEFERRED SUBMITTALS

SPRINKLERS	YES
SOLAR SYSTEM	YES



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## REVISION #

1 8/6/2025 PLANNING

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CARMEL VALLEY, CA 93923

## ARCHITECTURAL COVER SHEET

Scale: @ 24x36  
Drawn By: DP/JP  
Job: 2312

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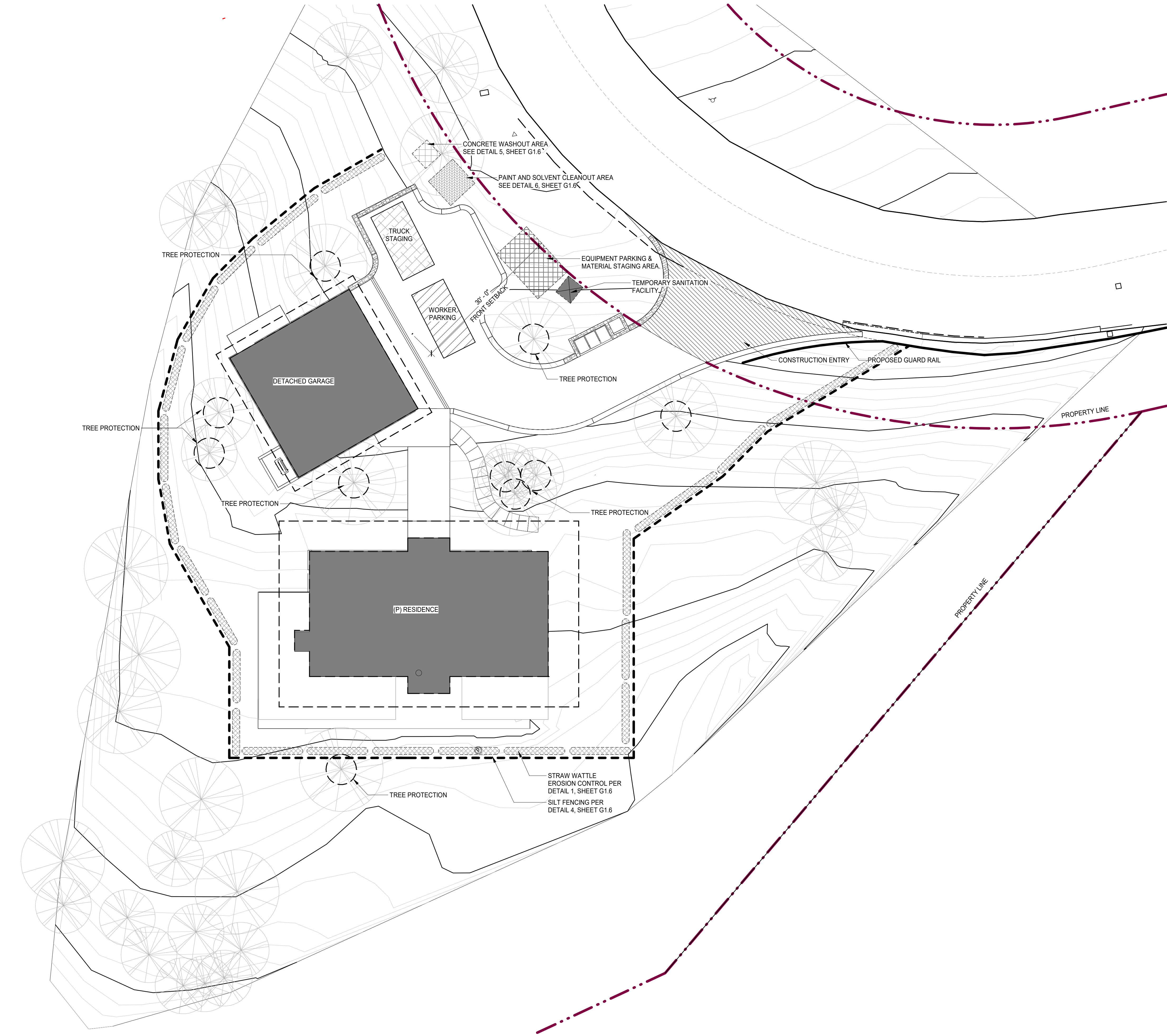
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CONSTRUCTION MANAGEMENT NOTES

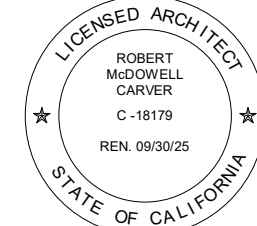
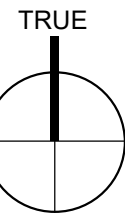
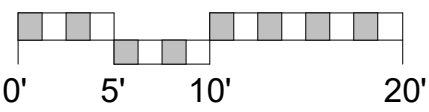
1. THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
2. DURATION OF CONSTRUCTION IS ESTIMATED TO BE 24-36 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
3. WORK HOURS ARE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH FRIDAY AND 8 AM TO 6 PM SATURDAYS. NO WORK SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR). THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ON-SITE WILL RANGE FROM 2 TO 12.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
5. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
6. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
7. DUST SHALL BE CONTROLLED BY DUST PALLIATIVE AND/OR WATERING VIA THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
8. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
9. ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC OR ABS PLASTIC SCHEDULE 40 OR SDR 35 OR ADS 3000 WITH GLUED JOINTS.
10. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.
11. ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC OR ABS PLASTIC SCHEDULE 40 OR SDR 35 OR ADS 3000 WITH GLUED JOINTS.
12. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.

CONSTRUCTION MANAGEMENT LEGEND

	CONSTRUCTION ENTRY		CONCRETE WASHOUT AREA
	WORKER PARKING		TREE AND ROOT PROTECTION MEASURES PER ARBORIST
	EQUIPMENT PARKING AND MATERIAL STAGING AREA		STRAW WATTLE EROSION CONTROL
	TRUCK STAGING		TRAFFIC
	PAINT AND SOLVENT CLEANOUT AREA		SILT FENCE

1 EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN  
1" = 10'-0"

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ARCHITECTURAL  
EROSION  
CONTROL /  
CONSTRUCTION  
MGMNT PLAN

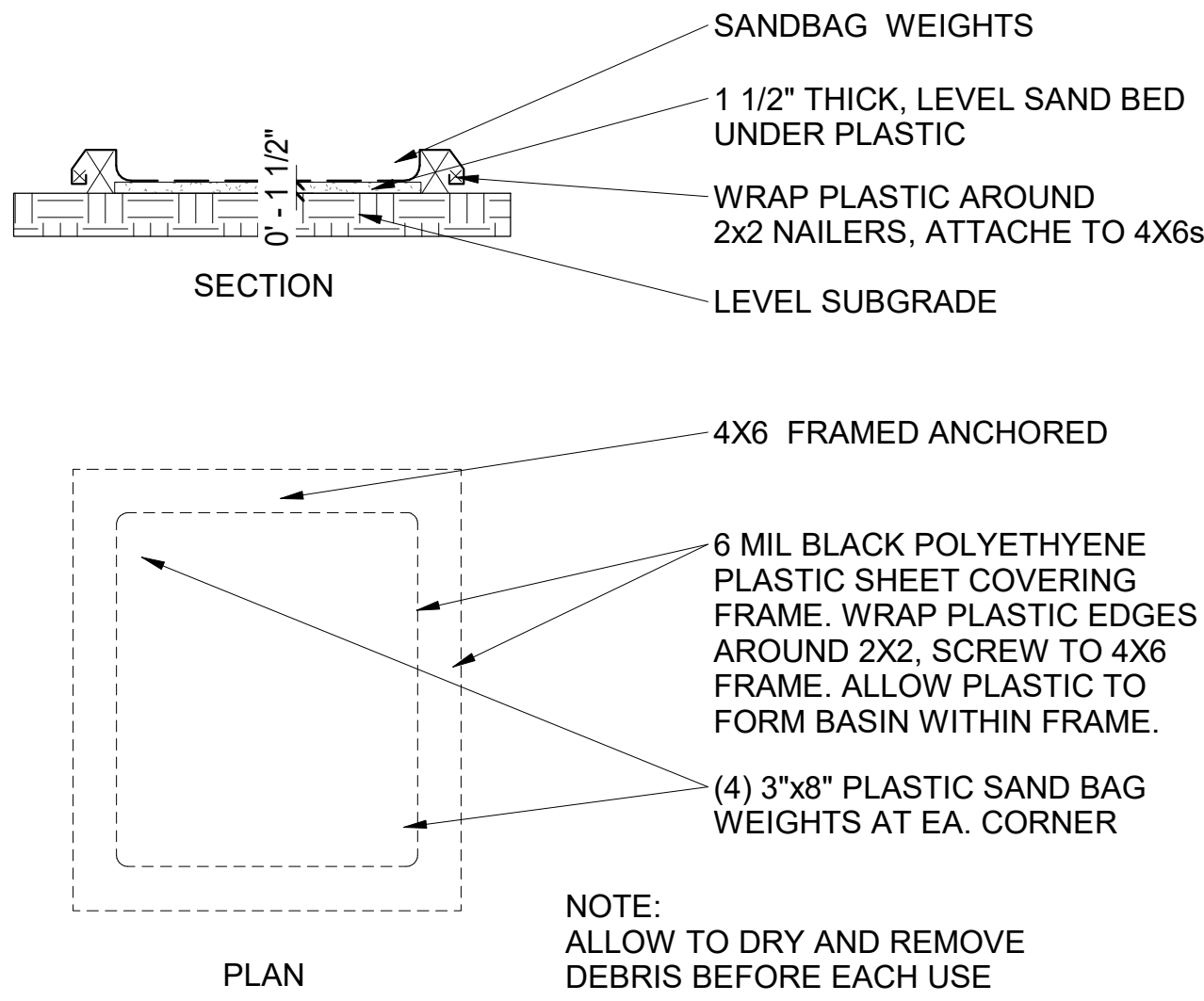
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Job: 2312

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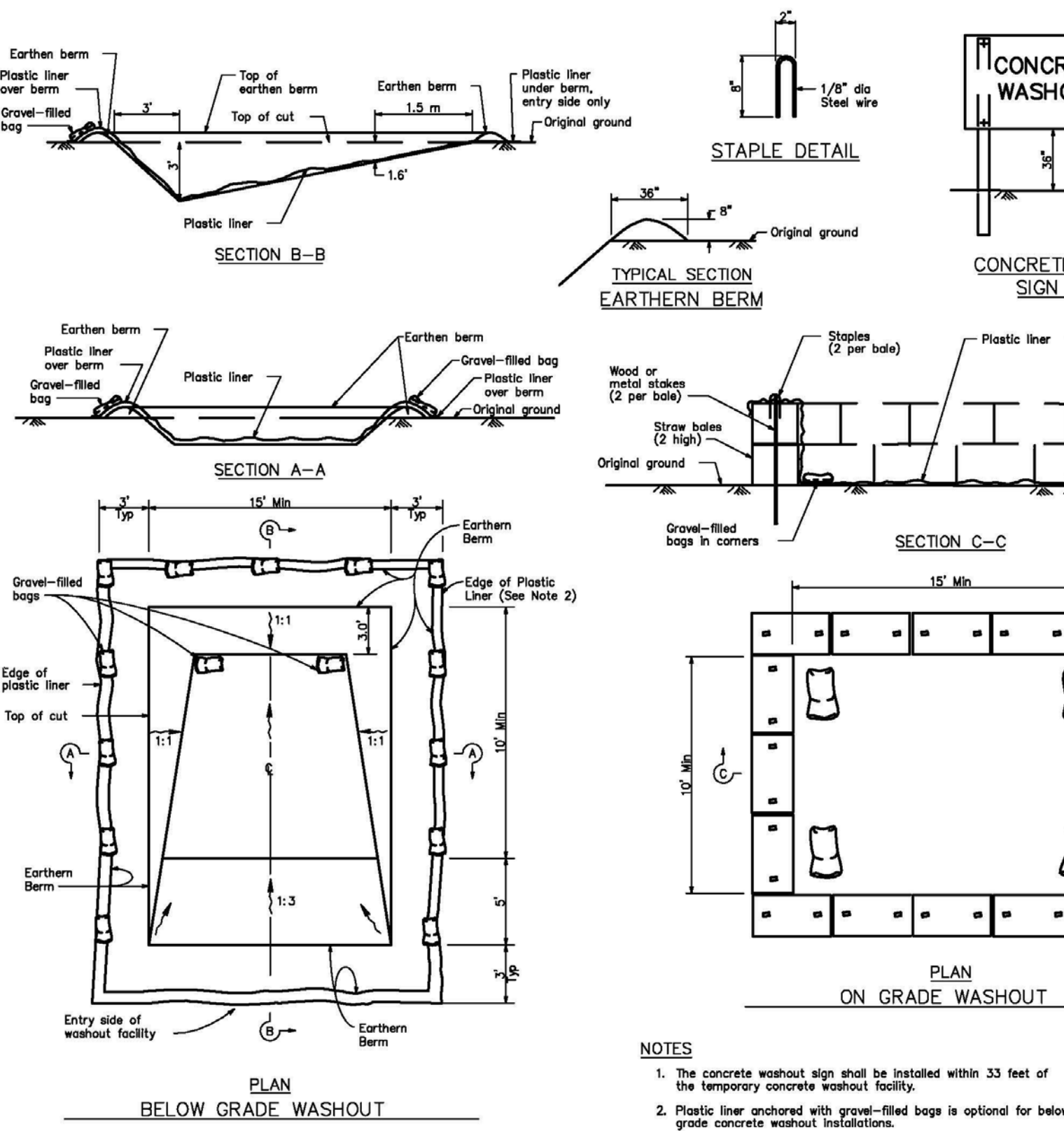
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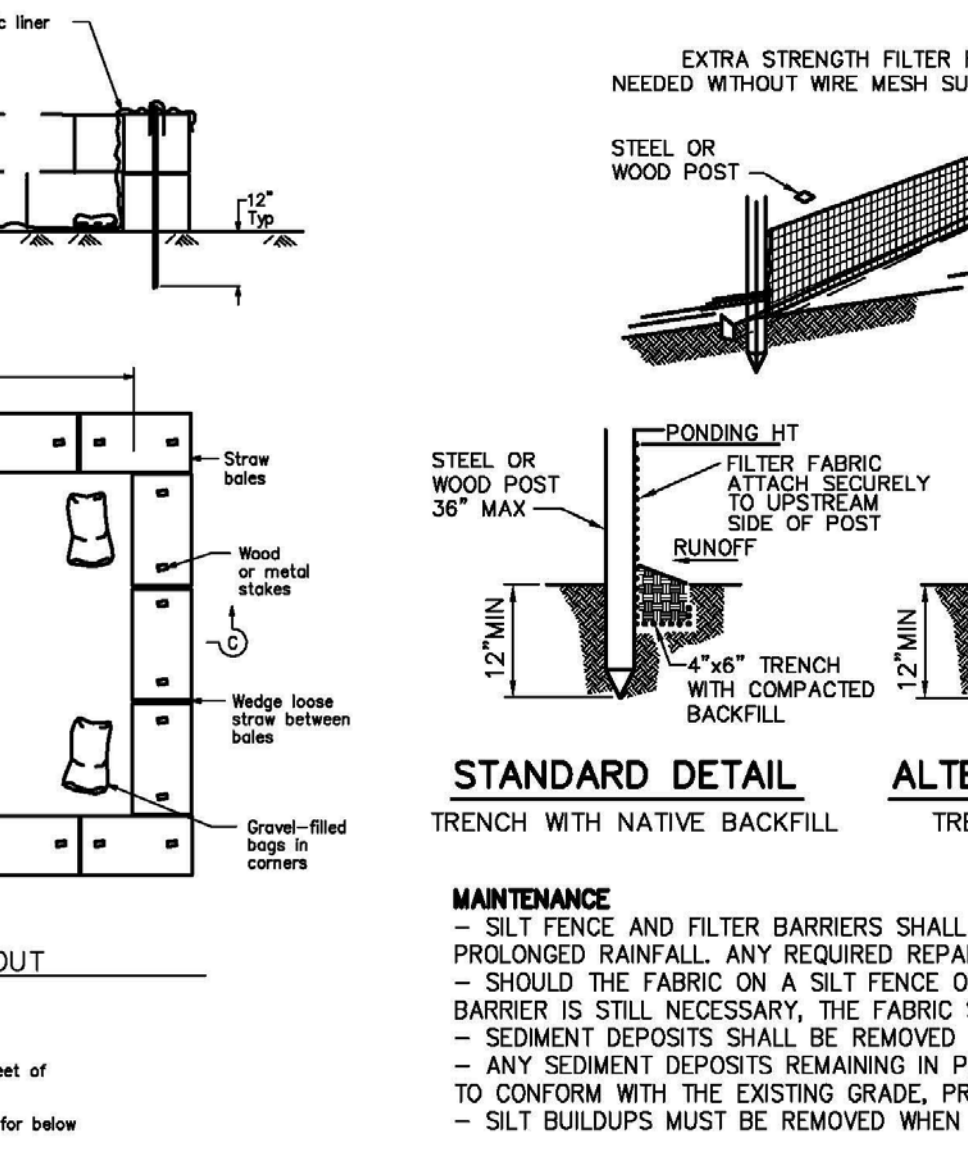
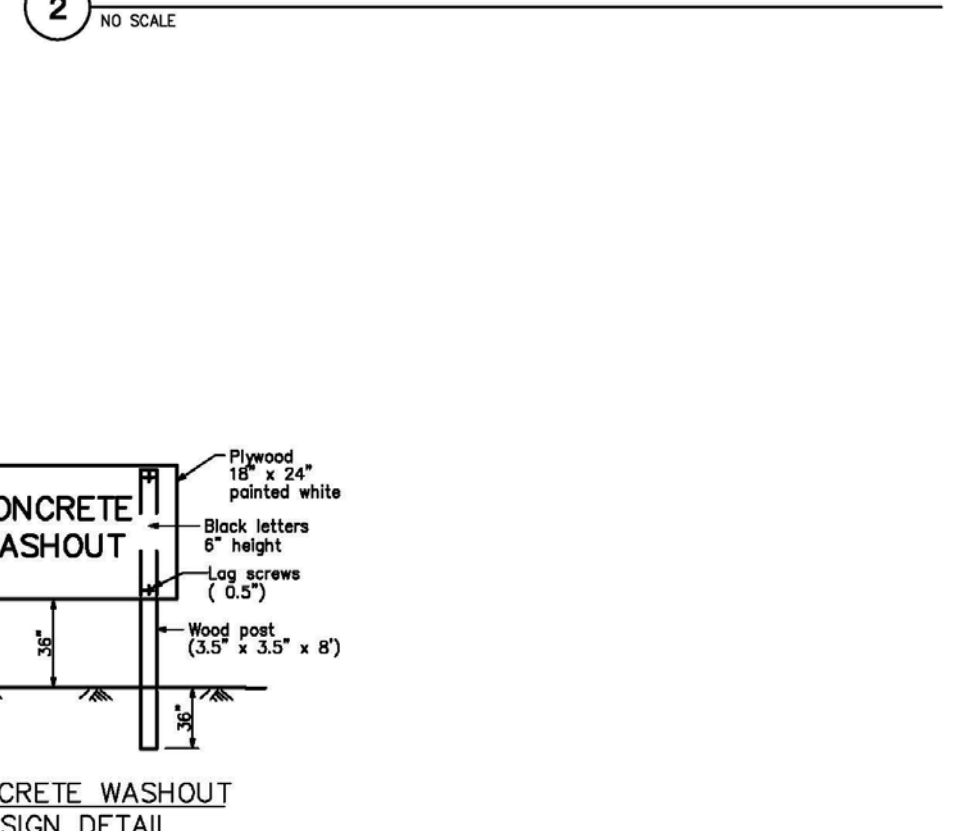
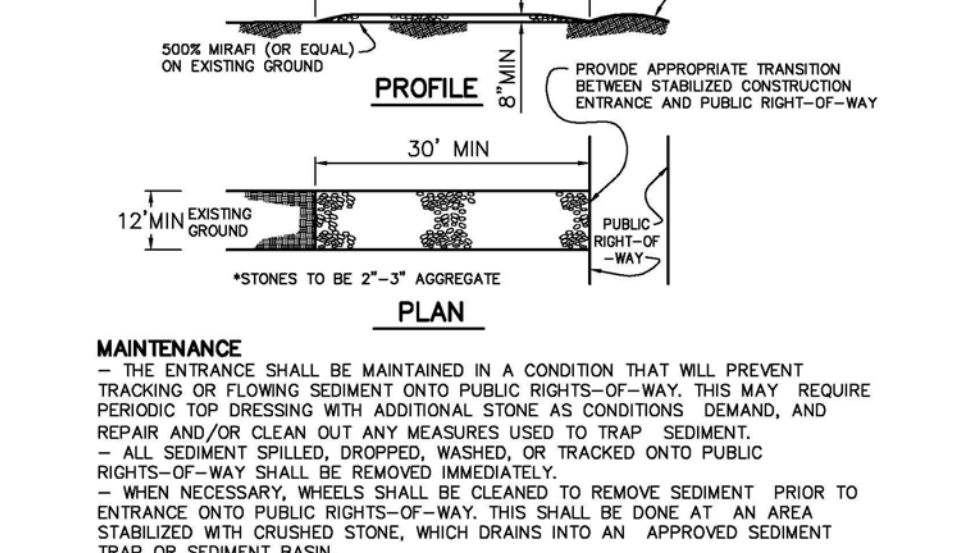
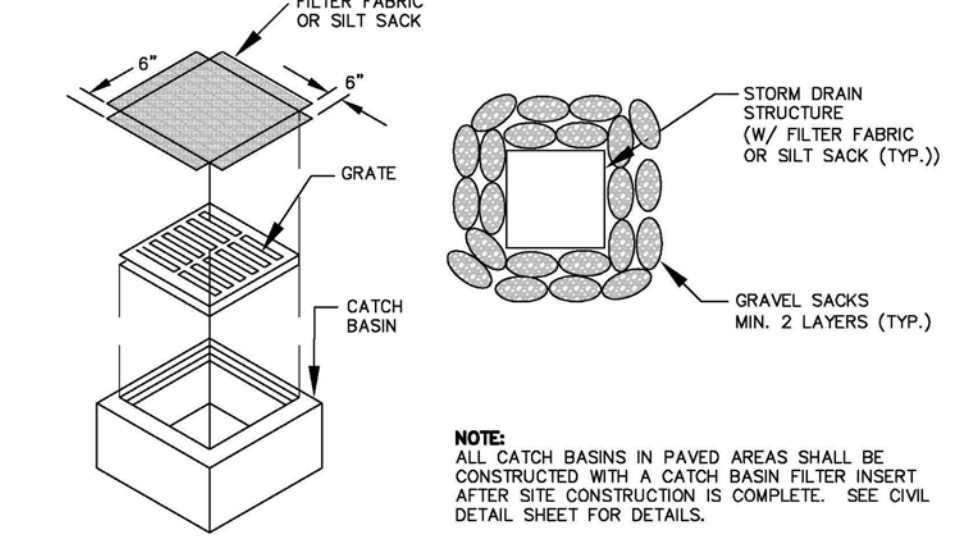
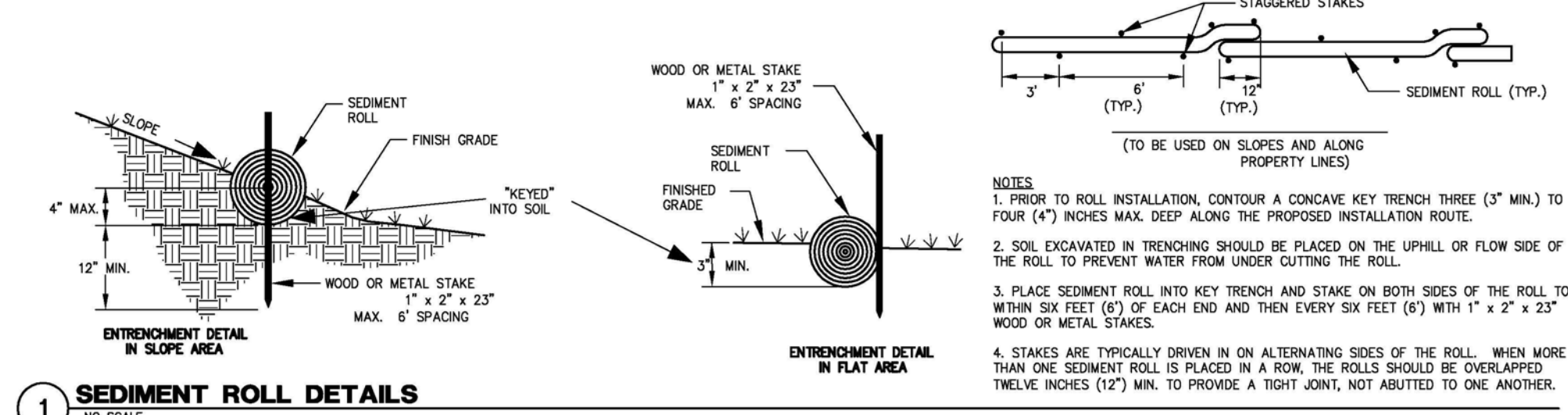
## 6 PAINT AND SOLVENT CLEANOUT AREA

1/2" = 1'-0"



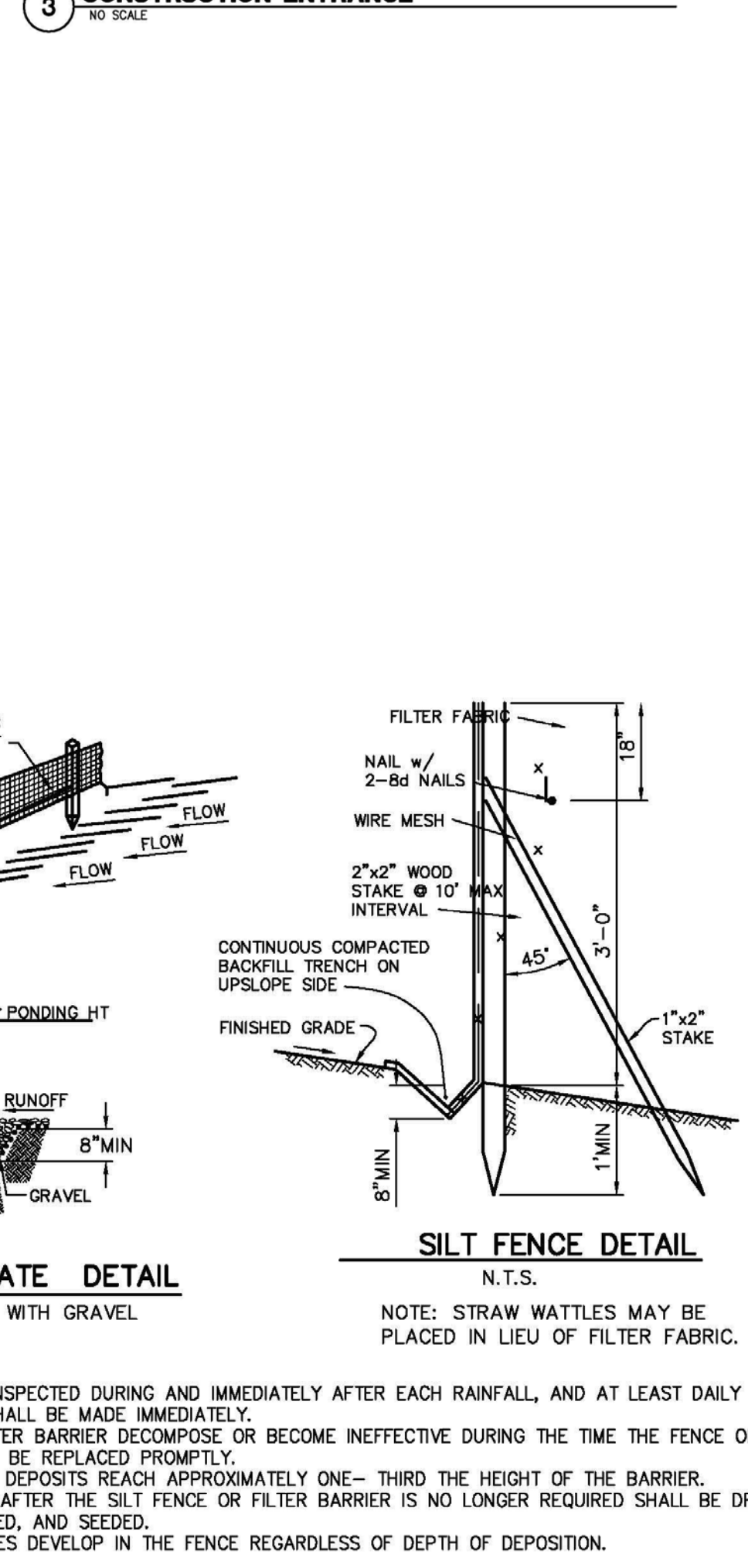
## 5 CONCRETE WASHOUT AREA

NO SCALE



## 4 SILT FENCE DETAIL

NO SCALE



## EROSION & SEDIMENT CONTROL MEASURES

- THE FACILITIES SHOWN ON THE EROSION CONTROL PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO APRIL 15. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND APRIL 15.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
- APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS. AFTER SEEDING, ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
- IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.
- FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
- TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- INSPECTION - PRIOR TO LAND DISTURBANCE THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICES. INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- INSPECTION - FOLLOWING ACTIVE CONSTRUCTION, PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICES. INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- INSPECTION - FOLLOWING ACTIVE CONSTRUCTION, PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICES. INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- EMPLOYEE TRAINING
- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
  - A. SPILL PREVENTION AND RESPONSE;
  - B. LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
  - C. GOOD HOUSEKEEPING;
  - D. FINES AND PENALTIES;
  - E. MATERIAL MANAGEMENT PRACTICES

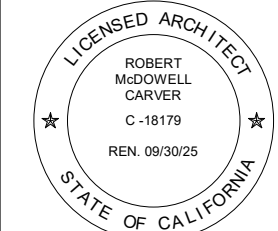
## NON-STORM WATER DISCHARGES

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

- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15:
  - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
  - B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
  - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
  - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
  - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
- ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND TO ESTABLISH NATIVE OR NATURALIZED VEGETATIVE GROWTH COMPATIBLE WITH THE AREA. THIS SHALL CONSIST OF TEMPORARY NATIVE GRASS EROSION CONTROL SEEDING TO INCLUDE 65% CALIFORNIA BROME (BROMUS CARINATUS) AND 35% THREE WEEKS FESCUE (FESTUCA MICROSTACHYS) AT A 45-LBS/ACRE RATE, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL.
- PERMANENT PLANTING OF NATIVE SITE APPROPRIATE REGIONAL COASTAL SCRUB SPECIES OF FORBS AND SHRUBS, PURSUANT TO THE "COUNTY'S LANDSCAPE CRITERIA", WHEN THE PROJECT IS COMPLETED;
- MULCHING, FERTILIZING, WATERING OR OTHER METHODS MAY BE REQUIRED TO ESTABLISH NEW VEGETATION. ON SLOPES LESS THAN 20%, TOPSOIL SHOULD BE STOCKPILED AND REAPPLIED.
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (MCC 6.08.300 C.2)
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
- LAND CLEARING SHALL BE KEPT TO A MINIMUM. VEGETATION REMOVAL SHALL BE KEPT TO THAT AMOUNT NECESSARY FOR BUILDING, ACCESS AND CONSTRUCTION AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.
- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL. (MCC 16.08.310 D)

## OBSERVATION AND MAINTENANCE

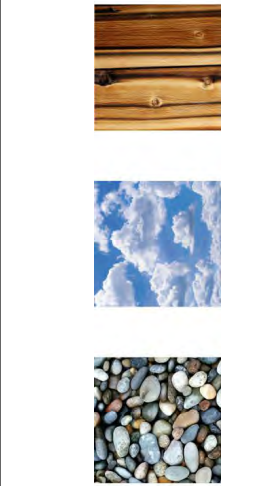
- TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- VISUALLY OBSERVE BMPs AS FOLLOWS:
  - A. WEEKLY, AND
  - B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
  - C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - D. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
  - E. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE OR SHALL BE DISPOSED OFF-SITE.
  - F. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
  - G. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACK WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.
  - H. STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.



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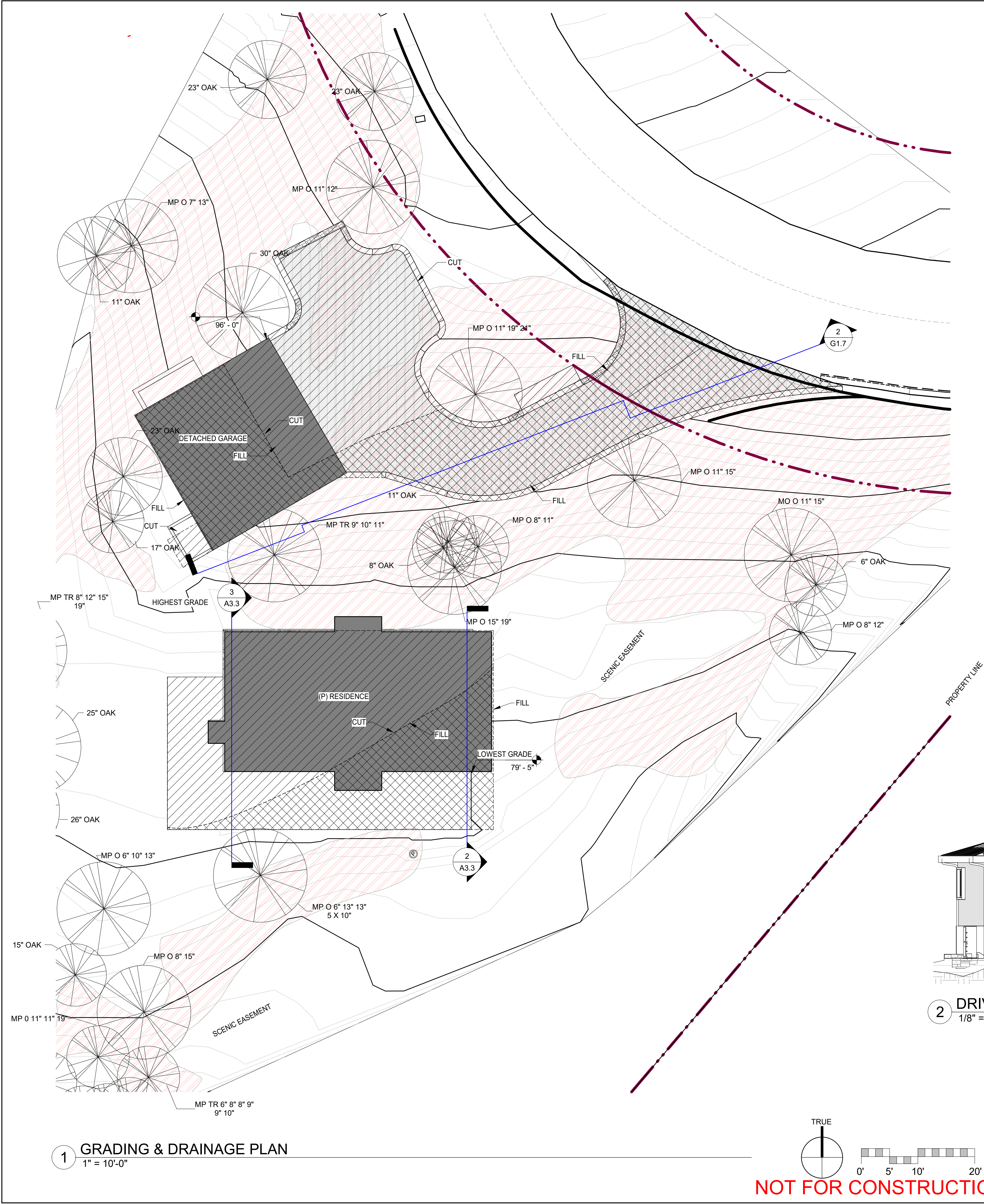
## ARCHITECTURAL EROSION CONTROL / CONSTRUCTION MGMNT NOTES

Scale: @ 24x36  
Drawn By: DP  
Job: 2312

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GRADING LEGEND			
	25% SLOPE OR GREATER		DRIVEWAY
	MAN-MADE SLOPE 25% OR GREATER		STRAW WATTLE EROSION CONTROL
	PROPOSED CUT		TRAFFIC
	PROPOSED FILL		SILT FENCE

GRADING ESTIMATES	
GRADING CUT	322 CU.YDS.
GRADING FILL	322 CU.YDS.
GRADING NET EXPORT	0 CU.YDS.
ALL CUT TO BE BALANCED ON SITE	

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ARCHITECTURAL

GRADING & DRAINAGE PLAN

Scale:

@ 24x36

Drawn By:

DP

Job:

2312

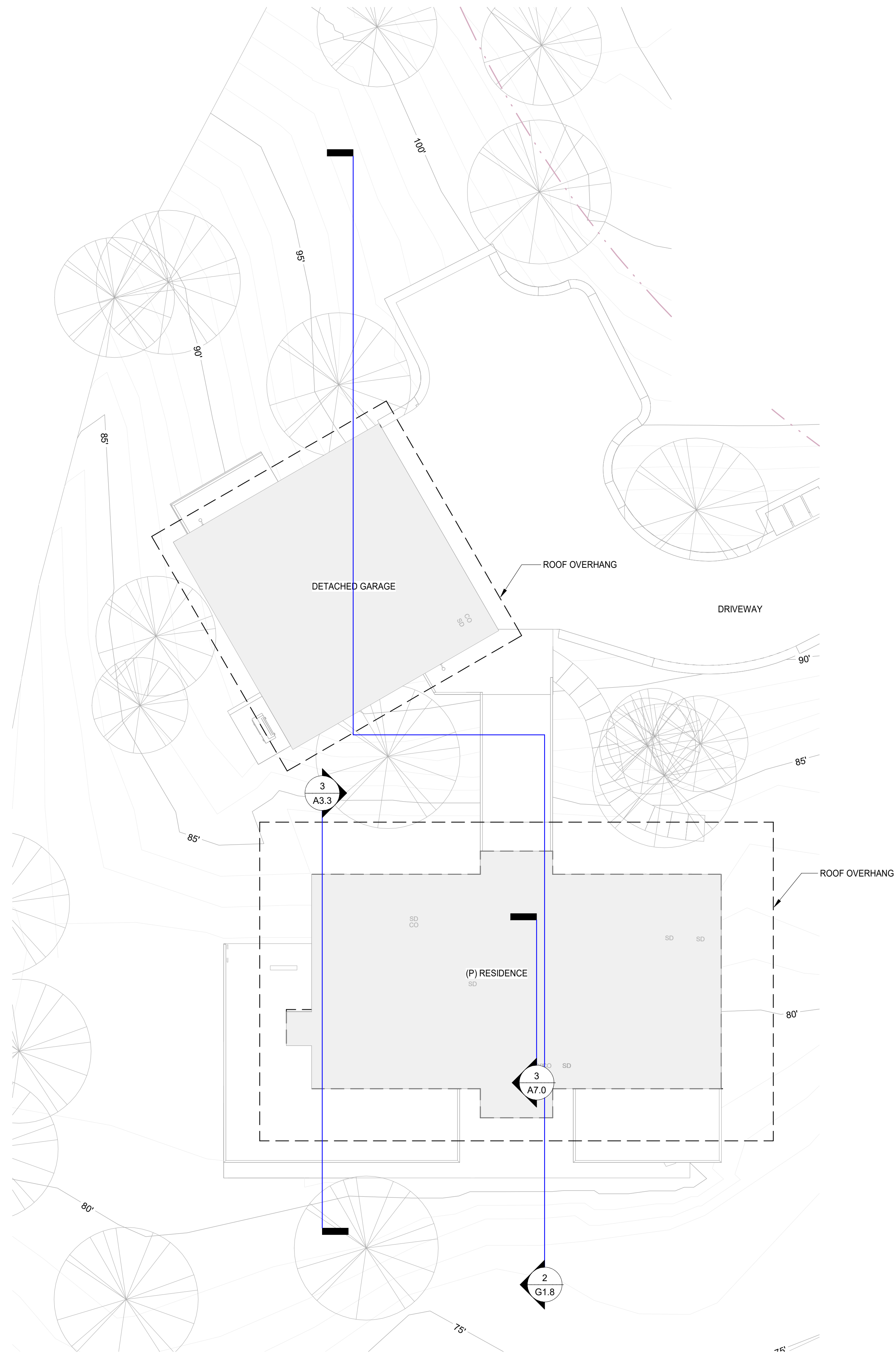
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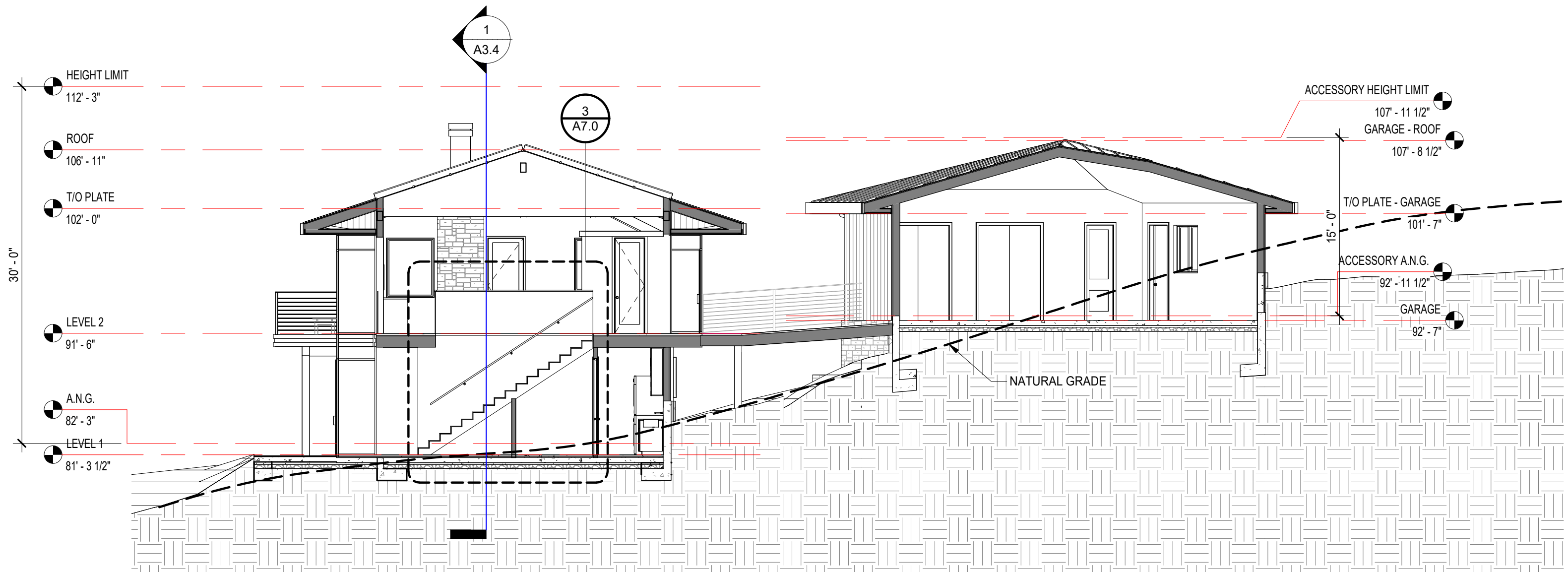
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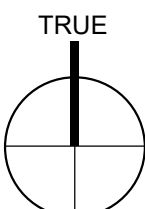
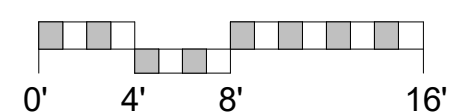
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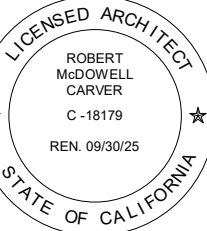
1 ENLARGED SITE PLAN  
1/8" = 1'-0"



2 N/S SECTION  
1/8" = 1'-0"



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ARCHITECTURAL  
HOUSE &  
GARAGE  
SECTION

Scale: @ 24x36  
Drawn By: DPI/JP  
Job: 2312

G1.8

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1 FUEL MANAGEMENT PLAN  
1" = 10'-0"

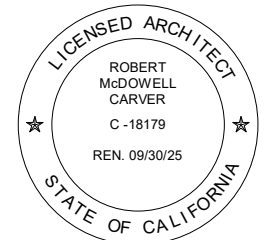
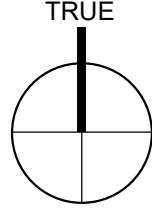
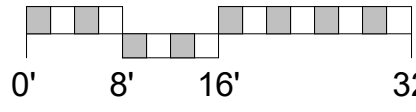
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DEFENSIBLE SPACE GUIDELINES

1. MAINTAIN A FIREBREAK BY REMOVING AND CLEARING AWAY ALL FLAMMABLE VEGETATION AND OTHER COMBUSTIBLE GROWTH WITHIN 30 FEET OF EACH BUILDING OR STRUCTURE, WITH CERTAIN EXCEPTIONS PURSUANT TO PRC §4291(A). SINGLE SPECIMENS OF TREES OR OTHER VEGETATION MAY BE RETAINED PROVIDED THEY ARE WELL- SPACED, WELL- PRUNED, AND CREATE A CONDITION THAT AVOIDS SPREAD OF FIRE TO OTHER VEGETATION OR TO A BUILDING OR STRUCTURE.
  2. DEAD AND DYING WOODY SURFACE FUELS AND AERIAL FUELS WITHIN THE REDUCED FUEL ZONE SHALL BE REMOVED. LOOSE SURFACE LITTER, NORMALLY CONSISTING OF FALLEN LEAVES OR NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES, SHALL BE PERMITTED TO A DEPTH OF 3 INCHES. THIS GUIDELINE IS PRIMARILY INTENDED TO ELIMINATE TREES, BUSHES, SHRUBS AND SURFACE DEBRIS THAT ARE COMPLETELY DEAD OR WITH SUBSTANTIAL AMOUNTS OF DEAD BRANCHES OR LEAVES/NEEDLES THAT WOULD READILY BURN.
  3. DOWN LOGS OR STUMPS ANYWHERE WITHIN 100 FEET FROM THE BUILDING OR STRUCTURE, WHEN EMBEDDED IN THE SOIL, MAY BE RETAINED WHEN ISOLATED FROM OTHER VEGETATION. OCCASIONAL (APPROXIMATELY ONE PER ACRE) STANDING DEAD TREES (SNAGS) THAT ARE WELL-SPACE FROM OTHER VEGETATION AND WHICH WILL NOT FALL ON BUILDINGS OR STRUCTURES OR ON ROADWAYS/DRIVEWAYS MAY BE RETAINED.
  4. WITHIN THE REDUCED FUEL ZONE, ONE OF THE FOLLOWING FUEL TREATMENTS (4A. OR 4B.) SHALL BE IMPLEMENTED. PROPERTIES WITH GREATER FIRE HAZARDS WILL REQUIRE GREATER CLEARING TREATMENTS. COMBINATIONS OF THE METHODS MAY BE ACCEPTABLE UNDER §1299(C) AS LONG AS THE INTENT OF THESE GUIDELINES IS MET.  
**4A. REDUCED FUEL ZONE: FUEL SEPARATION**
    5. IN CONJUNCTION WITH GENERAL GUIDELINES 1., 2., AND 3., ABOVE, MINIMUM CLEARANCE BETWEEN FUELS SURROUNDING EACH BUILDING OR STRUCTURE WILL RANGE FROM 4 FEET TO 40 FEET IN ALL DIRECTIONS, BOTH HORIZONTALLY AND VERTICALLY.
    6. CLEARANCE DISTANCES BETWEEN VEGETATION WILL DEPEND ON THE SLOPE, VEGETATION SIZE, VEGETATION TYPE (BRUSH, GRASS, TREES), AND OTHER FUEL CHARACTERISTICS (FUEL COMPACTION, CHEMICAL CONTENT ETC.). PROPERTIES WITH GREATER FIRE HAZARDS WILL REQUIRE GREATER SEPARATION.
    7. GRASS GENERALLY SHOULD NOT EXCEED 4 INCHES IN HEIGHT. HOWEVER, HOMEOWNERS MAY KEEP GRASS AND OTHER FORBS LESS THAN 18 INCHES IN HEIGHT ABOVE THE GROUND WHEN THESE GRASSES ARE ISOLATED FROM OTHER FUELS OR WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION.
    8. CLEARANCE REQUIREMENTS INCLUDE:
      - A. HORIZONTAL CLEARANCE BETWEEN AERIAL FUELS, SUCH AS THE OUTSIDE EDGE OF THE TREE CROWNS OR HIGH BRUSH, HORIZONTAL CLEARANCE HELPS STOP THE SPREAD OF FIRE FROM ONE FUEL TO THE NEXT.
      - B. VERTICAL CLEARANCE BETWEEN LOWER LIMBS OF AERIAL FUELS AND THE NEAREST SURFACE FUELS AND GRASS/WEEDS. VERTICAL CLEARANCE REMOVES LADDER FUELS AND HELPS PREVENT A FIRE FROM MOVING FROM THE SHORTER FUELS TO THE TALLER FUELS.**4B. REDUCED FUEL ZONE: DEFENSIBLE SPACE WITH CONTINUOUS TREE CANOPY**
    1. TO ACHIEVE DEFENSIBLE SPACE WHILE RETAINING A STAND OF LARGER TREES WITH A CONTINUOUS TREE CANOPY APPLY THE FOLLOWING TREATMENTS:
    2. GENERALLY, REMOVE ALL SURFACE FUELS GREATER THAN 4 INCHES IN HEIGHT. SINGLE SPECIMENS OF TREES OR OTHER VEGETATION MAY BE RETAINED PROVIDED THEY ARE WELL-SPACED, WELL-PRUNED, AND CREATE A CONDITION THAT AVOIDS SPREAD OF FIRE TO OTHER VEGETATION OR TO A BUILDING OR STRUCTURE.
    3. REMOVE LOWER LIMBS OF TREES ("PRUNE") TO AT LEAST 6 FEET UP TO 15 FEET (OR THE LOWER 1/3 BRANCHES FOR SMALL TREES). PROPERTIES WITH GREATER FIRE HAZARDS, SUCH AS STEEPER SLOPES OR MORE SEVERE FIRE DANGER, WILL REQUIRE PRUNING HEIGHTS IN THE UPPER END OF THIS RANGE.
- DEFENSIBLE SPACE: REDUCED FUEL ZONE:**  
30 FT. TO 100 FT.  
BETWEEN FUELS. FOR EXAMPLE, PROPERTIES ON STEEP SLOPES HAVING LARGE SIZED VEGETATION WILL REQUIRE GREATER SPACING BETWEEN INDIVIDUAL TREES AND BUSHES (SEE PLANT SPACING GUIDELINES AND CASE EXAMPLES BELOW). GROUPS OF VEGETATION (NUMEROUS PLANTS GROWING TOGETHER LESS THAN 10 FEET IN TOTAL FOLIAGE WIDTH) MAY BE TREATED AS A SINGLE PLANT. FOR EXAMPLE, THREE INDIVIDUAL MANZANITA PLANTS GROWING TOGETHER WITH A TOTAL FOLIAGE WIDTH OF EIGHT FEET CAN BE "GROUPED" AND CONSIDERED AS ONE PLANT AND SPACED ACCORDING TO THE PLANT SPACING GUIDELINES IN THIS DOCUMENT.

ALL ROOFS TO BE CLASS A RATED ASSEMBLIES  
ALL EXTERIOR WALLS TO HAVE FIRE RESISTIVE FINISH  
ALL EXTERIOR WINDOWS TO BE DOUBLE PANE OR TEMPERED GLASS

- 'MANAGEMENT ZONE' & REDUCED FUEL ZONE 30' TO 100' FROM STRUCTURES
- 'GREEN ZONE' & FIREBREAK 30' FROM STRUCTURES
- 'NON COMBUSTIBLE ZONE' 10' FROM STRUCTURES



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ARCHITECTURAL  
FUEL  
MANAGEMENT  
PLAN

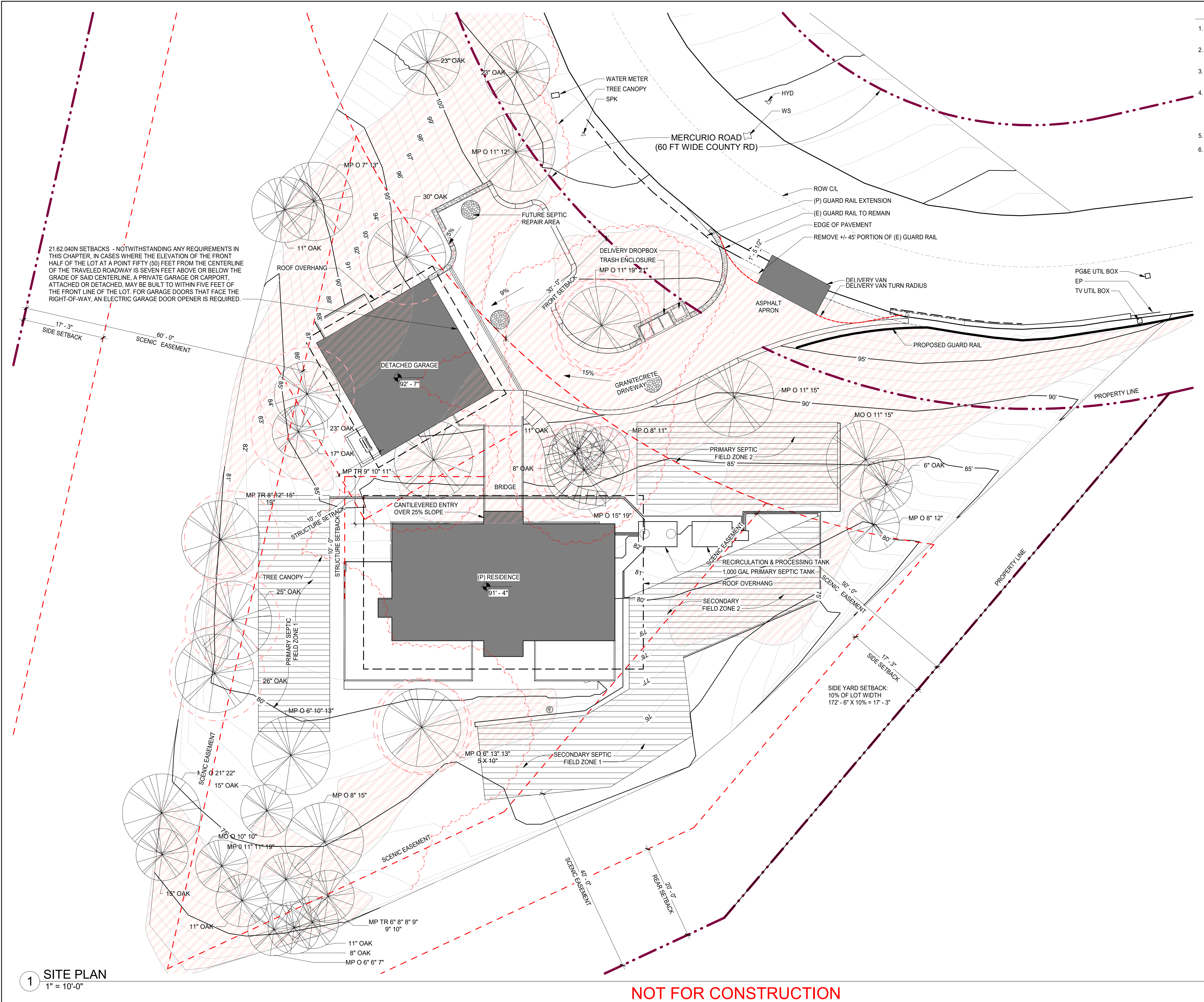
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1 SITE PLAN  
1" = 10'-0"

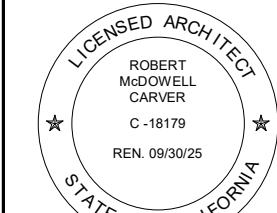
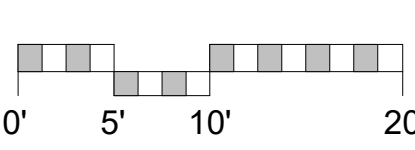
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#### GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- ALL EXTERIOR SWINGING EXIT DOORS SHALL HAVE A THRESHOLD THAT SHALL NOT EXCEED 1-1/2" IN HEIGHT.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- SEE SHEET G1.1 GENERAL PLUMBING NOTE 11 FOR MAX FLOW RATES
- SEE CIVIL DRAWINGS FOR DRIVEWAY DETAILS.

#### SITE PLAN NOTES

- 1
- SLOPE DENSITY ANALYSIS INDICATES AREAS  $\geq 25\%$
- 25% SLOPE DEVELOPMENT
- 290 SF STRUCTURES  
1,200 SF DRIVEWAY  
1,053 SF SEPTIC / LEACH FIELD



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#### ARCHITECTURAL SITE PLAN

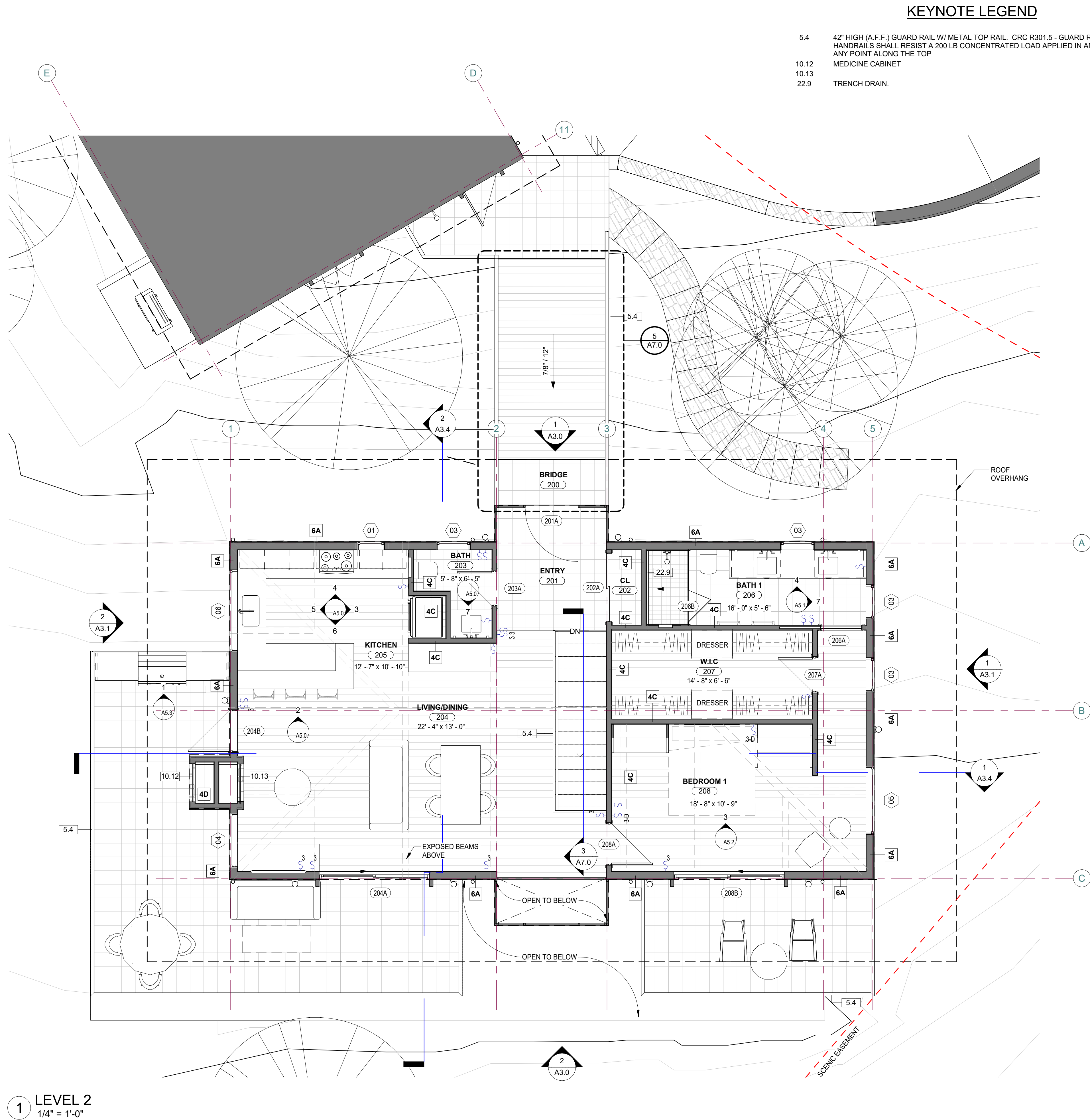
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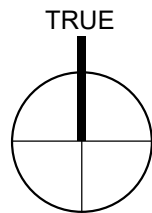
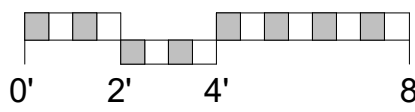
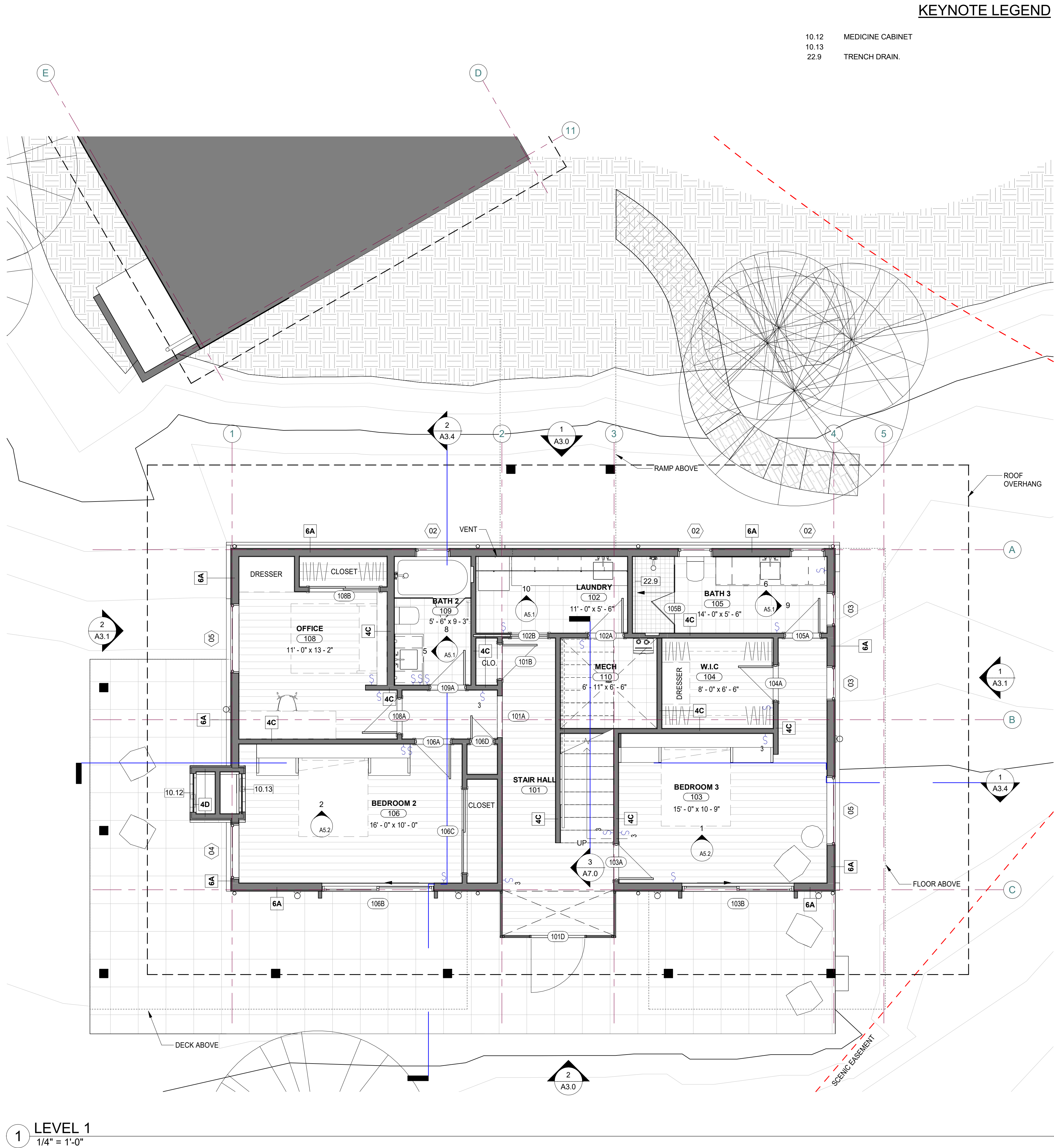
ARCHITECTURAL  
LEVEL 2 FLOOR  
PLAN

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Job: 2312

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**ARCHITECTURAL**  
LEVEL 1 FLOOR  
PLAN

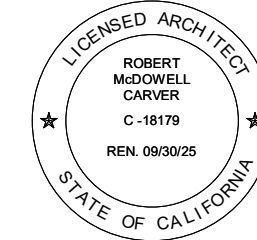
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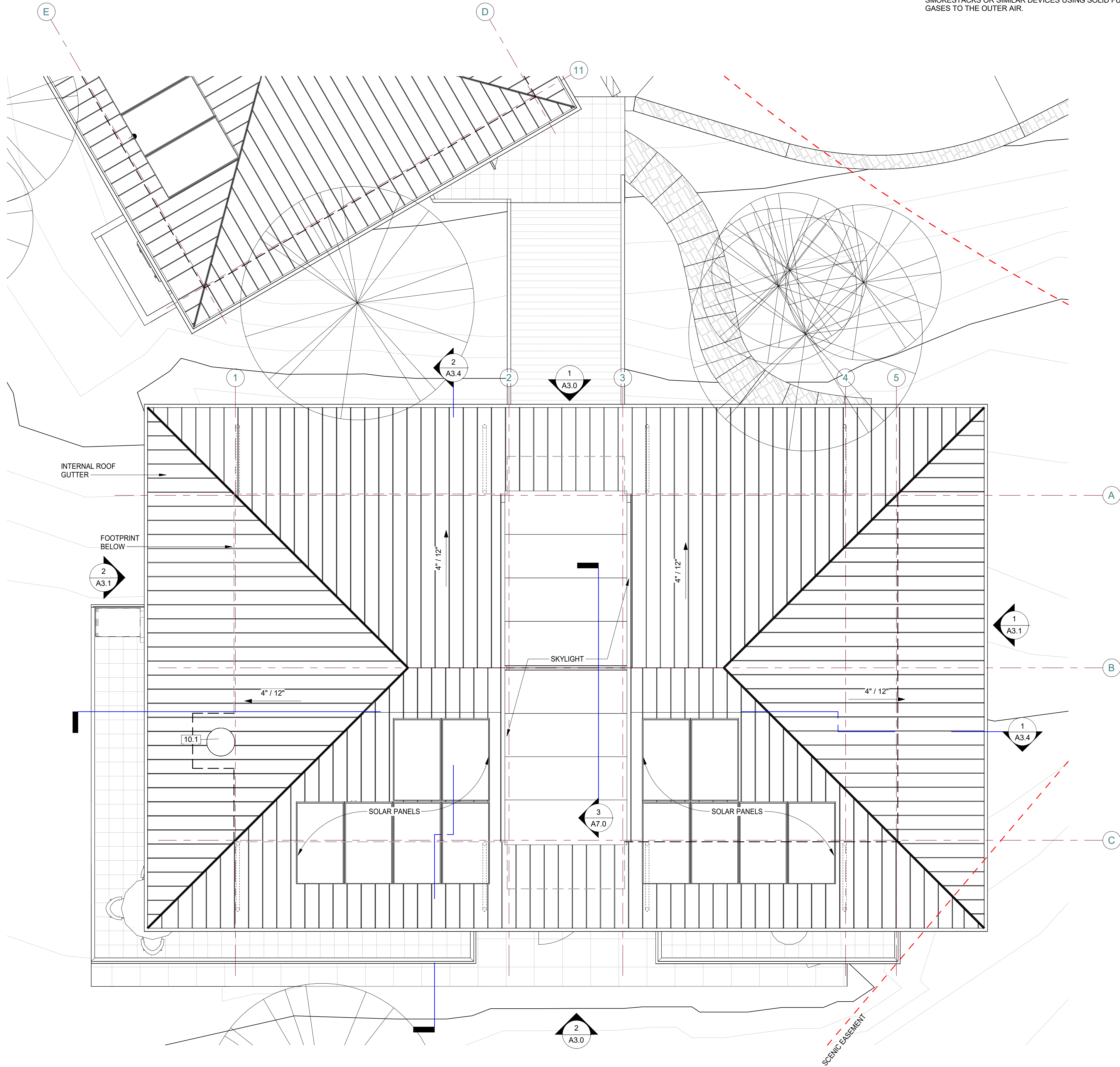
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1 ROOF  
1/4" = 1'-0"

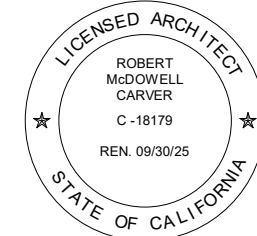
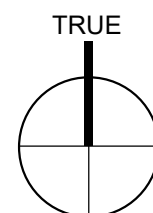
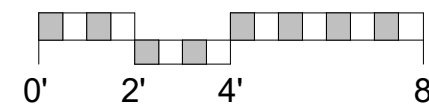
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### KEYNOTE LEGEND

- 10.1 CRC R1001 - FIREPLACES SHALL TERMINATE AT LEAST 3 FEET ABOVE THE ROOF AND 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN A HORIZONTAL DISTANCE OF 10 FEET. AN APPROVED SPARK ARRESTER SHALL BE INSTALLED ON ALL CHIMNEYS, INCINERATORS, SMOKESTACKS OR SIMILAR DEVICES USING SOLID FUEL FOR CONVEYING SMOKE OR HOT GASES TO THE OUTER AIR.

### ROOF NOTES

1. FASCIA BOARDS SHALL BE MINIMUM 2" NOMINAL THICKNESS.
2. ALL FLASHING, SHEET METAL, VENT STACKS, AND PIPES SHALL BE COPPER OR PAINTED TO MATCH THE ADJACENT ROOFING MATERIAL.
3. PIPES AND VENTS SHALL BE COMBINED FOR MINIMUM ROOF PENETRATIONS. PENETRATIONS SHALL KEPT TO NORTH SIDE OF ROOF WHERE LEAST VISIBLE.
4. ALL ROOF ASSEMBLIES TO BE CLASS A FIRE RATED



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ARCHITECTURAL  
PROPOSED  
ROOF

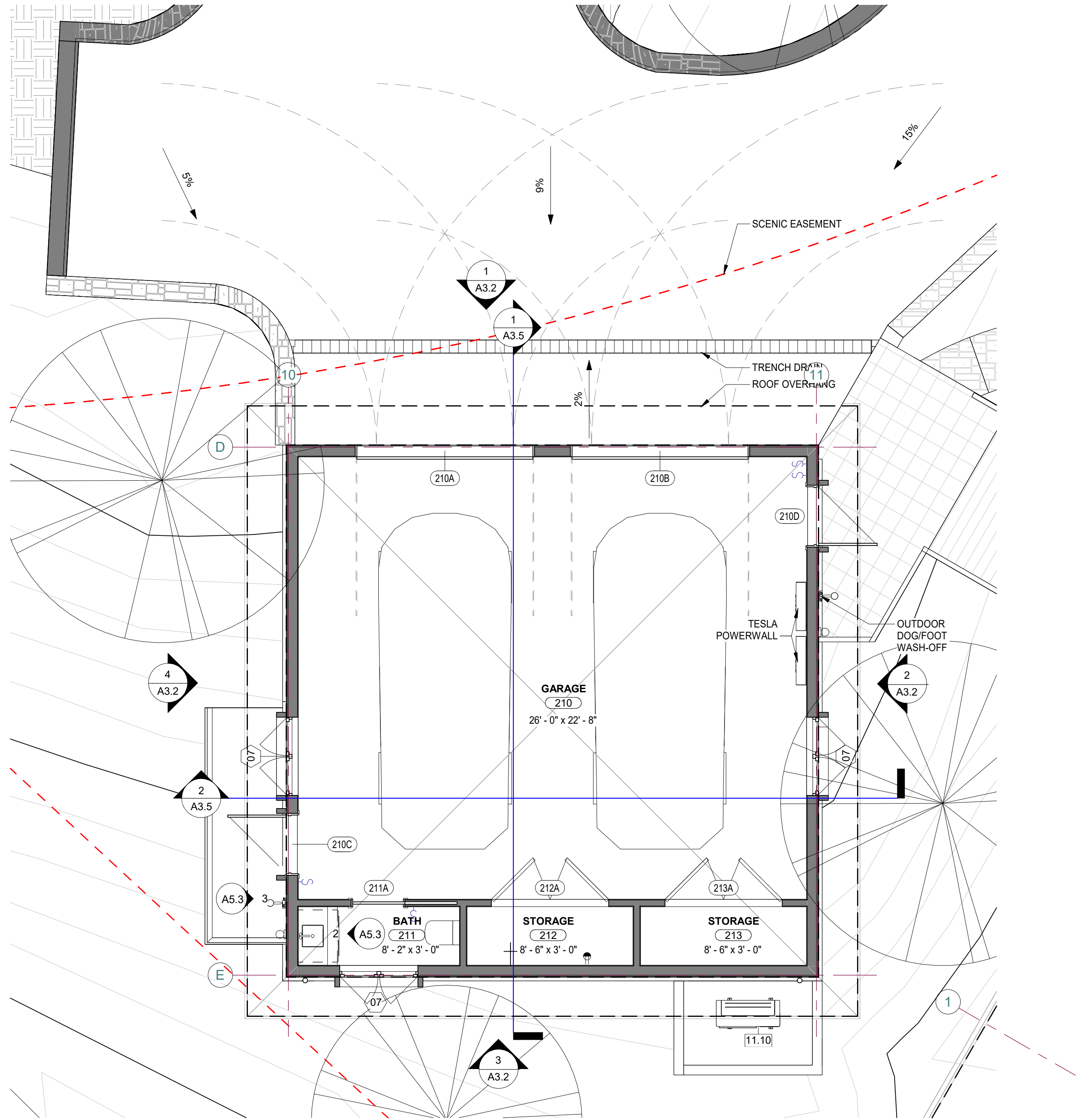
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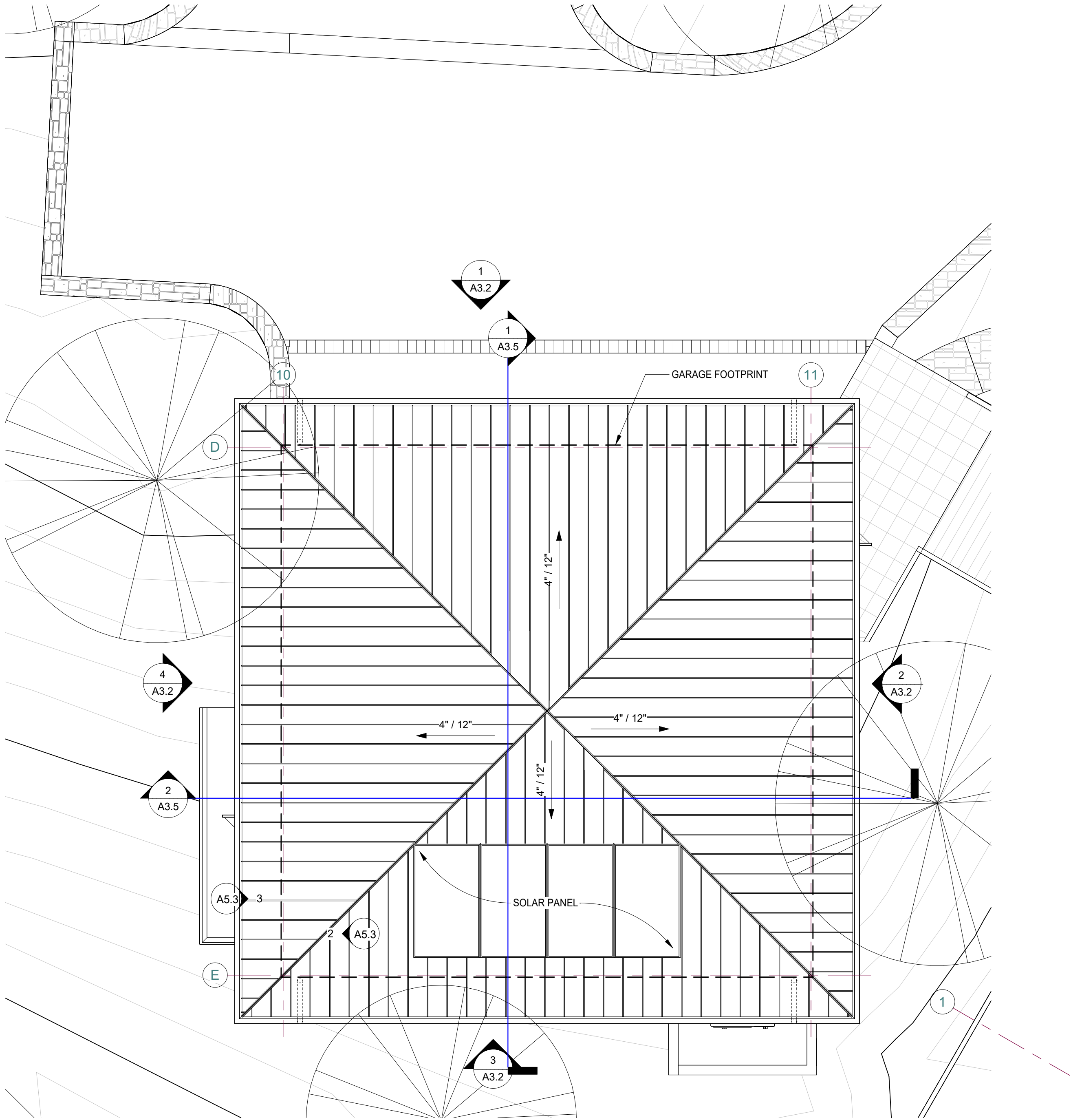
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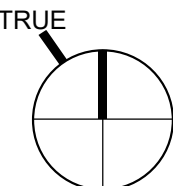
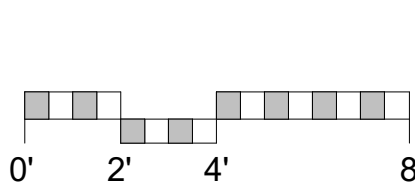
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1 GARAGE  
1/4" = 1'-0"



2 GARAGE ROOF  
1/4" = 1'-0"

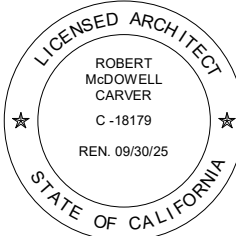


### KEYNOTE LEGEND

11.10 HEAT PUMP

### WALL SCHEDULE

Type Mark	Description	Note
4C	1/2" GYP. BOARD; 2X4 STUDS @ 16" O.C.; 1/2" GYP. BOARD	
6A	HARDIE PANEL SIDING PANEL; RAIN SCREEN; GRACE ICE & WATER SHIELD SELF ADHERED WRB; FIRE RATED CDX PLYWOOD; 2X6 STUDS @ 16" O.C.; R21 BATT INSULATION; 1/2" GYP. BOARD W/ VENEER PLASTER FINISH	



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ARCHITECTURAL  
GARAGE FLOOR  
& ROOF PLAN

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A2.3

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



STANDING SEAM METAL  
GRAPHITE GREY



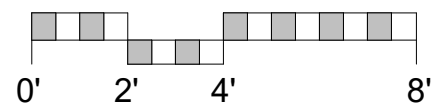
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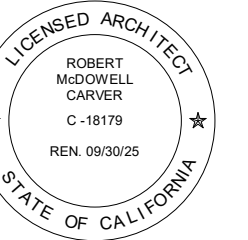
2 SOUTH ELEVATION  
1/4" = 1'-0"



LIGHT BROWN FIBER CEMENT  
SIDING, DOORS & WINDOWS



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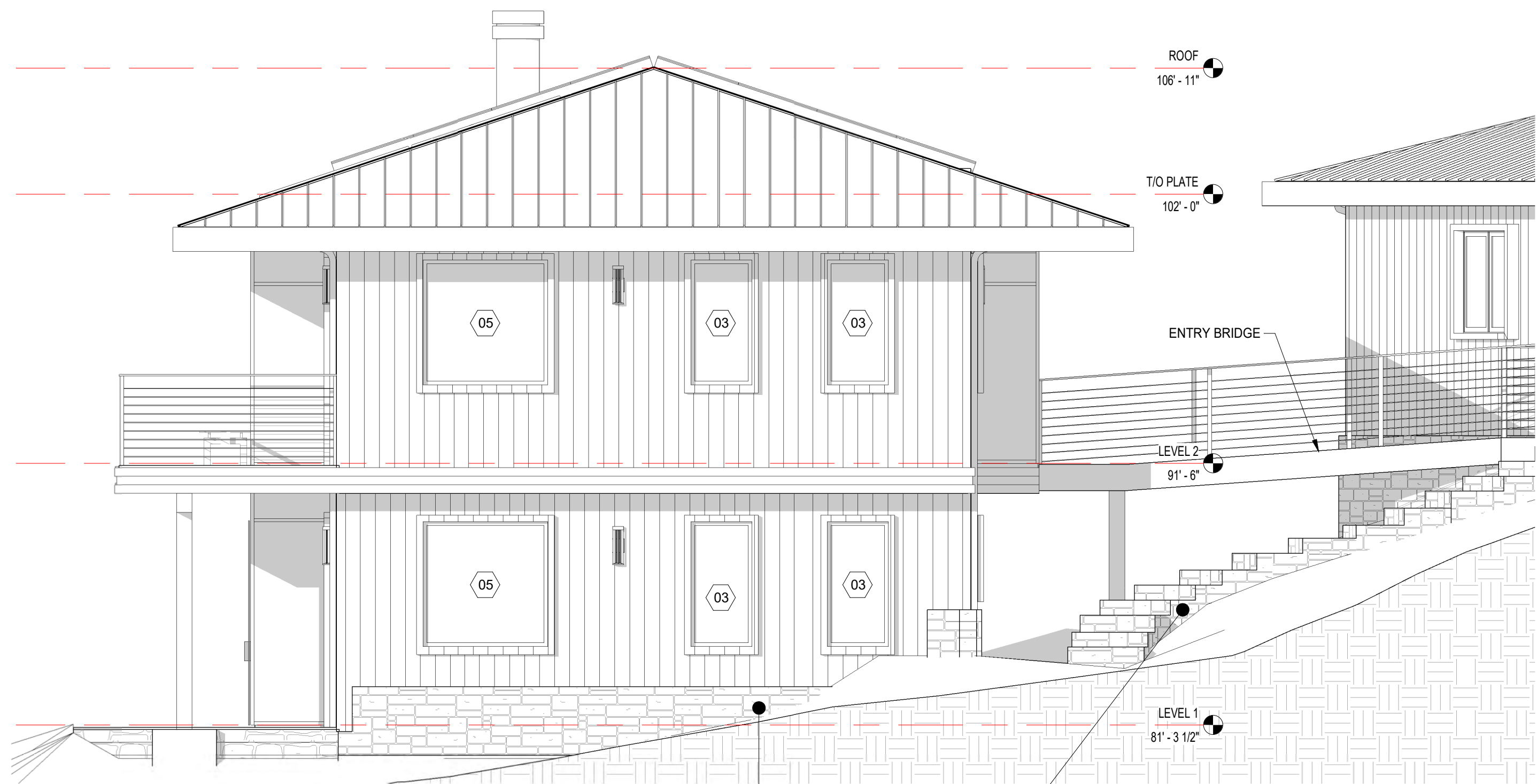
ARCHITECTURAL  
EXTERIOR  
ELEVATIONS

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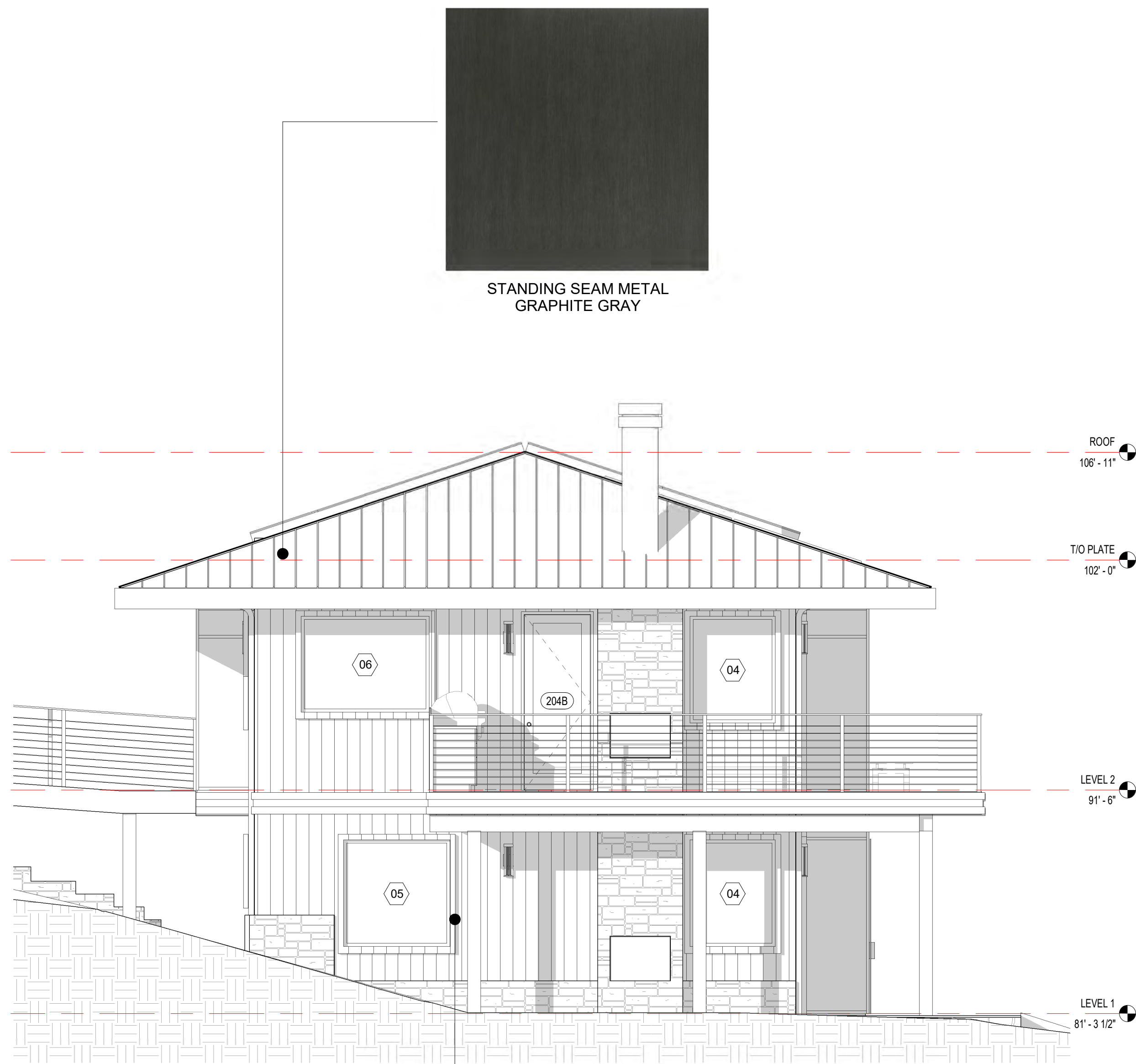
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1 EAST ELEVATION  
1/4" = 1'-0"



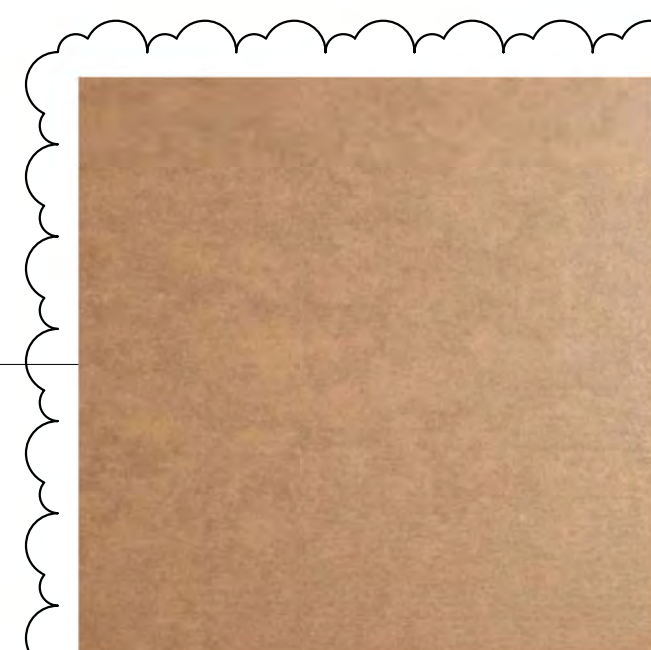
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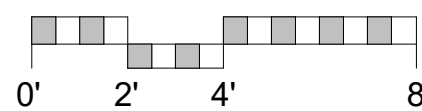
2 WEST ELEVATION  
1/4" = 1'-0"



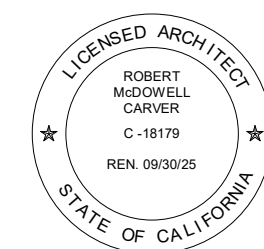
STANDING SEAM METAL  
GRAPHITE GRAY



LIGHT BROWN FIBER CEMENT  
SIDING, DOORS & WINDOWS



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1 8/6/2025 PLANNING

MAUSE & RILEY  
2807 MERCURIO RD.  
CARMEL VALLEY, CA 93923

ARCHITECTURAL  
EXTERIOR  
ELEVATIONS

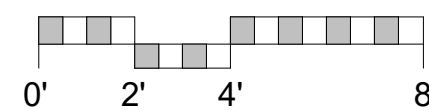
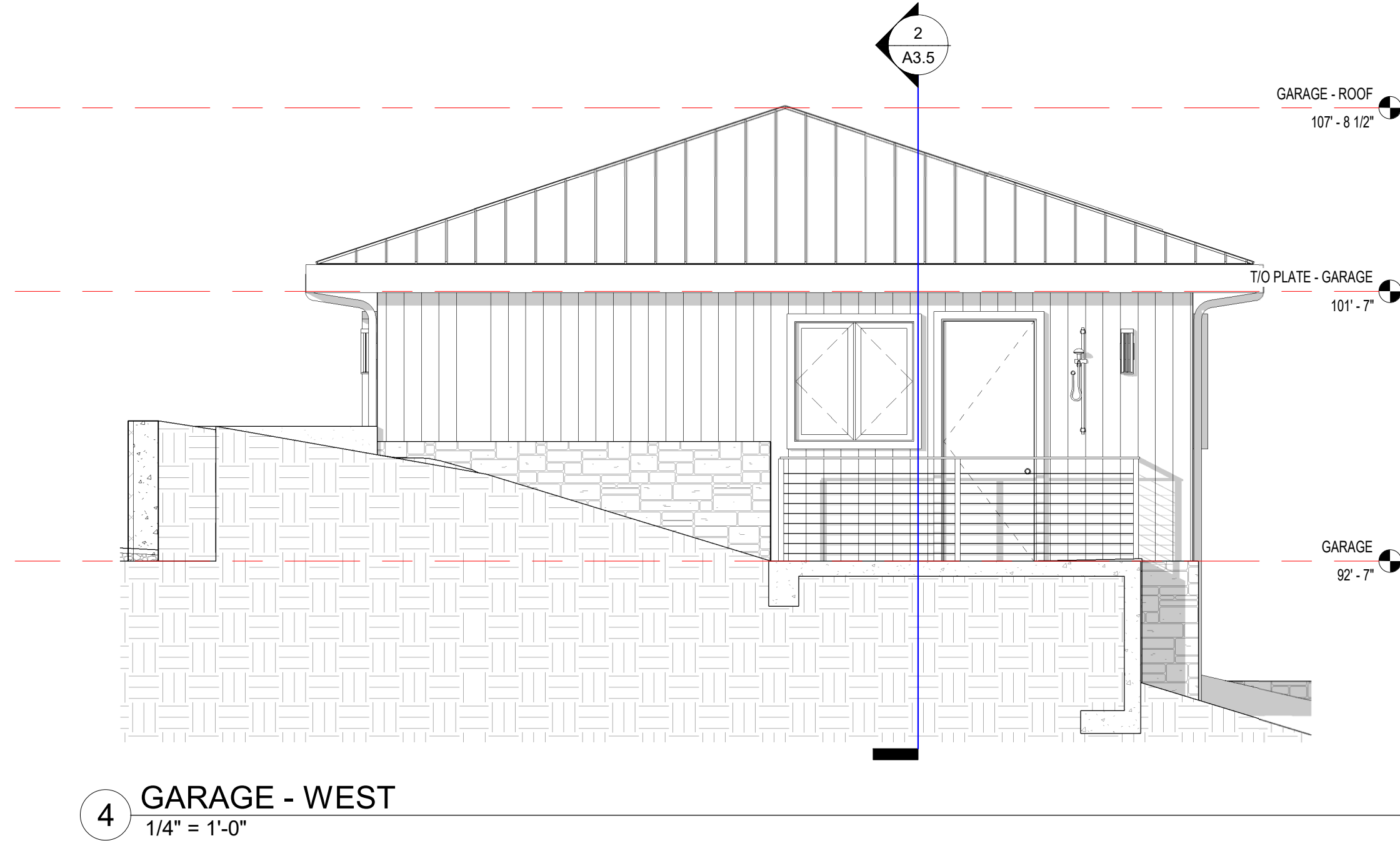
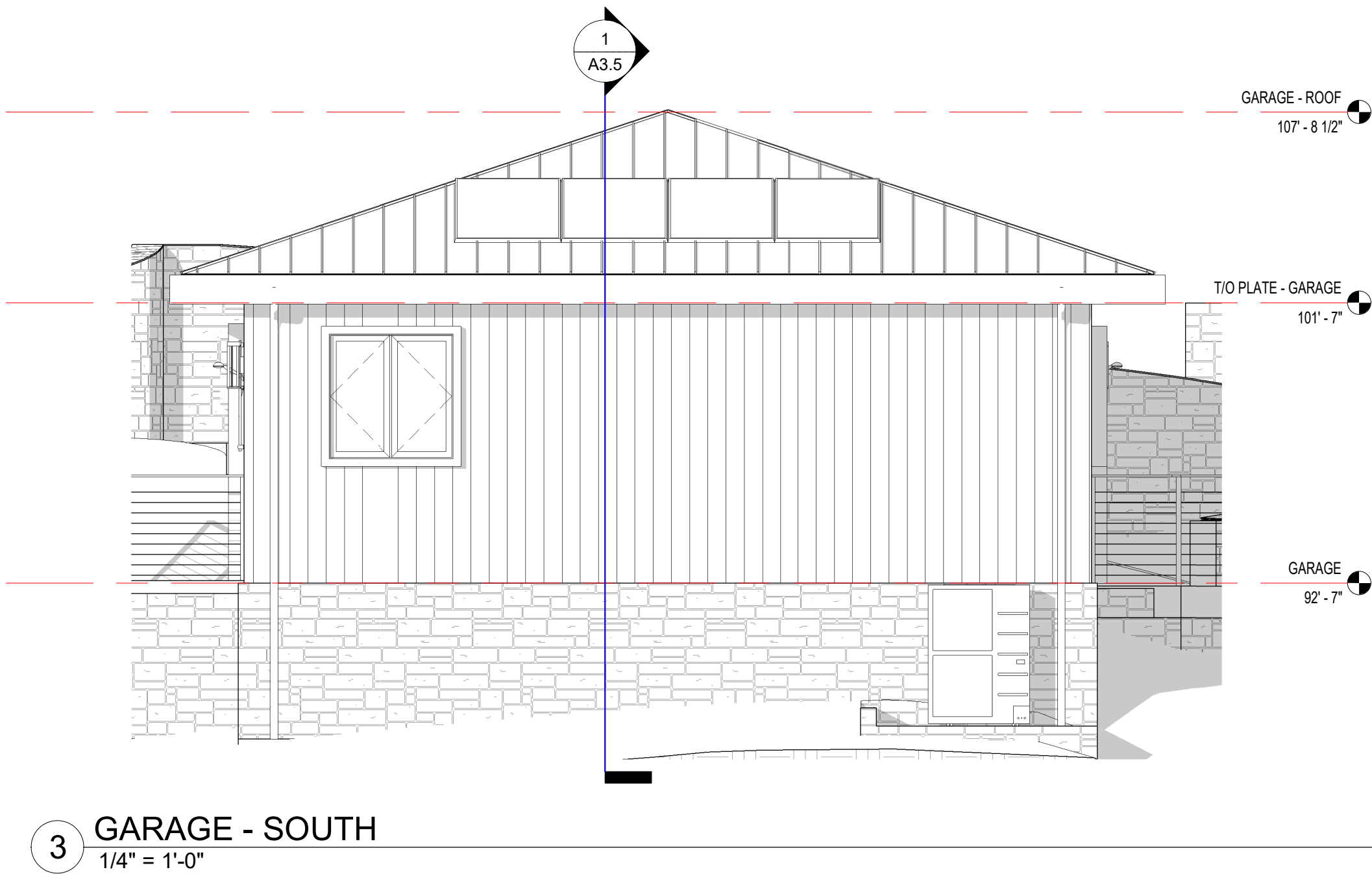
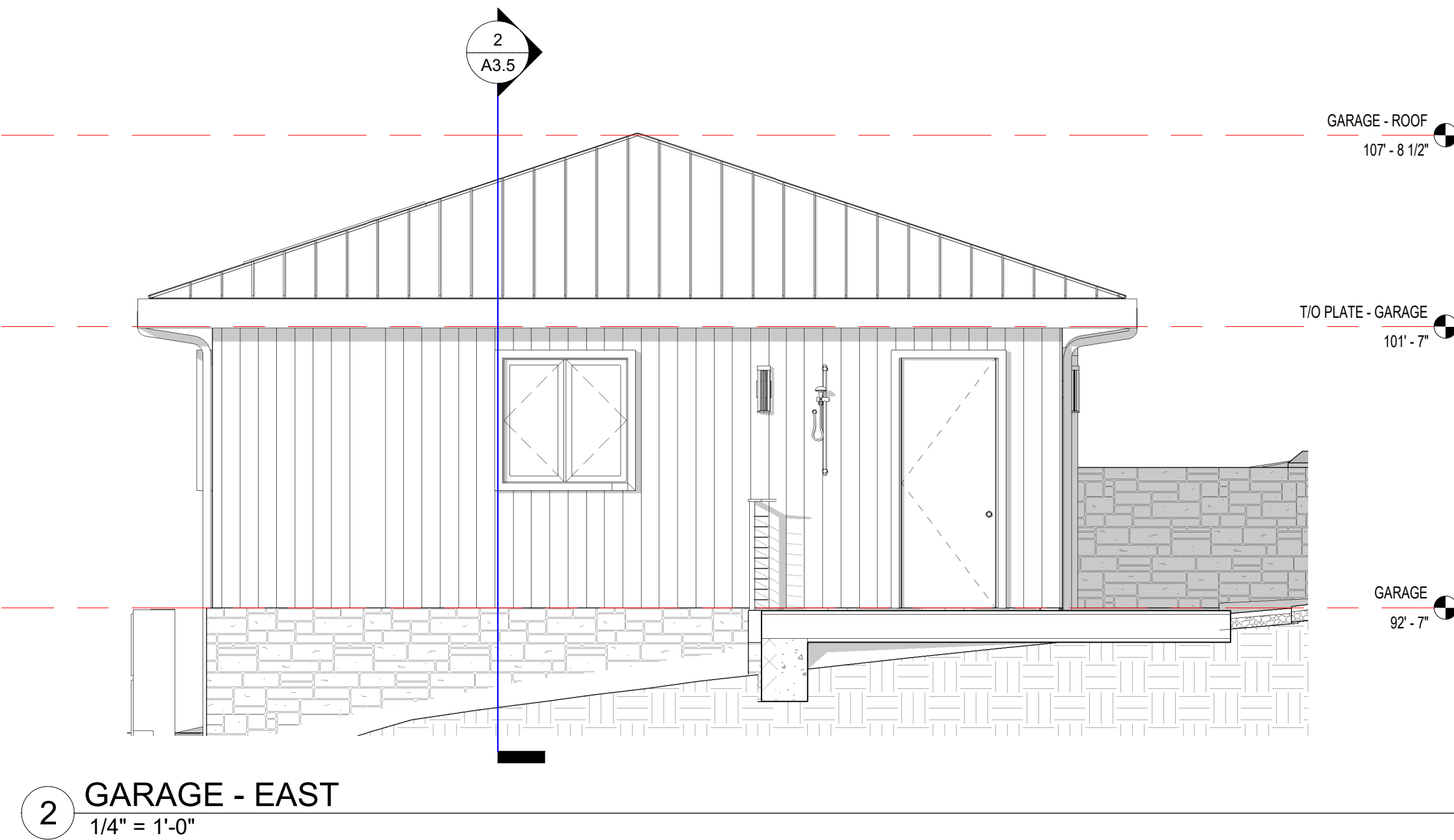
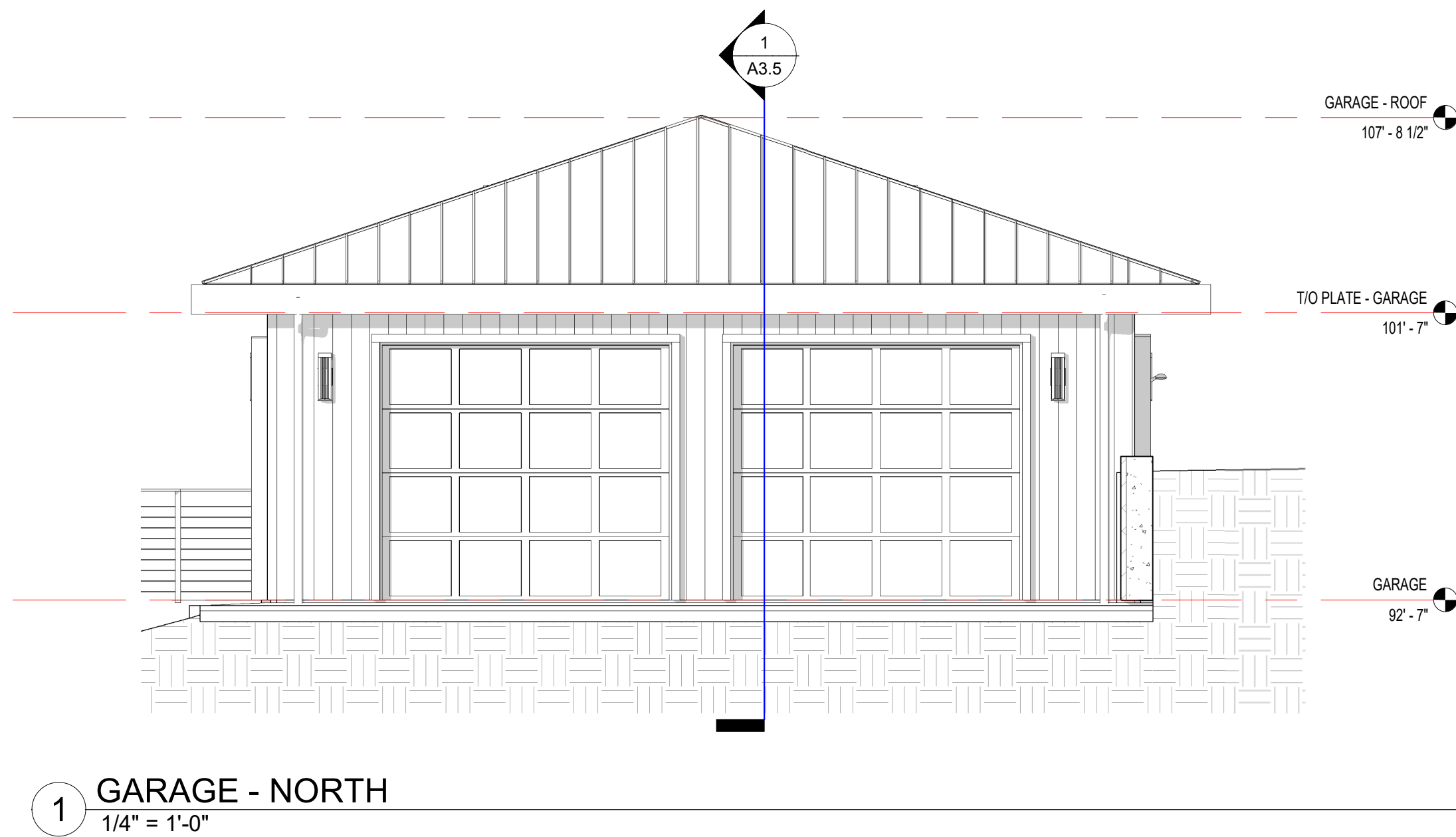
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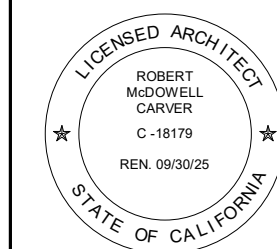
3/31/2025

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ARCHITECTURAL  
GARAGE  
ELEVATIONS

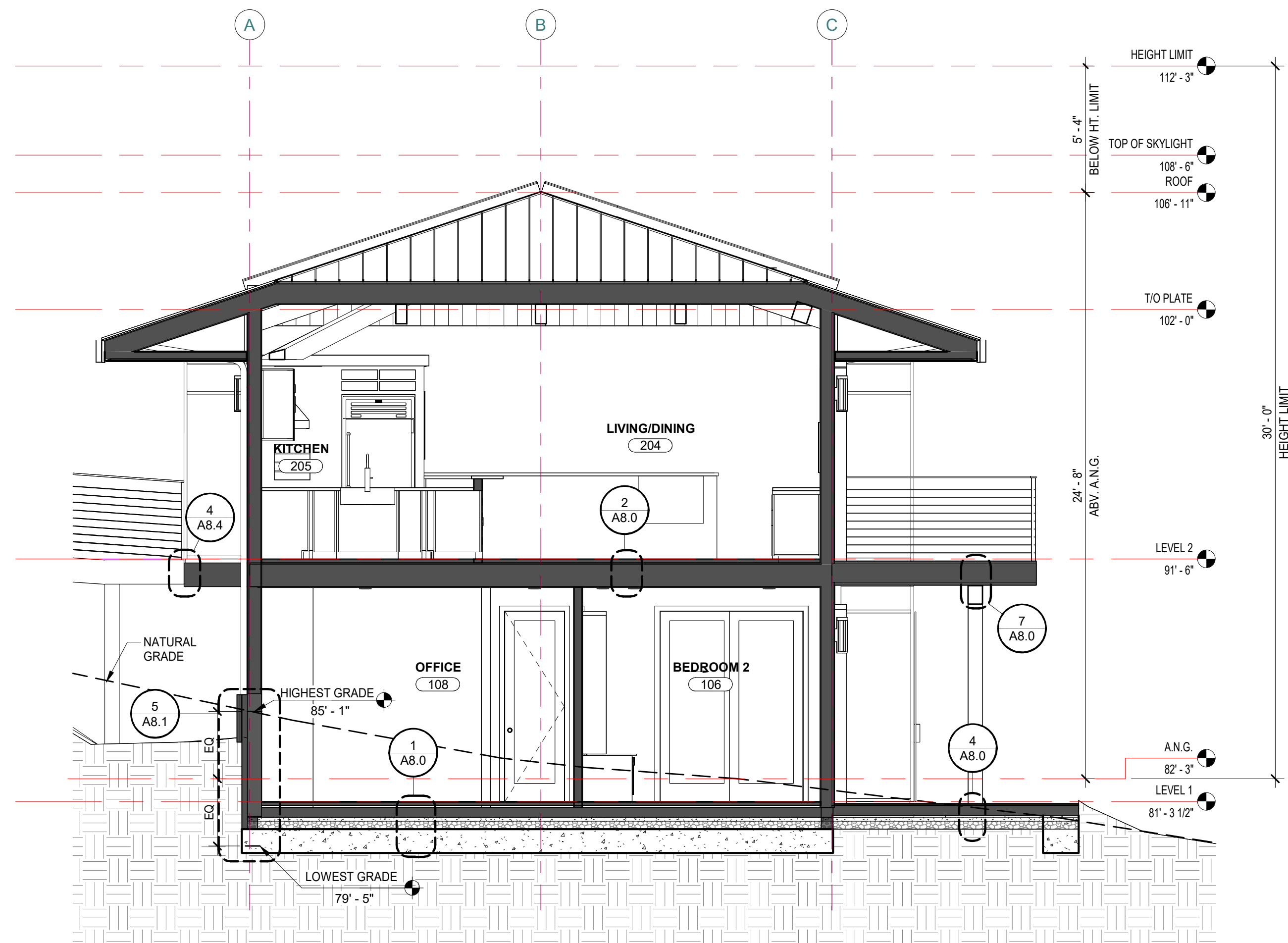
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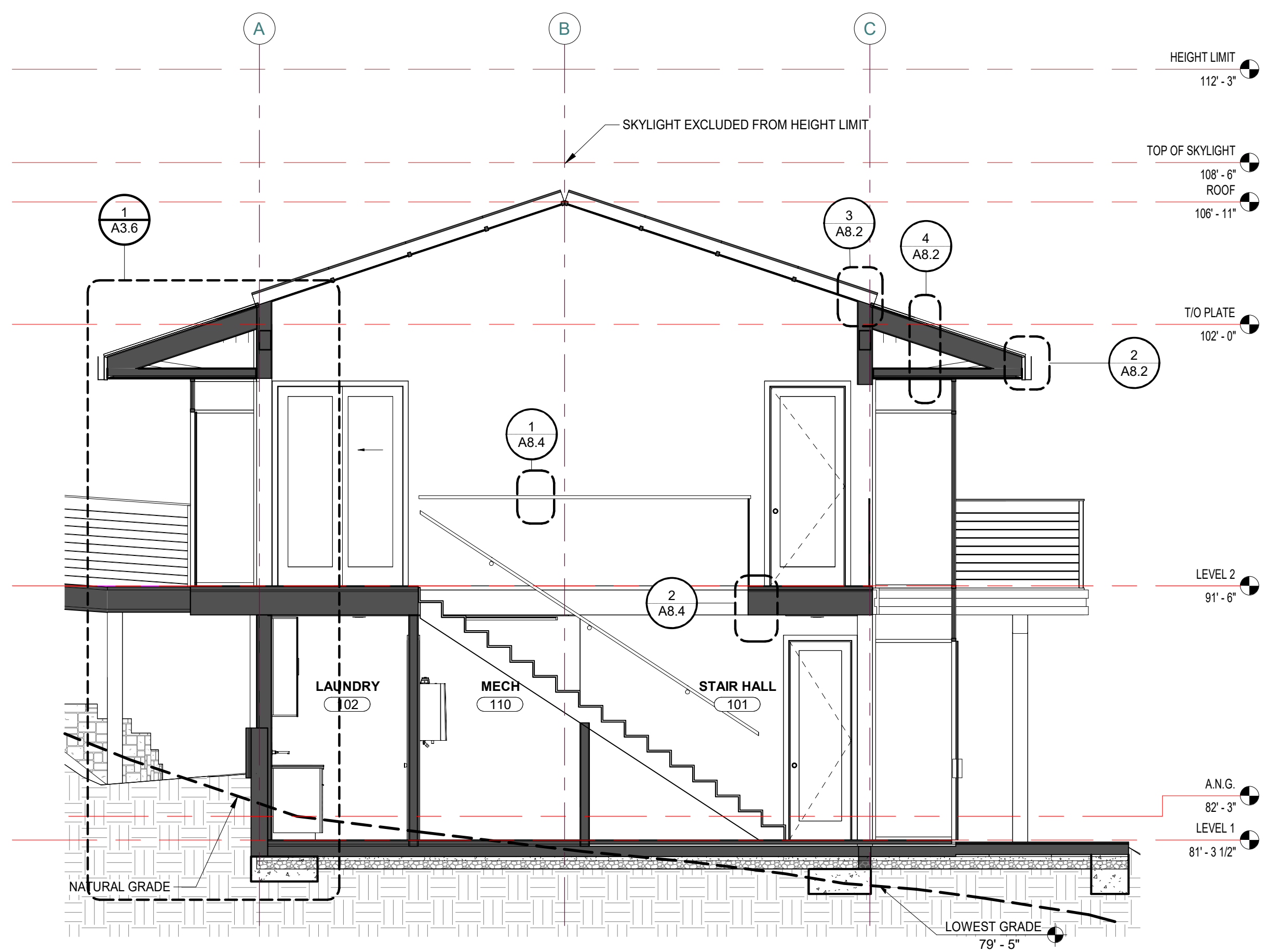
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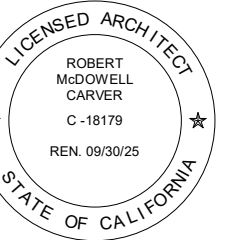


3 N/S SECTION 1  
1/4" = 1'-0"



2 N/S SECTION 2  
1/4" = 1'-0"

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2807 MERCURIO RD.  
CARMEL VALLEY, CA 93923

ARCHITECTURAL  
BUILDING  
SECTIONS

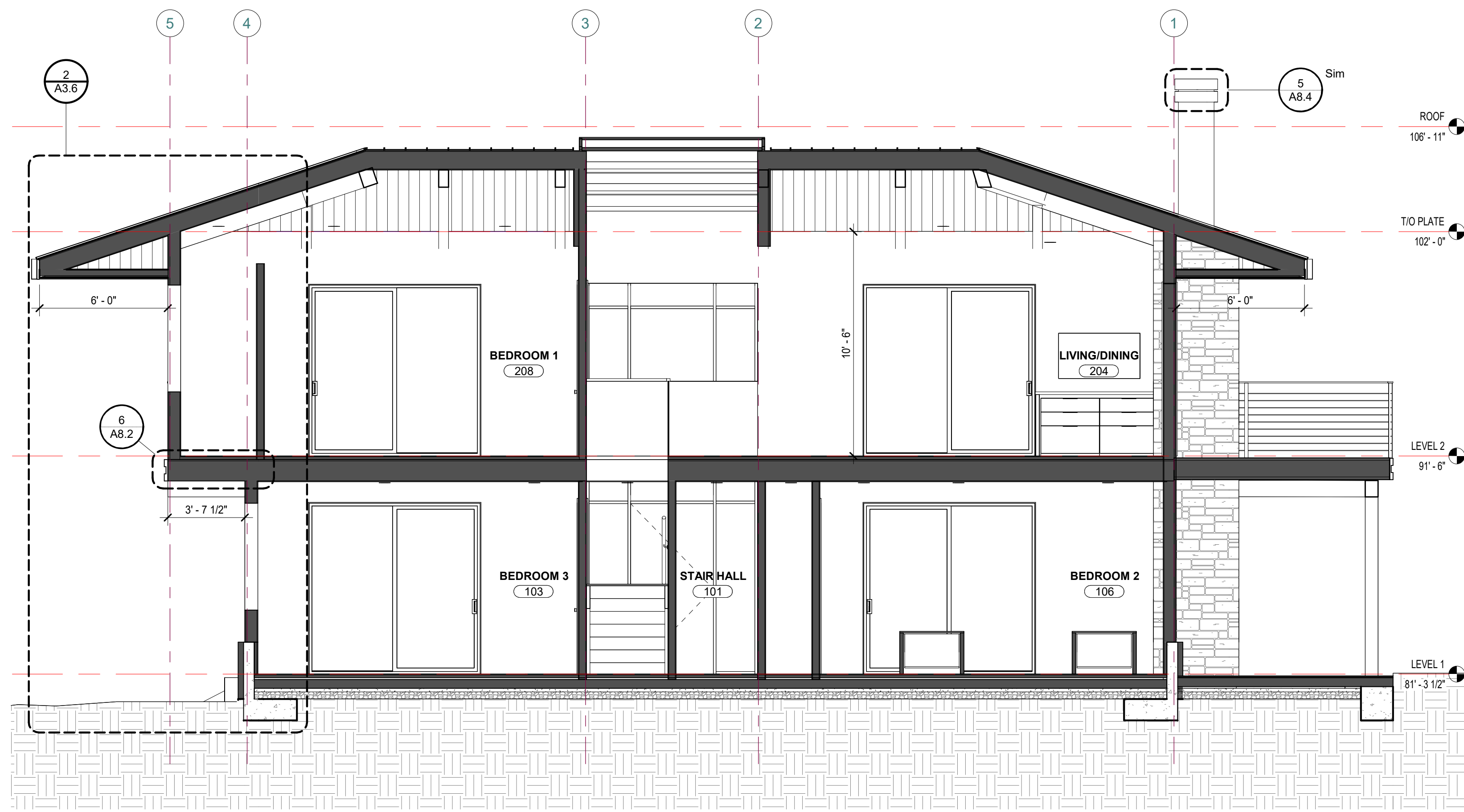
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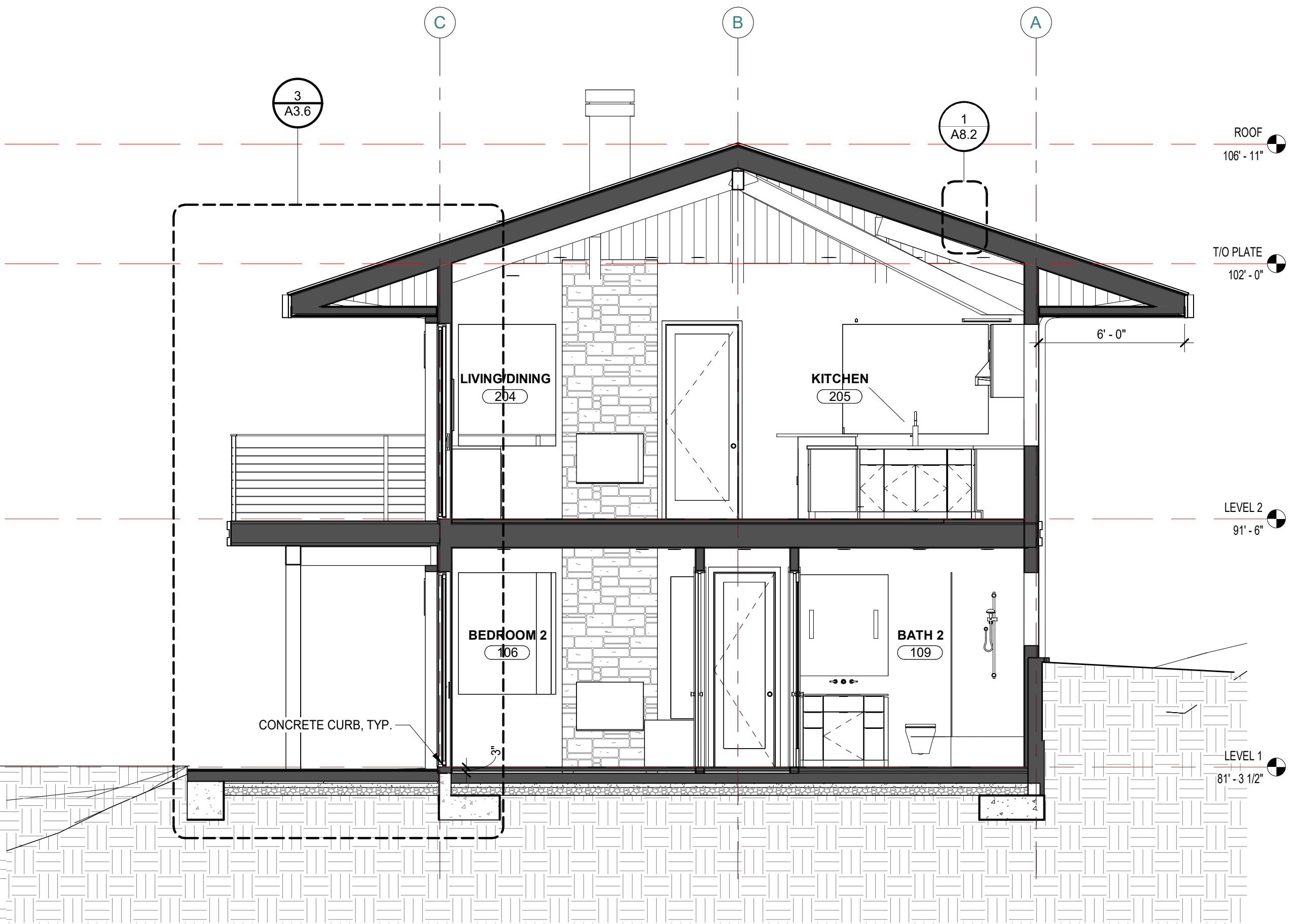
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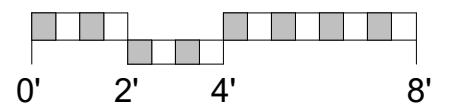
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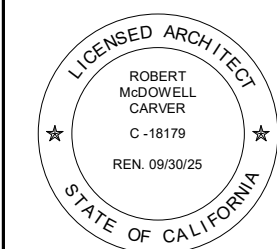
1 S/N SECTION  
1/4" = 1'-0"



2 N/S SECTION  
1/4" = 1'-0"



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ARCHITECTURAL  
BUILDING  
SECTIONS

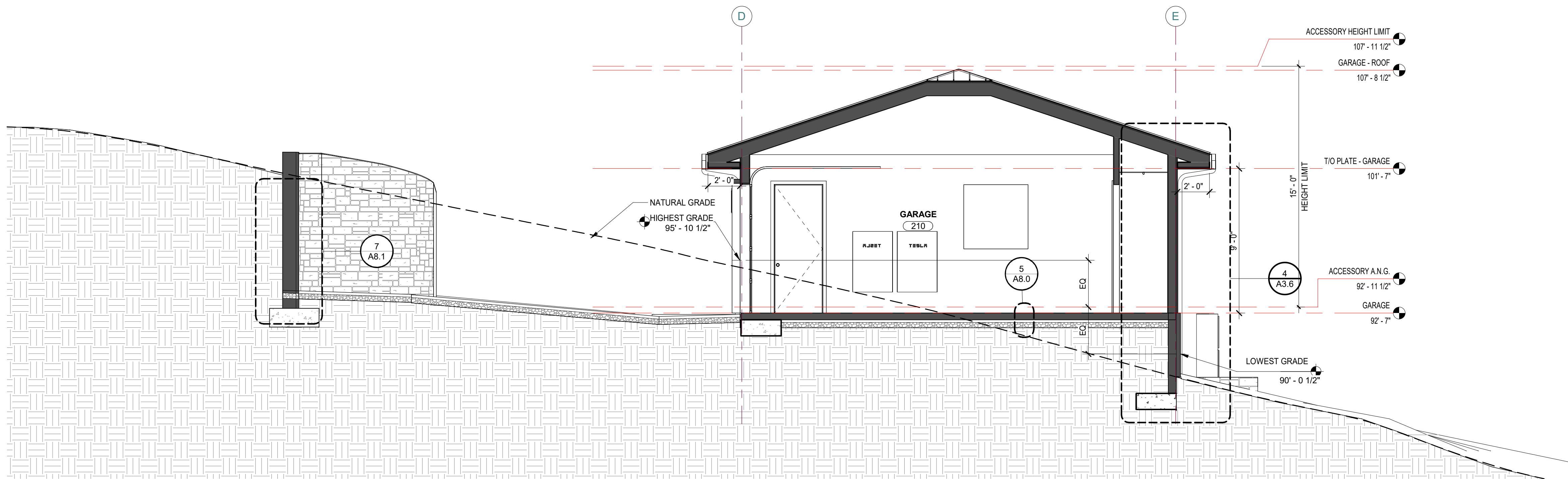
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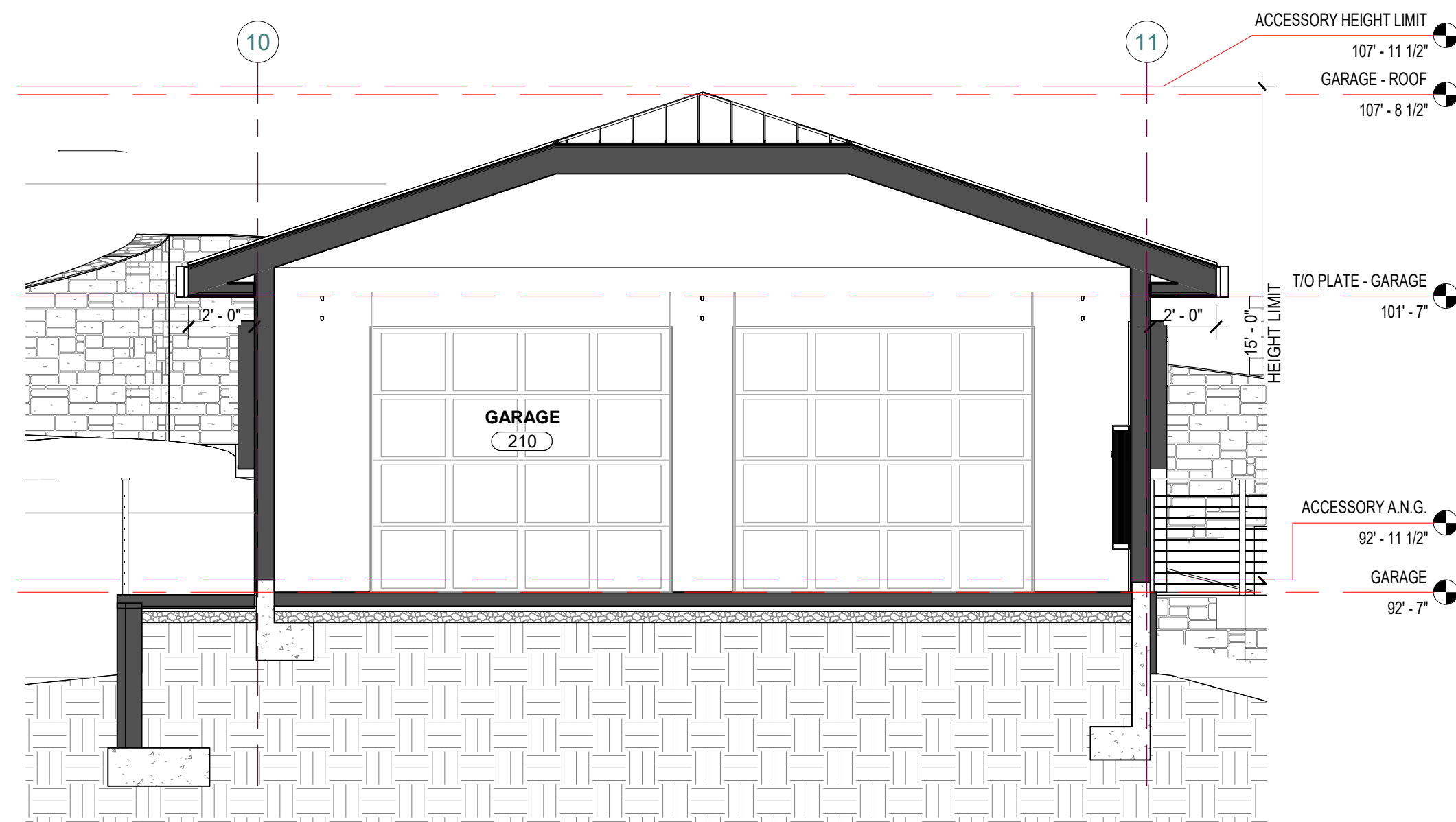
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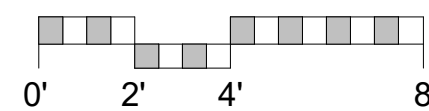
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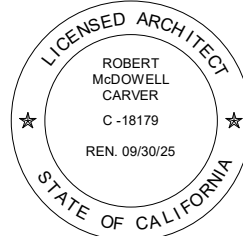
1 N/S SECTION - GARAGE  
1/4" = 1'-0"



2 E/W SECTION - GARAGE  
1/4" = 1'-0"



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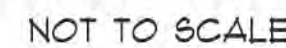
ARCHITECTURAL  
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A3.5

3/31/2025

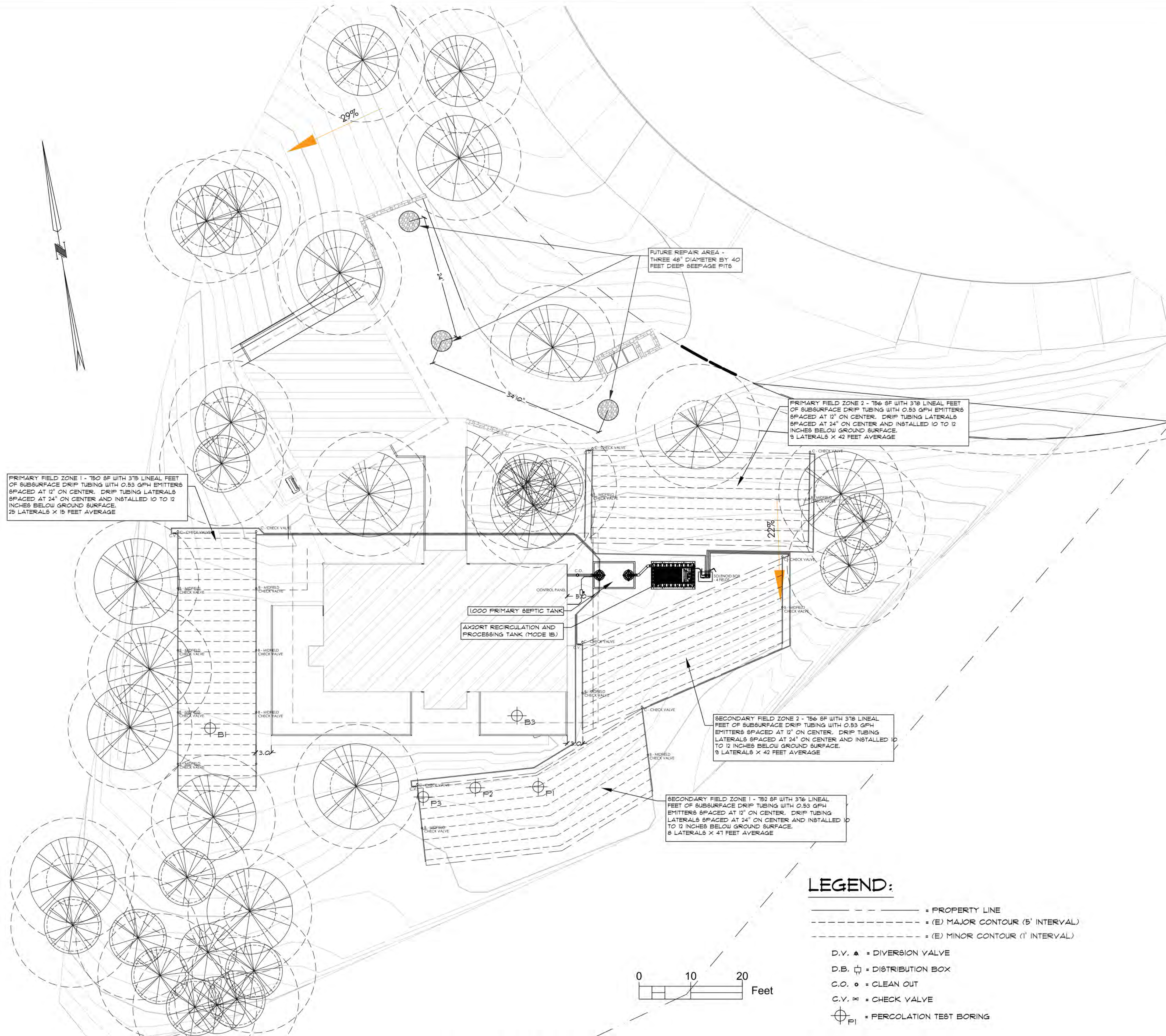
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PROPERTY OWNER:	PATRICK MAUSE AND ROBIN RILEY 28007 MERCURIO ROAD CARMEL VALLEY, CALIFORNIA 93924
JURISDICTION:	COUNTY OF MONTEREY
ASSESSORS PARCEL NO:	169-081-008-000
DESCRIPTION:	28007 MERCURIO ROAD, CARMEL VALLEY






1. THE SEPTIC SYSTEM IS DESIGNED TO COMPLY WITH THE MONTEREY COUNTY SEPTIC ORDINANCE. THE PARCEL IS NOT LOCATED IN A GROUNDWATER RECHARGE AREA. THE LOT AREA IS 1.013 ACRES THAT ALLOWS A MAXIMUM OF 40.52 TOTAL GRAM OF NITROGEN DAILY. THE PROPOSED DEVELOPMENT IS 50 GRAMS OF NITROGEN. A REDUCTION OF 18.96 PERCENT IS REQUIRED TO MEET THE NITROGEN LOADING REQUIREMENTS.
2. THE NEW ADVANCED OWTS SYSTEM IS SIZED FOR A 4 BEDROOM RESIDENCE. THE ESTIMATED DAILY WASTEWATER GENERATION IS 450 GALLONS PER DAY FOR THE PROPOSED RESIDENCE.
3. PER THE SITE GEOTECHNICAL AND PERCOLATION INVESTIGATION REPORT BY SOIL SURVEYS GROUP, INC., DATED MARCH 24, 2023, JOB #8290, THE AVERAGE PERCOLATION RATES FOR THE SUBSURFACE DRIP SYSTEM DISPERSAL IS 50.00 MINUTES PER INCH IN BORING P-3 AT A DEPTH OF 3.11 FEET.
4. NO GROUND WATER WAS ENCOUNTERED DURING THE PERCOLATION TESTING. THE GROUND WATER MONITOR BORING WAS INVESTIGATED TO A DEPT OF 30 FEET ON THE DATE OF DRILLING.
5. PER TABLE 5-4, SOIL APPLICATION RATES AS DETERMINED FROM STABILIZED PERCOLATION RATES, THE MAXIMUM SOIL APPLICATION RATE IS 0.3 GALLONS PER DAY PER SQUARE FOOT. BASED ON THE AVERAGE PERCOLATION RATE OF 50.00 MINUTES PER INCH.
6. THE ESTIMATED DAILY WASTEWATER GENERATION IS 450 GALLONS.  $450 / 0.3 = 1,500$  SF  
-CONVENTIONAL LEACH FIELD DO NOT FIT ON THE SITE FOR THE ANTICIPATED FLOW.  
-10 FEET DEEP LEACH FIELD DO NOT FIT ON THE SITE WITH THE REQUIRED 10' SEPARATION.  
DRIP SYSTEM AREA OF 1500 SF CAN BE PLACED IN THE AREAS OF LEAST SLOPE. DUE TO THE CONFIGURATION, EACH FIELD CONSISTS OF 2 ZONES OF APPROXIMATELY THE SAME SIZE.  
PRIMARY FIELD ZONE 1 = 750 SF (375 LF TUBING)  
PRIMARY FIELD ZONE 2 = 756 SF (378 LF TUBING)  
SECONDARY FIELD ZONE 1 = 752 SF (376 LF TUBING)  
SECONDARY FIELD ZONE 2 = 756 SF (378 LF TUBING)
7. THE VERTICAL CLEARANCE TO GROUND WATER IS ESTIMATED TO BE 28 FEET (30 FT - 2 FT DISPERSAL DEPTH) WHICH IS GREATER THAN THE MINIMUM VERTICAL SEPARATION OF 3 FEET PER TABLE 12 OF THE LAMP.
8. TO FACILITATE FUTURE INSPECTION OF THE LEACH FIELDS, TRACER WIRE SHALL BE LAID ALONG THE LENGTH OF THE DISTRIBUTION PIPE AND INSPECTION PORTS SHALL BE INSTALLED AT THE END OF EACH TRENCH.
9. THE LEACH FIELDS SHALL NOT BE DEEPER THAN TEN FEET.
10. THE SEPTIC TANK SHALL BE WATER TIGHT AND CONSTRUCTED OF DURABLE, CORROSION RESISTANT MATERIALS AND MUST CONFORM TO IAPMO, NSF OR ASTM STANDARDS. THE TANK SHALL BE INSTALLED NO DEEPER THAN SIX INCHES BELOW FINISH GRADE UNLESS FITTED WITH WATERTIGHT RISERS. THE OWNERS SHALL MAINTAIN ACCESS OPENINGS SO THAT THE TANK IS READILY ACCESSIBLE FOR OBSERVATIONS, MAINTENANCE AND PUMPING.

1. THE ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE MONTEREY COUNTY LAMP FOR COWTS FOR NEW CONSTRUCTION.
2. THE CONTRACTOR SHALL INSTALL THE PRIMARY AND SECONDARY LEACH FIELDS, DIVERTER VALVES, DISTRIBUTION BOXES, ETC. AT THE INITIAL INSTALLATION OF THE SEPTIC SYSTEM.
3. THE INSTALLATION OF THE SEPTIC TANK AND LEACH FIELDS SHALL BE INSPECTED AND APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENTS PRIOR TO COVERING OR PLACEMENT OF THE DRAIN ROCK.
4. THE SEPTIC TANK SHALL BE EQUIPPED WITH AN EFFLUENT FILTER.
5. NOT ALL UNDERGROUND UTILITIES WERE LOCATED. UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE LOCAL UTILITY COMPANIES, PUBLIC OR PRIVATE AND/OR PROPERTY OWNERS.
6. THIS TOPOGRAPHY BASE MAP HAS BEEN PROVIDED BY LANDSET ENGINEERS, INC.



SCALE: 1" = 10'0"

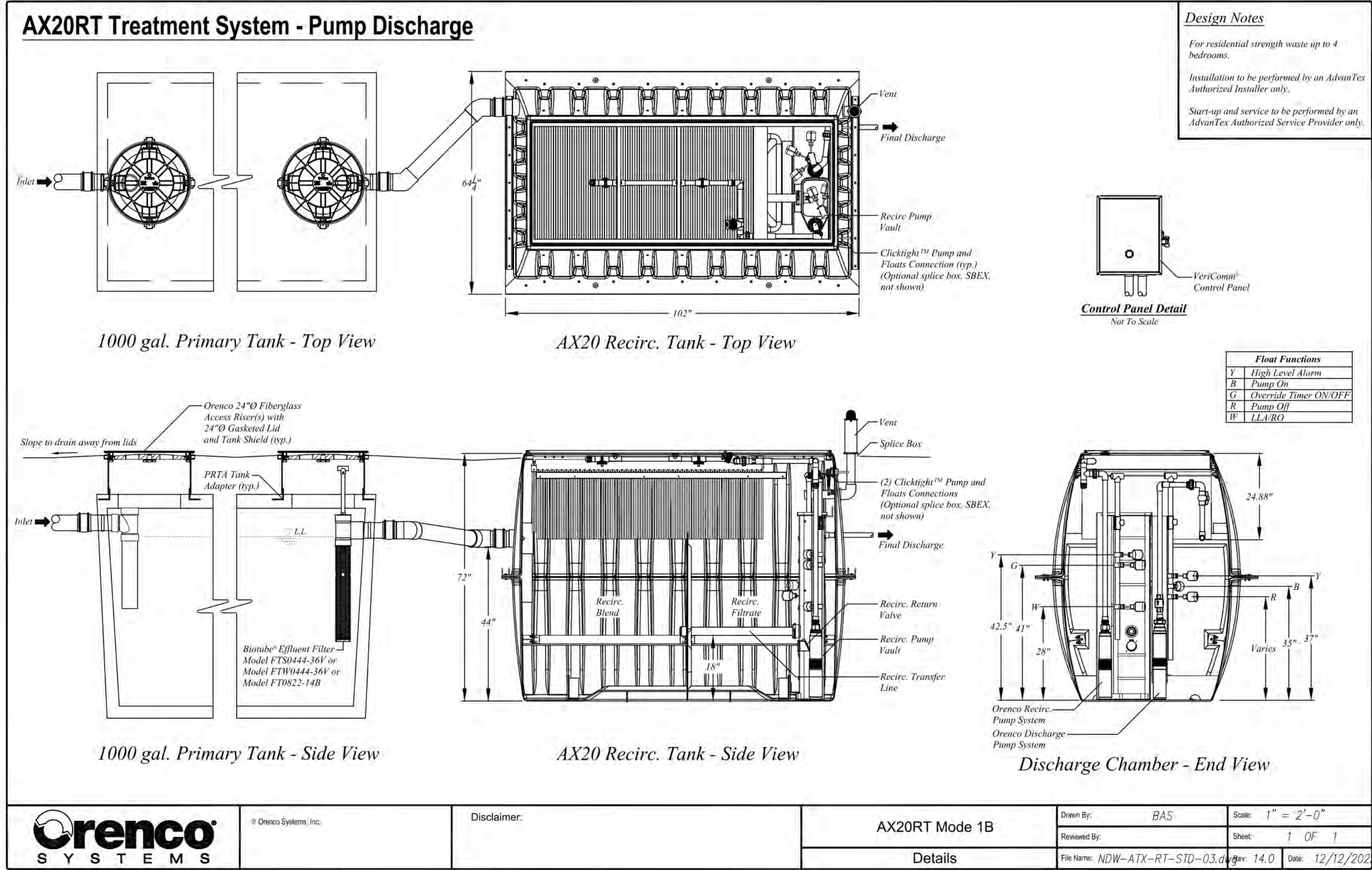
\_\_\_\_\_ = PROPERTY LINE  
 - - - - - = (E) MAJOR CONTOUR (5' INTERVAL)  
 - - - - - = (E) MINOR CONTOUR (1' INTERVAL)

D.V.  = DIVERSION VALVE  
D.B.  = DISTRIBUTION BOX  
C.O.  = CLEAN OUT  
C.V.  = CHECK VALVE  
 = PERCOLATION TEST BORING

INSTALL ADVANCED OWTs WITH PRIMARY AND SECONDARY LEACH FIELDS.

THE NEW OWS SYSTEM SHALL INCLUDE A 1000 GALLON SEPTIC TANK AT "AX20RT" ADVANCED TREATMENT PROCESSING TANK WITH PUMPS TO PROCESS AND CONVEY EFFLUENT TO THE SUBSURFACE DRIP FIELDS. PRIMARY FIELD SHALL HAVE TWO ZONES AND THE SECONDARY FIELD SHALL HAVE TWO ZONES AS SHOWN ON THE PLAN. THE PROCESSING TANK SHALL BE CONFIGURED FOR MODE 1 (NIGHT) OPERATION. THE SYSTEM SHALL HAVE PUMP DISCHARGE TO PRIMARY AND SECONDARY LEACH FIELDS. ALL WIRES, PUMPING, CONNECTORS, PUMPS, CONTROL PANEL, SPLITTER VALVE, SOLENOIDS, AND FITTINGS SHALL BE INCLUDED.

<p>DATE: 02/10/25</p> <p>SCALE: AS SHOWN</p> <p>DRAWN: ET</p> <p>JOB: 24-043</p> <p>APN: 163-081-008-000</p> <p>SHEET</p>		<p>SEPTIC SYSTEM SITE PLAN</p> <p>PROPOSED RESIDENCE 2800T MERCURIO ROAD CARMEL VALLEY, CALIFORNIA</p>				<p>TALUBAN ENGINEERING, INC.</p> <p>103 CHURCH STREET SALINAS, CALIFORNIA 93901 P.O. BOX 232, SALINAS, CALIFORNIA, 93902</p> <p>talubane@global.net</p>		<p>REVISIONS</p>	
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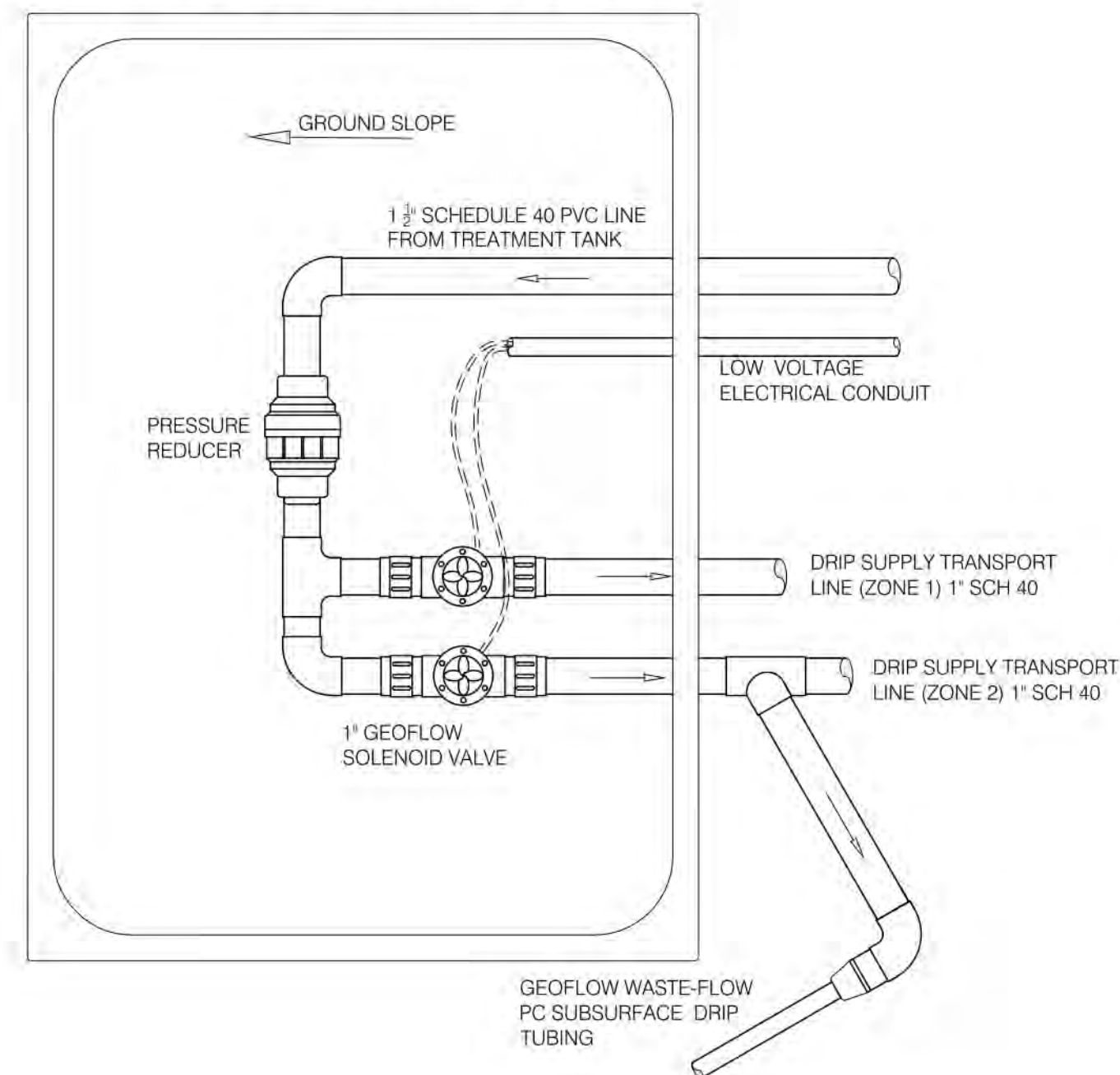
## ADVANTEX GENERAL NOTES:

1. THE INSTALLER IS REQUIRED TO FULLY READ AND UNDERSTAND THE MANUFACTURE'S INSTALLATION MANUALS PRIOR TO THE COMMENCEMENT OF WORK. THE SPECIFIED COMPONENTS SHALL BE INSTALLED BY A LICENSED CONTRACTOR EXPERIENCED IN THE INSTALLATION OF ADVANTEX PRODUCTS. CONTRACTORS SHALL BE CERTIFIED BY ORENCO SYSTEMS, INC. OR AN AUTHORIZED DEALER AS AN "AUTHORIZED ADVANTEX INSTALLER".
  2. A PRE-CONSTRUCTION SITE CONFERENCE WITH THE DESIGNER, MONTEREY COUNTY ENVIRONMENTAL HEALTH INSPECTOR AND THE CONTRACTOR SHALL BE ARRANGED PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM. REGULAR CONSTRUCTION INSPECTIONS, WATERTIGHT TANK TEST INSPECTION, ADVANTEX INSTALLATION INSPECTION, LEACH FIELD AND PERFORATED PIPE INSPECTIONS AND FINAL OPERATION OF SYSTEM SHALL BE SCHEDULED BY THE INSTALLER. THE INSTALLER SHALL GIVE AT LEAST 24 HOURS NOTICE FOR ALL INSPECTIONS REQUESTED.
  3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, INSTALLER AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSION, LINES AND ELEVATIONS INDICATED. PROPER FIT AND CONNECTION OF ALL PARTS IS REQUIRED TO ENSURE PROPER FUNCTION OF THE SYSTEM. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT.
  4. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN THE SPECIFIC TRADE. SPECIFICALLY, WORK SHALL COMPLY WITH THE 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, MONTEREY COUNTY LAMP AND ALL OTHER APPLICABLE STATE AND/OR LOCAL CODES AND ORDINANCES.
  5. ALL NOTES AND REFERENCES IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY REQUESTING CLARIFICATION. PLAN CHANGES OR REVISIONS SHALL ONLY BE MADE AFTER CONSULTATION WITH AND APPROVAL BY THE ENGINEER.
  6. ALL SPECIFIED EQUIPMENT AND COMPONENTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION GUIDELINES AND SPECIFICATIONS. TANK INSTALLATION SHALL INCLUDE ANTI-BUOYANCY OR ANTI-FLOATATION MEASURES (DEADMEN, STRAPS, COLLARS, ETC) ACCORDING TO MANUFACTURE'S RECOMMENDATIONS.
  7. ALL TANKS SHALL BE MADE WATERTIGHT TO THE GROUND SURFACE AND DEMONSTRATED TO BE WATERTIGHT PRIOR TO FINAL INSPECTION OR APPROVAL.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL ASSOCIATED AND INCIDENTAL MATERIALS AND COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION AND FULLY FUNCTIONAL SYSTEM. ALL MATERIALS AND COMPONENTS SHALL BE U.L. LISTED AND LABELED FOR USE IN FOR THIS SYSTEM.
  9. ALL ELECTRICAL WORK SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE AND SHALL BE PERFORMED UNDER A PERMIT WITH INSPECTIONS FROM THE LOCAL JURISDICTION. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT THE CONTROL PANEL INCLUDING THE PHONE/DATA LINE WITH CAT6 WIRING IS INSTALLED AND FULLY FUNCTIONAL. TELEMETRY CONNECTION SHALL BE DEMONSTRATED PRIOR TO FINAL APPROVAL AND OPERATION.
  10. THE INSTALLATION OF ALL GRAVITY FLOW SANITARY SEWER LINES SHALL BE FULLY COORDINATED WITH THE BUILDING PLUMBING CONTRACTOR TO ENSURE PROPER CONNECTIONS AND SLOPE TO THE OWTs SYSTEM.
- ## SYSTEM OPERATION:
1. THE SPECIFIED WASTEWATER TREATMENT AND DISPERSAL SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S OPERATION AND MAINTENANCE MANUAL. PERIODIC MAINTENANCE SERVICING OF THE ADVANTEX SYSTEM BY A QUALIFIED TECHNICIAN IS REQUIRED.
  2. MANAGEMENT AND REMOVAL OF FATS, OILS AND GREASE (FOG) PRIOR TO ENTERING THE SYSTEM IS CRITICAL FOR THE PROPER FUNCTIONING AND LIMITING SERVICING OF THE FILTERING SYSTEMS.
  3. THE TREATMENT SYSTEM IS ALIVE WITH MICROORGANISMS PERFORMING OXIDATION AND REDUCTION OF THE CONTENTS. DO NOT DISPOSE OF THE FOLLOWING TOXICS OR CHEMICALS INTO THE WASTEWATER SYSTEM AS THEY MAY DISRUPT THE REQUIRED BIOLOGICAL PROCESS:
    - PHARMACEUTICALS
    - EXCESSIVE AMOUNTS OF BATH OR BODY OILS
    - WATER SOFTENER BACKWASH
    - FLAMMABLE OR TOXIC PRODUCTS
    - HOUSEHOLD CLEANERS, ESPECIALLY FLOOR WAX AND RUG CLEANERS
    - CHLORINE BLEACH, CHLORIDES, AND POOL OR SPA PRODUCTS
    - PESTICIDES, HERBICIDES, AGRICULTURAL CHEMICALS, OR FERTILIZERS
    - RV TANK ODOR CONTROLLERS AND DISINFECTANTS
    - PAINT THINNER, PAINT
    - MOTOR OIL
  4. WATER SOFTENERS BRINE DISCHARGE IS STRICTLY PROHIBITED FROM BEING DISCHARGED INTO THE TREATMENT SYSTEM. FAILURE TO ADHERE TO THIS POLICY WILL VOID THE WARRANTY FOR THE SYSTEM.
  5. DO NOT FLUSH THE FOLLOWING DOWN THE DRAINS:
    - EGG SHELLS, CANTALOUPE SEEDS, GU, COFFEE GROUNDS
    - TEA BAGS, CHEWING TOBACCO, CIGARETTE BUTTS
    - CONDOMS, DENTAL FLOSS, SANITARY NAPKINS, DIAPERS
    - PAPER TOWELS, NEWSPAPERS, CANDY WRAPPERS
    - RAGS, LARGE AMOUNTS OF HAIR
    - BABY WIPES, MEDICATED WIPES, CLEANING WIPES
  6. DO NOT USE SPECIAL ADDITIVES THAT ARE TOUTED TO ENHANCE THE PERFORMANCE OF OUR TANK OR SYSTEM. ADDITIVES CAN CAUSE MAJOR DAMAGE TO OTHER AREAS IN THE COLLECTION SYSTEM. THE NATURAL MICROORGANISMS THAT GROW IN THE SYSTEM GENERATE THEIR OWN ENZYMES THAT ARE SUFFICIENT FOR BREAKING DOWN AND DIGESTING NUTRIENTS IN THE WASTEWATER STREAM.
  7. DO NOT ENTER YOUR TANK. KEEP THE TANK ACCESS LIDS SECURE TO THE RISER AT ALL TIMES. IF THE TANK LID BECOMES DETACHED FROM THE RISER OR IF THE LIDS OR RISER BECOMES DAMAGED, BLOCK ACCESS TO THE TANK OPENING IMMEDIATELY AND KEEP CHILDREN AWAY UNTIL ALL REPAIRS ARE COMPLETED.
  8. DO NOT DRIVE OVER YOUR TANK OF ANY BURIED COMPONENTS IN YOUR SYSTEM UNLESS THEY ARE EQUIPPED WITH SPECIAL TRAFFIC RATED RISERS AND LIDS. IF SYSTEM MAY BE SUBJECT TO POSSIBLE TRAFFIC, IT IS THE OWNERS RESPONSIBILITY TO INSTALL BARRICADES TO LIMIT TRAFFIC ACCESS.
  9. NO NOT DUMP RV WASTE INTO THE WASTEWATER SYSTEM.
  10. DO NOT CONNECT RAIN GUTTERS OR STORM DRAINS IN THE SEWER OR ALLOW SURFACE WATER INTO THE WASTEWATER TREATMENT SYSTEM.
  11. THE OWNER SHOULD FAMILIARIZE THEMSELVES WITH THE LOCATION OF THE WASTEWATER SYSTEM AND ELECTRICAL CONTROL PANEL. THE OWNER SHALL MAKE ARRANGEMENTS WITH A RELIABLE SERVICE PERSON OR COMPANY TO PROVIDE REGULAR MONITORING AND MAINTENANCE. THE SERVICE PROVIDER'S CONTACT INFORMATION ON THE CONTROL PANEL FOR EASY ACCESS.
  12. NEVER TURN OFF THE MAIN CIRCUIT BREAKER TO THE WASTEWATER PUMPS WHEN GOING ON VACATION.

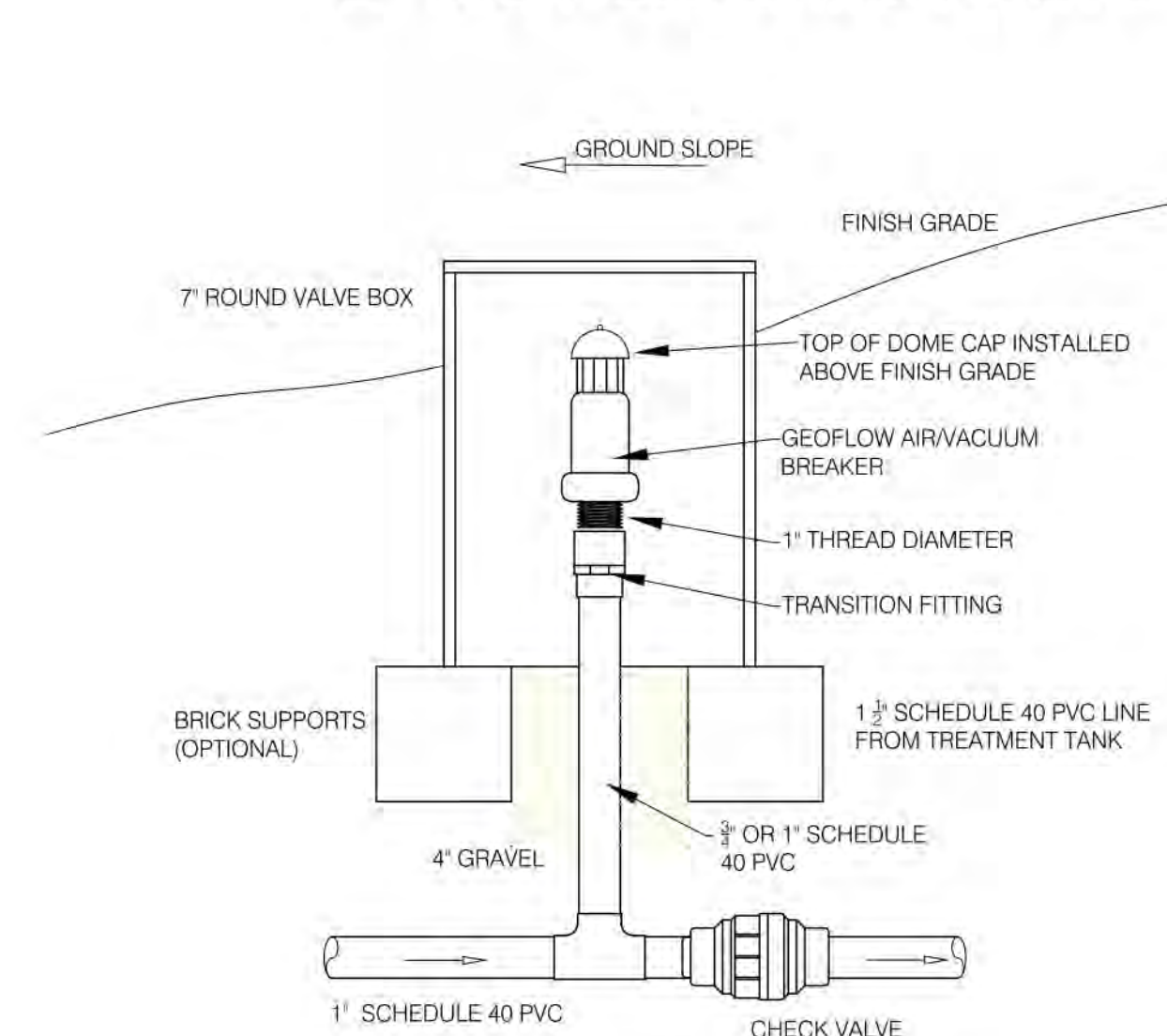
## ADVANTEX SPECIFICATION:

1. SEWER LINE COLLECTION:
  - 1.1 PROPERLY VENTED 4" SOLID SEWER LINES SHALL BE INSTALLED COLLECTING ALL WASTEWATER FIXTURES TO THE OWTs SEPTIC TANK. ALL GRAVITY FLOW LINES SHALL MAINTAIN A MINIMUM 2% CONTINUOUS GRADIENT. CLEAN-OUTS ALONG THE BUILDING SEWER LINE SHALL BE PROVIDED AS SPECIFIED IN THE CURRENT EDITION OF THE CALIFORNIA PLUMBING CODE. EFFLUENT FROM THE EXISTING RESIDENCE SEPTIC TANK SHALL BE PLUMBED INTO A 750 GALLON PUMP VAULT AND PUMPED TO THE NEW PROCESSING TANK ADJACENT TO THE NEW ADU.
2. SEPTIC TANK
  - 2.1 A NEW 1000 GALLON TANK SHALL BE INSTALLED TO SERVE AS THE PRIMARY TANK THAT IS CONNECTED TO AN "AX20RT" PROCESSING / RECIRCULATION TANK. THE PROCESSING TANK SHALL DISCHARGE TO FOUR SUBSURFACE DRIP ZONES (750 MIN SQUARE FOOTAGE) ORENCO RISERS SHALL BE INSTALLED TO ALLOW FOR ROUTINE OPERATION AND MAINTENANCE.
  - 2.2 TANK ACCESS RISERS SHALL BE 20"-30" IN DIAMETER AND CONSTRUCTED WATERTIGHT. RISER INSTALLATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE RISERS SHALL BE ATTACHED TO THE TANKS SUCH THAT A WATERTIGHT SEAL IS PROVIDED.
  - 2.3 IN ORDER TO DEMONSTRATE TANK AND RISER ARE WATERTIGHT, TANKS SHALL BE TESTED ON-SITE PRIOR TO ACCEPTANCE. AFTER INSTALLATION IS COMPLETED AND BEFORE BACK FILLING, COMPLETELY FILL THE TANK WITH WATER TO A LEVEL TWO INCHES INTO THE RISERS. WAIT A MINIMUM OF TWO HOURS (OR AS REQUIRED BY THE LOCAL JURISDICTION) AND INSPECT FOR LEAKS. THERE SHOULD BE NO DROP IN THE LIQUID LEVEL AND NO VISUAL LEAKAGE FROM SEAMS, PINHOLES, OR OTHER IMPERFECTIONS OR CONNECTIONS. OBTAIN A WATERTIGHT INSPECTION BY THE LOCAL JURISDICTION, DISTRIBUTOR OR ENGINEER. ONE THE TANK IS PROVEN TO BE WATERTIGHT, DROP THE WATER LEVEL IN THE TANK BELOW THE INVERT.
3. ADVANTEX TREATMENT SYSTEM
  - 3.1 THE ADVANTEX TREATMENT SYSTEM INCLUDES A 1000 GALLON PRIMARY SEPTIC TANK, "AX20RT" PROCESSING TANK, RECIRCULATING SPLITTER VALVE, A BIOTUBE PUMP PACKAGE FOR RECIRCULATION, AND TELEMETRY-ENABLED CONTROL PANEL. ALL CONTROL VALVES, PIPING, FILTERS, EMITTERS, AND ASSOCIATED PARTS AND HARDWARE ARE INCLUDED.

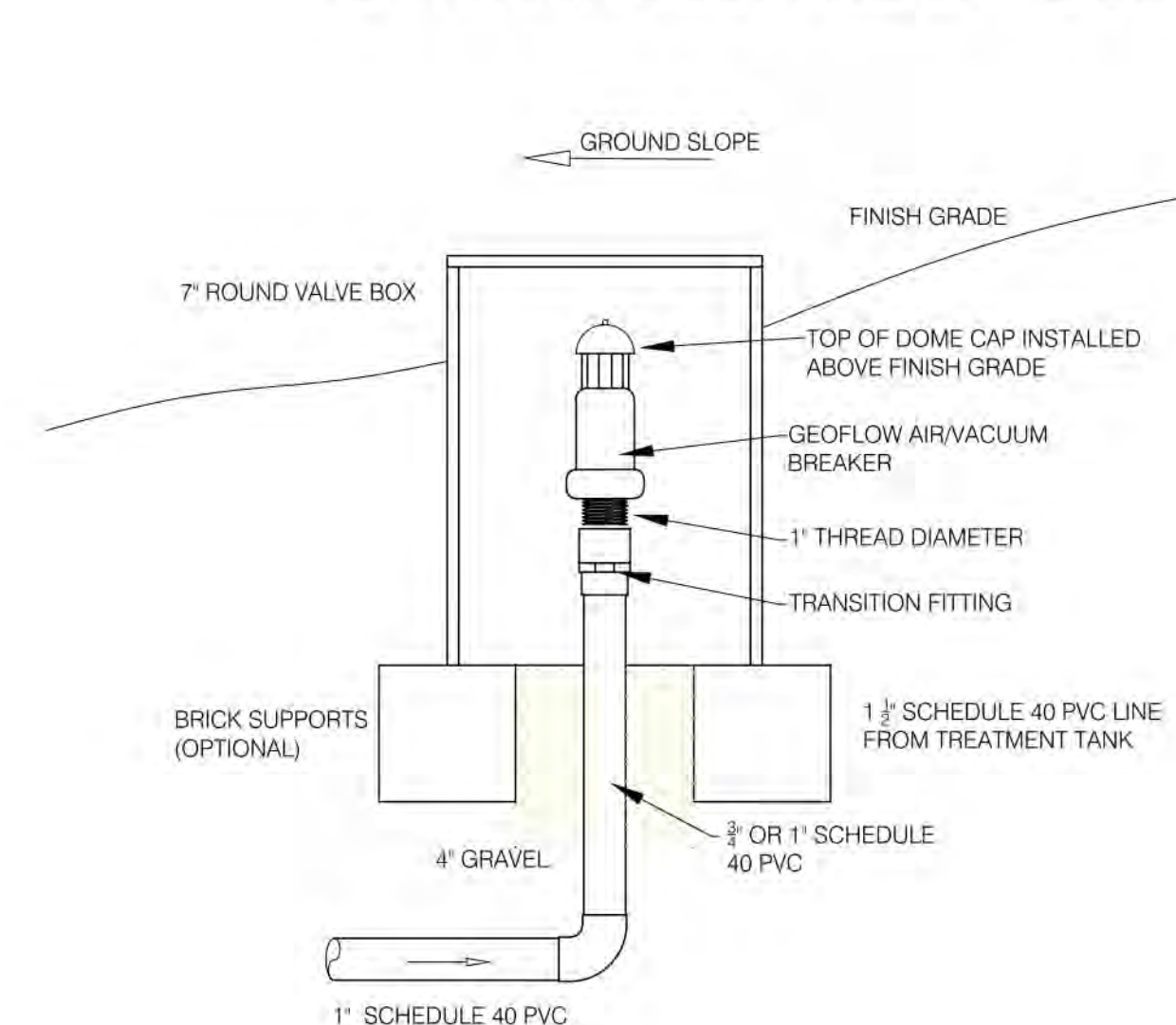
## "A" VALVE BOX DETAIL



## "B" MID-FIELD CHECK VALVE



## "C" AIR/VACUUM RELIEF DETAIL



REVISIONS

TALUBAN ENGINEERING, INC.

103 CHURCH STREET  
SALINAS, CALIFORNIA 93901  
P.O. BOX 292, SALINAS, CALIFORNIA, 93902



SEPTIC SYSTEM DETAILS

PROPOSED RESIDENCE  
28001 MERCURIO ROAD  
CARMEL VALLEY, CALIFORNIA

DATE: 01/25/25  
SCALE: AS SHOWN  
DRAWN: BT  
JOB: 24-043  
APN: 169-081-008-000  
SHEET  
SW.2  
OF SHEETS

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## Exhibit B

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**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**August 4, 2025**

1. Meeting called to order by Janet Brennan at 6:30 pm

2. Roll Call

**Members Present:**

Judy MacClelland; Charles Franklin; Janet Brennan; Eric Jacobson

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**Members Absent:**

David Burbidge; John Heyl; Christopher Sawyer

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3. Approval of Minutes:

A. July 21, 2025 minutes

Motion: Judy MacClelland (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; Eric Jacobson

Noes: \_\_\_\_\_

Absent: David Burbidge; John Heyl; Christopher Sawyer

Abstain: \_\_\_\_\_

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

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**5. Scheduled Item(s)**

- 1. PLN240231- No one there so  
recommend moving project to later date**

**Motion by - Judy MacClelland**

**Second by: Charles franklin**

**Ayes:** Judy MacCleDbland; Charles Franklin; Janet Brennan; Eric Jacobson

**A:** David Buridge; John Heyl; Christopher Sawyer

**6. Other Items:**

**2.**

: A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

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B) Announcements

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**7. Meeting Adjourned:** 5:40 pm

**Minutes taken by:** Janet Brennan

## Exhibit C

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GEOLOGIC HAZARDS EVALUATION  
PROPOSED RESIDENCE AND ASSOCIATED IMPROVEMENTS  
FOR MAUSE/RILEY  
28007 MERCURIO ROAD  
CARMEL VALLEY  
MONTEREY COUNTY, CALIFORNIA

December, 2024

Prepared for

Patrick Mause and Robin Riley

Prepared by

**Craig S. Harwood**

Engineering Geologist  
Ben Lomond, California

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Engineering Geologist

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Patrick Mause and Robin Riley  
c/o Studio Carver  
P.O. Box 2684  
Carmel-by-the-Sea, CA 93921

December 9, 2024  
Project: G-912.1

Project: **Proposed Residence and Improvements for Mause/Riley**  
28007 Mercurio Road  
Carmel Valley  
Monterey County, California

Subject: Geologic Hazards Evaluation

Dear Mr. Mause and Mrs. Riley;

As you authorized, presented herein is the geologic hazards evaluation of the subject site located at 28007 Mercurio Road in the Carmel Valley area of Monterey County, California. This geologic evaluation has been prepared for your use in developing your property for the proposed improvements. The report describes the general site geologic characteristics, identifies potential geologic hazards, and provides preliminary input for site development. One digital copy of this report is submitted to your agents for distribution on your behalf.

We appreciate the opportunity to have provided geologic services for this project and look forward to working with you again in the future. If there are questions concerning this report, please contact us at your earliest convenience.

Sincerely,



Craig S. Harwood  
Engineering Geologist  
PG #6831, EG #2275

Distribution: Addressee (1)  
Studio Carver (1)

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### Appendix A

Site Location Map  
Regional Geologic Map (Clark, et. al., 1997)  
Local Fault Map  
Site Geologic Map

### Appendix B

Graphic Logs of Exploratory Boring and Perc Test Holes (SSG, 2023)

## 1.0 INTRODUCTION

Construction of single-family residence and associated improvements is planned at the subject site. The project development plans by Studio Carver Architects (dated 10/17/2024) indicate the proposed residence will be a split-level structure located in the central portion of the property, with a detached garage located just on the north of the residence. Access to the building site will be by way of a paver stone driveway that will extend into the building envelope area from Mercurio Road at the east property line as shown on the attached "Site Geologic Map" (Appendix A). The building envelope is located on a gently inclined, westerly facing slope. Within 30 feet of the building pad slopes become steep on the northwest, and moderate on the south. Terracing (grading) and retaining walls will be required in order to achieve the design grades. Achieving the design grades will require cuts made into the hillside for the driveway entrance, garage and residence building pads.

## 2.0 PURPOSE AND SCOPE OF SERVICES

The project RFP document by Studio Carver indicates the Monterey County Planning Department is requiring a geologic evaluation for the proposed project. This geologic hazards evaluation report has been prepared to generally characterize and evaluate the geologic conditions and potential geologic hazards associated with the proposed development of the site. The scope of work included but is not necessarily limited to; review of available geologic and geotechnical reports and maps, a review of stereo aerial photo pairs and LiDAR imagery covering the site area, geologic mapping of the site, review of a geotechnical investigation conducted at the site by others (Soil Surveys Group, Inc., 2023) and evaluation of the data collected and preparation of this report. The scope of our work is intended to comply generally with the provisions of ASTM D420-93, Standard Guide to Site Characterization for Engineering, Design and Construction Purposes, in general accordance with the Monterey County Planning Department requirements for this project, and in general accordance with the requirements of "Guidelines for Geologic/Seismic Reports" of the California Division of Mines and Geology (CDMG Notes No. 42), now known as the "California Geological Survey".

It is our intent that this report be used exclusively by the client and the client's architect/engineer to form the geologic/seismic basis of the design of the project as described herein, and in the preparation of plans and specifications. Analysis of the soil and rock for radioisotopes, asbestos, hydrocarbons, or chemical properties are beyond the scope of this geologic hazards assessment. A geotechnical engineering field investigation for the building envelope was conducted in March of 2023 by Soil Surveys Group, Inc., of Salinas, California. The project geotechnical engineer should be provided a copy of this geologic hazards evaluation report.

## 3.0 SITE SETTING

The site is located in the northern foothills of the Santa Lucia Range on the north slopes of Carmel Valley, approximately 9-1/2 miles south of the city of Salinas in Monterey County, California. The Site Location Map (Appendix A) gives the general location of the site with respect to the surrounding geographic area. The "Site Geologic Map (Appendix A) presents a more detailed depiction of the relative setting of the site. The site is an undeveloped parcel in an area characterized by rolling hills and south trending ridges and northwest trending ridges and valleys. The actual building site exists on top of a short spur ridge that dominates the local topography. The topographic map provided by Landset Engineers indicates the building site is on a very gently inclined, southwest-facing slope at an average elevation of approximately 82 feet above mean sea level. There

is approximately 40 feet of topographic relief across the site, approximately 8 feet of relief across the residence pad and approximately 10 feet of relief across the garage pad. We understand that an onsite septic system (leachefield) will be located on the southwest side of the building envelope on a gently inclined slope.

Drainage patterns at the site are a function of the physiography. Natural drainage is generally not controlled and presently runs during heavy rainfall events toward the lower elevations to the south, southwest and southeast. The central portion of the site is open grassland whereas there is a moderate growth of trees around the perimeter of the parcel. Portions of the site perimeter contain a very thick ground cover of shrubs.

## 4.0 GEOLOGY

### Regional Geology

The site is located within the coast range geomorphic province of central California. Throughout the Cenozoic Era central California has been affected by tectonic forces associated with lateral or transform plate motion between the North American and Pacific crustal plates, producing a complex system of northwest-trending faults - the San Andreas Fault system (Page, 1998). Uplift, erosion and subsequent re-deposition of sedimentary rocks within this province have been driven primarily by the northwest directed, strike-slip movement of the tectonic plates and the associated northeast oriented compressional stress. The northwest-trending coastal mountain ranges are the result of an orogeny (formation of mountains by the process of tectonic uplift) believed to have been occurring since the Pleistocene epoch (approximately 2-3 million years before present). The portion of the Santa Lucia Range where the site exists is within the Salina Block, which is bound by the San Andreas fault on the east, and by the San Gregorio - Palo Colorado fault to the west. The Salina block is composed of an elongate prism of granites and metamorphic rock types. The Salina basement complex is overlain primarily by marine sedimentary rocks of tertiary age and terrestrial rocks of Pliocene to Pleistocene age. The geologic formations in the vicinity of the site (the northern portion of the Carmel Valley) consist of granitic basement rocks overlain by a sequence of marine and terrestrial sedimentary rocks that have been deformed into a series of northwest trending folds by regional tectonic forces.

### Local Geology

Published maps covering the regional geology in the general vicinity of the site include those by Clark et al. (1997), Dibblee (1999), and Rosenberg (1993 and 2001). These regional maps are based upon aerial photo interpretation, reconnaissance style mapping and field checking at sparsely distributed locations in the area and do not include an evaluation of site-specific data. Additional geologic maps and publications reviewed for this study are discussed in later sections of this report under the appropriate subject headings. The Regional Geologic Map (Appendix A) is a partial reproduction of the published geologic map of Clark et al., (1997) (Appendix A).

All the above quoted geologic maps depict the Miocene Monterey Formation (mapping unit "Tm") in the immediate area of the site. The Monterey Formation within the northern Carmel Valley foothills is folded into a series of northwest trending anticlinal and synclinal folds and is faulted as well. The Monterey Formation is described by Clark et al., (1997) as consisting of a light gray, moderately to well indurated, severely weathered siliceous and diatomaceous shale. Furthermore, the Monterey Formation is cut by the Navy Fault which is projected through the hillside area about 325 feet southwest of the building envelope (see Local Fault Map, Appendix A). Our site reconnaissance revealed that a thin surficial layer of Quaternary Terrace deposits

(mapping unit Qt) occurs across the ground surface at the site and overlies the Monterey Formation at shallow depths (see boring logs from SSG, 2023, Appendix B).

#### Geotechnical Investigation (Soil Surveys Group, 2023)

Soil Surveys Group (“SSG”) conducted a geotechnical investigation of the site which included drilling, logging and sampling within three exploratory borings which were bottomed at a depth of 11.25 feet (B-3), 16.75 feet (B-2) and 30.0 feet (B-1) below the adjacent ground surface. Additionally, SSG drilled three percolation test holes on the south side of the building pad area which were extended to depths that ranged from 3 feet to 9.5 feet.

Their graphic logs do not identify the geologic units encountered however their description of the encountered subsurface materials suggests the geologic units encountered were Pleistocene terrace deposits (Qt) overlying the Monterey Formation (Tm). Their geotechnical borings encountered alternating layers of silt and silty sand with some gravel sized fragments of shale within the uppermost 2 to 6 feet of the profile, depending on location. These surficial materials belong to the “terrace deposits” geologic unit. Below the Qt unit they encountered shale belonging to the Monterey Formation. Field blow counts collected within the subsurface profile indicate the Qt subunit is in a loose to very stiff and hard condition and the Monterey Formation was found to be in a very dense to hard condition (field blow counts ranging from 33 to +100 bpf).

Their borings did not encounter any anomalously soft zones or zones of crushing within the encountered geologic units. Copies of the graphic logs of the SSG borings and percolation test holes are included in Appendix B of this report, and the locations of the borings and percolation test holes is shown on the Site Geologic Map (Appendix A).

#### Geologic Reconnaissance

A geologic reconnaissance of the site was performed on November 17, 2024 by Geologist Craig S. Harwood. The purpose of the reconnaissance was to observe exposures of earth materials and to identify existing or potential geologic hazards. The results of the reconnaissance are shown on the Site Geologic Map (Appendix A). The geologic materials encountered during our site reconnaissance include colluvium, terrace deposits (Qt), and siliceous shale of the Monterey Formation (“Tm”) and minor accumulations of fill (“Af”).

The fill occurs in slivers at the site due to past minor grading and also along the north property line along Mercurio Road. The fill is a variable mixture of colluvium, residual soil, terrace deposits and weathered bedrock fragments. The fill slopes are generally 2 to 3 feet thick. The terrace deposits generally consist of silty sand with subrounded to rounded cobbles and gravel. The Monterey Formation is a light tan to orange-brown, fissile and moderately-hard to hard siliceous shale. The Monterey shale is exposed at one isolated outcrop at the site but is also extensively exposed along Mercurio Road and adjacent areas. Roadcuts and natural outcrops adjacent to the site reveal the Tm unit is thin-bedded to medium-bedded and generally dips moderately (21° to 22°) to the southwest. Small scale folding within the Tm unit has resulted in slight variations in bedding attitude. The Monterey Formation is thin bedded and is generally semi brittle. Thus faults extending through the Monterey Formation tend to be expressed as abrupt, discordant changes in bedrock structure (i.e., bedding angles and direction). Bedding attitudes taken further afield of the site within the general neighborhood reveal a clear structural disruption of the formation associated with the Navy Fault. The Monterey shale dips gently to moderately toward the northeast along the southwest side of the fault and, alternatively the bedding dips gently

to moderately toward the southwest on the northeast side of the fault zone. Using the collected structural measurements taken at outcrops around the neighborhood, we confirmed the location of the fault generally as it is shown on the Local Fault Map in Appendix A.

### Groundwater

The site is located within an upland area which is underlain by a well consolidated geologic formation that generally does not serve as groundwater bearing unit (aquifer). We encountered no evidence in our research suggesting the presence of a relatively shallow, laterally continuous water bearing stratum or significant source of groundwater at the site. Additionally the explorations of SSG did not encounter groundwater to the depths of at least 30 feet. In general, groundwater conditions and fluctuations in the level of subsurface water are possible due to variations in rainfall, temperature, irrigation and other factors.

### Landsliding (non-seismic conditions)

Our review of published literature and maps covering the area indicates there are no landslides depicted at the subject site or immediately adjacent to the site (Dupre, 1990; Rosenberg, 1993, 2001; Clark et. al., 1997; and Dibblee, 1999). The county geologic hazards web portal provides interpretive mapping of the area in terms of susceptibility for landsliding. This interpretive mapping is not based on site-specific evaluations and primarily serves as a tool for planning purposes. The northern half of the site is within in an area designated as “moderate susceptibility for landsliding” and the steeper, southern half of the site is in area designated as an area with a “high susceptibility for landsliding.”

Our review of stereo aerial photos and LiDAR imagery and our site reconnaissance did not reveal any evidence suggesting the building envelope area and immediately adjacent areas are underlain by landslides. The extensive bedrock outcrops in the immediate area do not suggest structural disruption or disturbance of the formation that would result from moderate or large scale slope movements. The continuity of the underlying bedrock is confirmed by the SSG subsurface exploration located generally within the building envelope area. It is our interpretation that the landslide susceptibility classification of the area of the site does not reflect the site-specific conditions for the building envelope area (see below).

Debris flows, or mudslides, can originate during periods of heavy rainfall on steep slopes such as occurred in 1982 throughout the San Francisco and Monterey bay areas (Ellen and Weiczorek, 1988). Narrow, steeply inclined swales containing relatively thick colluvium deposits can become sources of debris flows as well (Turner and Schuster, 1996). Colluvium does exist over sloping portions of the site; based upon natural and man-made exposures it is generally less than 1 foot thick. The proposed building envelope is not located within or downslope of any swales where debris source material might exist.

Artificially over-steepened slopes, accumulations of nonengineered fill, unprotected slopes in graded areas can upset the equilibrium in slopes and can increase the potential for slope instability. Additionally, control of surface runoff is essential in preventing debris flows or other shallow slope failures on both natural and modified slopes (see Conclusions and Recommendations).

It is our judgment that the natural slopes have attained a relatively stable configuration in the present environmental (climatic) conditions and have a low potential for gross instability or debris flow activity in their

natural undeveloped state. The relatively minor cuts planned for the buiding pad area and garage would not be expected to result in slope instability.

### Faulting

The San Andreas Fault system and related fault systems in the region generally strike northwest and are characterized by a combination of strike-slip and reverse displacement. Some active faults in the region include (in order of increasing distance from the site): the Monterey Bay-Tularcitos Fault system (1.4 mi. west), the San Gregorio Fault system (9.3 mi. southwest), the Reliz/Rinconada Fault Zone (9.8 mi. northeast), the San Andreas Fault (“Creeping” segment; 27 mi. northeast), the San Andreas fault (“Pajaro Gap” segment; 29 mi. northeast), and the southern extension of the Calaveras Fault zone (31 mi. northeast), (Jennings and Bryant, 2010; U.S.G.S. Quaternary Fault/Fold Database, 2006). Additional local faults which have yet to be classified as active (undivided Quaternary activity status) include the Ord Terrace Fault, the Seaside Fault, the Chupines Fault and the Berwick Canyon Fault (Rosenberg, 2001). As already stated, a trace of the Navy Fault has been mapped as extending through the hillside area located just south of the subject site (Clark et. al., 1997; and Dibblee, 1999, Rosenberg, 1993, and 2001; Monterey County GIS, 2001). Refer to the attached Local Fault Map (Appendix A). Due to the proximity of the Navy Fault to the site, the building envelope is located within a county-designated fault surface rupture hazard zone. This zoning designation is broadly applied to sites located within 1/8 miles (660 feet) of a mapped Quaternary fault but it is important to note that this does not reflect the actual fault related hazards at individual sites. The Carmel Valley section of this fault is characterized by Rosenberg (1993) as follows:

*The Navy fault is a northwest-striking, steeply southwest-dipping fault extending from Carmel Valley northwestward to Monterey Bay. Local shearing, structural discordances, and the discontinuity of westerly-trending fold axes delineate the Navy fault, although the trace is locally concealed by alluvium and landslide deposits. Its near alignment with the mapped Tularcitos fault to the southeast and the similarity in trend strongly suggest that these two faults are continuous. The Navy fault is mapped northwestward from the mouth of Berwick Canyon and is characterized by locally sheared shale, truncated en echelon fold axes, and offset fluvial terrace deposits.*

*Several lines of evidence support strike-slip movement along the Navy fault. Well-defined geomorphic features such as linear drainages, aligned benches, and saddles characteristic of strikeslip faults are common along the Navy fault. Also, the presence of northwest-trending thrust faults and en echelon fold axes is consistent with transpression developed along a right-lateral strike-slip fault. Seismologic evidence includes one fault plane solution that shows a combination of reverse and right-lateral motion (Rosenberg and Clark, 1994). Between two wells across the fault, the “Aguajito 1” well and the “Saucito” wildcat well, the difference in elevation of granitic basement rock is only 200 feet. This difference is small compared to other regional reverse faults, and suggests that much of the displacement on the Navy fault is strike-slip. Several earthquakes that plot near the Navy fault indicate continuing Holocene activity (Rosenberg and Clark, 1994).*

Our research, site reconnaissance, review of previous subsurface data and our review of LiDAR technology did not reveal any evidence indicative of a fault trending through the site or immediately adjacent to the site. Additionally, our mapping and review of roadcuts in the neighborhood area confirmed the location of the fault as generally located on the published geologic maps within the county planning department's Geologic Hazards web portal, and as mapped by Rosenberg, (1993 and 2001). The fault appears to be located approximately 325 feet southwest of the subject residence building envelope.

## 5.0 SEISMICITY

### Historical Earthquakes

Within historic time, significant earthquakes have severely damaged man-made structures over a large part of the central coastal area surrounding the Monterey Bay area. These earthquakes included the 1906 M 8.3 San Francisco (Lawson, 1908), the 1926 Monterey Bay doublet, the 1984 M 6.2 Morgan Hill (Stover, 1984), and the 1989 M 7.1 Loma Prieta earthquakes (Shakal, 1989; Rosenberg, 2001). The 1989 Mw 6.9 October 17, 1989 Loma Prieta Earthquake is notable because it was a major earthquake event with an epicentral area located within the general region of the site (40 mi/62 km north) and resulted in widespread damage throughout the central coastal region. The estimated probability of one or more magnitude 6.7 earthquakes (the size of the destructive 1994 Northridge earthquake) expected to occur somewhere in the San Francisco Bay Area has been determined to be 72 percent for the period 2014 to 2043 (Aagaard et al., 2016). During such an earthquake the danger of fault surface rupture at the site is slight, but very strong to severe ground shaking would occur.

### Primary Seismic Hazards

#### Ground Shaking

Ground shaking from a seismic event is considered the primary hazard that will impact the proposed development within its design life span. The severity of ground shaking during an earthquake depends upon a number of factors such as earthquake magnitude, epicenter distance to site, local geologic conditions, thickness and wave-propagation properties of earth materials, groundwater conditions, and topographic setting. According to the 1997 Uniform Building Code (ICBO, 1997, Figure 16.2), all of Monterey County lies within Seismic Zone 4, the most active seismic zone rated.

Rosenberg (2001) indicates Monterey County is subject to very strong (0.3 - 0.6g) to severe (greater than 0.6g) shaking from the Holocene age active faults in the county, including the San Andreas, the San Gregorio, or the Monterey Bay-Tularcitos fault zones and there is a 10% probability that a 0.35g level of ground shaking could occur in the vicinity of the site over the next 50 years – the typical design life of a residence. These faults are considered the key seismic sources in the vicinity due to their location relative to the site, their slip rate, the maximum moment earthquake that these faults are capable of, and the fault rupture surface area. However, as mentioned earlier, there are a number of potential sources of large magnitude earthquakes in the region. Ground shaking can trigger other secondary seismic hazards that are discussed in following sections.

#### Surface-Fault Rupture

Earthquakes are generally caused by a sudden slip or displacement along a zone of weakness in the earth's crust, termed a fault. Surface-fault rupture is a manifestation of the fault displacement at the ground surface and is usually associated with moderate to large-magnitude earthquakes ( $M > 6.5$ ; Sutch and Dirth, 2003), however

more recent paleoseismic studies of faults suggest that in some scenarios earthquake magnitudes as low as  $M_w$  5.0 can produce fault surface rupture (Tang, et al., 2015, Champenois et al., 2017). The amount of surface-fault displacement depends on the earthquake magnitude and other factors. The displacements associated with surface fault rupture can have devastating effects to structures and lifelines situated astride the zone of rupture. As already mentioned, our review of geologic maps and literature, review of aerial photos and LiDAR imagery, our site reconnaissance revealed no evidence of faults (active or otherwise) at or near the building envelope area. Thus, the potential for surface-fault rupture at the residential building envelope location is considered to be very low.

## Secondary Seismic Hazards

### Soil Liquefaction

Liquefaction is the sudden loss of soil strength during a significant seismic event. It occurs primarily in saturated, loose to medium-dense, fine to medium grained sands and sandy silts. Common types of liquefaction-related ground failure include differential settlement and lateral spreading. During the 1906 and the 1989 earthquakes, liquefaction occurred in areas of Seaside and in the Salinas Valley within several miles of the site (Lawson, 1908; Galloway and Plafker, 1989; Rosenberg, 2001). These liquefaction events generally occurred in areas of shallow groundwater and relatively young, unconsolidated geologic materials. The site is located within a zone that is designated as having a low potential for liquefaction (Dupre, 1990; Rosenberg, 2001). The site is underlain at relatively shallow depths by well consolidated, hard shale, and no laterally continuous or significant water bearing strata are known to occur in the immediate area of the site. The shallow bedrock conditions, relative hardness of the bedrock and the absence of a laterally continuous groundwater table indicate that there is a very low potential for liquefaction to occur at the site. For similar reasoning as that stated for liquefaction, there is a low potential for the occurrence of lateral spreading to occur.

### Seismically-Induced Landsliding

Landslides were triggered in the Monterey Bay area as a result of seismic shaking during the 1906 and the 1989 earthquakes (Plafker and Galloway, 1989; Keefer and Mason, 1991, Rosenberg, 2001). Large-scale landslides mapped in the general vicinity of the site including the Corral de Tierra area and Tularcitos Ridge areas (Bryant, 1985a; Currey, 1984). These landslides have been interpreted by some previous investigators to be caused by large pre-historic earthquakes (Clark and others, 2000) however a seismic origin for these landslides has not been proven (Rosenberg, 2001). As noted earlier, we have concluded there is a low potential for landsliding to impact the site due to climatic events. The presence of competent bedrock at and adjacent to the site and the lack of previous landsliding in the area indicate there is a low potential for the site to be impacted by seismically induced landsliding.

### Seismically Induced Settlement

Seismically induced settlement of sufficient magnitude to cause structural damage is normally associated with poorly consolidated, predominantly sandy soils, or variable consolidation characteristics within the building areas. Our mapping and the previous field investigation by SSG suggests that very dense to hard bedrock underlies the building envelope area at very shallow depths. Existing (undocumented) fills identified within the interior of the site should be removed from the areas of proposed improvements (see Site Geologic Map). New fills placed in the area of the proposed improvements, if implemented in accordance with current codes and the recommendations of the geotechnical engineering report for the project, would be unlikely to experience

seismically induced settlement sufficient to pose a threat to the proposed residence and detached garage. It is anticipated that the residence and garage foundations will be bottomed consistently along their perimeter into firm and unyielding, undisturbed native soil or bedrock, rather than transitioning from undisturbed native soils or bedrock into fill.

#### Tsunamis and Seiches

Due to the inland location and the relatively high elevation of the site, the potential for tsunamis affecting the site are non-existent. No large bodies of impounded water are known to be located proximal to the site. Therefore, the site is not susceptible to the effects of seiches.

### 6.0 DISCUSSION

Changes to the natural conditions at or adjacent to the site can directly affect the risk levels from geologic hazards to the proposed development. For example, grading activities (cutting or filling), altering natural drainage characteristics, removing vegetative ground cover or excessive landscape irrigation activity can increase the risk from geologic hazards at a site. Conclusions are drawn considering the current site conditions and general recommendations offered considering the current proposed development concept.

## 7.0 CONCLUSIONS AND RECOMMENDATIONS

### General

Based on the information obtained during this geologic hazards evaluation, we judge that there are no geologic hazards that would preclude development of the property for residential purposes as currently proposed. Any changes to the project development concept should be reviewed by the engineering geologist and geotechnical engineer to verify conformance with the recommendations presented in the respective reports (geological evaluation and geotechnical investigations).

### Landsliding (Non Seismic Conditions)

The building pad area and immediately adjacent slopes are underlain at very shallow depths by well consolidated (very dense to hard) bedrock. Our review of available information and reconnaissance revealed no evidence suggesting previous landslides existing within or immediately adjacent to the building envelope. We judge that the natural slopes have attained some degree of relative stability in the present geologic and climatic conditions. The potential for debris flows occurring on natural slopes at the building envelope area is low. In terms of potential impact on slope stability, the leachfield is currently planned for a gently inclined area within the southern portion of the building pad area. See also recommendations for drainage (below).

### Seismic Hazards

The geologic hazard that poses the greatest impact to the site is seismic shaking. The San Andreas Fault zone or the San Gregorio Fault are likely to produce the highest levels of seismic shaking at the site, although there are a number of active faults in the region that are capable of producing very strong to severe levels of seismic shaking during the design life of the future residence and garage. Selection of seismic design parameters should be made after careful consideration of the site profile, analytical procedures, and past performance of similar structures during magnitudes of shaking similar to those anticipated for the site. The residence and other site improvements should be designed to resist damage associated with very strong to severe ground shaking in accordance with current building codes and design standards (see also Geotechnical Investigation report by SSG, 2023).

There is no evidence of a fault surface trace crossing the site. The Navy Fault appears to be located approximately 325 feet southwest of the proposed residence. Therefore, the potential for fault surface rupture impacting the site is considered to be very low. The building envelope area is underlain at shallow depths by competent bedrock and there is no evidence of a laterally continuous groundwater-bearing stratum at the site. Therefore, the potentials for liquefaction, lateral spreading and lurching occurring in any area that could affect the building site is low. It is our judgment that there is a low potential for seismically-induced landsliding or gross instability to occur on the natural (undeveloped) slopes that potentially affect the building pad areas.

### Drainage and Slope Protection

In general, all drainage facilities should be designed to collect, direct and discharge runoff to appropriate discharge points located well beyond improvements, steep slopes or cut or fill slopes in a non-erosive manner.

Runoff should be directed away from the steep slope on the northwest side of the residence and garage area.

Drainage should be collected and deposited into infiltration trenches located well away from any moderate to steep slopes at the site (i.e. away from the steep slope on the northwest of the building pad area). Slopes disturbed as a result of development activities should be provided with slope protection and revegetated measures prior to the rainy season to help reduce the effects of erosion. Guidelines and recommendations for accomplishing these aspects of site development are presented in the geotechnical engineering investigation report for the project.

### Flooding and Water Related Hazards

The site is located near the top of a topographic knoll and well above the nearest creek and is not located in a floodplain or area prone to inundation. Therefore the potential for flooding is virtually nil. Due to the elevation of the site and the lack of stored or otherwise confined bodies of water in the area, the potential for the site to be affected by tsunamis and seiches is nil.

### 8.0 LIMITATIONS

1. The conclusions of this report are based on data acquired and evaluated from this study. As the development concept has yet to be fully formulated, our conclusions and recommendations should be considered preliminary in nature. The conclusions of this report are based upon the assumption that the site geologic conditions do not deviate substantially from those disclosed in the research and our observations of a limited number of natural and man-made exposures at and immediately adjacent to the site. Although exploratory boring logs from previous consultants studies were reviewed as part of this work, we make no warrantee as to the accuracy of those those characterizations and they are merely referred to for background information. If any variations or unforeseen conditions are encountered during construction, or if the proposed construction will differ substantially from that planned at the present time, the geologic consultant should be notified so that reevaluation of the conditions and supplemental recommendations can be given.
2. This report is issued with the understanding that it is the responsibility of the owner or the owner's representative to ensure that the information presented herein is called to the attention of the project architect and engineer.
3. The findings of this report are valid as of the present date. Changes in the conditions of a property can occur with the passage of time. In addition, changes in applicable or appropriate standards occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside of the control of the consulting geologist. Therefore, this report should not be relied upon after a period of one year without being reviewed by a qualified engineering geologist.
4. This report was prepared in general accordance with currently accepted standards of professional geologic practice in this area at this time. No warranty is intended, and none shall be inferred from the statements or opinions expressed.

End of Text

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#### **STEREO PAIR AERIAL PHOTOGRAPHS REVIEWED**

<b><u>Date</u></b>	<b><u>Scale</u></b>	<b><u>Type</u></b>	<b><u>Source</u></b>	<b><u>Flight I.D./Frames</u></b>
2/24/1945	1:7,200	B&W	Fairchild Aerial Surveys	C_9820-2 28, 29
4/14/61	1:12,000	B&W	Mark Hurd Aerial Surveys	HA-LG-41
5/30/2001	1:12,000	Color	American Aerial Surveys	113-2, 3

## APPENDIX A

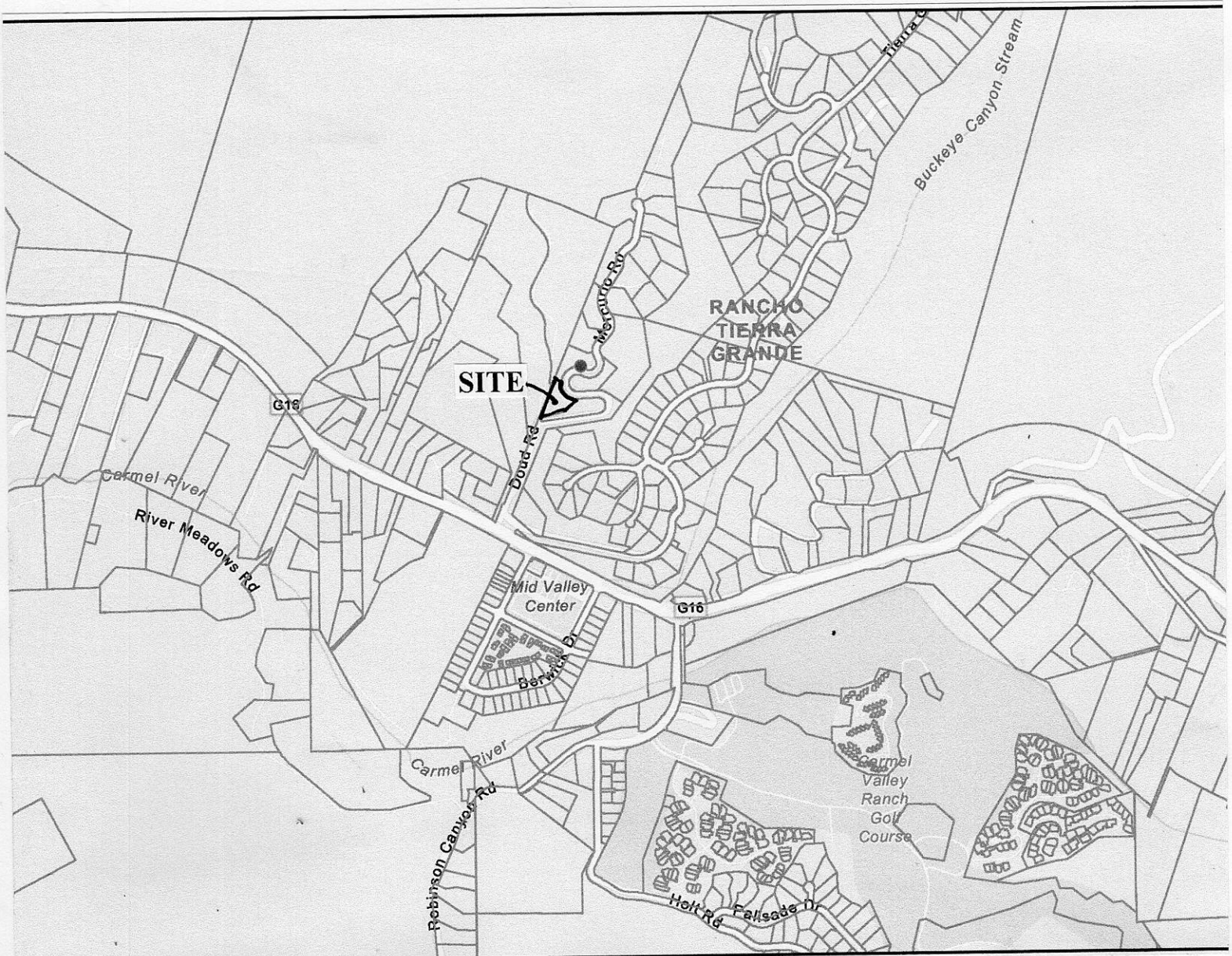
Site Location Map

Regional Geologic Map (Clark, et. al., 1997)

Local Fault Map

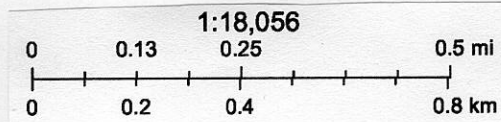
Site Geologic Map

# Site Location Map



Proj. G-912.1

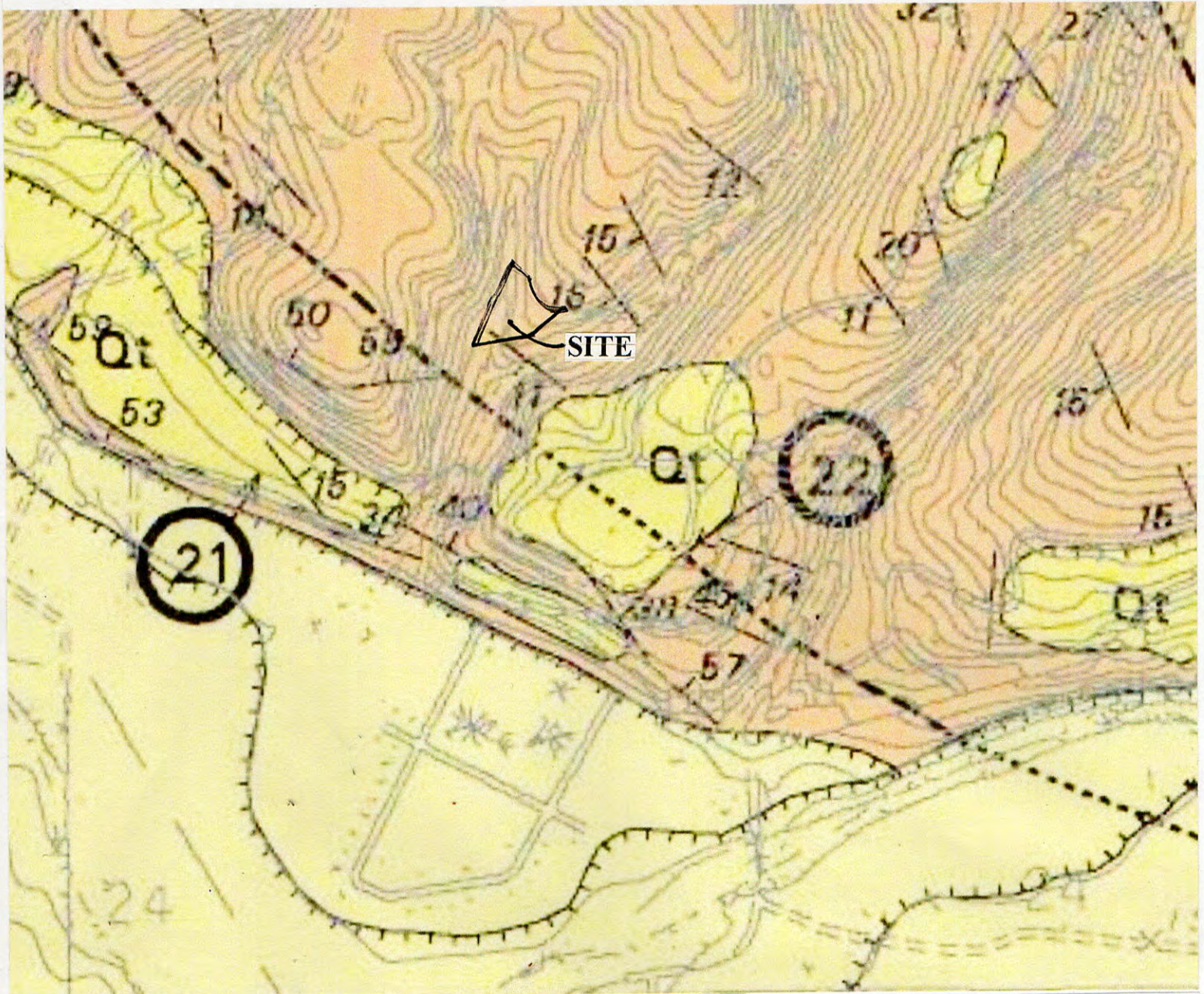
Date: December, 2024



Craig S. Harwood  
Engineering Geologist

Proposed Residence for Mause/Riley  
28007 Mercurio Road  
Carmel Valley, Calif.

# Regional Geologic Map



Proj. G-912.1

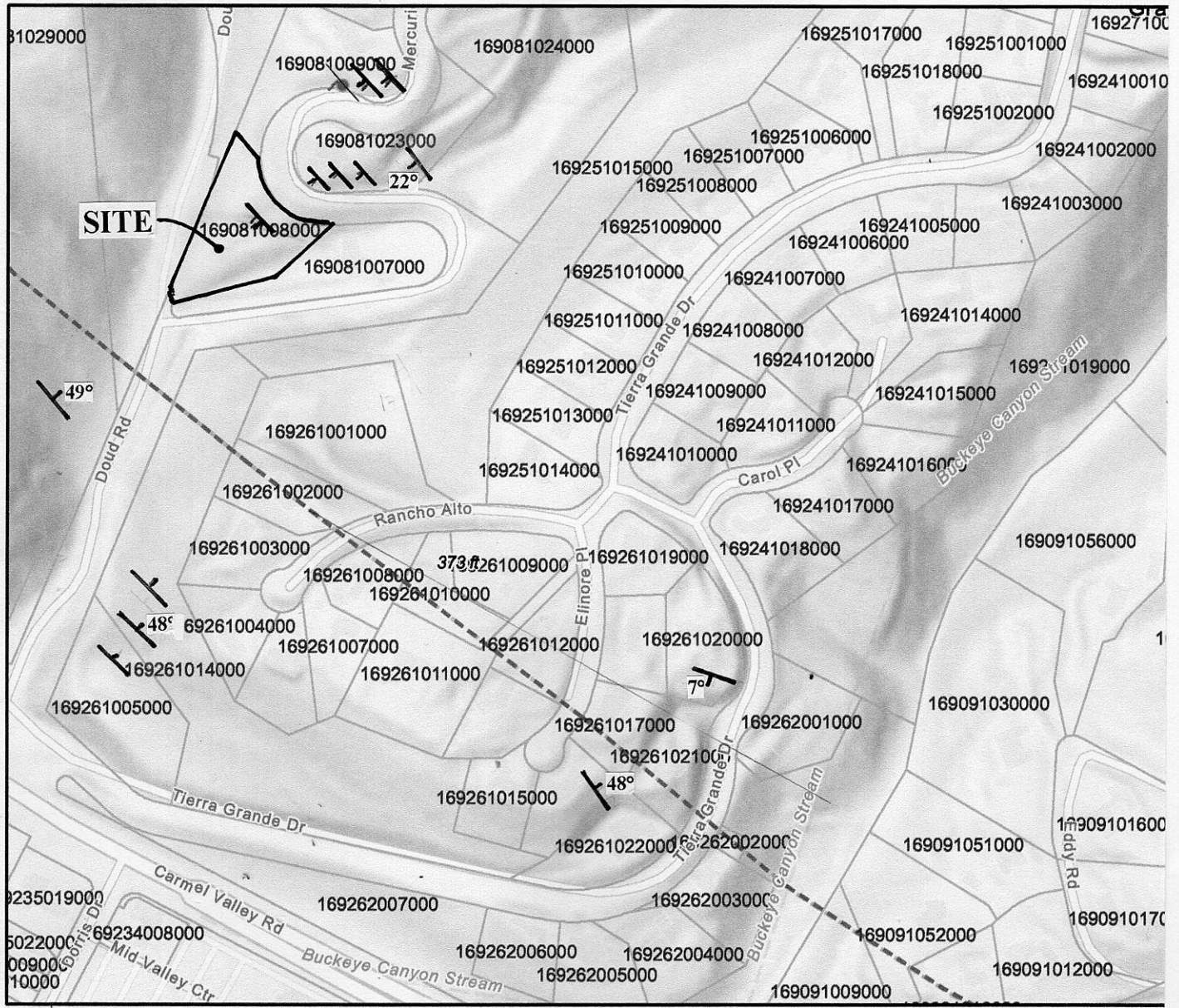
Source: Clark et al., 1997

Date: December, 2024

## Map Explanation\*

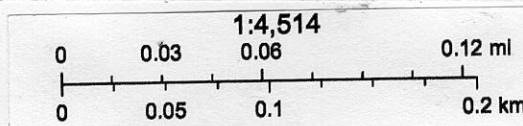
Qt	Fluvial terrace deposits (Pleistocene)
Tm	Miocene Monterey Formation
	Strike and dip of bedrock bedding
* only select units described	

# Local Fault Map



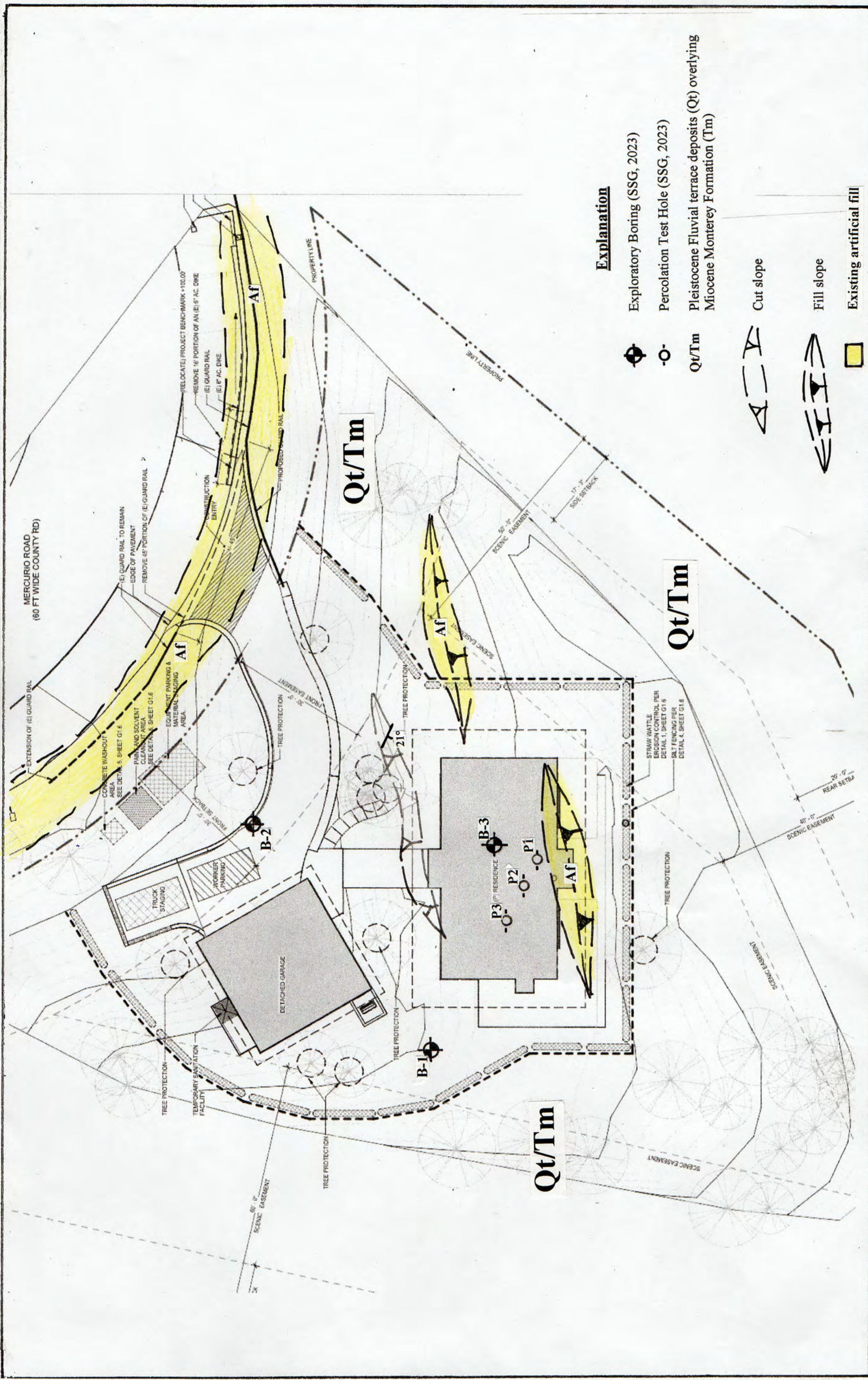
Proj. G-912.1

Date: December, 2024



Strike and dip of bedrock bedding

# Site Geologic Map



**Proposed Residence for Mause/Riley  
28007 Mercurio Road  
Carmel Valley, Calif.**

. G-912.1

## APPENDIX B

Graphic Logs of Exploratory Boring and Perc Test Holes (SSG, 2023)

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS  MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS  MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS  MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS  MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.

## GRAIN SIZES

U.S. STANDARD SERIES SIEVE

CLEAR SQUARE SIEVE OPENINGS

200

40

10

4

3/4"

3"

12"

SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

## RELATIVE DENSITY

SANDS AND GRAVELS	BLOWS/FT*
VERY LOOSE	0 - 4
LOOSE	4-10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

## CONSISTENCY

SILTS AND CLAYS	STRENGTH**	BLOWS/FT*
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	OVER 4	OVER 32

\*Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1 3/8 inch I.D.) split spoon (ASTM D-1586)

\*\*Unconfined compressive strength in tons/ft<sup>2</sup> as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation

FIGURE NO. KEY TO LOGS



## EXPLORATION DRILL LOG

BORING NO. B-1 CONTINUED

DESCRIPTION	SOIL TYPE	DEPTH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (pcf)	WATER CONTENT %	LIQUID LIMIT	PLASTIC LIMIT	POCKET PEN. (tsf)
Light tan with iron staining, siliceous SHALE; moist intense fracturing, low hardness, moderately weathered	Tm	21	SPT (1-8-8)	50/6"	55.8	35.0			---
		22							
		23							
		24							
Light tan, siliceous SHALE; intense fracturing, low hardness, moderately weathered	Tm	25							
		26							
		27							
		28							
		29							
Light tan, siliceous SHALE; intense fracturing, low hardness, moderately weathered	Tm	30							
		31							
-Bottom of boring at 30'		32							
-3 inch perforated pipe and gravel pack installed for groundwater monitoring		33							
		34							
		35							
		36							
		37							
		38							
		39							
		40							
		41							
		42							

DEPTH 30' Job #8290

SOIL SURVEYS GROUP, INC.

## EXPLORATION DRILL LOG

BORING NO. B-2

PROJECT 28007 Mercurio Road

Job #8290

DATE 1.30.23

LOGGED BY JG

DRILL RIG CCD Tractor

HOLE DIA. 6"

SAMPLER 2.5"Cal &amp; Terzaghi Split Spoon(SPT)

GROUNDWATER DEPTH:

INITIAL ---

FINAL ---

HOLE ELEV.

DESCRIPTION	SOIL TYPE	DEPTH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (pcf)	WATER CONTENT %	LIQUID LIMIT	PLASTIC LIMIT	POCKET PEN. (tsf)
2" blue-grey, granitic gravel/Dark brown, silty, SAND with organics; moist to wet, loose	GP/SM	1							
Reddish-yellow, tan, fractured fine sandy cemented SILT; moist, very stiff	ML	2	2.5"Cal 2-1-9	10,12,18	54.3	51.3			---
		3	2-2-10	30(18)	82.2	19.8			---
Light greyish-tan with reddish-yellow iron staining, fine sandy, SHALE; intensely fractured, friable, deeply weathered	Tm	4	SPT 2-3-11	8,17,50 67	44.9	54.4			---
Light tan with iron staining, fine sandy, SHALE; intense fracturing, friable, moderately weathered	Tm	6	2.5"Cal 2-4-12	22,50/3 50(30)/6"	46.2	54.4			>4.5
		7							
		8							
Dark tan with iron staining, siliceous SHALE; intense fracturing, low hardness, moderately weathered	Tm	9	SPT 2-5-13	19,50 50/6"	41.1	50.0			---
		10							
		11							
		12							
Greyish-tan with iron staining, siliceous SHALE; intense fracturing low hardness, moderately weathered	Tm	13	SPT 2-6-14	50/6"	57.7	41.2			---
		14							
		15							
		16							
Dark olive-tan with iron staining, SHALE with thin veins of dark brown silty clay; intense fracturing, low hardness, moderately weathered	Tm	17	SPT 2-7-15	12,50/3 50/3"	58.1	37.7			---
-Bottom of boring at 16.75'		18							
-Backfilling with soil cuttings		19							
		20							

DEPTH 16.75'

SOIL SURVEYS GROUP, INC.

# EXPLORATION DRILL LOG

BORING NO. B-3

PROJECT 28007 Mercurio Road

Job #8290

DATE 1.30.23

LOGGED BY JG

DRILL RIG CCD Tractor

HOLE DIA. 6"

SAMPLER 2.5" Cal & Terzaghi Split Spoon(SPT)

GROUNDWATER DEPTH:

INITIAL ---

FINAL ---

HOLE ELEV.

DESCRIPTION	SOIL TYPE	DEPTH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (pcf)	WATER CONTENT %	LIQUID LIMIT	PLASTIC LIMIT	POCKET PEN. (tsf)
Forbs/Dark brown, clayey, silty, SAND, with shale gravels; moist, very loose	SM	1							
Dark brown, clayey, sandy, SILT with shale gravels; moist, very soft	ML	2	2.5"cal 3-1-16	2,2,2	57.4	25.6	61	45	---
		3	3-2-17	5(3)	50.4	50.3			---
Dark brown, clayey, sandy SILT with fractured shale gravels; moist, soft	ML	4	2.5"Cal 3-3-18	3,2,3	58.6	51.2			---
		5	3-4-19	6(4)	60.4	49.9			---
Same	ML	6	2.5"Cal 3-5-20	2,5,50	56.5	48.4			>4.5
Whitish-tan with iron staining, fine sandy, diatomaceous SHALE with thin veins of dark brown sandy, clayey, silt; crushed, soft, deeply weathered	Tm	7	3-6-21	55(33)	74.0	19.2			---
Light tan with iron staining SHALE; intense fracturing, friable, deeply weathered	Tm	9	SPT	50/3"					
		10							
		11							
Light tan with iron staining, SHALE; intense fracturing, friable, moderately weathered	Tm	12	SPT	50/1"					
-Practical drilling refusal at 11.25 feet - Backfilled with soil cuttings		13							
		14							
		15							
		16							
		17							
		18							
		19							
		20							

DEPTH 11.25'

SOIL SURVEYS GROUP, INC.

## EXPLORATION DRILL LOG

BORING NO. P-1

PROJECT 28007 Mercurio Road

Job #8290

DATE 1.30.23

LOGGED BY JG

DRILL RIG CCD Tractor

HOLE DIA. 6"

SAMPLER: N/A

GROUNDWATER DEPTH:

INITIAL ---

FINAL ---

HOLE ELEV.

## DESCRIPTION

SOIL TYPE

DEPTH

SAMPLE

BLOWS PER FOOT

DRY DENSITY (pcf)

WATER CONTENT %

LIQUID LIMIT

PLASTIC LIMIT

POCKET PEN. (tsf)

Dark brown, clayey, silty, SAND with shale  
gravels; moist, very loose

SM

1

Dark brown, clayey, sandy, SILT with shale  
gravels; moist, very soft

ML

2

3

Dark brown, clayey, sandy, SILT with fractured  
shale gravels; moist, soft

ML

4

5

Same

ML

6

Whitish-tan with iron staining, fine sandy

Tm

7

diatomaceous SHALE with thin veins of dark brown  
sandy, clayey, silt; intense fracturing, friable, deeply  
weathered

8

Light tan with iron staining fractured SHALE;  
slightly moist

Tm

9

-Bottom of boring at 9.5 feet

-3 inch perforated pipe and gravel pack installed  
for percolation testing

10

11

12

13

14

15

16

17

18

19

20

DEPTH 9.5'

SOIL SURVEYS GROUP, INC.

EXPLORATION DRILL LOG						BORING NO. P-2			
PROJECT 28007 Mercurio Road		Job #8290		DATE 1.30.23		LOGGED BY JG			
DRILL RIG CCD Tractor		HOLE DIA. 6"		SAMPLER: N/A					
GROUNDWATER DEPTH:		INITIAL ---		FINAL ---		HOLE ELEV.			
DESCRIPTION	SOIL TYPE	DEPTH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (pcf)	WATER CONTENT %	LIQUID LIMIT	PLASTIC LIMIT	POCKET PEN. (tsf)
Dark brown clayey, silty SAND with shale gravels; moist, very loose	SM	1							
Dark brown, clayey, sandy, SILT with shale gravels; moist, very soft	ML	2							
		3							
Same	ML	4							
Light tan SHALE; intense fractured, friable, deeply weathered	Tm	5							
-Bottom of the boring at 5 feet		6							
-3 inch perforated pipe and gravel pack installed for percolation testing		7							
		8							
		9							
		10							
		11							
		12							
		13							
		14							
		15							
		16							
		17							
		18							
		19							
		20							

DEPTH 5'

SOIL SURVEYS GROUP, INC.

## EXPLORATION DRILL LOG

BORING NO.P-3

PROJECT 28007 Mercurio Road

Job #8290

DATE 1.30.23

LOGGED BY JG

DRILL RIG CCD Tractor

HOLE DIA. 6"

SAMPLER: N/A

GROUNDWATER DEPTH:

INITIAL ---

FINAL ---

HOLE ELEV.

DESCRIPTION	SOIL TYPE	DEPTH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (pcf)	WATER CONTENT %	LIQUID LIMIT	PLASTIC LIMIT	POCKET PEN. (tsf)
Dark brown, clayey, silty, SAND with shale gravels; moist, very loose	SM	1							
Dark brown, clayey, sandy, SILT with shale gravels; moist, very soft	ML/SM	2							
Same	ML	3							
-Bottom of boring at 3 feet									
-3 inch perforated pipe and gravel pack installed for percolation testing		4							
		5							
		6							
		7							
		8							
		9							
		10							
		11							
		12							
		13							
		14							
		15							
		16							
		17							
		18							
		19							
		20							

DEPTH 3'

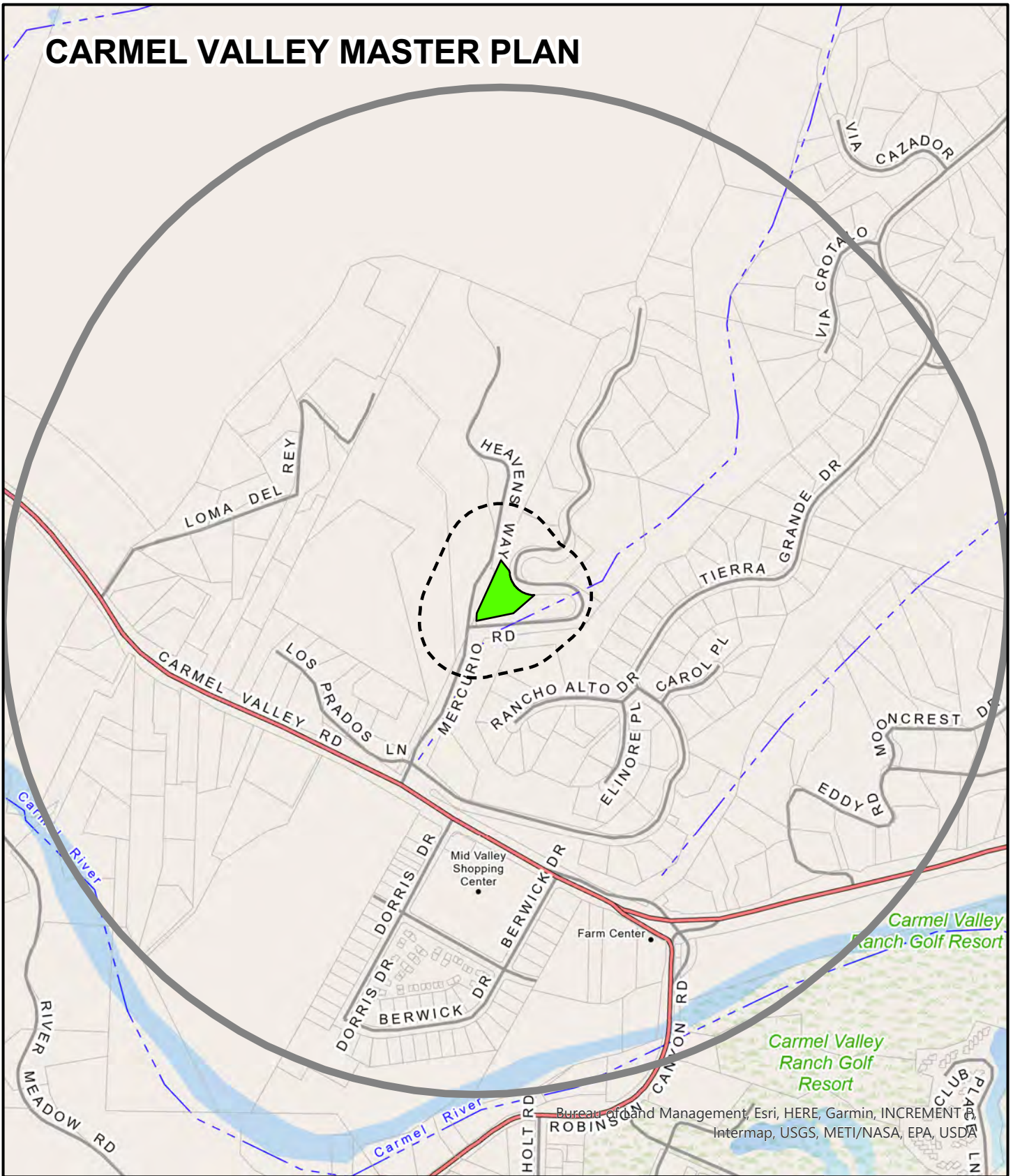
SOIL SURVEYS GROUP, INC.

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## Exhibit D

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# CARMEL VALLEY MASTER PLAN





**APPLICANT:** MAUSE

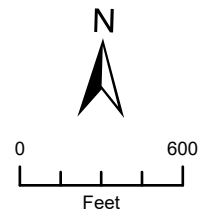
**APN:** 169081008000

**FILE #** PLN240231

 Project Site

 300 FT Buffer

 2500 FT Buffer



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# County of Monterey

## Item No.4

### Board Report

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

Legistar File Number: PC 25-073

August 27, 2025

**Introduced:** 8/20/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

#### PLANNING COMMISSION REFERRALS



# County of Monterey Planning Commission

## Agenda Item No.4

Legistar File Number: PC 25-073

## Item No.4

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

August 27, 2025

**Introduced:** 8/20/2025

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Planning Item

### PLANNING COMMISSION REFERRALS

# Exhibit A

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## County of Monterey Planning Commission Referrals

MEETING:	8/27/2025
SUBJECT:	Planning Commission Referrals
DEPARTMENT:	Housing & Community Development Department

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
1	18.08	7/25/18	Diehl/Daniels	TBD	Request for an update on Tiny Homes. Referral revised 09/08/2021 by Commissioner Diehl requested the matter be revisited in light of recent State and local policy direction on ADUs	A report was be provided to the Planning Commission January 11, 2022 on the Inland ADU Ordinance and EHB Policies. A report on tiny homes was presented at a meeting in April 2022. The Planning Commission requested a follow up based upon further analysis by staff. During the October 26, 2022 meeting the Planning Commission requested informtation on approved and pending ADU applications. Staff presented addiitional ADU information in conjunction with the periodic housing pipeline report on December 7, 2022. <b>Staff will return to the Planning Commission later in 2025 or early 2026 to discuss the County's policy on tiny homes/tiny homes on wheels for use as temporary and/or permanent housing. Staff recently responded to a related public inquiry from Big Sur, and staff's response is attached for the Commission's information.</b>	Pending
2	18.11	10/31/18	Duflock/Diehl	Gonzales/Fowler (EHB)	Request for a report on the rebuild of properties affected by wildfires from 2015 to currently, including information specific to the number of rebuilds, determining where rebuilding hurdles may exist, and brainstorming on ways to improve.	Reports were provided to the Planning Commission on April 24, 2024 and September 25, 2024. Staff recommend this become a recurring annual summer update report and discussion at the Planning Commission. Staff anticipates returning to the Commission in <b>September 2025</b> .	Ongoing (Annual)
3	19.01	11/13/19	Diehl	Marshall	Request Staff to return with a semi-annual status report regarding any workforce housing or affordable housing applications within the County.	This semi-annual report "housing pipeline" report was presented to the Planning Commission at its April 9, 2025 meeting, combined with the annual housing element report. <b>A subsequent mid-year status update in late October 7, 2025.</b>	Ongoing (Semi-Annual)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
4	21.1	9/8/21	Getzelman	Beretti	Request for update to the Wireless Telecommunication Ordinance and establish objective design standards	Planning staff worked with the Planning Commission Ad Hoc committee on an update to the ordinance and the objective design criteria. An Ad Hoc meeting to discuss the draft ordinance was conducted on December 20, 2021. Per Ad Hoc direction, certain sections of the draft ordinance are to be revised and brought back for further Ad Hoc review. The Wireless Telecommunications Ordinance remains on the Long-Range Planning Work Program for FY 2025-26, however, it is not yet assigned and active. A status update was presented to the Planning Commission on April 9, 2025 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program.	Ongoing
5	22.2(b)	3/9/22	Diehl	Sanchez	Request for a semi-annual status update on the required Community Plans for all Community Areas designated in the 2010 General Plan plus Coastal Land Use Plans updates.	Semi-Annual status updates to be provided January and July each year. First quarterly of 2025 presented January 8, 2025. Next <b>September 2025</b> .	Ongoing (Semi-Annual)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
6	22.3	3/30/22	Diehl	Sanchez	Request for quarterly progress on drafting a Development Evaluation System as directed by General Plan policy.	<p>The Development Evaluation System (DES) remains a high priority item on the Long-Range Planning Work Program for the current Year 2024-2025. A status update was presented to the Planning Commission on April 24, 2024 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program, then again on June 26, 2024 and September 25, 2024. At the 9/25/24 meeting, PC requested staff include with each quarterly update a list of projects that processed/are in process that would have used DES if it were in place.</p> <p><b>As of August 27, 2025, there has been no activity related to DES, and it remains a priority project via the General Plan/Housing Element Implementation and Long-Range Planning Work Program for Years 25-26 and staff anticipates merging this effort with Housing Element Sixth Cycle implementation moving forward. The next quarterly status update anticipated October 2025.</b></p>	Ongoing (Quarterly)
7	22.5	9/14/22	Diehl	Guthrie	Request status and process for updating the Housing Element including opportunities for public involvement.	<p>The Draft Housing Element Sixth Cycle Update (Draft HEU6) was submitted to the California Department of Housing and Community Development (CA HCD) on August 29, 2024 for CA HCD's 90-day review period ending November 19, 2024. A status update was presented to Planning Commission on January 8, 2025 and staff received Board of Supervisors direction at its March 11, 2025 meeting and <b>an updated Draft HEU6 was resubmitted for 2nd 60-day State HCD review on June 26, 2025.</b></p>	Ongoing

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
8	22.6	9/14/22	Diehl	Beretti	Request to consider a draft zoning code amendment providing flexibility for open framework structures to exceed lot coverage and revisit the regulations related to structural connections between primary and accessory structures.	Planning staff will present at future meeting. Any interested party may request an interpretation related to these matters in the interim.	Pending
6	22.7	3/29/23	Diehl & Mendoza	Sanchez	Request a presentation then quarterly updates on Pajaro River Levee improvement plans and Pajaro Community flood recovery efforts.	<p>&gt;Monthly updates are presented to the Pajaro Regional Flood Management Agency regarding Pajaro River at Watsonville Project, including a project map, and can be accessed at <a href="https://www.prfma.org/meeting-agendas">https://www.prfma.org/meeting-agendas</a>.</p> <p>&gt;The County of Monterey Department of Emergency Services maintains the Pajaro Recover webpage, and updated information on recovery efforts can be accessed at <a href="https://www.readymontereycounty.org/recover/pajaro-recovery">https://www.readymontereycounty.org/recover/pajaro-recovery</a>.</p>	Ongoing (See webpages)
10	23.1	11/8/23	Shaw	Beretti	Request to consider revising County Code to increase public notice requirements for actions requiring public hearings to all owners of real property within three hundred (300) feet of the real property that is the subject of the public hearing for properties, to five hundred (500) feet.	Planning staff will present at a future meeting, in combination with PC Referral 24.3.	Pending
11	24.1	5/29/24	Mendoza/Work	Sanchez	Request presentation regarding rebuild status of property in Pajaro just one bridge along Porter Drive; Updated 1/29/2025 for staff to inform the Commission when there are major activities/status changes regarding demolition and redevelopment of the property.	As of May 6, 2025, demolition permit has been pulled and contractor is engaged to begin demolition. Proposed rebuild project redesign underway (PLN200234).	On-Going (As Appropriate)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
12	24.2	6/1/24	Work	Beretti	Request to have semi-annual reports regarding the San Lucas drinking water supply issue and history.	Planning staff provided a status update report at the December 11, 2024 Planning Commission meeting. At that meeting the Commission requested to receive on-going updates regarding this matter. Staff plans to provide the Commission with semi-annual updates.	Ongoing (Semi-Annual)
13	24.3	6/5/24	Shaw	Beretti	Request to receive information regarding HCD's public outreach and notification procedures for various planning matters, and consider opportunities to improve public engagement and outreach.	Planning staff will present at a future meeting, in combination with PC Referral 23.1.	Pending
14	24.5	8/28/24	Daniels	Beretti	Keep the Planning Commission apprised regarding the Vacation Rental regulations status and discussions for the Coastal Zone.	Staff will provide updates to Planning Commission as Vacation Rental Ordinance (Title 20) is submitted to and considered by the California Coastal Commission. Coastal Commission staff has preliminarily reviewed the County regulations, have scheduled an extension of the County application for it's 2/5/25 meeting, and tentatively plan to present to the Coastal Commission for consideration at its <b>August 2025 meeting in southern California</b> .	On-Going
15	24.7	Summer 2024	Daniels/Diehl	Scariot/Wikle	Provide report regarding process for consideration of enacting a moratorium on new visitor serving units in the Big Sur Coast Land Use Plan area, pending the comprehensive update of the BSLUP.	Staff provided a report to the Planning Commission on January 29, 2025. The Commission did not support a moratorium, however, did request staff explore an interpretation of what is considered a "Rustic Campground".	On-going

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
16	24.8	10/25/2024	Mendoza	Scariot/Gonzalez (EHB)	Provide information and status regarding regulations and enforcement efforts to curb unpermitted food vendors.	At its June 25, 2025 meeting, the Planning Commission emphasized the high priority of this matter; the Planning Commission will prepare a letter to the Board (to be on future PC agenda, when drafted) with recommendation to support increasing resources toward enforcement efforts to curb unpermitted food vendors. Staff still anticipates presenting at the Board in the coming months, as follow up to the February 12, 2025 presentation to the Planning Commission.	On-going
17	24.9	9/25/2024	Diehl	Cappi (EHB)/J.Bowling	Review and provide a report regarding use/permissibility of composing toilets and other self-containment units given new technologies.	Staff anticipates providing a report to the Planning Commission in Summer 2025.	Pending
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## Exhibit B

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## **Tiny Homes/Mobile Homes Inquiry**

### **1. Do Tiny Homes Qualify as ADUs in Big Sur?**

*From my research, it seems that the answer is yes. According to Monterey County Code [Section 21.06.372](#), an “Accessory Dwelling Unit” includes a manufactured home, which in turn includes a tiny home if it meets the requirements of [Section 18007 of the California Health and Safety Code](#). Does this interpretation hold true in your experience?*

The applicable zoning for the Big Sur area is Monterey County Code (MCC) Section 20.06.375, this section currently reads “Accessory Dwelling Unit” means a permanent residence, secondary to an existing main dwelling, which provides complete independent living facilities for one or more persons. It shall include permanent provision for living, sleeping, eating, cooking, and sanitation on the same parcel where the single-family dwelling is situated.”

The recently adopted Zoning Code Amendments that were adopted by the Board of Supervisors and are under consideration by the Coastal Commission will amend MCC Section 20.06.375 to further clarify what is considered an ADU:

“Accessory Dwelling Unit” or “ADU” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the single family or multifamily dwelling is or will be situated. An Accessory Dwelling Unit also includes the following: (1) an efficient unit, as defined in Section 17958.1 of the California Health and Safety Code, as may be amended; (2) a manufactured home, as defined in Section 18007 of the Health and Safety Code, as may be amended; and (3) a tiny home, if the tiny home meets the requirements of Section 18007 of the Health and Safety Code, as may be amended.

In both situations, yes, a Tiny Home will qualify as an ADU if it meets the definition of the following: MCC Section 20.06.375 (current regulations and the regulations under consideration by the Coastal Commission), the requirements of MCC Chapter 20.64 Regulations for Accessory Dwelling Units (current regulations and the regulations under consideration by the Coastal Commission), Section 18007 of the California Health and Safety Code and Appendix AQ of the Residential Building Code.

### **2. Are Mobile Homes Allowed in Big Sur, and Can They Qualify as ADUs?**

*We’re having trouble confirming whether mobile homes are allowed in the Big Sur Land Use Plan area, and if so, whether they can qualify as ADUs. You had mentioned the need for them to be tied into septic systems. We would appreciate any clarification or direction on where to find clear guidance.*

Some key definitions that help frame this answer include the following:

1. MCC Section 20.06.780 defines a Mobilehome to mean “a vehicle designed and equipped for human habitation”.
2. MCC Section 20.06.930 defines a “recreational vehicle” to mean “a vehicle designed and used for temporary human habitation and with its wheels in place and primarily used for recreational purposes”.
3. MCC Section 20.06.380 defines “Dwelling unit, manufactured” to mean a dwelling structure, constructed in part or in whole off the building site, including a mobile home meeting the standards of the National Manufactured Housing and Construction Safety Act of 1976, and subsequently transported to the site and installed on a permanent foundation. A manufactured dwelling unit does not include a mobile home, a mobile accessory building or structure, a recreational vehicle or a commercial coach”.

As noted in both ADU definitions above (current regulations and regulations under consideration by Coastal Commission), an ADU shall include permanent provisions for living, eating, cooking, and sanitation and can include various housing types if they met specified provisions of the Health and Safety Code in addition to the California Building Code.

Manufactured housing meeting the requirements of Health and Safety Code Section 18007 is allowed in Big Sur and can qualify as an ADU. Manufactured Housing is permitted by the State Department of Housing and Community Development (CA HCD) for building construction. Utility connections and foundation construction require a permit from the County of Monterey Housing and Community Development Department (HCD).

A manufactured dwelling unit/manufactured housing is permitted in the Big Sur area as an ADU. Mobilehomes and/or recreational vehicles are not permitted as ADUs in the Big Sur area.

### **3. Mobile Homes/Tiny Homes on Wheels vs. Fixed Foundations**

*One of our board members asked whether there's a regulatory difference between placing a mobile or tiny home with wheels intact on a property versus removing the wheels and placing the unit on a foundation. Would the permitting or zoning requirements differ depending on the structure's permanence? When I did some digging on this, I noticed that if the manufactured home was placed on a slab, it needs to essentially “look like an actual building” which made me curious about Airstream trailers which definitely don't look like brick-and-mortar structures...*

Manufactured housing meeting the requirements of Health and Safety Code Section 18007 is allowed in Big Sur and can qualify as an ADU. Manufactured Housing is permitted by the State Department of Housing and Community Development (CA HCD) for building construction. Utility connections and foundation construction require a permit from the County of Monterey Housing and Community Development Department (HCD).

A manufactured dwelling unit/manufactured housing is permitted in the Big Sur area as an ADU. Mobilehomes and/or recreational vehicles are not permitted as ADUs in the Big Sur area.

### **4. Shared Facilities for Clustered ADUs or Mobile Homes**

*We're curious whether current policy supports a setup where multiple ADUs or mobile homes (e.g., 4 units) on one property share communal kitchen and bathroom facilities. Would this fall under something like a Single Room Occupancy (SRO) model? We suspect this isn't currently supported but would love confirmation.*

ADUs are currently defined by County Code and State Law as units that provide independent living facilities such as Bathroom and Kitchen. This communal model would fall under SRO subject to 20.64.033 - Regulations for single room occupancy (SRO) facilities.

## **5. Status of ADU/JADU Ordinance Amendments**

*Our understanding is that the amendments were adopted by the Board of Supervisors in February 2025, with a 60-day window for submission to HCD, and subsequent review by the California Coastal Commission. Do you know whether the amendments have been submitted to the CCC yet?*

The Board of Supervisors adopted a resolution of intent to submit ADU coastal amendments to the California Coastal Commission in February 2025. The amendment was formally submitted to the Coastal Commission in July 2025.

## **6. Other Policy Updates Tied to Housing**

*We know the LUP Update, ADU Ordinance, and 6th Cycle Housing Element are interconnected and vital for community housing in Big Sur. We haven't yet done a deep dive into the Housing Element, we're especially interested in the following proposed LUP updates, and would love to know how CABS can support these efforts or provide feedback, especially on the first two points (which ties into question 4 above). The ADU/JADU Ordinance updates help cover the third point.*

*From Section 5.4.3, Specific Policies I: Low and Moderate Income Housing (Ad Hoc version):*

- Allow non-traditional housing types such as single-room occupancy units, modular housing, and yurts for long term housing*
- Provide an expedited and cost effective process for rehabilitation to meet minimum health and safety standards of substandard and/or illegal units to use for long term housing.*
- Encourage geographic dispersion of long term rental housing by allowing accessory dwelling units.*
- Encourage residential long-term rental housing on private properties through contracts with businesses.*

*Are there particular areas where support or input from CABS or public comment would be most valuable? It seems that the ADU Ordinance is already past that point, however, I know there are still opportunities with the LUP update and possibly the Housing Element.*

The Big Sur Coast Land Use Plan update process would be a good opportunity for members of the public to be involved. The draft LUP calls to address the lack of affordable housing in the Big Sur coast planning area.

Both the Housing Element and the Big Sur LUP update call for consideration of non-traditional housing types to stimulate housing production. To continue engagement with both efforts, you can sign up for the interested parties list. Please feel free to contact me and I can get you added to the interested parties list and can discuss additional ways to engage with both efforts via public comment.

Contact: Sarah Wikle, Principal Planner – Advance Planning, [wikles@countyofmonterey.gov](mailto:wikles@countyofmonterey.gov), (831) 784-5700

Resources:

1. Title 20 (Coastal Zone) Zoning Ordinance: [Mini TOC: Title 20 - COASTAL ZONING | Code of Ordinances | Monterey County, CA | Municode Library](#)
2. Land Use Regulations – Big Sur: [Land Use Regulations | County of Monterey, CA](#)
3. Big Sur LUP update page: [Big Sur Coast Land Use Plan Update \(REF 210024\), LRPWP Task No. 21-08 | County of Monterey, CA](#)
4. Housing Element update page: [General Plan Elements Update: Housing Element 6th Cycle Update 2023-2031 \(REF220020\), LRPWP Task No. 21-02 | County of Monterey, CA](#)
5. Title 20 ADU Ordinance Amendments that are under consideration by the Coastal Commission for Certification: [County of Monterey - File #: 25-049](#)