

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

In the matter of the application of:

GUNSEL (PLN200208)

RESOLUTION NO. 24-022

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
 - 2) Approving a Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot detached Accessory Dwelling Unit with an attached 256 square foot deck.
- [PLN200208 SAHIN & UMRAN GUNSEL, 24806 Handley Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN 009-591-012-000)]

The GUNSEL application (PLN200208) came on for a public hearing before the Monterey County Zoning Administrator on May 9, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan (CAR LUP);
 - Monterey County Coastal Implementation Plan, Part 4 (CIP); and
 - Monterey County Zoning Ordinance (Title 20).Staff received communications during the course of project review arguing that the property is in violation of the Title 20 (Zoning Ordinance). Comments were fully analyzed to ensure no issues remain and are addressed where appropriate. See Finding No. 4 and supporting evidence. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.
b) Allowed Use. The property is located at 24806 Handley Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number [APN]: 009-591-012-000). The parcel is zoned Medium Density Residential, 2 acres per unit, with a Design Control Overlay, in the Coastal Zone or "MDR/2-D(CZ)", which allows the construction of an

accessory dwelling unit as a principal use, subject to the approval of a Coastal Administrative Permit and Design Approval. The project proposes the construction of a 1,200-square-foot detached Accessory Dwelling Unit (ADU) with an attached 256 square foot deck. The site is currently developed with a 3,656 square foot single family dwelling, 96 square foot shed, and other site improvements such as a driveway, decks, and landscaping. The existing development would remain. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject property (0.38 acres), APN: 009-591-012-000, is identified in its current configuration as Lot 12 on the Final Map for Handley Hills Subdivision, recorded April 12, 1961 (Volume 7, Maps of Cities and Towns, Page 39). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as being within a Design Control District or “D” overlay, which provides regulations of the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. As designed, the proposed ADU would have exterior colors and materials colors that match the existing single-family dwelling, which include light beige body exterior plaster, white trim wood windows and doors, and a brown asphalt shingle roof. The exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. The surrounding neighborhood is eclectic in architecture with several residences ranging from modern architectural to craftsmen homes. Surrounding the property are large oak trees, which help conceal the residence and proposed ADU from neighboring residences and nearby public roads. As conditioned (Condition No. 7), the exterior lighting will be downlit, unobtrusive, and will only illuminate the intended area, as required by the County’s Exterior Lighting Design Guidelines. Therefore, as designed and sited, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- e) Visual Resources. Per Map “A” - Local Coastal Program General Viewshed of the Carmel Area Land Use Plan, the subject property is within an area identified as in the “General Viewshed”. Staff conducted a site visit on March 21, 2024 to determine whether the project would be visible from any common public viewing area, which includes 17-Mile Drive, Scenic Road, Highway 1, and Point Lobos Reserve (LUP Policy 2.2.2). The project’s staking and flagging was not visible from Highway 1 or any other public viewshed due to intervening mature vegetation and development. Further, the proposed ADU would be located on the side of the property, which is screened by mature trees. Therefore, the proposed project is consistent with the Visual Resources Chapter of Carmel Area Land Use Plan and would have no impact on visual resources.
- f) Forest Resources. No tree removal is proposed. However, in order to protect nearby mature oaks from construction-related activities, Condition No. 8 has been applied to ensure the construction will not negatively impact any surrounding native trees.

- g) Development Standards. The proposed project is within the MDR zoning district and is subject to development standards established in Title 20 section 20.12.060.C.2. For accessory habitable structures, the required minimum setbacks are 50 feet front, 6 feet side, and 6 feet rear, and the maximum allowed height is 15 feet. As delineated on the attached project plans, the structure is within the required setbacks and sited approximately 59 feet from the front, 6 feet from the rear, and 6 feet from the side property lines. The proposed ADU would have a height of 15 feet from the average natural grade. This property has an allowable maximum building site coverage of 35 percent and a maximum floor area ratio of 45 percent. The proposed ADU will result in a building site coverage of 32 percent and a floor area ratio of 30 percent. Therefore, the proposed project complies with applicable site development standards.
- h) Cultural Resources. The project site is in an area identified in County records as having a moderate archaeological sensitivity. Although the project site is in area of moderate archaeological sensitivity, an archaeological report was not required because the site is not within 750 feet of a known resource and is less than 2.5 acres, as established by Carmel CIP (Part 4) section 20.146.090.B. There is no evidence that any cultural resources would be disturbed with project implementation, and the potential for inadvertent impacts to cultural resources is limited and will be addressed by the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Public Access. See Finding No. 6 and supporting evidence.
- j) Accessory Dwelling Unit. See Finding No. 7 and supporting evidence.
- k) Land Use Advisory Committee (LUAC). Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the Carmel Highlands LUAC because the project involves a Design Approval subject to the consideration by the Zoning Administrator. The Carmel Highlands LUAC voted 6-0 against the project, with one member absent. The LUAC's concerns related to the Applicant/Owner already having long-term tenants in the lower portion of the existing residence, whether the Applicant/Owner currently lives in the residence full time, and whether adequate parking and ingress/egress would be provided for the residence and proposed ADU. Two members of the public commented on the project, specifically raising concerns regarding the lack of parking on Handley Drive, means of ingress and egress, how adding an ADU will negatively impact emergency vehicle access, and the existing residence being rented out to a tenant. See Finding Nos. 2, 3, and 4 and supporting evidence, and Finding No. 7, Evidence "d".
- l) The project planner conducted a site inspection on October 21, 2020 and March 21, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN200208.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development.
- 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 Cypress 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 geotechnical hazards. The following report has been prepared:
 - “Project No. 21-102-M Geotechnical Investigation Design Phase” prepared by Greg Bloom, Freedom, California, February 19, 2021.County staff independently reviewed this report and concurs with its conclusion. 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 this report.
 - c) During review of the permit application, the property owner relocated the structure to avoid development on slopes in excess of 30%.
 - d) Staff conducted a site inspection on October 21, 2020, and March 21, 2024, to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development can be found in Project File PLN200208.
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. Additionally, the establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case 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 Cypress Fire Protection District. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. The project site is supplied water by California American Water. Carmel Area Wastewater District (CAWD) will supply the project with sewer service.
 - c) Staff conducted a site inspection on October 21, 2020, and March 21, 2024 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development can be found in Project File PLN200208.

4. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any active violations existing on the subject property. HCD-Code Enforcement received complaints in March 2022 alleging that construction was occurring on the subject property without necessary permits. Code Case No. 22CE00072 was subsequently cleared and closed upon final inspection of Building Permit Nos. 22CP00761 and 22CP00906. Additional complaints were received on March 6, 2024, alleging that the subject property owner converted the single-family dwelling into a duplex, and the existing pool had no safety guards in place, such as a fence or alarm system. Staff conducted a site visit on March 21, 2024, and confirmed that the pool does not have safety measures in place. However, the Applicant/Owner informed staff that the pool is slated for demolition. The water credits associated with the pool will be reallocated to the proposed ADU. Condition No. 9 requires demolition of the pool prior to or concurrent with issuance of the construction permit for the proposed ADU. HCD-Planning staff also inspected the residence and found no evidence indicating that a portion of the residence was converted into a separate dwelling unit (i.e. a duplex).
 - b) The project planner conducted a site inspection on October 21, 2020, and March 21, 2024, and researched County records to assess if any violations exist on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development can be found in Project File PLN200208.
5. **FINDING:** **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of residential structures and accessory structures on residentially zoned properties.
 - b) The project proposes an ADU with an attached 256 square foot deck on a residentially zoned 0.38-acre lot identified as Lot 12 in the Handley Hills Subdivision. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. Although the property is located in close proximity to a scenic highway (Highway 1) and in an area illustrated as the “General Viewshed” (Map A of the Carmel Area LUP), the proposed development will not be visible from the designated scenic corridor (see Finding No. 1, Evidence “d” and “e”). There is no substantial evidence that would support a fair argument that the project

has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on October 21, 2020 and March 21, 2024.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN200208.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan, which describes public access development standards, can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access. The property is located within an area designated as shoreline or public access per Figure 3, Local Coastal Program Public Access, of the Carmel Area LUP. Although the property is located within the “General Viewshed” as illustrated on Map A of the Carmel Area Land Use Plan, as described in Finding No. 1, Evidence “d” and “e” the proposed development will not be visible from Highway 1 or any other public viewing area, and will not block ocean views. Therefore, pursuant to Carmel Area LUP Policy 5.3.2.4, visual access is not required as part of this project.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN200208.
7. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.
- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 1,200-square-foot ADU that includes independent living facilities as shown in the attached plans.
 - b) The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The ADU is sited approximately 29 feet west of the single-family dwelling and meets all required setback standards (see Finding 1, Evidence “g”).
 - c) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.64.030 and Chapter 20.44.
 - d) The ADU is required to have one parking space. The existing driveway and two-car garage satisfy this requirement and provide adequate parking for the proposed ADU and existing single-family dwelling.

- e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3 and supporting evidence).
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN200208.

- 8. FINDING: APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors but not the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is not subject to appeal by/to the California Coastal Commission because the site is not between the sea and the first public road, within 100 feet of any wetlands or 300 feet of any coastal bluff or beach and does not involve a conditionally allowed use.

DECISION

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

1. Find that the project is for an accessory dwelling unit which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines; and
2. Approve a Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot detached Accessory Dwelling Unit with an attached 256 square foot deck.

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 9th day of May, 2024

DocuSigned by:

Mike Novo

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Mike Novo, AICP,
Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO THE APPLICANT ON MAY 13, 2024.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAY 23, 2024.

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.

NOTE

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

County of Monterey HCD Planning

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

PLN200208

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN200208) allows the construction of a 1,200 square foot detached Accessory Dwelling Unit with a 256 square foot deck. The property is located at 24806 Handley Drive, Carmel (Assessor's Parcel Number 009-591-012-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number 24-022) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 009-591-012-000 on May 9, 2024. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

Compliance or 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. 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. (Public Works)

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 DPW.

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the HCD for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

6. PW0045 – COUNTYWIDE TRAFFIC IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Impact Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

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. 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.

9. POOL DEMOLITION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Demolition of the existing pool is required to reallocate water credits for the proposed Accessory Dwelling Unit. The Applicant/Owner shall apply for and obtain a demolition permit for the existing pool prior to or concurrently with the issuance of the building permit for the proposed ADU.

Compliance or Monitoring Action to be Performed: Prior to or concurrently with the issuance of the construction permit for the proposed ADU, the Applicant/Owner shall obtain a demolition permit for the pool.

10. FUEL MANAGEMENT PLAN

Responsible Department: Planning

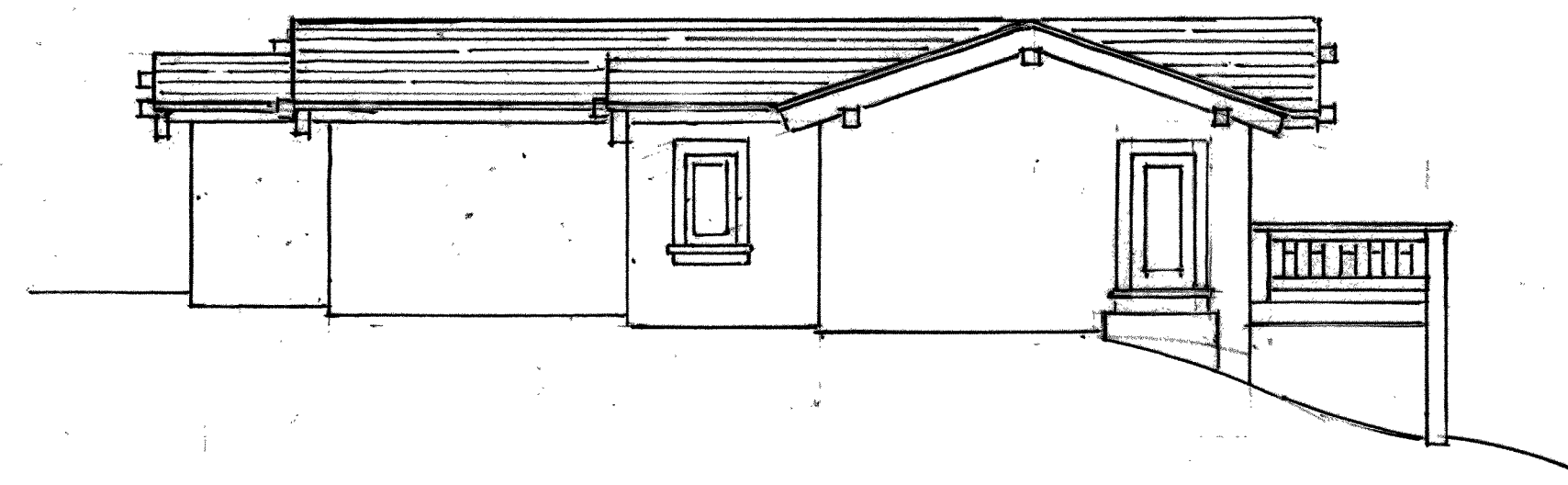
Condition/Mitigation Monitoring Measure: Prior to the issuance of any permit from HCD-Building Services, the Applicant/Owner shall contract with a qualified arborist or other qualified professional to prepare a Fuel Management Plan. Fuel Management Plan shall be submitted to HCD-Planning for review and approval. Approved Fuel management Plan shall be incorporated into final construction plans.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any permit from HCD-Building Services, the Applicant/Owner shall contract with a qualified arborist or other qualified professional to prepare a Fuel Management Plan. Fuel Management Plan shall be submitted to HCD-Planning for review and approval. Approved shall be incorporated into final construction plans.

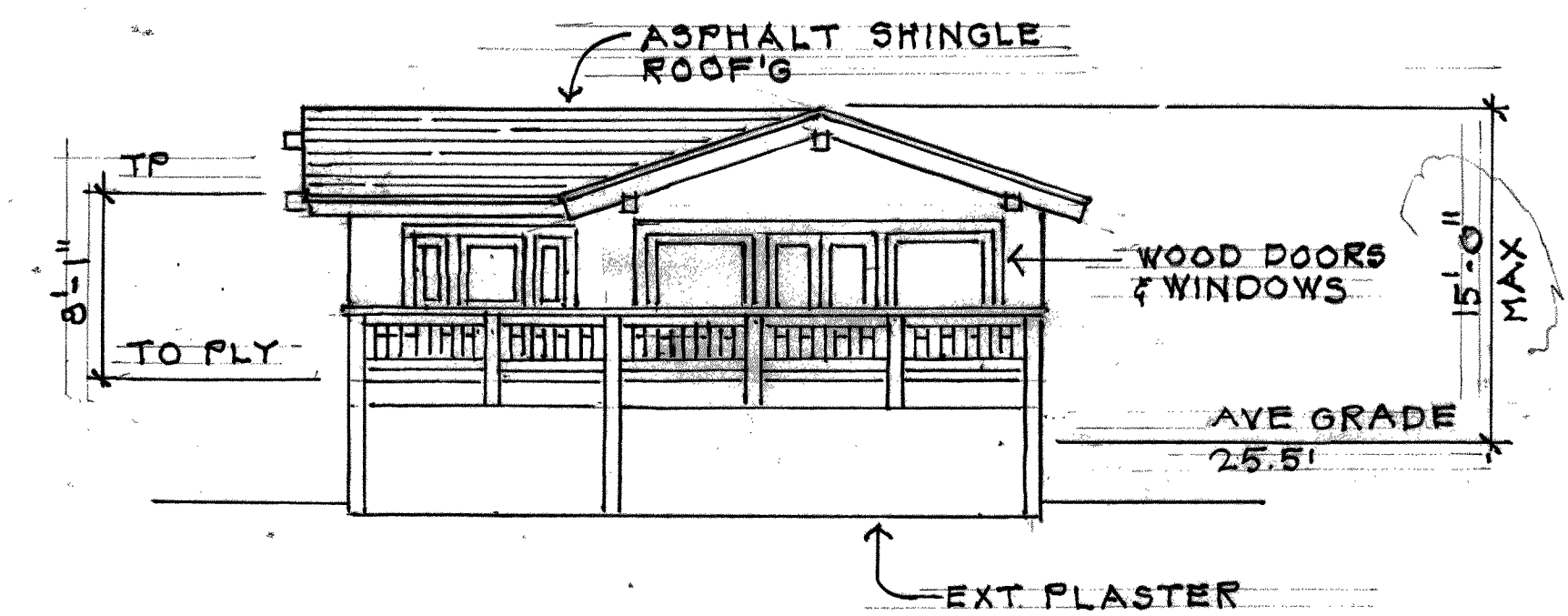
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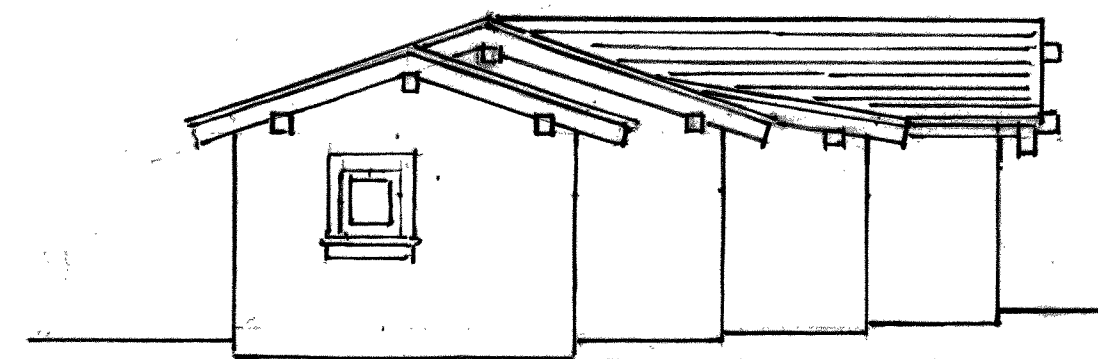
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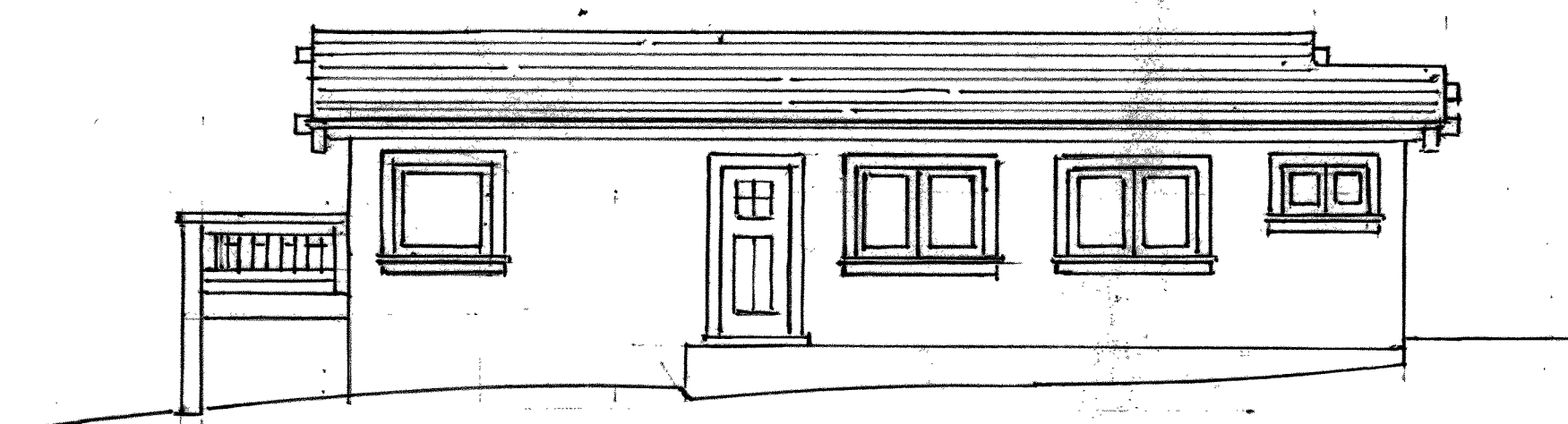
WEST



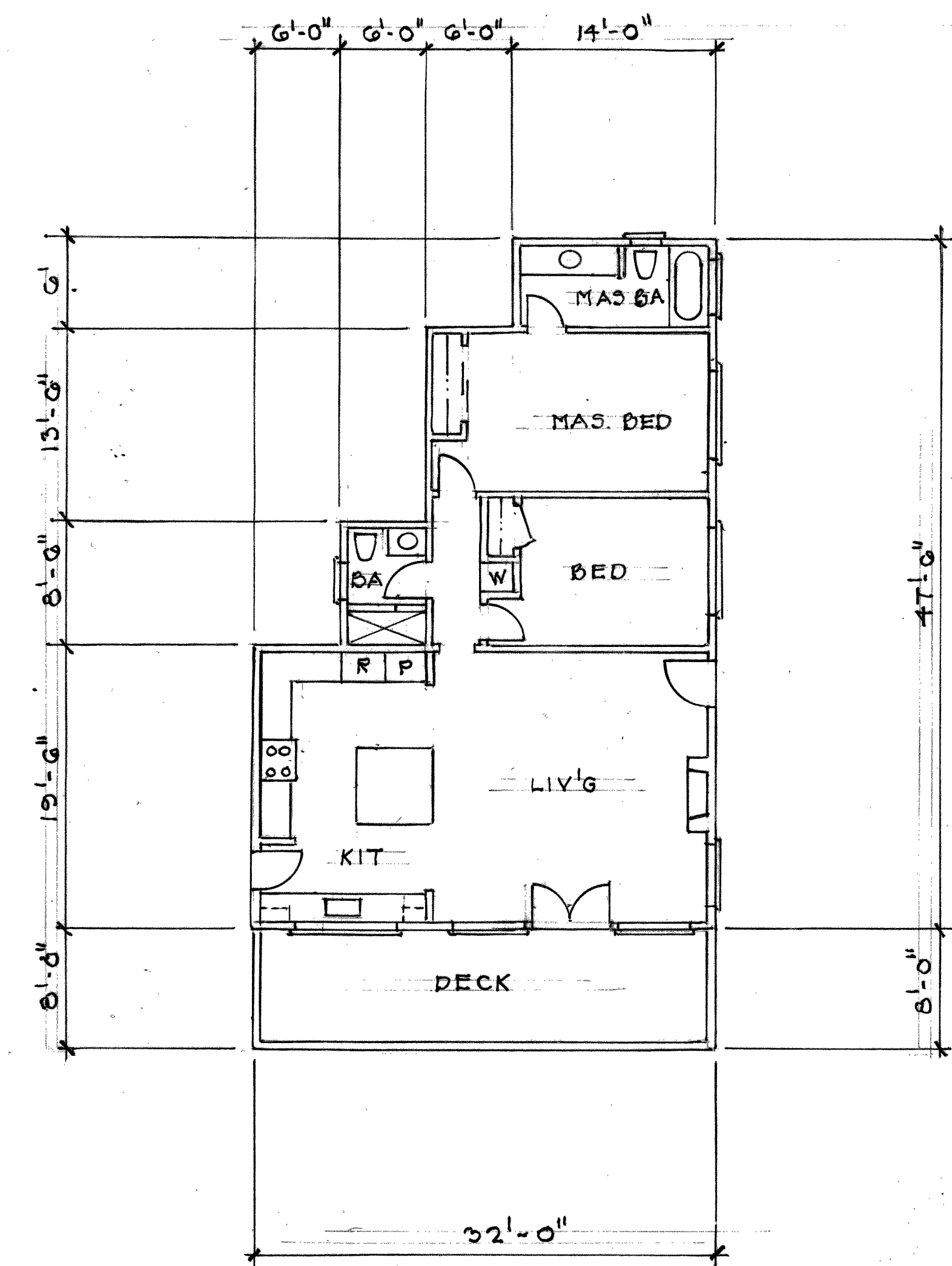
SOUTH



NORTH



EAST



PLAN

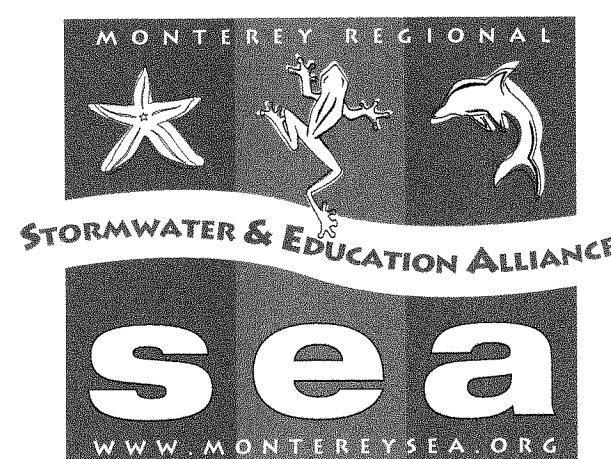


▽ REV 4-3-24

GLENN E WARNER ARCHITECT
31752 PALO COLORADO RD, CARMEL, CA
MAILG: PO BOX 22811, CARMEL, CA, 93922
(831) 625-2802

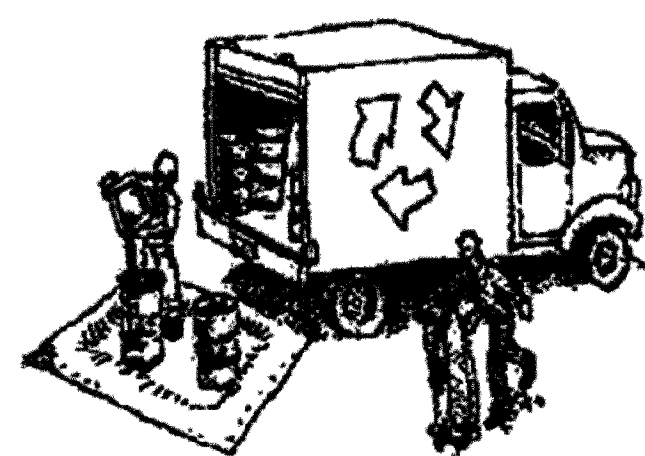
24800 HANDLEY DR
CARMEL, CA, 93923
APN: 003-591-012

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CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ☐ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ☐ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.



EQUIPMENT MANAGEMENT & SPILL CONTROL

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

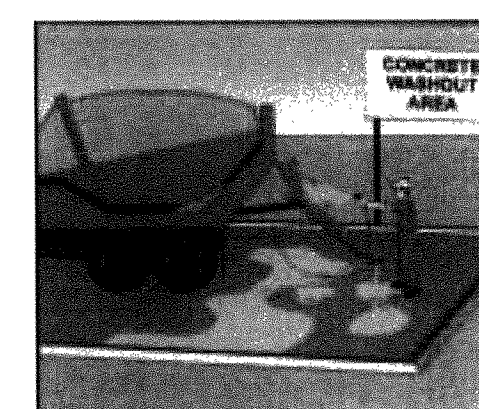


PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.



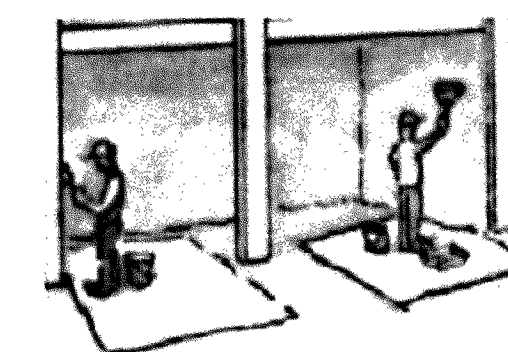
CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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



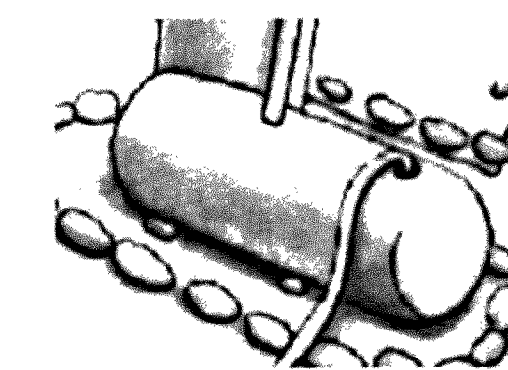
PAINTING & PAINT REMOVAL

Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

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

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

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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24806 Handley ADU
match colors & roofing
Body plaster, trim wood & wood windows & doors
asphalt shingle roofing

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