

Exhibit D

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

In the matter of the application of:

KNOOP MICHAEL & MICHELLE (PLN200047)

RESOLUTION NO. 21 - 014

Resolution by the Monterey County Planning Commission:

- 1) Adopting a mitigated negative declaration pursuant to Section 15074 of the CEQA Guidelines;
- 2) Approving a combined development permit consisting of:
 - a. Lot line adjustment between two legal lots of record consisting of Lot 1 containing 185.06 acres (APN: 187-021-040-000) and Lot 2 containing 77.6 acres (APN: 187-021-041-000), resulting in Adjusted Lot 1 (141.35 acres) and Adjusted Lot 2 (121.31 acres);
 - b. Use permit to allow ridgeline development;
 - c. Administrative permit and design Approval to allow the construction of an approximately 4,000 square foot single family dwelling and 1,490 square foot detached accessory structure consisting of a garage and guesthouse, associated grading consists of 9,520 cubic yards of cut and 3,020 cubic yards of fill, with 5,330 cubic yards of cut to be balanced on site and 1,170 cubic yards to cut to be exported; and
 - d. Use permit for development on slopes 25 percent or greater; and
- 3) Adopting a condition compliance and mitigation monitoring and reporting plan.

100 and 120 Country Club Heights Road, Carmel Valley, Carmel Valley Master Plan, (APNs 187-021-041-000 and 187-021-040-000).

The Knoop application (PLN200047) came on for public hearing before the Monterey County Planning Commission on May 12 and May 26, 2021. 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 AND EVIDENCE

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;
 - Toro Area Plan;
 - Monterey County Zoning Ordinance (Title 21); and
 - Monterey County Subdivision Ordinance (Title 19).No conflicts were found to exist. Communications received during review of the project have been considered.

- b) The project involves a lot line adjustment between two legal lots of record: Lot 1 containing 185.06 acres (Assessor's Parcel Number 187-021-040-000) and Lot 2 containing 77.60 acres (Assessor's Parcel Number 187-021-041-000). After a transfer of 43.71 acres, the two lots result in Adjusted Lot 1 (141.35 acres) and Adjusted Lot 2 (121.31 acres). The project also involves construction of an approximately 4,000 square foot two-story single-family dwelling with a 1,490 square foot detached garage (930 square feet) and guesthouse (560 square feet), and road improvements such as re-surfacing and widening the private access Country Club Heights Road. The associated grading consists of 9,520 cubic yards of cut and 3,020 cubic yards of fill, with 5,330 cubic yards of cut to be balanced on site and 1,170 cubic yards to cut to be exported.

The intent of the LLA is to provide Lot 2 with suitable land to develop a two-story single-family dwelling because most of the existing lot contains steep slopes that are unsuitable for development. The LLA would transfer the northern portion of Lot 1 (100 Country Club Heights Rd, Carmel Valley) to Lot 2 (120 Country Club Heights Rd, Carmel Valley). This will move Lot 1's northeastern property line to the northwest, towards the western boundary. Lot 2 would receive approximately 43.71 acres, and each parcel would remain in conformance with all development standards.

The project is proposed for implementation in two phases due to the small construction window of April through October. This seasonal construction window is a result of preferable weather conditions and biological factors. Phase 1 includes construction of the single-family dwelling and detached accessory structure. All construction related vehicles and machinery would use the existing private road, Country Club Heights, to access the project site. Phase 2 includes improvements to Country Club Heights Road during the next construction window in 2022 or 2023, depending on completion of the single-family dwelling.

- c) The subject parcels (a total of 262.66 acres) are identified as portions of Parcel 3 in the 2013 Parcel Map (Page 63, Volume 21), as described in Document No. 2013044639. Therefore, the County recognizes the subject properties as two separate legal lots of record.
- d) The properties are located at 100 Country Club Heights Road (Lot 1: Assessor's Parcel Number 187-021-040-000) and 120 Country Club Heights Road, Carmel Valley (Lot 2: Assessor's Parcel Number 187-021-041-000), Carmel Valley Master Plan. Both Lot 1 and Lot 2 are split zoned: Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review and Residential Allocation Zoning overlays [RDR/10-D-S-RAZ] and Permanent Grazing, with a minimum building site of 40 acres and a Visual Sensitivity Zoning overlay [PG/40-VS]. None of the subject parcels are under Williamson Act contract or used for agricultural purposes. The proposed development, as well as the majority of each parcel, is located within the RDR/10-D-S-RAZ zoning district. The first single-family dwelling and guesthouse are allowed uses in the RDR zone., respectively. Therefore, as proposed, the project involves an allowed use for this site.

- e) The development proposal is subject to the Design Control Zoning District (“D” overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character (Section 21.44 of Title 21). The proposed project is a contemporary style single-family dwelling. The primary colors and materials of the proposed project include a clerestory roof for the main residence, a living roof for the garage and guesthouse, concrete exterior for the garage, guesthouse and lower level of the main residence, blackened steel courtyard walls, weathered steel (Corten) entry paneling, and wood with anodized aluminum exterior doors and windows, which makes up most of the western façade that faces the public viewing areas at Garland Ranch Regional Park and Mid Valley, Carmel. The proposed exterior finishes blend with the surrounding environment. Condition No. 9 has been applied to ensure that all lighting is 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. A non-standard condition (Condition No. 27) has been applied to control visibility of the interior lighting from the exterior and reduce all potential glare. Therefore, as proposed, the project will not result in adverse visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Carmel Valley Master Plan.
- f) An Administrative Permit is required for development within a Site Plan Review District (“S” overlay) where natural resources or site constraints could be affected or have an effect on development, dependent upon location on a site (Section 21.45 of Title 21). Development of residential structures on the Adjusted Lot 2 is constrained because the property comprises primarily slopes of greater than 25%, and the portion of the parcel with 25% or less slope that is suitable for development is both interspersed with several environmentally sensitive habitats (ESHA) and occupies a ridgetop. Altering steep hillsides for residential development would introduce impervious surfaces that contribute to accelerated runoff and erosion, increasing problems for downslope habitats and existing watercourses, and potentially imposing suboptimal drainage and landslide conditions requiring engineered mitigation measures, along with disturbance of ESHA. As to development on a ridge top, development could be allowed with the exceptions considered at a publicly noticed hearing pursuant to GP Policy OS-1.3 subject to a use permit in each case (See Finding 2). Policy OS-3.5 prohibits development on slopes 25% and greater unless there is no feasible alternative that would allow development to occur on slopes less than 25%. The lot line adjustment provides Adjusted Lot 2 an area that is less than 25% slope which creates a feasible alternative to development on slopes 25% and greater. Staff supports that avoidance of development on slopes 25% or greater is more compatible with the intent of the both the General Plan policies than avoidance of development on the ridgetop that would have a relatively mild effect on the public viewshed.
- g) The project proposal includes a restoration plan to offset approximately 2.6 acres of temporarily impacted California Tiger Salamander and California Reg Legged Frog upland habitats, and to revegetate areas of fill balanced onsite. Condition Nos. 24 and 25 are applied to the

project requiring the applicant/owner contract with a qualified professional biologist as the “project biologist” (Condition No. 24) who would ensure the Re-Vegetation Plan is implemented in accordance with recommendations for replanting, monitoring, and reporting (Condition No. 25). The project biologist shall ensure that Mitigation Measure No(s).1, 2, 3, 4, 5, 6, 7, and 8 and their respective actions are implemented on the subject parcel (Condition No. 24)

- h) There is no tree removal proposed in this project. A Tree Assessment (LIB210065) was submitted to staff for review because the original project scope included removal of 5 native Oak trees (all along Country Club Heights Road). The arborist determined that these trees needed to be removed due to the scope of the road improvement work. This tree assessment was amended on February 24, 2021. After consulting with the project engineers, the arborist indicated that all five trees may be retained through protection and avoidance. Therefore, the County has applied Condition No. 7, Tree and Root Protection, to ensure that all trees located near the project site (including the private road) are protected from development related activities.
- i) Pursuant to Section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA is not more than four adjoining parcels, and a greater number of parcels than previously existed is not being created. The proposed lot line adjustment is between two contiguous separate legal parcels of record that will be adjusted, resulting in two contiguous separate legal parcels of record. Therefore, no new parcel would be created. The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged. As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, a Certificate of Compliance for each adjusted lot is required per a standard condition of approval (Condition No. 4).
- j) Review of Development Standards – Minimum Lot Size. The development standard for minimum lot size in the RDR zoning district is identified in MCC Section 21.16.060.A, which identifies a minimum building site of 5 acres. The two existing legal lots of record have a total combined area of 262.66 acres. As proposed, the lot line adjustment will transfer 43.71 acres from Lot 1 (Assessor’s Parcel 187-021-040-000) to Lot 2 (Assessor’s Parcel Number 187-021-041), resulting in two parcels containing 141.35 acres [Adjusted Lot 1] and 121.31 acres [Adjusted Lot 2]. Therefore, the resulting parcels exceed the minimum lot size requirement.
- k) Review of Development Standards – Density. Pursuant to MCC Section 21.16.060.B, the maximum development density shall not exceed the units/acre as shown for the specific “RDR” district as shown on the zoning map. The subject parcels are zoned RDR/10, which has a maximum gross density of 10 acres per unit. Both parcels have the ability to develop multiple units. A potential of 4 units will be transferred from Lot 1 (Assessor’s Parcel Number 187-021040-000) to Lot 2 (187-021-041-000). This project analyzes development of one single-family dwelling with a detached garage and guesthouse; no other

development is proposed or analyzed. Any future permitting of a second main dwelling unit on Lot 2 or a first main dwelling unit on Lot 1 would depend on other factors in addition to zoning (e.g., potable water credits and wastewater capacity) and would require separate discretionary review.

- l) Review of Development Standards – Setbacks and Height. The development standards for the RDR zoning district are identified in MCC Section 21.16.060. Required setbacks in the RDR district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). As proposed, the single-family dwelling is setback approximately 700 feet from the front (east), 1,500 feet from the rear (west), and 400 and 950 feet from side setbacks, north and south respectively. Per MCC Section 21.64.020 and 21.16.060.D, guesthouses shall be located within close proximity of the principal residence and all accessory structures, such as the proposed garage, shall have a minimum distance of 10 feet from the principal residence. The proposed garage and guesthouse are located approximately 18 feet east of the proposed main residence.

Pursuant to MCC Section 21.16.060.C.1.b, the maximum main structure height is 30 feet. The proposed height for the single-family dwelling is approximately 12 feet 9 inches above the average natural grade. The proposed single-family dwelling's main level has a height of 16 feet while the lower level has a height of 10 feet, which totals approximately 26 feet. The maximum height for an accessory structure in RDR and a guesthouse is 15 feet, pursuant to MCC Section 21.16.060.C and MCC Section 21.64.020. The proposed garage and guesthouse are approximately 8 feet above average natural grade, with 3 feet 2 inches below average natural grade. The garage and guesthouse will have a total height of approximately 11 feet 2 inches. Based on the project site's existing grade, 18 inches will be above ground and will use a living roof and on-site fill to create a mound similar to the existing curvature of the knoll. After adjustment, Lot 2 will be 121.31. The proposed single-family dwelling, inclusive of the detached garage and guesthouse, and covered patios, results in site coverage of 6,705 square feet (0.12 percent). Therefore, as proposed, the proposed project would conform to height and setback standards.

- m) Review of Development Standards – Structural Coverage. Pursuant to MCC Section 21.16.060.E, the maximum allowed site coverage in the RDR district is 25 percent. Currently, Lot 1 (185.06 acres) has an allowed lot coverage of approximately 46 acres, and Lot 2 (77.6 acres) has an allowed lot coverage of approximately 19.4 acres. After the lot line adjustment, Lot 1 and Lot 2 will allow lot coverage of approximately 35.34 acres and 30.3 acres, respectively. Based on adjusted Lot 2's lot size (121.31 acres, or 5,284,262 square feet), site structural coverage of 30.3 acres, or 1,321,066 square feet would be allowed. The proposed single-family dwelling, inclusive of the detached garage and guesthouse, and covered patios, results in site coverage of 6,705 square feet (0.12 percent). Therefore, as proposed, the project conforms to the maximum allowed site or structural coverage.
- n) MCC Section 21.64.020 establishes the standards and regulations for

guesthouses. The detached guesthouse is a proposed 560 square foot floor area and total height of 11 feet 2 inches (approximately 8 feet above average natural grade). The guesthouse is designed in a way to reduce all potential viewshed impacts while still remaining compatible to the main residence. The County has applied Condition No. 12, Deed Restriction for Guesthouses, to ensure the unit will not be separately rented, let, or leased from the main residence. In accordance with the attached plans, the Environmental Health Bureau found no indication that the guesthouse contained a kitchen or cooking facilities or did not share the utilities with the main residence. Therefore, the detached guesthouse meets all standards established in MCC Section 21.64.020 and applicable MCC.

- o) The proposed project includes improvements to the existing private road (Country Club Heights Road). These improvements include widening the road to 12 feet as necessary and installing turnouts as required by the Monterey County Regional Fire District, and new road base and gate. A total of 1.85 acres of the existing dirt road will be improved. Pursuant to MCC Section 16.08.350, all private road construction involving grading, such as the proposed project, shall obtain a grading permit and shall meet specific requirements including having a slope less than 25 percent. Two sections of the proposed driveway/improved existing road are located on slopes exceeding 25 percent (a total of 3,976 square feet). Therefore, pursuant to MCC Section 21.64.230.C, a Use permit is required to allow such development on slopes exceeding 25 percent. A majority of the subject parcel has slopes exceeding 25 percent. Due to this constraint and the location of existing protected trees (Coast live oaks), two portions of the proposed driveway will be located on slopes exceeding 25 percent. There is no feasible alternative which would allow the driveway development to occur on slopes of less than 25 percent while still maintaining all other County Fire standards and protecting native trees. All other sections of the road meet the County Fire standard of 15 percent or less. The proposed road improvements will meet all other County Fire standards, including surface material, width, and turnouts. The proposed single-family dwelling exempts the private road from requiring a Private Road Agreement, Private Road Maintenance Condition, and Proof of Access Condition. The proposed road improvements meet all development standards required in applicable MCC.
- p) The Carmel Valley Land Use Advisory Committee (LUAC) reviewed the project at a duly noticed public meeting on November 16, 2020, and voted six (6) to zero (0) to deny the project as proposed because it is located on a ridgeline. Two neighbors of the subject parcel (Lot 2) commented at this LUAC: one neighbor stated disapproval of the project's proposed solar array location, lot line adjustment, and road improvements; and the other neighbor expressed support of the project. Two of the LUAC members raised concerns relating to the project's potential to have a visual impact from public viewing areas and recommended that landscape screening and window screening be incorporated. As a result, a motion was made to support the project with four recommendations: landscape screening, screening on windows and skylights, minimize solar array visual impact, and mitigate road visual

impact with landscaping; this motion failed. A subsequent motion to deny the project as proposed was successful with voted six (6) – zero (0), with no members absent. Staff analysis of the particular facts and circumstances of this project proposal indicates there would be no substantial adverse visual impact when viewed with the naked eye from a common public viewing area, nor would the project significantly block views of the scenic hills as seen from key public viewing areas identified along Carmel Valley. See Finding 2 and Finding 7, Evidence a).

- q) Staff conducted a site inspection on March 19, 2021 to verify that the proposed project would be consistent with the plans and confirm the site is suitable for the proposed project.
- r) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN200047.

2. **FINDING:** **RIDGELINE DEVELOPMENT** – The proposed development would not create a substantially adverse visual impact when viewed from a common public viewing area; and the intent of General Plan (GP) Policy OS-3.5 to protect steep slopes from development could best be achieved by construction of the residential structures at the proposed location, while at the same time, producing a nearly imperceptible effect on the public viewing experience from key public viewing areas. Therefore, the proposed development, as proposed, conditioned, and mitigated, meets the provisions of GP Policy OS-1.3 as to exceptions to allow ridgeline development.

EVIDENCE:

- a) Pursuant to Section 21.64.230 of the Monterey County Code (MCC), ridgeline development may be allowed with issuance of a Use Permit in each case. Therefore, this application includes a request for a Use Permit to allow ridgeline development.
- b) General Plan (GP) Policy OS-1.3 provides that ridgeline development could be allowed with exceptions considered at a publicly noticed hearing. The GP policy prohibits ridgeline development unless the first following finding, and either the second or third following findings, can be made:

- 1. The ridgeline development will not create a substantially adverse visual impact when viewed from a common public viewing area; and either;

Carmel Valley Master Plan (Policy CV-3.3) states “*Development (including buildings, fences, signs, and landscaping) shall not be allowed to significantly block views of the viewshed, the river, or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, along Carmel Valley Road, and along Laureles Grade Road.*” Staff has visited the site at multiple points along Laureles Grade Road, Carmel Valley Road, and Garland Park. There are brief instances where the hilltop on which the single-family dwelling is proposed, can be seen from these locations; however, the staking was not visible with unaided vision. The project is designed to be integrated with the hillside and would be built to maintain a low profile. A living roof would also help the garage/guesthouse structure blend into the site and surroundings. For these reasons, staff believes the ridgeline

development would not create a substantial adverse visual impact when viewed from common public viewing areas.

2. The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives; or, Siting of the structure balances the goals, policies, and objectives of the General Plan by avoiding sensitive habitat and development on slopes. Policy OS-3.5 prohibits development on slopes 25% and greater unless there is no feasible alternative that would allow development to occur on slopes less than 25%. The lot line adjustment provides Adjusted Lot 2 an area that is less than 25% slope which creates a feasible alternative to development on slopes 25% and greater. Therefore, a second exception is applicable; the policy objective of Policy OS-3.5 to prohibit development on slopes 25% would best be achieved with the proposed plan. Alternative locations would impact the hillsides on the property. Development of residential structures on the Adjusted Lot 2 is constrained because the property comprises primarily slopes of greater than 25%, and the portion of the parcel with less than 25% slope that is suitable for development is both interspersed with several environmentally sensitive habitats (ESHA) and occupies a ridgetop. Altering steep hillsides for residential development would introduce impervious surfaces that contribute to accelerated runoff and erosion, increasing problems for downslope habitats and existing watercourses, and potentially imposing suboptimal drainage and landslide conditions requiring engineered mitigation measures, along with disturbance of ESHA.

3. There is no feasible alternative to the ridgeline development. As noted above, the alternative to ridgeline development would be development on 25% slopes due to the subject parcel comprising primarily slopes exceeding 25% and open hillsides. Construction of the residence on the steep hillsides would require engineered earthworks beyond that which is necessary to attenuate the visual effect of ridgeline development.

- c) Staff review of the submitted plans and site visit on March 19, 2021, to verify the project site is suitable for the proposed 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 found in Project File PLN200047.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Environmental Services, HCD-Engineering Services, Monterey County Regional Fire Protection District, and Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

- b) The following technical reports have been prepared:
 - Geotechnical and Percolation Investigation (LIB200145) prepared by Belinda Taluban, Salinas, California, May 27, 2020;
 - Biological Resources Report (LIB200157) prepared by Josh Harwayne, Monterey, California, June 2020, and amended on April 29, 2021;
 - Tree Resource Assessment & Forest Management Plan (LIB210065) prepared by Frank Ono, Pacific Grove, California, September 21, 2020, Amended on February 24, 2021;
 - Phase 1 Archaeological Assessment (LIB210067) prepared by Stella D'Oro, Santa Cruz California, April 2020; and
 - Re-vegetation Plan (LIB210068) prepared by Josh Harwayne, Monterey, California, April 2021

County staff has independently reviewed these reports and concurs with their conclusions.

- c) Carmel Valley Master Plan Policy CV-4.1(c) requires that native vegetation cover be maintained on areas of Cineba fine gravelly sandy loam and Sheridan coarse sandy loam with slopes of 30-75%, both of which make up a majority of the soil within the property. A Re-vegetation Plan has been prepared for the project that includes planting and/or seeding of temporarily impacted areas with locally occurring native grassland species collected from the project vicinity and acquired from local suppliers. Implementation of the Re-vegetation Plan (LIB210068) would reduce likelihood of potential erosion issues following construction. Condition of Approval No. 25 has been applied to PLN200047 to ensure that the project biologist oversees implementation of the Re-vegetation Plan in accordance with recommendations for replanting, monitoring, and reporting.
- d) The access dirt road to the subject parcel Adjusted Lot 2 begins just past the nearest residence along County Club Heights Lane, approximately 6,800 linear feet of which is proposed for improvements, including widening the road to 12 feet where necessary, paving the road, installing turnouts where required by the MCRFD, installing retaining walls and drainage improvements where necessary, installing a new road base, and installing a road gate.
- e) Staff review of submitted plans and the technical reports that the property would be suitable for the use proposed.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN200047.

4. **FINDINGS:** **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, Monterey County Regional Fire Protection District, and Environmental Health Bureau. Conditions

have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) This project proposes a septic system and leach field to service the proposed single-family dwelling and detached guesthouse. An existing well will supply the proposed single-family dwelling and detached guesthouse with potable water. The existing well will not be affected by this project. In addition to receiving electricity from PG&E, this project includes the installation of approximately 1,270 square feet of ground mounted photovoltaic solar array. Lot 1 (APN: 187-021-040-000) is a vacant lot and does not have any sewer or water connections, nor are any proposed in this project. The Environmental Health Bureau reviewed the project application, found no issues with proposed septic system, existing well, or the 43.71-acre transfer from Lot 1 (APN: 187-021-040-000) to Lot 2 (APN: 187-021-041-000), and did not require any conditions of approval.
- c) Any future development on Lot 2 (APN: 187-021-041-000) will be required to show evidence of adequate areas for on-site wastewater treatment, and evidence of an adequate potable water supply for the proposed development.
- d) Staff review of the submitted plans and site visit conducted on March 19, 2021, to verify that the project, as proposed and conditioned, would not be detrimental to public health and safety.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN200047.

5. **FINDING:** **NO VIOLATIONS** - The subject properties are 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 properties.

- EVIDENCE:**
- a) County staff review of Monterey County HCD-Planning and HCD-Building Services records, showing no violations existing on the subject properties.
 - b) Staff site inspection on March 19, 2021, confirming no violations exist on the subject properties.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN200047.

6. **FINDING:** **CEQA (Mitigated Negative Declaration)** – The Planning Commission finds that, on the basis of the whole record before it, there is no substantial evidence the project will have a significant effect on the environment, and the Mitigated Negative Declaration reflects the County's independent judgement and analysis.

- EVIDENCE:**
- a) Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15063(a), an Initial Study (IS) may be conducted to determine if a proposed project would have a significant impact on the environment. Staff has prepared a Mitigated Negative Declaration for the proposed project.

- b) Pursuant to Section 15070(b) of CEQA Guidelines, a mitigated negative declaration may be prepared for a project when the Initial Study identifies potential environmental impacts. The Initial Study identified potential impacts to Biological Resources, Geology/Soils, and Tribal Cultural Resources.
- c) Proposed mitigations that would reduce potential impacts to less than significant for reasonably foreseeable future development that could have incremental contribution toward cumulative potentially significant effects, have been agreed upon by the applicant.
- d) The Initial Study for application PLN200047 was circulated for public review April 9 through May 10, 2021.
On May 5, 2021, the circulated initial study was revised to reflect more accurate grading amounts required for the proposed project.
- e) The circulated Initial Study indicated that cut and fill for the residence and road improvements would be approximately 15,920 cubic yards and 9,120 cubic yards, respectively, which would result in 6,800 cubic yards of cut to be exported. The initial study is revised to reflect 9,520 cubic yards of cut and 3,020 cubic yards of fill, with 5,330 cubic yards of cut to be balanced on site and 1,170 cubic yards to cut to be exported. The proposed re-vegetation plan incorporates the area temporarily impacted by the onsite fill into the 2.6 acres proposed for native grassland replanting. Table 3 of the Initial Study was also updated to accurately state the acreage proposed for temporary disturbance as a result of the onsite balancing area and construction related activities.
The revisions are in response to receiving updated grading amounts
- f) which do not create a new significant environmental impact and serve as clarification to the document. Therefore, pursuant to Section 15073.5 of the CEQA Guidelines, recirculation of the revised initial study is not required.
- g) The custodian of documents and materials which constitute the record of proceedings upon which the decision is based: Monterey County Housing and Community Development, 1441 Schilling Place South, 2nd floor, Salinas, California.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN200047.

7. **FINDING:** **INITIAL STUDY: LESS THAN SIGNIFICANT IMPACTS** – The Initial Study identifies less than significant impacts for the following resources: aesthetics, cultural resources, hydrology and water quality, and wildfire. Implementation of the project would incorporate compliance with existing regulations and standards or apply Conditions of Approval to assure compliance with County requirements, thereby reducing identified potential impacts by design. Therefore, mitigations would not be necessary for the project to have less than significant impact on these resources.

EVIDENCE: a) Aesthetics. The ridgeline of which the proposed development is located is visible from two locations along Carmel Valley Road (Location 1: Mid Valley (visual distance of approximately 4.7 miles east) and Location 2: just before Quail Lodge & Golf Club (visual distance of approximately 7.8 miles east). From these locations, the proposed

development is not visible due to the distance. The parcel is also visible from Garland Ranch Regional Park, with the closest visual distance of approximately 2.5 miles. On April 10, 2021, staff determined that the proposed development is not visible from Garland Ranch Regional Park as the staking and flagging could not be identified from Sniveley's Ridge, the highest point of the park. Laureles Grade Road, also a scenic road, lies approximately two miles west of the site, however, due to the intervening topography, the site is not visible from Laureles Grade.

The main residence is a low-profile design due to a portion of the main level being located partially below the existing grade and the lower floor entirely below the existing grade. The garage and guesthouse are located almost entirely below grade. The 18 inches that are above the existing grade (not average natural grade) will use on-site fill and a living roof to create a mound similar to the existing curvature of the knoll. The Carmel Valley River is located directly 1.82 miles south of the project site. The proposed development is not visible from the River due to distance, topography, siting, and natural screening from the existing trees and vegetation that surround the river. As proposed and with adherence to design considerations for reducing potential visibility, the project would have less than significant impact due to aesthetics.

- b) Cultural Resources. According to Monterey County GIS and pursuant to MCC Section 21.66.050.C, because the subject parcel is located in a moderate archaeologically sensitive zone and the development requires an environmental assessment in accordance with CEQA, a Phase 1 Inventory of Archaeological Resources was requested. The Phase I Archaeological Assessment prepared for the project found no evidence of archaeological resources within or immediately surrounding the proposed development area, and there are no known human burial sites within the project area. Therefore, no further analysis was requested. The project would have less than significant impact on cultural resources.
- c) Hydrology/Water Quality. The project would be required to comply with relevant sections of the Monterey County Code (MCC) that pertain to grading, erosion control, urban stormwater management, and percolation of septic system effluent (MCC Chapters 16.08, 16.12, 16.14, 15.20.060). The project is a single-family residence and detached guest suite/garage that will be served domestic water by an existing on-site well, which was drilled under a EHB well permit in October 2019. The proposed development would occupy approximately 2.4 acres (including the driveway), leaving approximately 260 acres of the parcel (approximately 99%) undeveloped, which would retain significant areas on the property for groundwater recharge and would not substantially increase the rate or amount of surface runoff in a manner that could result in flooding on- or off-site. MCC Chapter 16.12. requires, preparation of erosion control plans, runoff control, land clearing, and winter operations; and establishes procedures for administering these provisions. Improvements to the access road would include installation or improvements of culverts associated with an unnamed ephemeral drainage. However, work within the drainage would be limited to the dry season, the drainage will continue to convey water

following construction, and the project is required to comply with GP Policy OS-5.18, meeting all applicable federal and state permitting requirements prior to disturbing any federal or state jurisdictional areas. Upon adherence to existing federal, state, and local regulations, and to recommendations of the Geotechnical and Percolation Investigation for the septic drain field system, the project would have less than significant impact to hydrology/water quality.

- d) Wildfire. The project area is located in a State Responsibility Area and is designated as High Fire Hazard Severity Zone. As a result, there is a potential for increased wildfire risk whenever placing residential uses in a wildland area. Construction of the proposed project area would involve the temporary use of flammable materials, tools, and equipment capable of generating a spark and igniting a wildfire. Operationally, increased vehicle traffic and human presence in the project area could increase the potential for wildfire ignitions. However, in accordance with California Public Resources Code Sections 4427, 4428, 4431, and 4442, maintenance activities associated with the proposed project, including defensible space areas, would be conducted using firesafe practices to minimize the potential for wildfire ignitions resulting from equipment use. In accordance with GP Policy S-4.32, the landowner is responsible for creating defensible space for their homes through the implementation of a Fuel Modification Zone Plan. Defensible space would be required within 100 feet of the project's structures to reduce fire hazard onsite, consistent with state and county requirements. Defensible space zones are passive measures and would not impede site access or otherwise hinder evacuation of emergency response efforts. The project would be required to comply with the current building code for use of appropriate fire-rated materials and electrical wiring. With adherence to existing state and local regulations for fire safety during implementation and operation of the project, and compliance with requirements for defensible space, the project would have less than significant effect on the environment due to wildfire risk.

9. **FINDING:** **INITIAL STUDY: LESS THAN SIGNIFICANT IMPACTS WITH MITIGATIONS INCORPORATED** – Reasonably foreseeable future development could cause this project to contribute incrementally toward potentially significant effects on biological resources, geology/soils, and tribal cultural resources that would be reduced to less than significant with applied mitigations. Therefore, adoption of the Mitigated Negative Declaration is required prior to implementation of the project.

- EVIDENCE:**
- a) The applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
 - b) Biological Resources. The biologist surveyed the approximately 12 acres where the project site is located and most disturbance would occur. The existing 6,800 linear foot dirt road was also surveyed due to the proposed improvements. The parcel includes non-native grassland, ruderal, native grassland, scrub, and Oak woodland habitats. The report confirms that although much of the project site is covered in non-native

grassland, there is occurrence of one sensitive habitat: native grassland. The Northern curly-leaved Monardella, a California Native Plant Society (CNPS) California Rare Plant Rank 1B species, was observed along the hillside adjacent to the access road within scrub and ruderal areas habitat.

As part of the biological report, an aquatic survey (April 2020) was included that identifies California Tiger Salamander (CTS), California Red-Legged Frog (CRLF), and Coast Range Newt, all of which could find suitable habitat in the pond approximately 165 feet northeast from the project development. The biological report also confirms six protected wildlife species that have a moderate to high potential of occurring within or adjacent to the project site: Monterey Dusky-Footed Woodrat, American Badger, Burrowing Owl, Western Pond Turtle, Coast Horned Lizard, and Raptors and other protected avian species.

A suite of Mitigation Measures recommended in the biological report have been incorporated as Conditions of Approval to reduce potential impacts to a less than significant level. These mitigation measures include a Biological Education Program for Employees, preconstruction surveys and installation of protective fencing to identify and mark sensitive species, and weekly monitoring of the protective fencing for the duration of the construction. Since the proposed project could result in the potential to impact (take) individual state listed threatened species (CTS) and federally listed threatened species (CRLF and CTS), take permits are required, from the California Department of Fish and Wildlife (CDFW) and U. S. Fish and Wildlife Service (USFWS), respectively. If avoidance of Northern Curly-leaved Monardella is not feasible, the applicant shall submit to CDFW for review and approval, a Rare Plant Restoration Plan. Additionally, the applicant shall submit water quality certifications and Lake and Streambed Alteration agreements to mitigate the impacts to waters of the U.S. and the State. These mitigation measures would reduce potentially significant impacts to less than significant, and therefore, have been applied as conditions to the project (Mitigation Measure Nos. 1 through 8). To ensure grading and construction activities are conducted in accordance with the recommendations contained in the Biological Assessment (LIB200157) and as amended on April 29, 2021, the applicant/owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist (the Project Biologist), as noted in Condition No. 25. The contract shall ensure that Mitigation Measure Nos. 1, 2, 3, 4, 5, 6, 7, and 8 and their respective actions are implemented on the subject parcel (APN:187-021-041-000).

The proposed project would result in the temporary loss of CTS and CRLF habitat, and therefore, at the recommendation of the biologist, a re-vegetation plan shall be implemented. To meet this requirement, the applicant submitted a Re-vegetation Plan that includes the goals of the re-vegetation, engineering and planting specifications, success criteria, monitoring requirements to determine whether success criteria have been met, and finding assurances. The Re-vegetation Plan would

mitigate the temporary loss of 2.6 acres of CTS upland habitat and CRLF dispersal habitat at a 1:1 ratio by replanting all disturbed areas with native grassland vegetation. Much of the disturbed areas consist of non-native grassland and scrub habitats. Implementation of the Re-vegetation Plan will increase the acreage of high-quality CTS and CRLF habitat within the project site by approximately 80% at the fifth year. Monitoring of the re-vegetation areas shall be conducted by a qualified biologist subsequent to the installation (within 30 days) and annually in the late spring for the next five years. A monitoring report shall be submitted to the Service and CDFW subsequent to each monitoring visit (within 30 days). The total duration of monitoring shall be a minimum of five years from initial re-vegetation implementation monitoring but may be extended if the success criteria are not met. The Re-vegetation Plan is included in the initial study and attached to this report as Exhibit G. The Re-vegetation Plan is also in accordance with Carmel Valley Master Plan Policy 3.4 which state that revegetation shall occur on disturbed hillsides, such as the subject project site. In order to ensure the replanting installation is conducted in accordance with the recommendations contained in the Re-vegetation Plan (LIB210068), the applicant/owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist (the Project Biologist), as noted in Condition No. 24. In support of Condition No. 13, Notice of Report, the contract shall ensure that all the recommendations of the Re-vegetation Plan are implemented on the subject parcel (APN:187-021-041-000).

In addition to the temporary loss of 2.6 acres of CTS and CRLF habitat, 2.39 acres of CTS and CRLF habitat will be permanently impacted. To satisfy the take permits that must be obtained for the potential take of CTS and CRFL individuals (Mitigation No. 6), a mitigation strategy plan shall be implemented to alleviate for the permanent loss of habitat due to construction related activities. The applicant has submitted to staff a Habitat Conservation Plan (HCP) (LIB210073) that proposes to mitigate the 2.39 acres of permanent habitat loss by purchasing conservation bank credits at a 4:1 ratio. The applicant will purchase a total of 9.56 acres of conservation credits from a Conservation Bank that protects and manages more high-quality CTS and CRLF habitat and breeding ponds. The HCP also specifies that an approximately 8.39-acre fuel management area will be regularly maintained to create a 250-foot fuel break around the proposed residence and detached accessory structure. Of the 8.39-acres, 1.82 acres consist of native grassland and scrub habitat. As stated in the HCP, this fuel management area will not be impacted or disturbed during construction. The 8.39-acre fuel break will be maintained with use of mowing to reduce the presence of competing non-native grasslands and favor the persistence of native grassland habitat and species. This maintenance will have a beneficial impact on the project site by creating and maintaining viable upland habitat for CTS. Adhering to Condition No. 24, Project Biologist (Mitigation Measures), Condition No. 25, Project Biologist (Re-Vegetation Plan) and Condition No. 19 (Mitigation Measure No. 6, CTS and CRLF take permits), would ensure the implementation of the HCP.

Condition No. 13 also requires that the HCP be noticed and incorporated into the development.

- c) Geology and Soils. The project site is primarily grassland with areas of scrub and oak woodland that do not contain unique geologic features, and therefore, it is unlikely that any previously unknown paleontological resources would be encountered during construction activities. However, ground-disturbing activities always involve the possibility of such a discovery. Therefore, to reduce potential impacts to paleontological resources to less than significant, Mitigation Measure (MM) No. 9 requires construction to stop and a paleontologist to investigate and make appropriate recommendations if previously unknown fossils are discovered during ground disturbance.
- d) Tribal Cultural Resources. Pursuant to Public Resources Code section 21083.2 et seq., Monterey County HCD-Planning staff initiated a consultation with local Native American tribes. On December 11, 2020, the County met with the Ohlone/Costanoan-Esselen Nation (OCEN). OCEN requested to have a tribal monitor onsite during construction and that language about the procedures to be followed if resources are found onsite be included as mitigation. However, OCEN did not provide any evidence that the site is particularly significant to the tribe, the Phase I Archaeological Assessment prepared for the project found no evidence of archaeological resources within or immediately surrounding the proposed development area, and there are no known human burial sites within the project area. Therefore, the County determined the need for a tribal monitor would be unwarranted. To ensure that inadvertently discovered artifacts or human remains are treated appropriately, Mitigation Measure No. 10 is applied to the project to include a note on the construction set of plans the procedures to be followed if resources are uncovered during construction.
- e) No comments from the public were received during the public review period.
- f) Monterey County HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Board of Supervisors. Section 19.01.050.A of the Monterey County Subdivision Ordinance (Title 19 – Coastal Zone) and Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21) allow an appeal to 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.

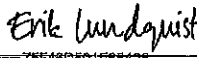
DECISION

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

1. Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
2. Approve a Combined Development Permit consisting of:
 - a. Lot Line Adjustment between two legal lots of record consisting of Lot 1 containing 185.06 acres (APN: 187-021-040-000) and Lot 2 containing 77.6 acres (APN: 187-021-041-000), resulting in Adjusted Lot 1 (141.35 acres) and Adjusted Lot 2 (121.31 acres);
 - b. Use Permit to allow Ridgeline Development;
 - c. Administrative Permit and Design Approval to allow the construction of an approximately 4,000 square foot single family dwelling and 1,490 square foot detached accessory structure consisting of a garage and guesthouse, associated grading consists of 9,520 cubic yards of cut and 3,020 cubic yards of fill, with 5,330 cubic yards of cut to be balanced on site and 1,170 cubic yards of cut to be exported; and
 - d. Use permit to allow development on slopes in excess of 25 percent; and
3. Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan, in general conformance with the attached map and plan set, and subject to mitigation measures and conditions of approval, all being attached hereto, and incorporated herein, by reference.

PASSED AND ADOPTED this 26th day of May 2021, upon motion of Commissioner Diehl, seconded by Daniels, by the following vote:

AYES: Coffelt, Getzelman, Duflock, Mendoza, Roberts, Daniels, Monsalve, Diehl
NOES: None
ABSENT: Gonzales, Ambriz
ABSTAIN: None

DocuSigned by:

75F46C591F65425
Erik Lundquist, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON JUN 08 2021

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 JUN 18 2021

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 office in Salinas.

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

Monterey County RMA Planning

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

PLN200047

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Combined Development Permit consisting of: 1) Lot Line Adjustment between Assessor's Parcel Numbers 187-021-040-000 & 187-021-041-000; and 2) Administrative Permit and Design Approval to allow the construction of an approximately square foot single family dwelling and 1,490 square foot detached accessory structure consisting of a garage and guesthouse, and other improvements, 3) Use permit to allow development on slopes in excess of 25 percent, and 4) Use permit to allow ridgeline development. The properties are located at 100 & 120 Country Club Heights, Carmel Valley (Assessor's Parcel Numbers 187-021-040-000 & 187-021-041-000), 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 RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number 21-014) was approved by the Planning Commission for Assessor's Parcel Number(s) 187-021-040-000 and 187-021-041-000 on May 26, 2021. The permit was granted subject to 18 conditions of approval and 10 mitigation measures 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 Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

3. LOT LINE ADJUSTMENT - RECORD DEEDS - CA GOVT CODE 66412(d)

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner(s)/Applicant(s) shall do the following:

1. Have a professional land surveyor prepare a legal description and plat with closure calculations. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The legal description and plat shall comply with the Monterey County Recorder's guidelines as to form and content. Submit the draft legal descriptions, plats and closure calculations to the project planner and the County Surveyor for both of the following:

a. Each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued.

b. For the adjustment parcels, being all areas being conveyed by Owner(s) in conformance to the approved lot line adjustment.

i. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.

ii. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN200074. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall be deemed to reconfigure the subject parcels in conformance to said approved lot line adjustment. Any configuration of said subject parcels that existed prior to recordation of this deed shall no longer be valid and shall not be used for the purpose of sale, lease or financing, whether immediate or future."

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

Following review and any corrections of the legal descriptions and plats:

1. Record the fully executed and acknowledged deed(s) to the adjustment parcels with the County Recorder.

2. Deliver a copy of the recorded deed(s) to the project planner.

3. Deliver the legal description and plat of each Certificate of Compliance to RMA-Planning for final processing, together with a check, payable to the "Monterey County Recorder," for the appropriate fees to record the Certificate(s) of Compliance.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD-Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments with the Assessor's Office.

5. PW0006 - CARMEL VALLEY

Responsible Department: RMA-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).

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

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-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 DPW.

7. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to RMA-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

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

Responsible Department: RMA-Planning

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

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

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

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

9. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: RMA-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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to issuance of building permits.
(RMA - Planning)

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

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

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

10. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The stormwater control plan shall incorporate the measures identified on the completed Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

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

11. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to RMA-Environmental Services. In lieu of a SWPPP, a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

12. PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a GUESTHOUSE (Inland) as follows:

- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
 - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
 - The guesthouse shall not exceed 600 square feet of livable floor area.
 - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
 - The guesthouse height shall not exceed 15 feet nor be more than one story.

(RMA - Planning)

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

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

13. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

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

"A Revegetation Plan (Library No. LIB210068), was prepared by Josh Harwayne in April 2021 and is on file in Monterey County HCD- Planning. All development shall be in accordance with this report."

(HCD- Planning)

"The Final Draft of the Habitat Conservation Plan (Library No. LIB210073), was prepared by Josh Harwayne in April 2021 and is on file in Monterey HCD-Planning. All development shall be in accordance with this report."

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

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

14. PDMM001 - BIOLOGICAL EDUCATION PROGRAM FOR EMPLOYEES (BEPE)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A qualified biologist shall prepare a Biological Education Program for Employees (BEPE). This worker training session shall be conducted with all project staff and construction personnel. The training shall instruct attendees on habitat sensitivity, identification of special-status species, required practices prior to start of construction, general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, and penalties for non-compliance.

The qualified biologist will meet with the all project staff and construction personnel at the onset of construction at the project site to provide BEPE instruction as follows: 1) identify appropriate access route(s) in and out of the construction area and project boundaries; 2) explain how a biological monitor will examine the area and agree upon a method that will ensure the safety of the monitor during such activities, 3) identify special status species that may be present; 4) explain specific mitigation measures that will be incorporated into the construction effort; 5) explain the general provisions and protections afforded; and 6) provide the proper procedures if a special status species is encountered within the project site to avoid impacts.

The crew foreman shall be responsible for ensuring that all staff and construction personnel comply with the guidelines. Upon completion of training, each attendee shall sign a form as evidence of training attendance and understanding of all conservation and protection measures that were presented by the Biologist.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action (MMA) 1a: Prior to issuance of permits from Building Services, the applicant/owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist to prepare the BEPE and to provide the required training.

Mitigation Measure Action (MMA) No. 1b: Prior to issuance of permits from Building Services, applicant/owner shall submit to HCD-Planning for review and approval a fact sheet and/or other supporting materials prepared by the project biologist for distribution to all onsite employees.

Mitigation Measure Action (MMA) No. 1c: Prior to project-related ground disturbance, the project biologist shall conduct a worker training session for all project staff and upon completion of the training session, applicant/owner shall provide to HCD-Planning a copy of the form signed by all training attendees.

Mitigation Measure Action (MMA) No. 1d: Prior to final inspection from Building Services, applicant/owner shall submit to HCD-Planning a brief report prepared by the project biologist as to incidents regarding species covered during the training session.

15. PDMM002 - MONTEREY DUSKY-FOOTED WOODRAT (MDFW)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The project biologist shall conduct pre-construction surveys in suitable habitat for the MDFW where project-related construction is proposed. Surveys for MDFW nests shall be conducted within three days prior to construction within the project site. All MDFW nests identified shall be flagged for avoidance. Nests that cannot be avoided are to be manually deconstructed prior to land clearing activities to allow animals to escape harm. If a litter of young is found or suspected, nest material is to be replaced, and the nest left alone for two to three weeks before a re-check to verify that young are capable of independent survival before proceeding with nest dismantling.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action (MMA) 2a: Prior to the issuance of permits from Building Services, the applicant/owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist to conduct the required pre-construction surveys for MDFW.

Mitigation Measure Action (MMA) 2b: Prior to final inspection from Building Services, applicant/owner shall submit to HCD-Planning a brief report prepared by the project biologist as to incidents regarding MDFW.

16. PDMM003 - AMERICAN BADGER

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The project biologist shall conduct focused pre-construction surveys for badger dens no more than two weeks prior to construction in all suitable habitat proposed for construction, ground disturbance, or staging. If no potential badger dens are present, no further mitigation is required. If potential dens are observed, the following measures are required to avoid potential significant impacts to the American badger:

- If the qualified biologist determines that potential dens are inactive, the biologist shall excavate these dens by hand with a shovel to prevent badgers from re-using them during construction.
- If the qualified biologist determines that potential dens may be active, the entrances of the dens shall be blocked with soil, sticks, and debris for three to five days to discourage the use of these dens prior to project disturbance. The den entrances shall be blocked to an incrementally greater degree over the three- to five-day period. After the qualified biologist determines that badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action (MMA) 3a: Prior to the issuance of permits from Building Services, the applicant/owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist to conduct the required pre-construction surveys for MDFW.

Mitigation Measure Action (MMA) 3b: Prior to final inspection from Building Services, applicant/owner shall submit to HCD-Planning a brief report prepared by the project biologist as to incidents regarding American badger.

17. PDMM004 - BURROWING OWL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The project biologist shall conduct pre-construction surveys in suitable habitat within the construction footprint and within 250 feet of the footprint no more than 14 days prior to the start of construction. If ground disturbing activities are delayed or suspended for more than 14 days after the pre-construction survey, the site shall be resurveyed again within 14 days of the initiation of construction. If no burrowing owls are found, no further mitigation is required.

If it is determined that burrowing owls occupy the site during the non-breeding season (September 1 through January 31), then a passive relocation effort (e.g., blocking burrows with one-way doors and leaving them in place for a minimum of three days) may be necessary to ensure that the owls are not harmed or injured during construction. Once it has been determined that the owls have vacated the site, the burrows can be collapsed, and ground disturbance can proceed. If burrowing owls are detected within the construction footprint or immediately adjacent lands (i.e., within 250 feet of the footprint) during the breeding season (February 1 to August 31), a construction-free buffer of 250 feet shall be established around all active owl nests. The buffer area shall be enclosed with temporary fencing, and construction equipment and no staff or personnel shall enter the enclosed setback areas. Buffers are to remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents. After the breeding season, passive relocation of any remaining owls may take place as described above.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action (MMA) 4a: Prior to the issuance of permits from Building Services, the applicant/owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist to conduct the required pre-construction surveys for burrowing owls.

Mitigation Measure Action (MMA) 4b: Prior to final inspection from Building Services, applicant/owner shall submit to HCD-Planning a brief report prepared by the project biologist as to incidents regarding burrowing owls.

18. PDMM005 - WESTERN POND TURTLE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The project biologist shall conduct presence/absence trapping surveys within the Insite Pond prior to ground-disturbing activities within the project site. The survey shall be conducted between April and October, but preferably in June or July when western pond turtles are most active. Survey methods shall be based on protocols established by the 2006 USGS in the Western Pond Turtle Trapping Survey Protocol for the Southcoast Ecoregion. If western pond turtles are not detected during the trapping survey, this species can be assumed no present within the pond or project site and no additional mitigation is required.

If western pond turtles are detected during the survey, the project biologist shall conduct a pre-construction survey for western pond turtle and their nests within the project site no more than three days prior to construction. Any western pond turtles discovered within the project site immediately prior to or during project activities shall be allowed to move out of the area of their own volition. If this is not feasible, they shall be captured by a qualified biologist and relocated out of harm's way to the nearest suitable habitat at least 100 feet upstream or downstream from where the individual was found in the project site. If a western pond turtle nest is found, it shall be monitored and avoided until the eggs hatch.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action (MMA) 5a: Prior to the issuance of permits from Building Services, the applicant/owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist to conduct the required pre-construction surveys for Western pond turtle.

Mitigation Measure Action (MMA) 5b: Prior to final inspection from Building Services, applicant/owner shall submit to HCD-Planning a brief report prepared by the project biologist as to incidents regarding Western pond turtle.

19. PDMM006 - CALIFORNIA TIGER SALAMANDER (CTS) AND CALIFORNIA RED-LEGGED FROG (CRLF)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant/owner shall comply with the Endangered Species Act (ESA) or the California Endangered Species Act (CESA) and consult with the US Fish and Wildlife Service (USFWS) and (for CTS only) CDFW to obtain incidental take permits for CTS and CRLF prior to the issuance of a grading permit. The project applicant will be required to retain a qualified biologist to prepare a mitigation plan, which will include, but is not limited to, identifying avoidance and minimization measures, a mitigation strategy, compensatory mitigation, success criteria, success monitoring, and funding assurances. The project applicant will be required to implement the approved plan and any additional permit requirements.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action (MMA) 6a: Prior to initiation of any ground disturbance, the applicant/owner shall submit to HCD-Planning a copy of the approved CTS and CRLF incidental take permits from the USFWS.

Mitigation Measure Action (MMA) 6b: Prior to initiation of any ground disturbance, applicant/owner shall submit to HCD-Planning a copy of the approved CTS incidental take permit from the CDFW.

20. PDMM007 - NORTHERN CURLY-LEAVED MONARDELLA

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Approximately 176 northern curly-leaved monardella individuals were observed within scrub and ruderal areas habitat. Individuals that are not in the construction footprint shall be fenced or flagged for avoidance. The project biologist shall supervise the installation of protective fencing and monitor the site at least once per week until construction is complete to ensure that the protective fencing remains intact. If avoidance of all northern curly-leaved monardella is not possible, a Rare Plant Restoration Plan shall be prepared by a qualified biologist and submitted to HCD-Planning for review and approval. The plan shall include, though is not limited to, a detailed description of restoration areas, plant source material, planting specifications, and a monitoring program that describes annual monitoring efforts which incorporate success criteria and contingency plans if success criteria are not met.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action (MMA) 7a: Prior to issuance of permits from Building Services, the applicant/owner shall submit to HCD-Planning a copy of a contract with a qualified biologist to supervise installation of protective fencing and monitor the site at least once per week until construction is complete to ensure that the protective fencing remains intact.

Mitigation Measure Action (MMA) 7b: If avoidance of Northern curly-leaved monardella is not feasible, then prior to issuance of permits from Building Services, applicant/owner shall submit to HCD-Planning for review and approval a Rare Plant Restoration Plan. Following construction, the applicant/owner shall submit to HCD-Planning a copy of a contract with a qualified restoration practitioner to implement the approved Rare Plant Restoration Plan and a copy of a contract with a qualified biologist to implement any monitoring required by the Plan. All monitoring reports required by the Plan shall be submitted to HCD-Planning. Prior to final inspection from Building Services, applicant/owner shall submit to HCD-Planning a final report prepared by the project biologist with recommendations for continued success of the restored Northern curly-leaved monardella.

21. PDMM008 - WATERS OF THE U.S. AND STATE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Applicant/owner shall comply with the Clean Water Act and Fish and Game Code and coordinate with the Army Corps of Engineers (USACE) to obtain a Section 404 Water Quality Certification Permit, the Regional Water Quality Control Board (RWQCB) to obtain a Section 401 Water Quality Certification, and California Department of Fish and Wildlife (CDFW) to obtain a Section 1602 Lake and Streambed Alteration Agreement. All measures included in the permits to avoid, reduce, or mitigate impacts to waters of the U.S. and state shall be implemented. These measures may include, but not be limited to, construction timing restrictions, revegetation of disturbed areas, monitoring, and reporting.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action (MMA) 8a: Prior to initiation of any ground disturbance, applicant/owner shall submit to HCD-Planning a copy of the approved Section 404 Water Quality Certification from the USACE.

Mitigation Measure Action (MMA) 8b: Prior to initiation of any ground disturbance, applicant/owner shall submit to HCD-Planning a copy of the approved Section 401 Water Quality Certification from the RWQCB.

Mitigation Measure Action (MMA) 8c: Prior to initiation of any ground disturbance, applicant/owner shall submit to HCD-Planning a copy of the approved Lake and Streambed Alteration Agreement from CDFW.

22. PDMM009 - PALEONTOLOGICAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In the event a previously unknown fossil is uncovered during project-related ground disturbance, all work shall cease until a certified professional paleontologist can investigate the finds and make appropriate recommendations. Recommendations shall include fossil salvage, curation, and reporting requirements. Owner/applicant shall include a note on the construction plans (each of the demolition and grading sheets) encompassing the language contained in this mitigation measure, including all compliance actions.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action (MMA) No. 9
Prior to the issuance of permits from HCD-Building Services, owner/applicant shall submit to HCD-Planning for review and approval construction plans containing the language of this mitigation measure.

23. PDMM010 - TRIBAL CULTURAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A note shall be included on the construction set of plans as follows:

"If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

- Halt all excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required; and

If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission and HCD – Planning within 24 hours.

2. The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or

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

a. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

b. The descendent identified fails to make a recommendation; or

c. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

(HCD-Planning)

Compliance or Monitoring Action to be Performed:

Mitigation Measure Action (MMA) No. 10

Prior to the issuance of permits from HCD-Building Services, owner/applicant shall submit to HCD-Planning for review and approval location of the note on the construction set of plans.

24. PSDP001 – PROJECT BIOLOGIST (MITIGATION MEASURES)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

In order to ensure grading and construction activities are conducted in accordance with the recommendations contained in the Biological Assessment (LIB2000157), the applicant/owner shall submit to HCD-Planning for review and approval a copy of a contract with a qualified biologist (the Project Biologist). The contract shall ensure that Mitigation Measure No(s).1, 2, 3, 4, 5, 6, 7, and 8 and their respective actions are implemented on the subject parcel (APN:187-021-041-000). The contract shall include:

- Preparation of prepare a Biological Education Program for Employees (BEPE) in accordance with Mitigation Measure No. 1
- Pre-construction surveys in suitable habitat for the MDFW where project-related construction is proposed in according of Mitigation Measure 2.
- Pre-construction surveys for badger dens no more than two weeks prior to construction in all suitable habitat proposed for construction, ground disturbance, or staging in accordance with Mitigation Measure No. 3
- Pre-construction surveys in suitable habitat within the construction footprint and within 250 feet of the footprint no more than 14 days prior to the start of construction in accordance with Mitigation Measure No. 4
- Presence/absence trapping surveys within the Insite Pond prior to ground-disturbing activities within the project site in accordance with Mitigation Measure No. 5. The survey shall be conducted between April and October, but preferably in June or July when western pond turtles are most active.
- Preparation and acquisition of incidental take permits for CTS and CRLF in accordance with Mitigation Measure No. 6.
- Review and installation of protective fencing, and monitoring of the site at least once per week until construction is complete to ensure that the protective fencing remains intact in accordance with Mitigation Measure No. 7.
- Preparation and acquisition of a Section 404 Water Quality Certification Permit, Section 401 Water Quality Certification, and Section 1602 Lake and Streambed Alteration Agreement in accordance with Mitigation Measure No. 8
- Final report submitted to HCD-Planning for review and approval that is sufficient in detail to explain how protection objectives have been met and any impacts incurred outside those previously analyzed including, though not limited to deviation from measures, modifications required in the field, occurrences of halting construction and/or any other issues identified.

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

Prior to issuance of permits from Building Services, owner/applicant shall submit to HCD-Planning for review and approval the contract with the Project Biologist. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Prior to initiation of any ground disturbance, applicant/owner shall submit to HCD-Planning approved CTS and CRLF incidental take permits from the USFWS, in accordance with Mitigation Measure No. 6.

Prior to initiation of any ground disturbance for construction of culverts, applicant/owner shall submit to HCD-Planning evidence of approved Section 404 and Section 401 permits, and Section 1602 agreement, as indicated in Mitigation Measure No. 8

Prior to final permits from Building Services, applicant/owner shall submit to HCD-Planning a brief report prepared by the Project Biologist as to incidents regarding the species indicated in Mitigation Measure No(s). 1, 2, 3, 4, 5, and 7: Species covered during the BEPE training session, Monterey dusky-foot woodrat, American badger, burrowing owl, western pond turtle and the Northern curly-leaved monardella.

Prior to final inspection from Building Services, owner/applicant shall submit to HCD-Planning for review and approval final reports prepared by the project biologist.

25. PSDP002 – PROJECT BIOLOGIST (REVEGETATION PLAN)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To ensure replanting installation is conducted in accordance with the recommendations contained in the Re-vegetation Plan (LIB210068) the applicant/owner shall submit to HCD-Planning for review and approval the contract with a qualified biologist (the Project Biologist). In accordance with Condition No. 14, Notice of Report, the contract shall ensure that all the recommendations of the Re-vegetation Plan are implemented on the subject parcel (APN:187-021-041-000). These recommendations include, although not limited to:

1. Re-vegetation Plan implementation occurs immediately following construction, either immediately before or at, the beginning of the rainy season;
2. Areas temporarily disturbed by the project (2.6 acres) replanted with native grassland vegetation collected from the project vicinity or acquired from local suppliers;
3. Re-vegetated areas limited to 10% relative cover of any scrub species or other non-grassland species;
4. Supplemental irrigation during the normal wet season (October 15 to April 15) to potentially increase survival and promote germination;
5. Scrub species, other non-grassland species, and invasive plant species removed from the re-vegetation areas annually for five (5) years after initial installation. All removed species disposed at an appropriate off-site facility;
6. Herbicide treatment, if implemented, applied according to the Re-vegetation Plan's best management practices;
7. Monitoring of the re-vegetation areas conducted by a qualified biologist subsequent to the installation (within 30 days) and annually in the late spring for the next five (5) years, at a minimum
8. Each monitoring report submitted to the Service and CDFW subsequent to each monitoring visit;
9. Final report, submitted at the end of the monitoring period, that includes a cumulative analysis, summary of the data collected throughout the duration of the monitoring period, and a definitive statement as to the success of the revegetation based on the success criteria provided in this document; and
10. Adaptive management that consists of evaluating the monitoring data and modifying the revegetation approach or Planting Plan to increase the potential to achieve the stated success criteria. All adaptive management changes are subject to Service and CDFW notification and approval.

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

Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified biologist (referred to as the project biologist). The contract shall be submitted to the HCD-Planning for review and approval. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval. The contract shall include the revegetation requirements, goals and success criteria, planting plan, maintenance, implementation schedule, monitoring and reporting, and contingency and adaptive management, as indicated in the Re-vegetation Plan.

Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to HCD-Planning a letter prepared by the Project Biologist indicating that the native grassland seeds were acquired from a local nursery or collected from populations of naïve grass plants within the project site and other areas of the property.

Prior to the end of the monitoring period, applicant/owner shall submit to HCD-Planning a final monitoring report prepared by the Project Biologist. The monitoring report shall include, but is not limited to, the following information: indicating the results of the data collection, dates and description of all maintenance activities conducted during the reporting period, photographic documentation, description of the general health and vigor of the vegetation, description of any pests or circumstances substantially affecting the vegetation, description of any changes in the physical environment since the end of the previous reporting period and since the beginning of the monitoring period, the number and species of plants that are unhealthy or have died during the reporting period and since the beginning of the monitoring period, and recommendations for further maintenance and management that a be necessary for maintaining the success criteria in the Re-Vegetation Plan.

26. PDSP003 - CONCEPT CONSTRUCTION MANAGEMENT PLAN (CMP)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Applicant/owner shall submit a Concept Construction Management Plan (CMP) to HCD-Planning for review and approval. The Concept CMP shall include the following, at minimum:

- Duration of construction,
- Days and hours of operation,
- Truck routes,
- Estimated number of truck trips that will be generated,
- Number of employees onsite per day,
- Parking areas for equipment, vehicles, and portable toilets
- Staging areas, and
- Stockpile areas.

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

Prior to issuance of permits from Building Services, applicant/owner shall submit to HCD-Planning a Concept CMP for review and approval.

27. PDSP0004 - ALTERNATIVE WINDOW TREATMENT (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Glass windows on the West-facing elevation of the approximately 4,000 square foot single-family dwelling residence have the potential for glare in the dusk/sunset portion of the day. Therefore, the applicant/owner shall use non-reflective, non-glare glass, along with shading treatment, in order to control visibility of the interior lighting from the exterior.

Compliance or Monitoring Action to be Performed: Prior to issuance of building/grading permits, the applicant/owner shall submit schematic plans and elevations of the West elevation that implement the non-reflective, non-glare glass and the shading treatment.

Applicant/owner shall submit product information sheets and a narrative describing the product characteristics that make it suitable for the purpose of controlling visibility of interior lighting from the exterior.

Prior to occupancy, owner/applicant shall provide suitable evidence of a nighttime study showing operational visibility of the interior lighting through the installed windows from the exterior.

On an on-going basis, the Owner/Applicant shall ensure the non-reflective, non-glare glass and shading treatment are operated and maintained in accordance with the approved plan.

28. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

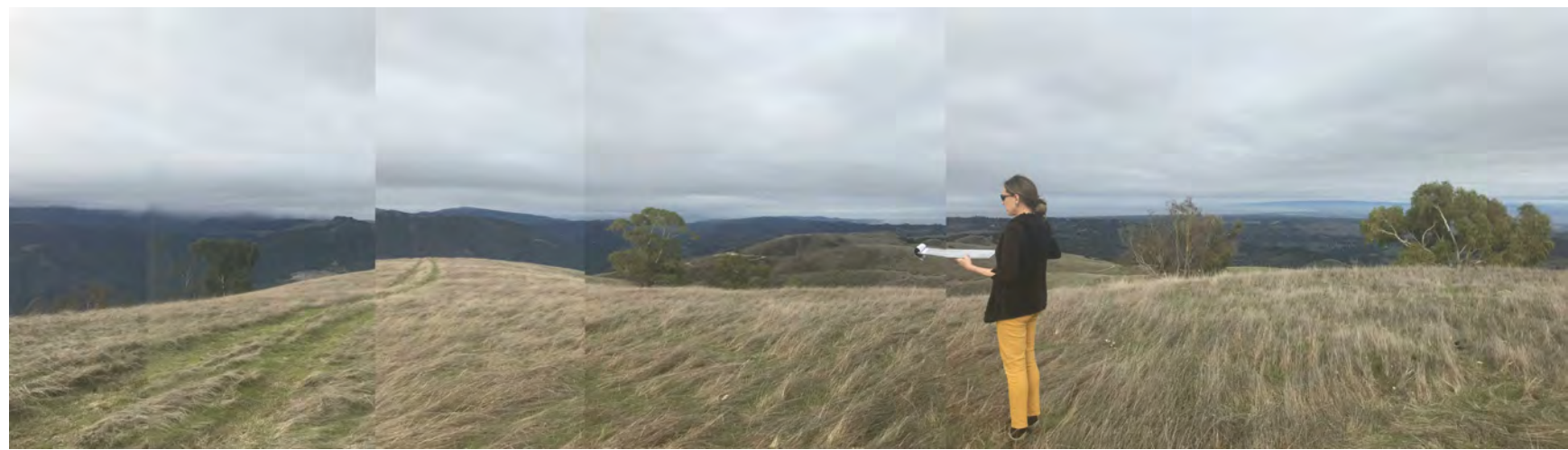
Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend,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

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

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

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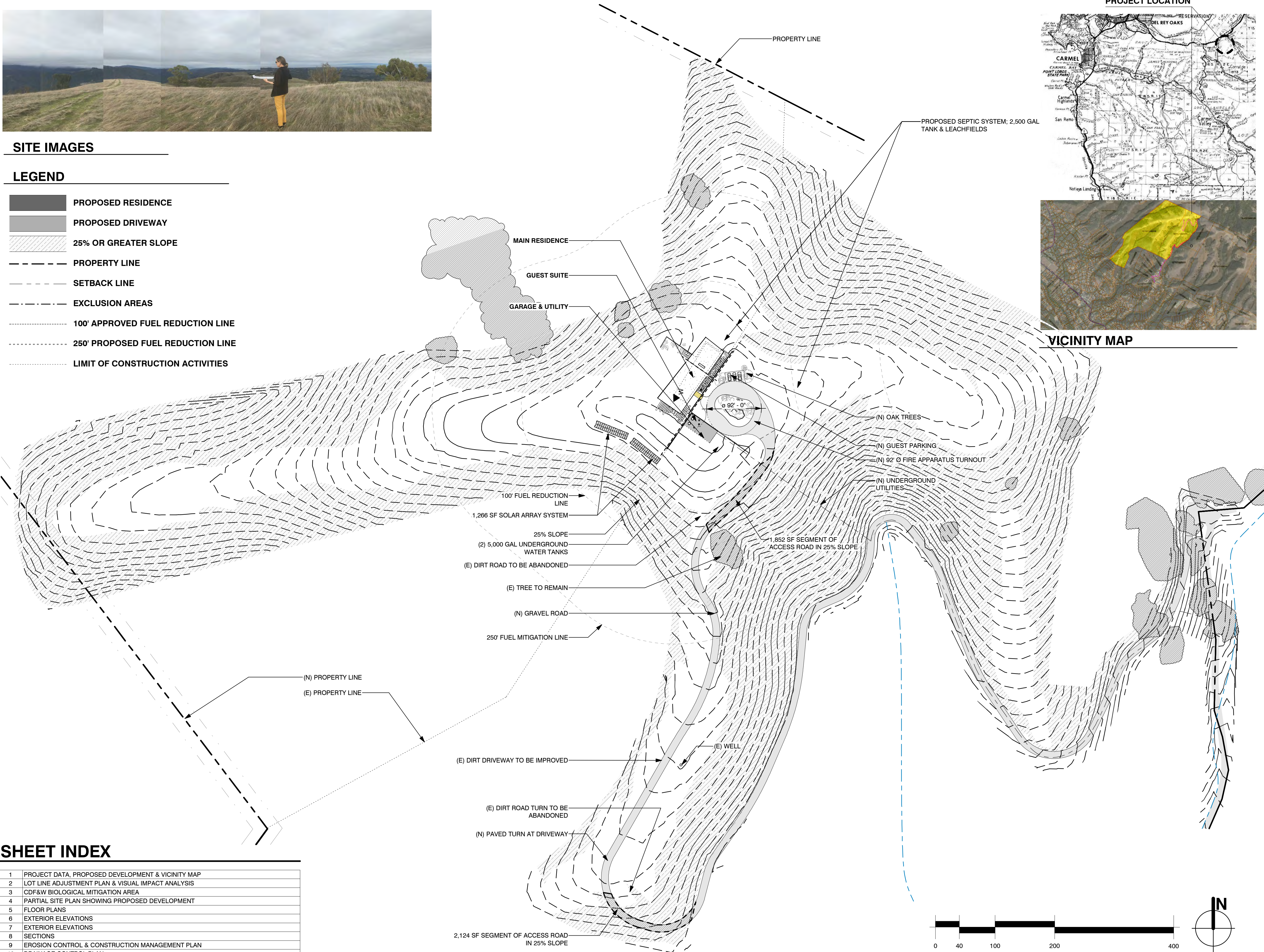
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These plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the 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.



SITE IMAGES

LEGEND

- PROPOSED RESIDENCE
- PROPOSED DRIVEWAY
- 25% OR GREATER SLOPE
- PROPERTY LINE
- SETBACK LINE
- EXCLUSION AREAS
- 100' APPROVED FUEL REDUCTION LINE
- 250' PROPOSED FUEL REDUCTION LINE
- LIMIT OF CONSTRUCTION ACTIVITIES



SHEET INDEX

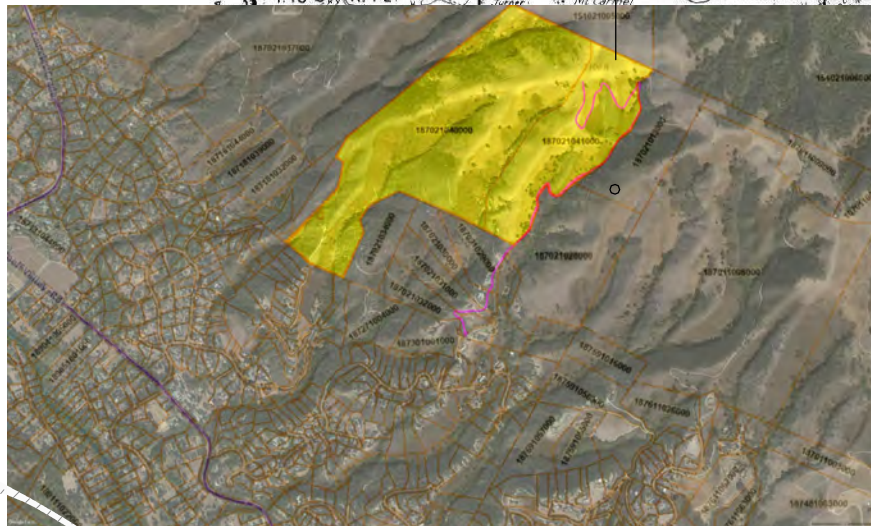
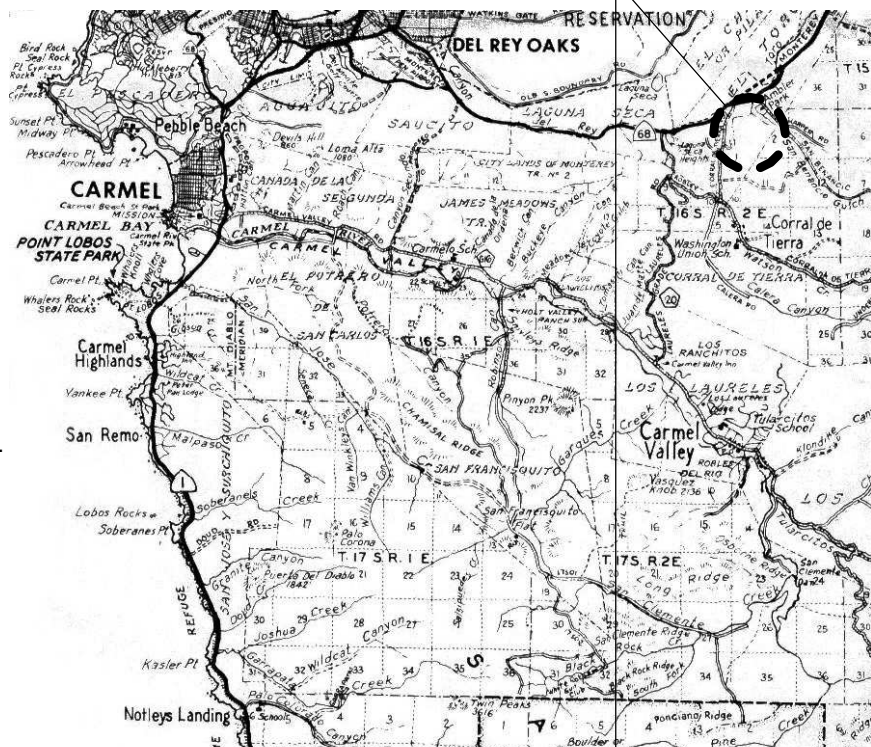
1	PROJECT DATA, PROPOSED DEVELOPMENT & VICINITY MAP
2	LOT LINE ADJUSTMENT PLAN & VISUAL IMPACT ANALYSIS
3	CDF&W BIOLOGICAL MITIGATION AREA
4	PARTIAL SITE PLAN SHOWING PROPOSED DEVELOPMENT
5	FLOOR PLANS
6	EXTERIOR ELEVATIONS
7	EXTERIOR ELEVATIONS
8	SECTIONS
9	EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN
10	DRAINAGE CONTROL PLAN
11	FUEL MANAGEMENT PLAN
SW.1	SEPTIC SYSTEM PLAN

TITLE PROJECT DATA, PROPOSED DEVELOPMENT & VICINITY MAP

KNOOP RESIDENCE

MIKE KNOOP & MICHELLE WRIGHT 120 Country Club Heights, Carmel Valley, CA 93924 APN 187-021-040 & 187-021-041

PROJECT LOCATION



VICINITY MAP

PROJECT DATA

CLIENT NAME	MIKE KNOOP & MICHELLE WRIGHT c/o Studio Schicketan
ARCHITECT	Studio Schicketan P.O. Box 2704 Carmel, CA 93921 Phone: 831.622.9000 Ext. 13 Fax: 831.309.9932 Contact: Jay Auburn E-Mail: jay@studioschicketan.com
SURVEYOR	WHITSON ENGINEERS 6 Harris Court, Monterey, California 93940 Phone: 831.649.5225 E-mail: rweber@whitsonengineers.com Richard Weber

PROPERTY ADDRESS	120 Country Club Heights, Carmel Valley, CA 93924
APN/ LOT SIZE:	187-021-040 & 187-021-041 / 262.7 ACRES (11,443,212 SF)
PROJECT LOT APN/SIZE:	187-021-041 / 121.31 ACRES (5,284,264 SF)
ZONING:	RDR/10-D-S-RAZ & PG-40-VS

UTILITIES	
WATER SOURCE:	(E) WELL
SEWER:	SEPTIC & LEACH FIELD
ELECTRICITY PROVIDER:	PG&E / PHOTOVOLTAIC ARRAY

BUILDING CODE DATA	
OCCUPANCY GROUP:	R-3
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS:	YES

ZONING REGULATIONS

SETBACKS:	
MAIN STRUCTURE	
Front	30'
Side	20'
Rear	20'
ACCESSORY STRUCTURES (HABITABLE)	
Front	50'
Side	6'
Rear	6'
ACCESSORY STRUCTURES (NON-HABITABLE)	
Front	50'
Side	6'
Rear	1'

BUILDING HEIGHT:	
MAX. ALLOWED HEIGHTS:	
Main Structure	30'
Accessory Str. (Habitable)	15'
Accessory Str. (Non-Habitable)	15'
NEW RESIDENCE / EXPANSION:	
Average Natural Grade:	2103' - 3 1/2"
Proposed Height:	12' - 10"

FLOOR AREA CALCULATIONS:	PROPOSED
MAIN LEVEL	2,786 SF
LOWER LEVEL	1,210 SF
TOTAL W/O GARAGE	3,996 SF
GUEST SUITE	560 SF
GARAGE & UTILITY	930 SF
TOTAL W/ GARAGE	5,486 SF
AVERAGE NATURAL GRADE:	2103' - 3 1/2"
ROOF HEIGHT:	2116' - 0"
FLOOR AREA RATIO:	0.08%

SITE COVERAGE CALCULATIONS: (ALLOWABLE 25% = 1,321,066 SF)	
RESIDENCE	4,540 SF
COVERED PATIO & OVERHANGS OVER 30"	2,165 SF
COURTYARD LANDSCAPE	1,184 SF
TOTAL	6,705 SF (0.12 %)

GRADING:	
CUT:	6,170 CY
FILL:	6,170 CY
DISTURBANCE AREA FOR RESIDENCE	42,600 SF (0.98 AC)

TREE REMOVAL:	
NO TREES TO BE REMOVED	
ACCESS ROAD IN 25% SLOPE (TOTAL)	3,946 SF

SCOPE OF WORK

LOT LINE ADJUSTMENT (LLA) OF PARCELS 187-021-040 & 187-021-041
CONSTRUCTION OF A 3,996 SF SINGLE FAMILY RESIDENCE W/ 560 SF DETACHED GUEST SUITE & 930 SF GARAGE & UTILITY ROOM, SITE RETAINING WALLS AND PATIOS
GROUND MOUNTED PHOTOVOLTAIC PANEL ARRAY OF 1,270 SF (COMBINATION PANELS)
IMPROVEMENTS TO EXISTING ROAD:
WIDENING ROAD TO 12' WHERE NECESSARY, TURNOUTS PER FIRE DEPARTMENT WHERE REQUIRED, INSTALLATION OF NEW ROAD BASE, INSTALLATION OF ROAD GATE
UNDERGROUND POWER & WATER UTILITIES EXTENSIONS & SEPTIC SYSTEM.

DATE	21/04/08	SHEET
SCALE	As indicated	
DRAWN BY	LA	
JOB NUMBER	1919	

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SUMMARY

LOT LINE ADJUSTMENT BETWEEN:

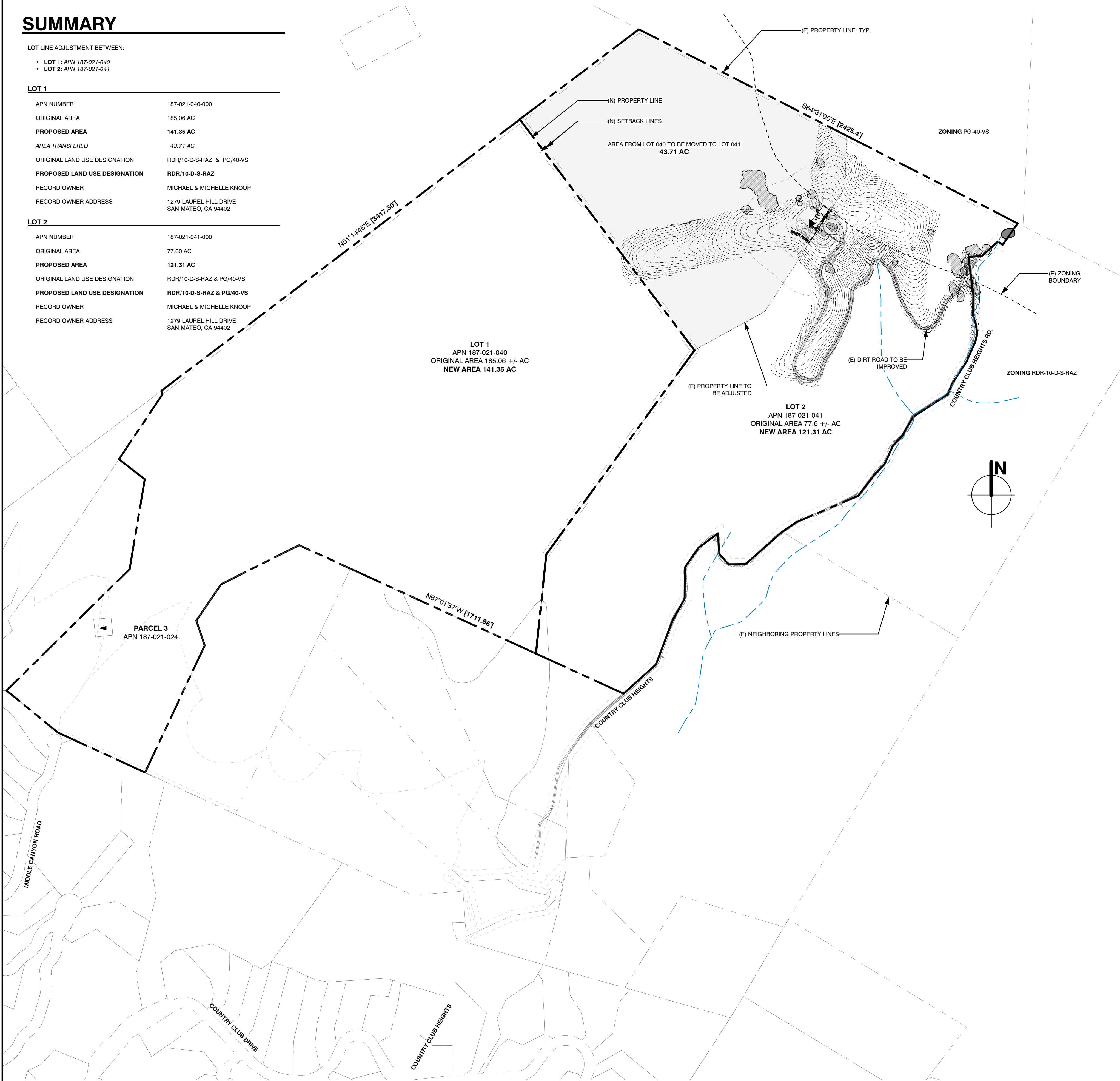
- LOT 1: APN 187-021-040
- LOT 2: APN 187-021-041

LOT 1

APN NUMBER	187-021-040-000
ORIGINAL AREA	185.06 AC
PROPOSED AREA	141.35 AC
AREA TRANSFERED	43.71 AC
ORIGINAL LAND USE DESIGNATION	RDR/10-D-S-RAZ & PG/40-VS
PROPOSED LAND USE DESIGNATION	RDR/10-D-S-RAZ
RECORD OWNER	MICHAEL & MICHELLE KNOOP
RECORD OWNER ADDRESS	1279 LAUREL HILL DRIVE SAN MATEO, CA 94402

LOT 2

APN NUMBER	187-021-041-000
ORIGINAL AREA	77.60 AC
PROPOSED AREA	121.31 AC
ORIGINAL LAND USE DESIGNATION	RDR/10-D-S-RAZ & PG/40-VS
PROPOSED LAND USE DESIGNATION	RDR/10-D-S-RAZ & PG/40-VS
RECORD OWNER	MICHAEL & MICHELLE KNOOP
RECORD OWNER ADDRESS	1279 LAUREL HILL DRIVE SAN MATEO, CA 94402



PROPOSED LOT LINE ADJUSTMENT SITE PLAN

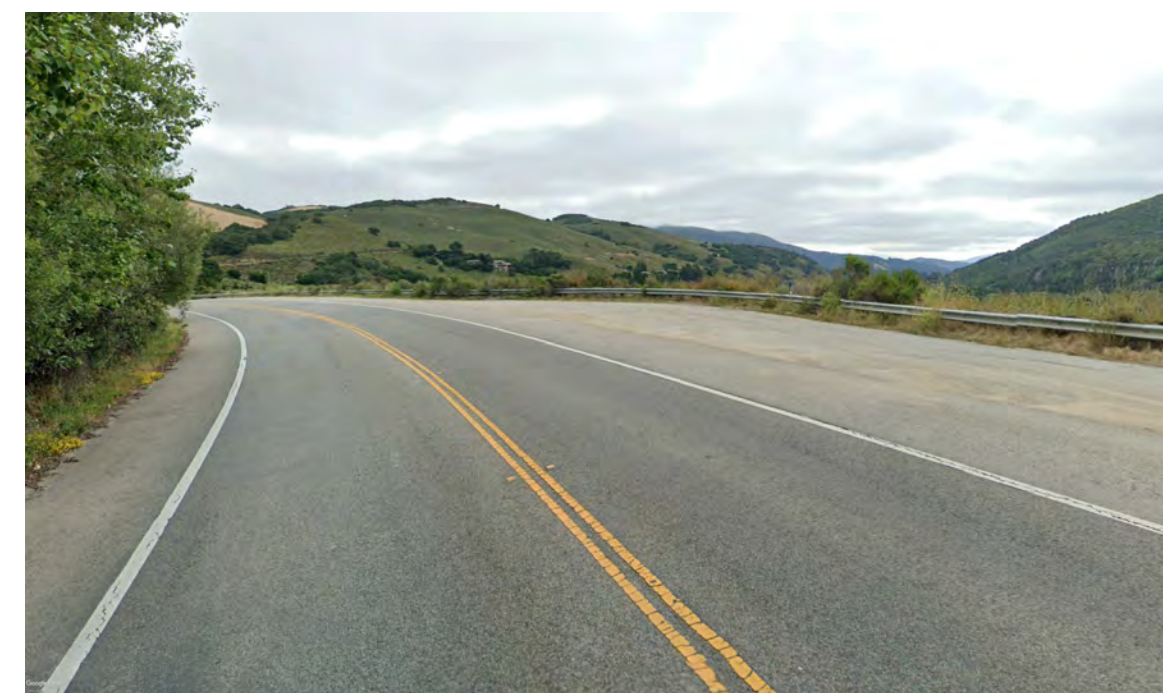
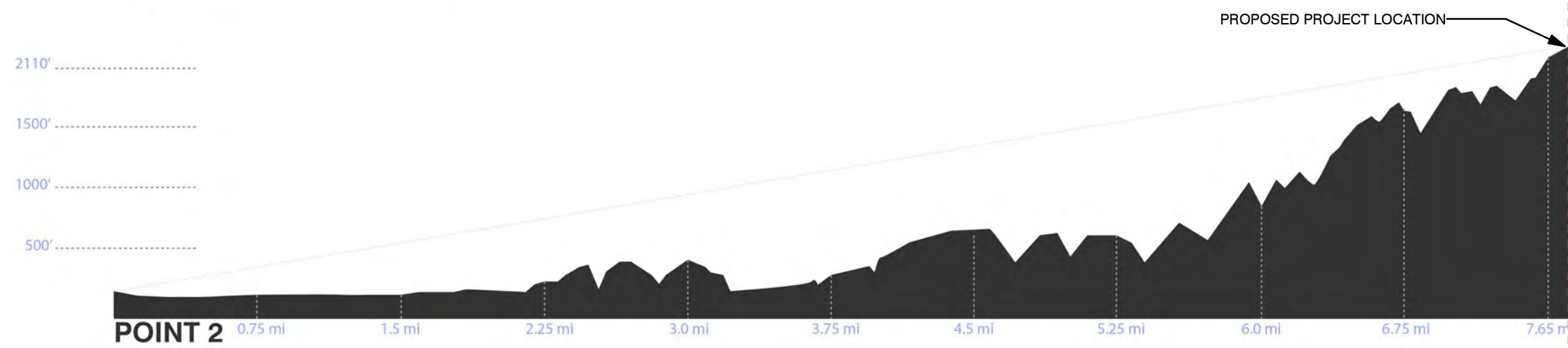
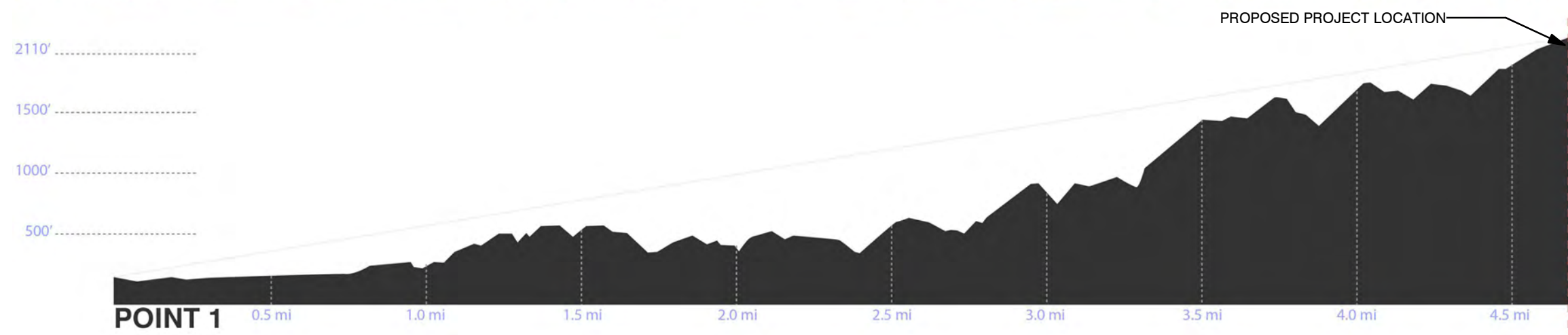
1" = 300'-0"

TITLE LOT LINE ADJUSTMENT PLAN & VISUAL IMPACT ANALYSIS

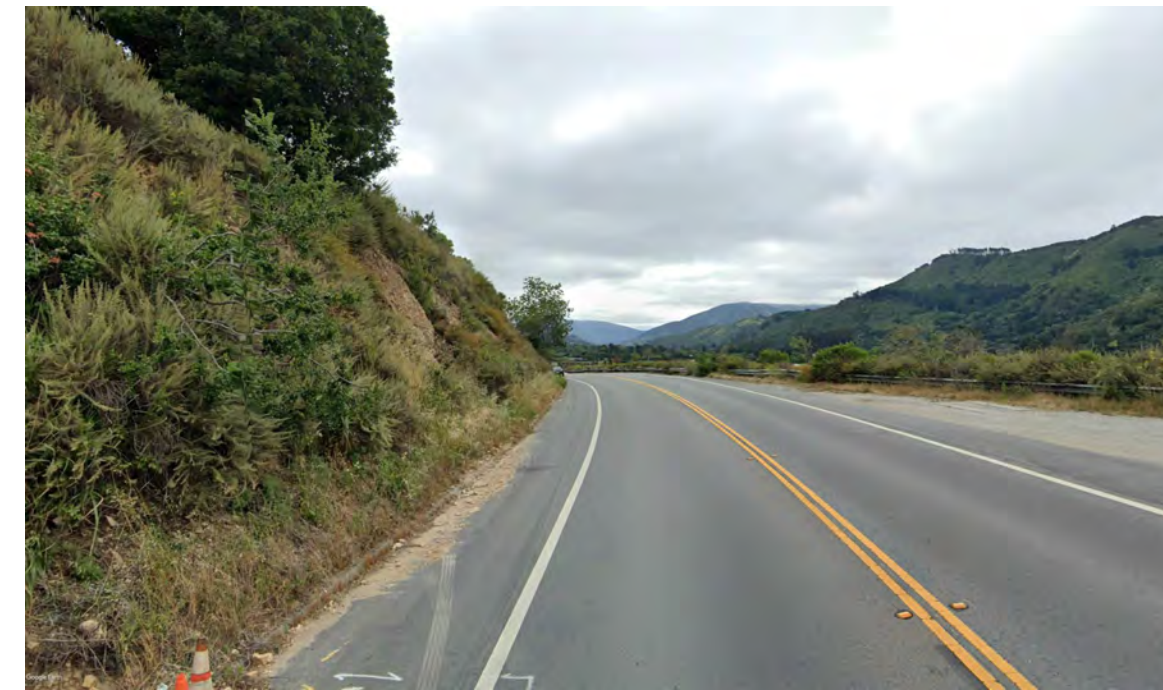
KNOOP RESIDENCE

MIKE KNOOP & MICHELLE WRIGHT 120 Country Club Heights, Carmel Valley, CA 93924 APN 187-021-040 & 187-021-041

VISUAL IMPACT ANALYSIS



POINT 1

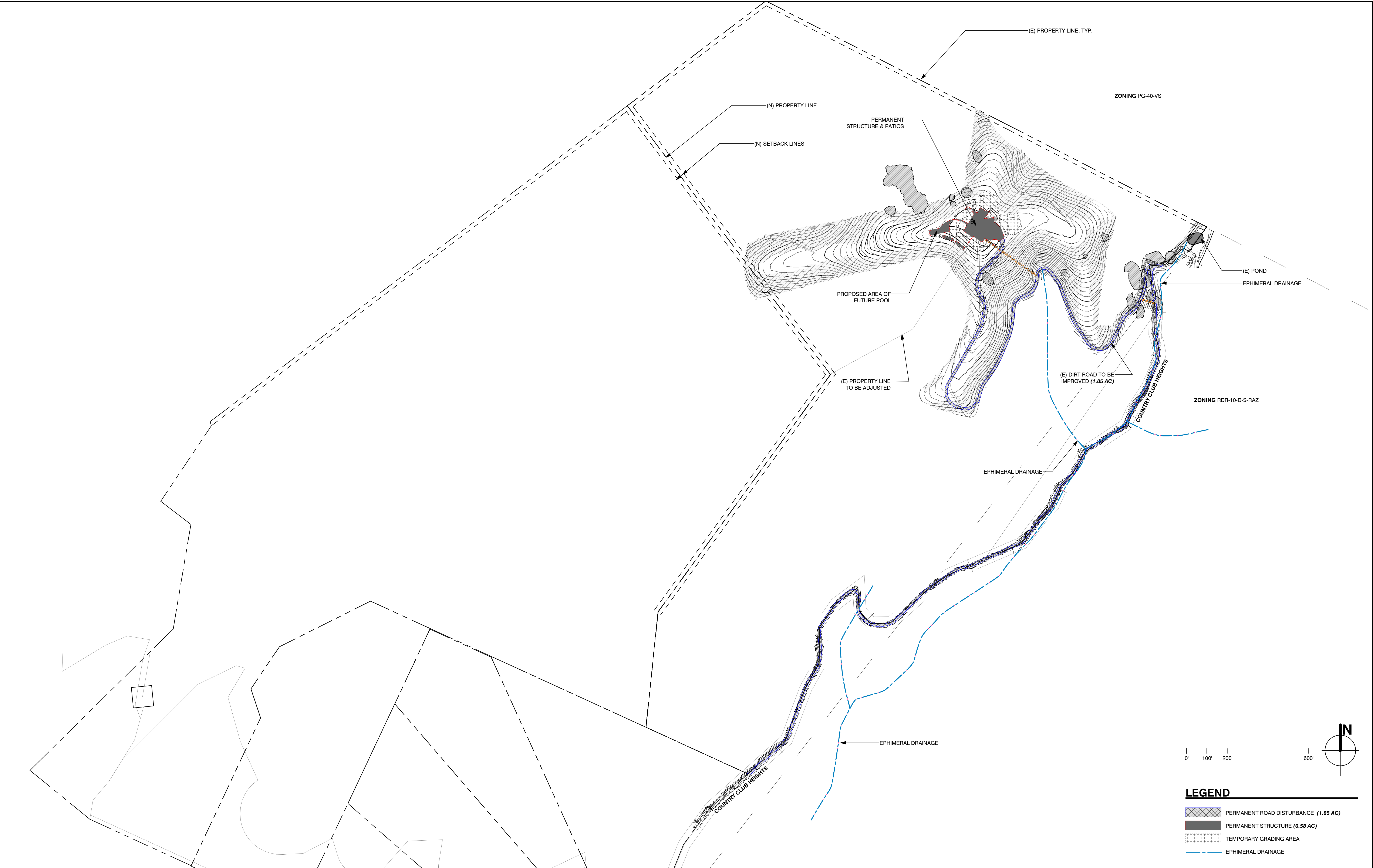


POINT 2

DATE	21/04/08	SHEET
SCALE	As indicated	2
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LEGEND	
	PERMANENT ROAD DISTURBANCE (1.85 AC)
	PERMANENT STRUCTURE (0.58 AC)
	TEMPORARY GRADING AREA
	EPHIMERAL DRAINAGE

TITLE CDF&W BIOLOGICAL MITIGATION AREA

KNOOP RESIDENCE

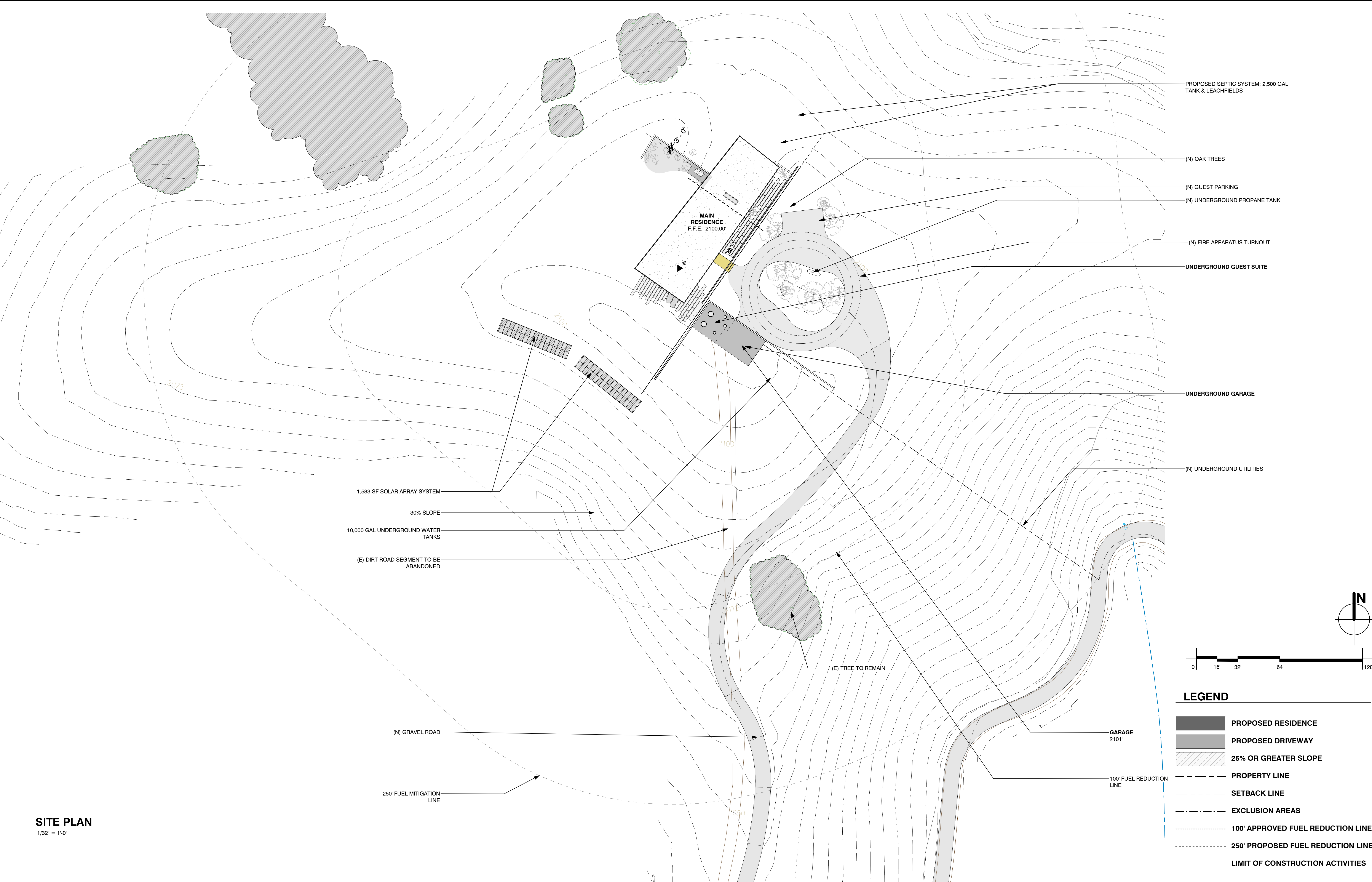
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DATE	21/04/08	SHEET
SCALE	1" = 200'-0"	3
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TITLE PARTIAL SITE PLAN SHOWING PROPOSED DEVELOPMENT

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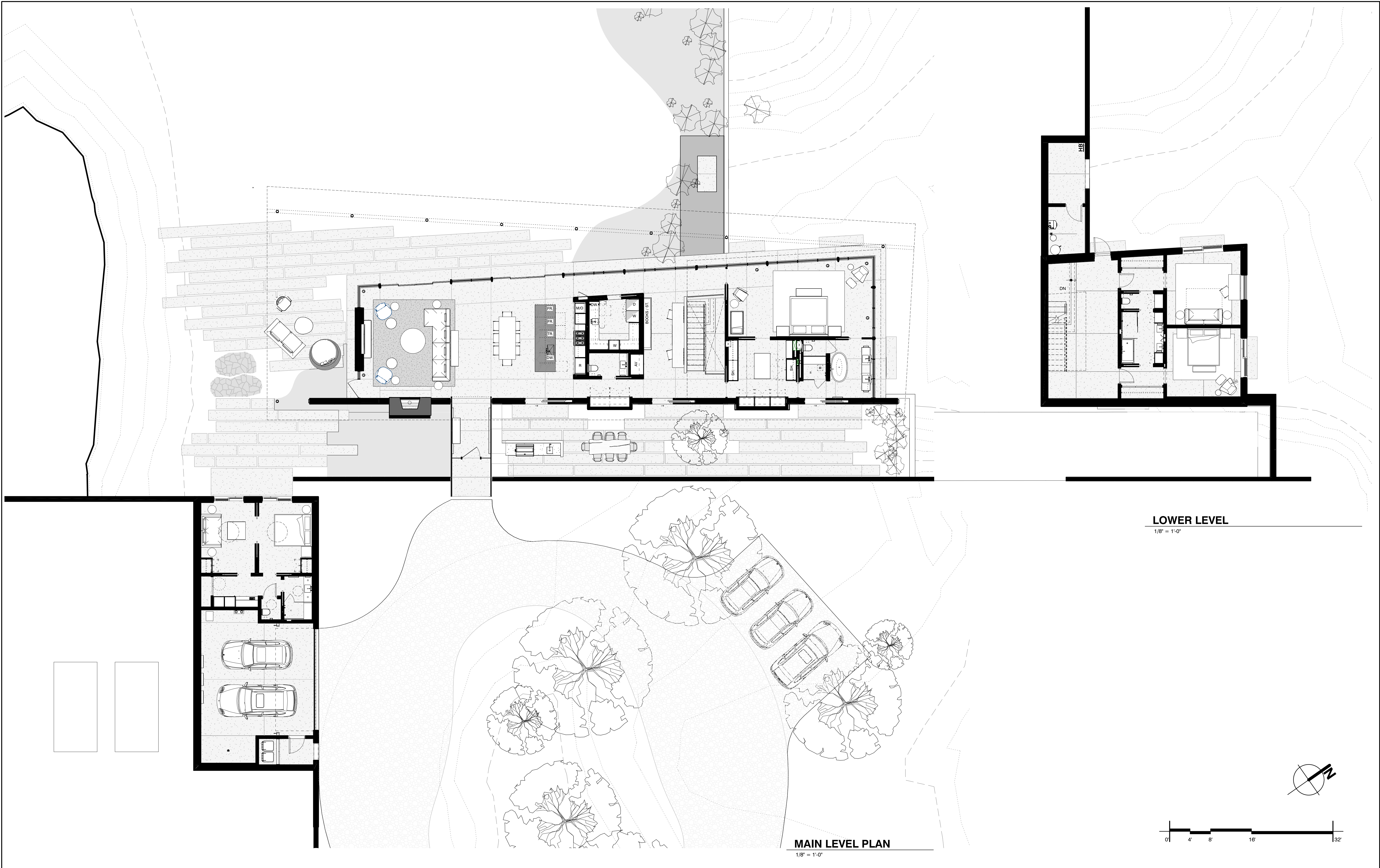
DATE 21/04/08 SHEET
SCALE As indicated
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TITLE FLOOR PLANS

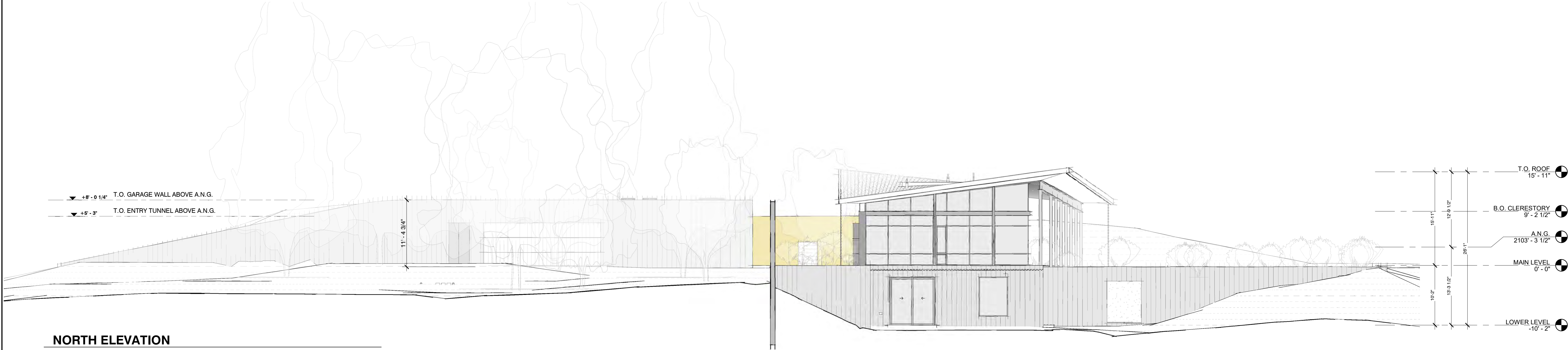
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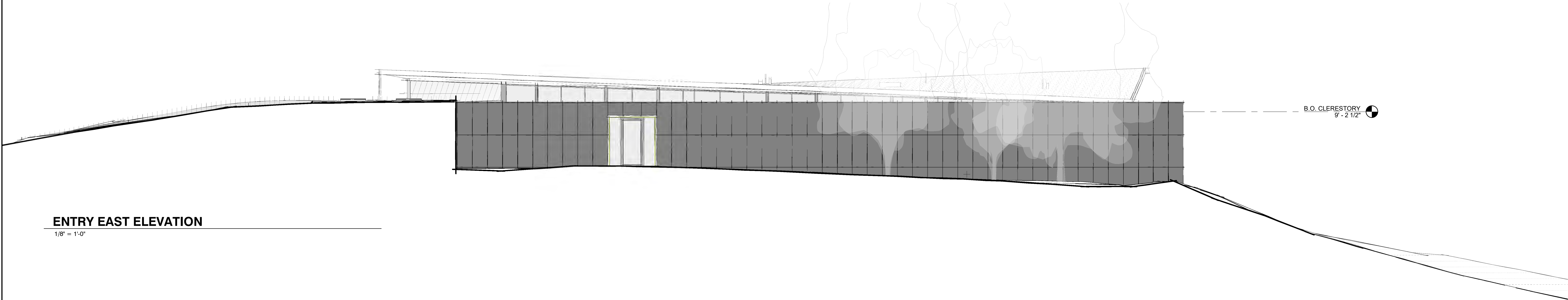
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JOB NUMBER	1919	21/04/08

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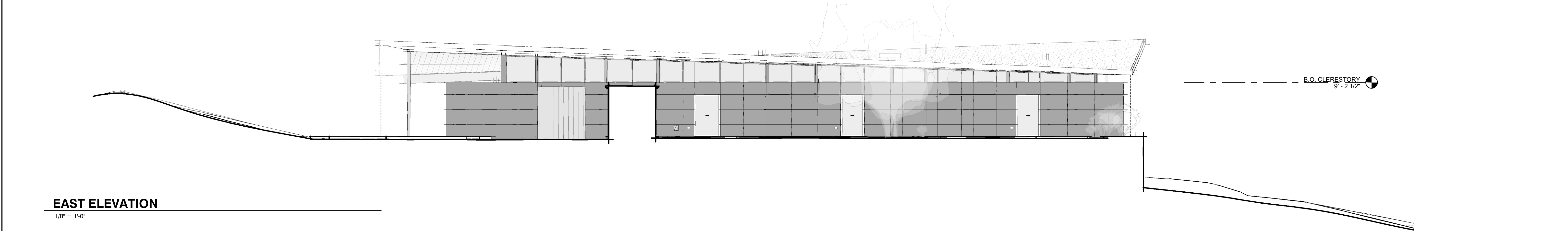
NORTH ELEVATION

1/8" = 1'-0"



ENTRY EAST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

TITLE EXTERIOR ELEVATIONS

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SCALE 1/8" = 1'-0"
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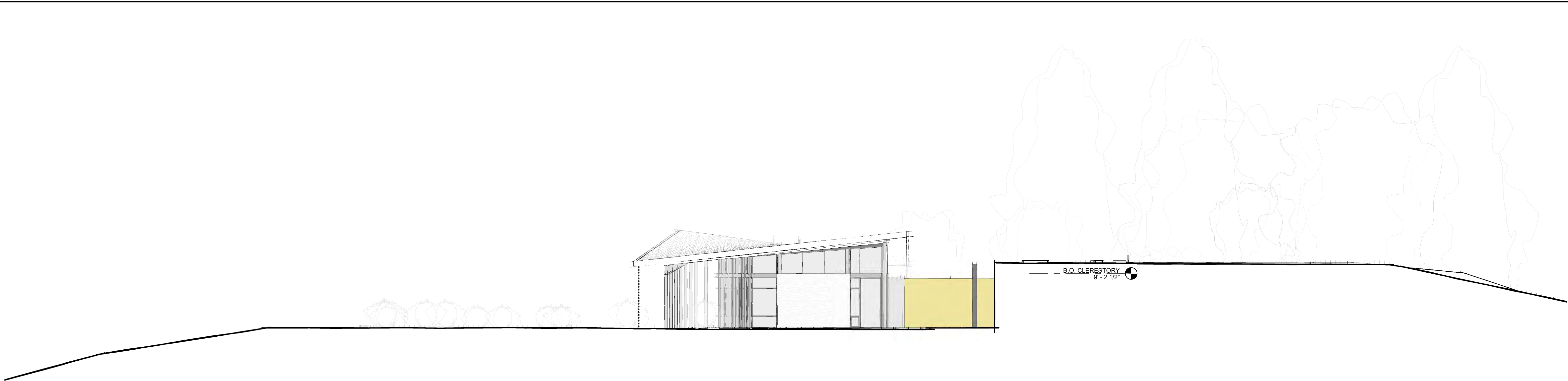
6

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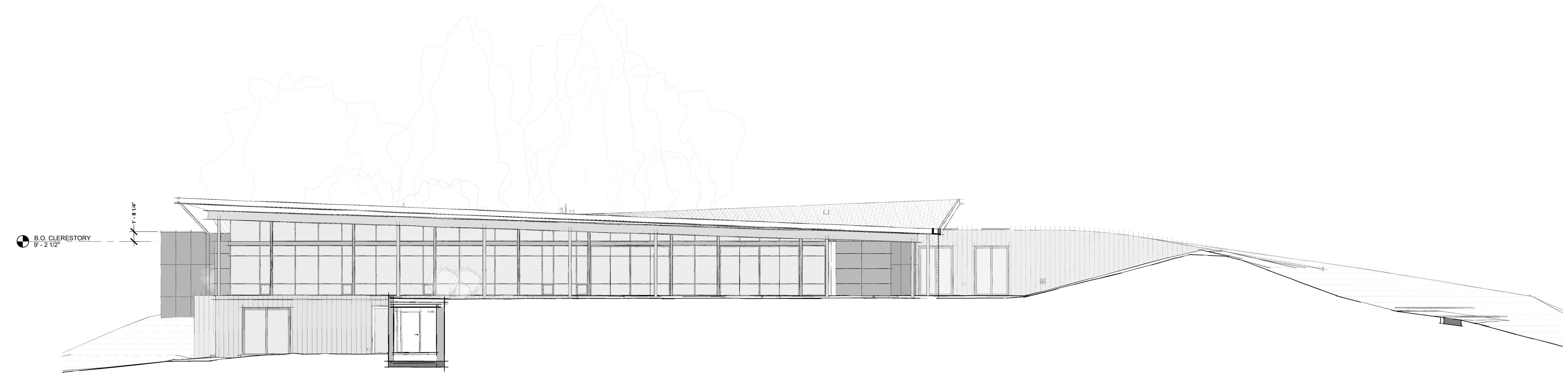
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



TITLE EXTERIOR ELEVATIONS

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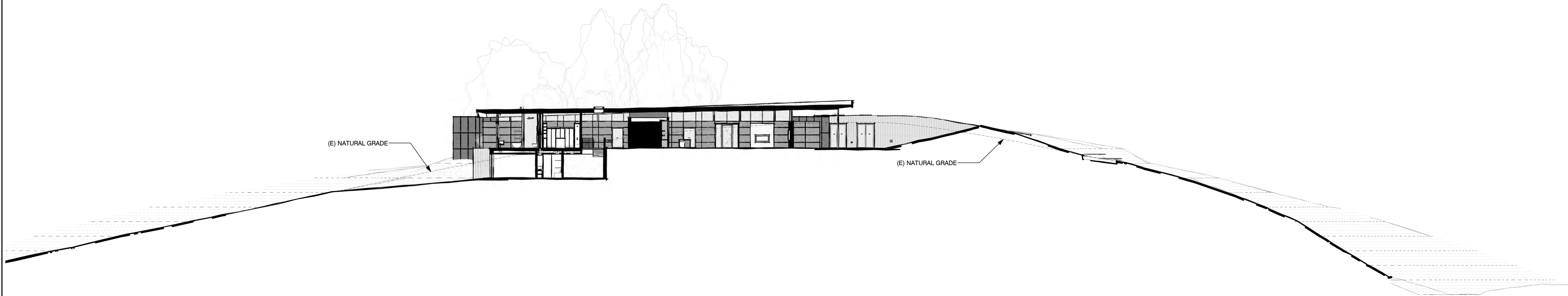
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DRAWN BY LA
JOB NUMBER 1919

SHEET

7

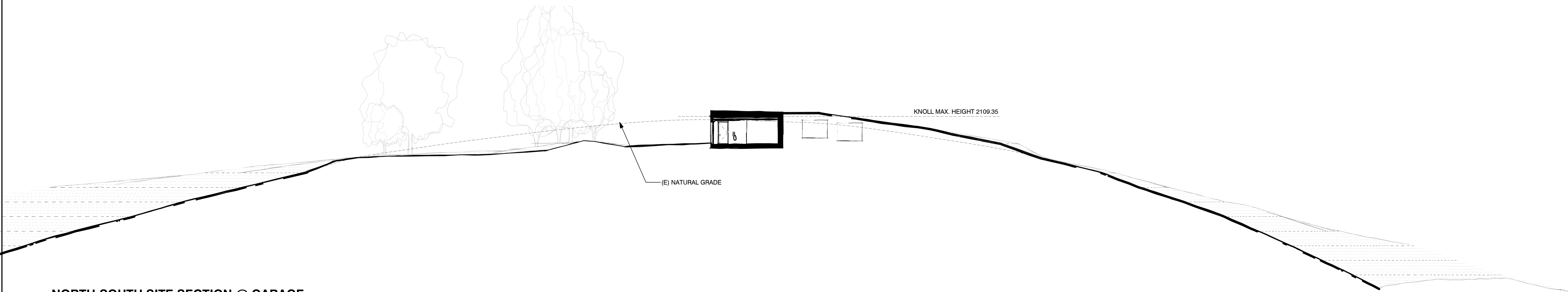
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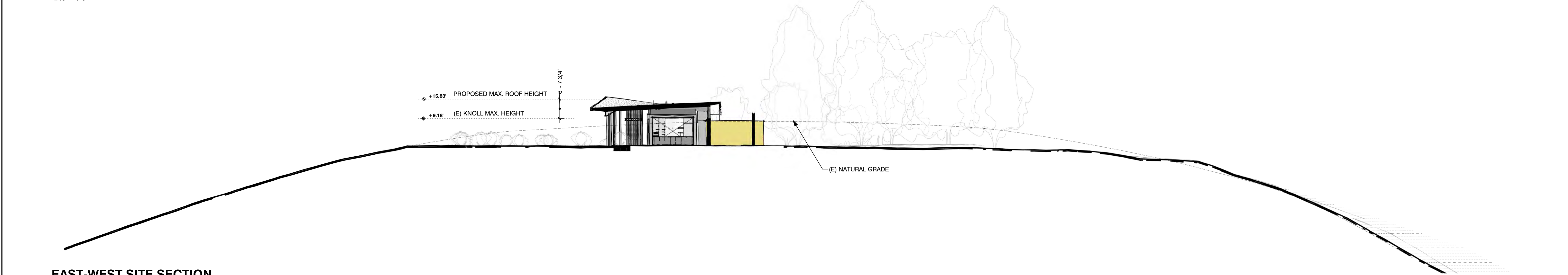
NORTH - SOUTH SECTION

1/16" = 1'-0"



NORTH-SOUTH SITE SECTION @ GARAGE

1/16" = 1'-0"



EAST-WEST SITE SECTION

1/16" = 1'-0"

TITLE SECTIONS

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SCALE 1/16" = 1'-0"
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SHEET

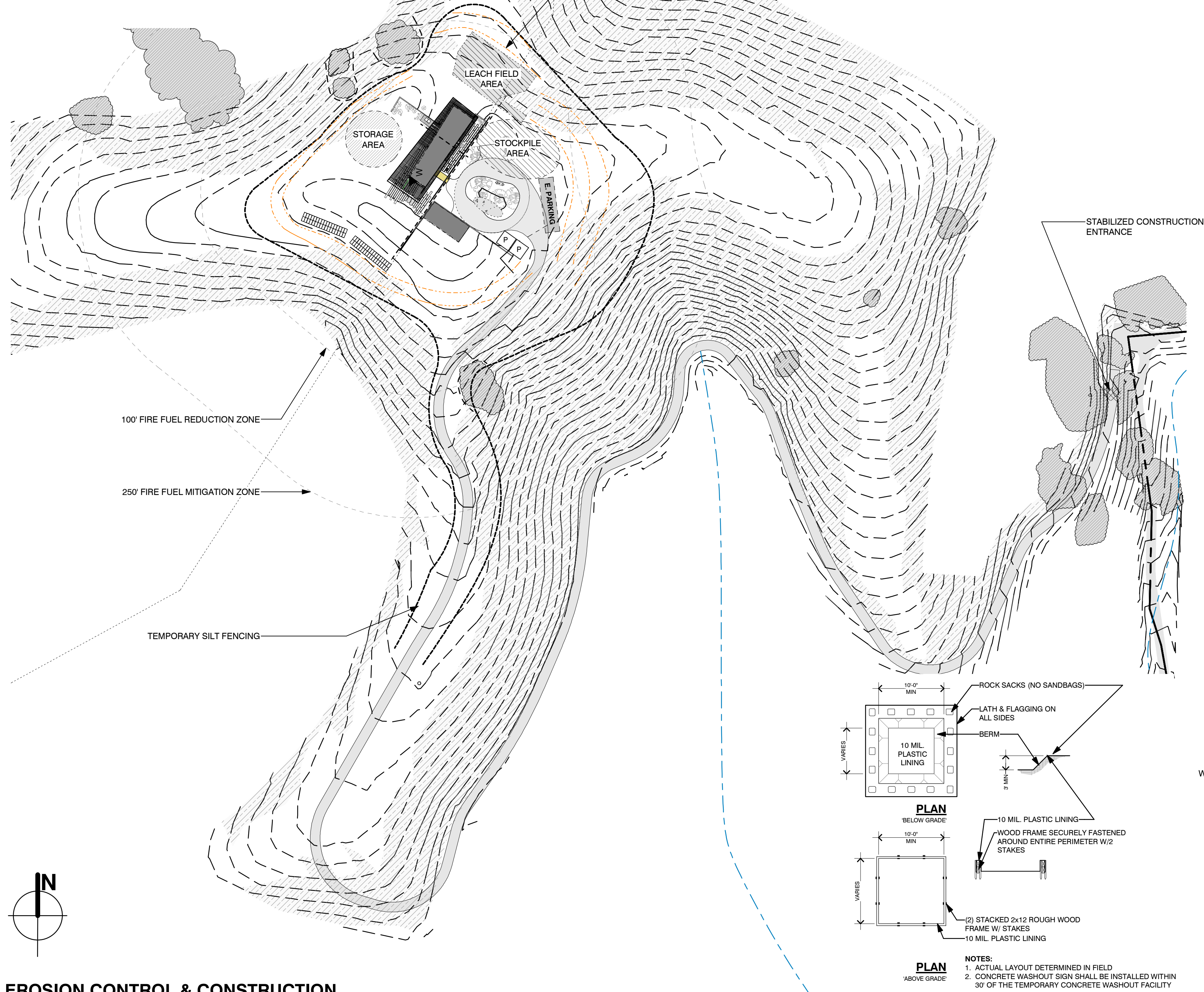
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LEGEND

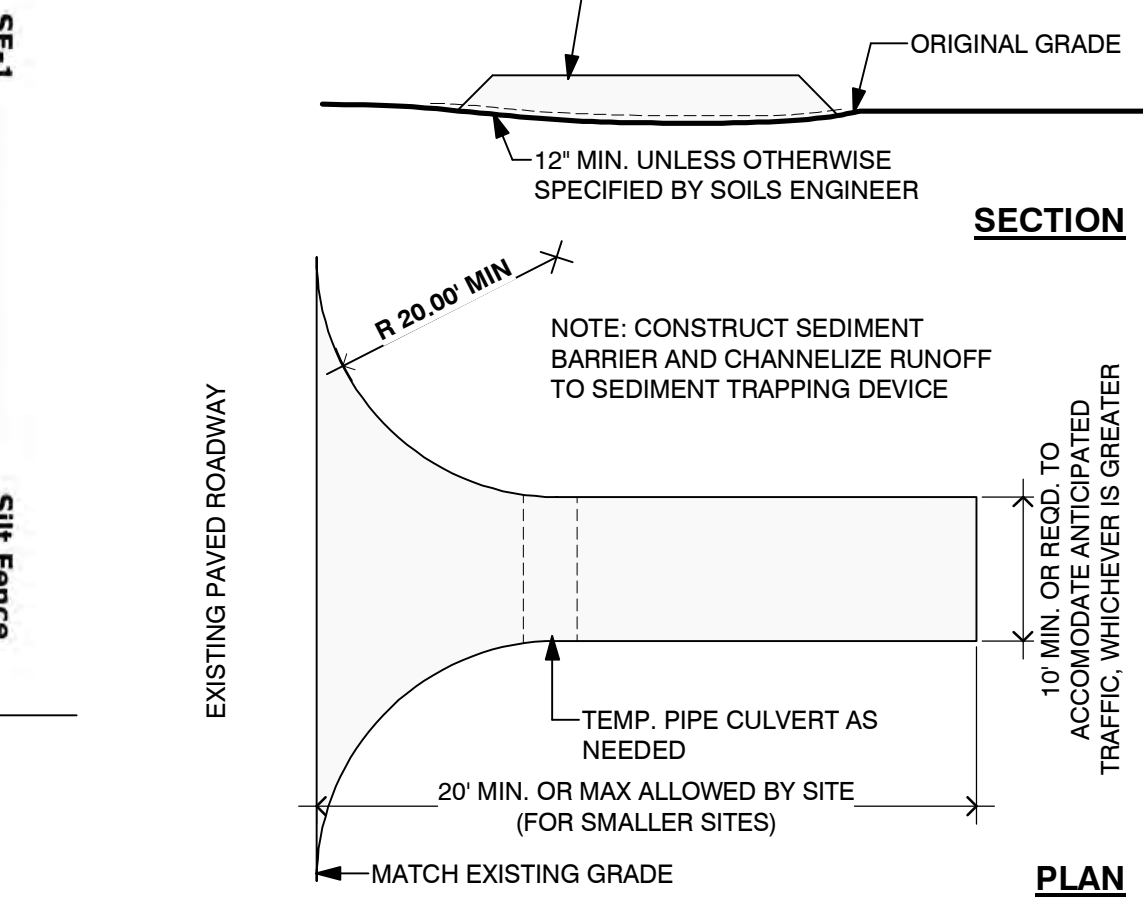
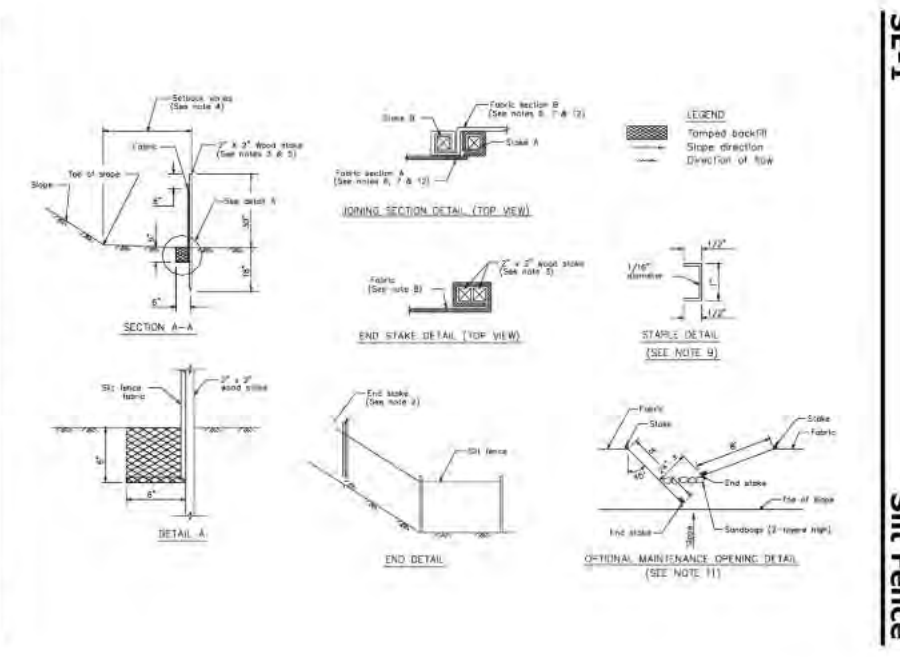
- PROPOSED HOUSE
- 25% OR GREATER SLOPE
- ON-SITE STOCKPILE/STAGING AREAS
- STABILIZED CONSTRUCTION ENTRANCE. DETAIL TC-1
- CONCRETE WASHOUT FACILITY. DETAIL WM-8
- EMPLOYEE PARKING AREA
- PORTABLE SANITATION FACILITY
- TEMPORARY MATERIAL & EQUIPMENT STORAGE
- SILT FENCE/FIBER ROLL PER CASQA DETAILS SE-1
- STAKED FIBER ROLLS
- APPROVED FIRE FUEL REDUCTION ZONE
- PROPOSED FIRE FUEL REDUCTION ZONE
- LIMIT LINE OF CONSTRUCTION ACTIVITIES
- TREE PROTECTION



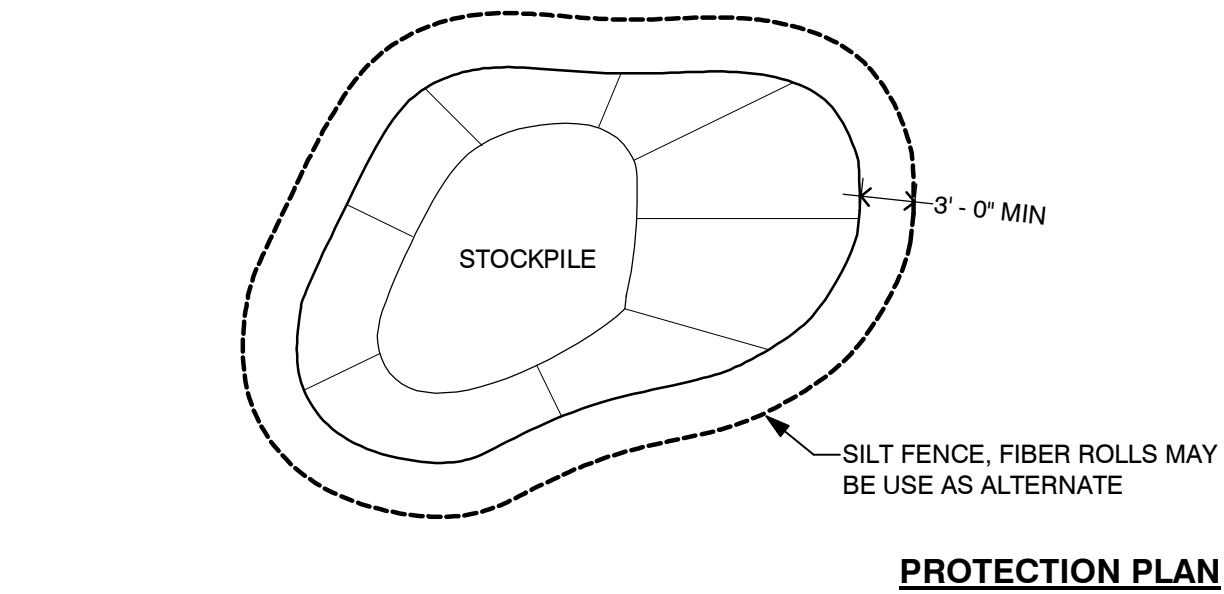
EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN

1" = 80'-0"

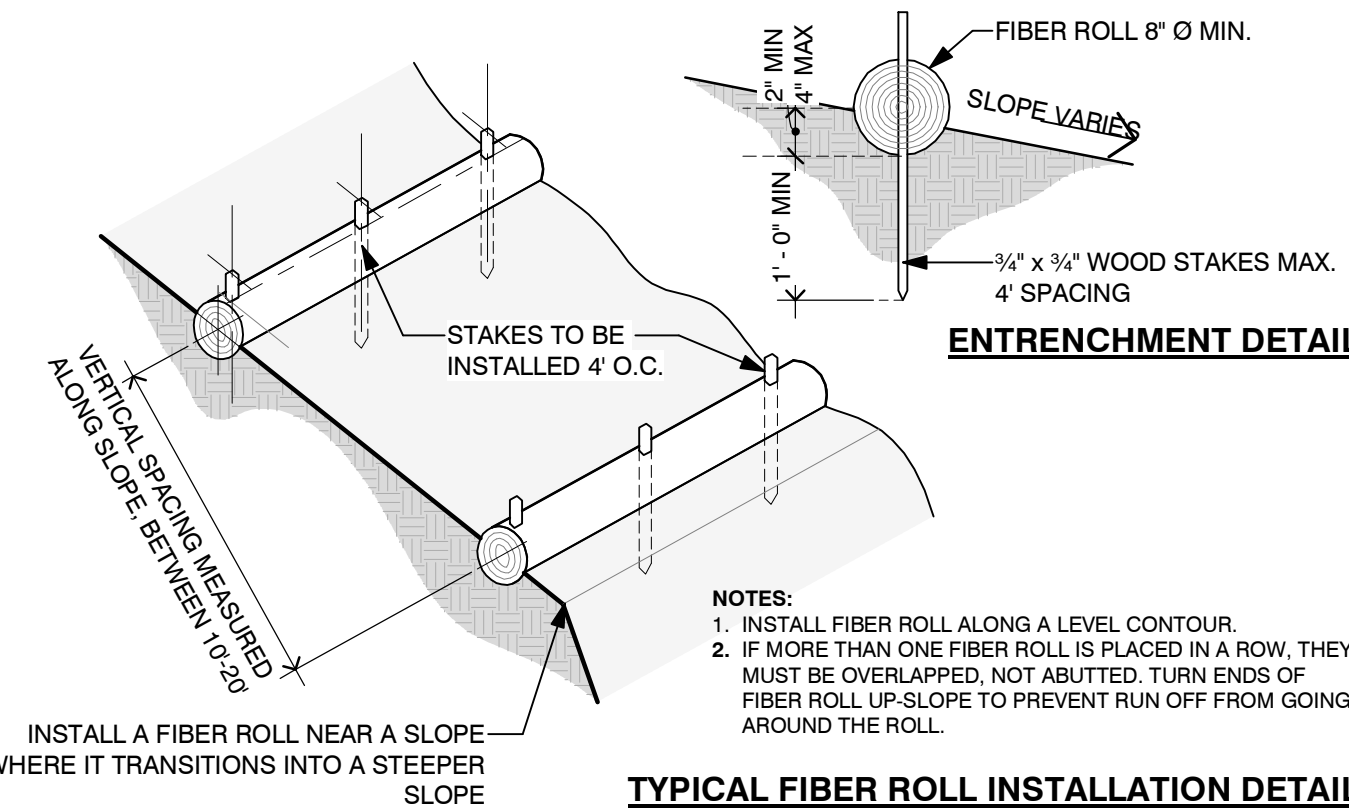
SILT FENCING SE-1



STABILIZED CONSTRUCTION ENTRANCE-EXIT TC-1

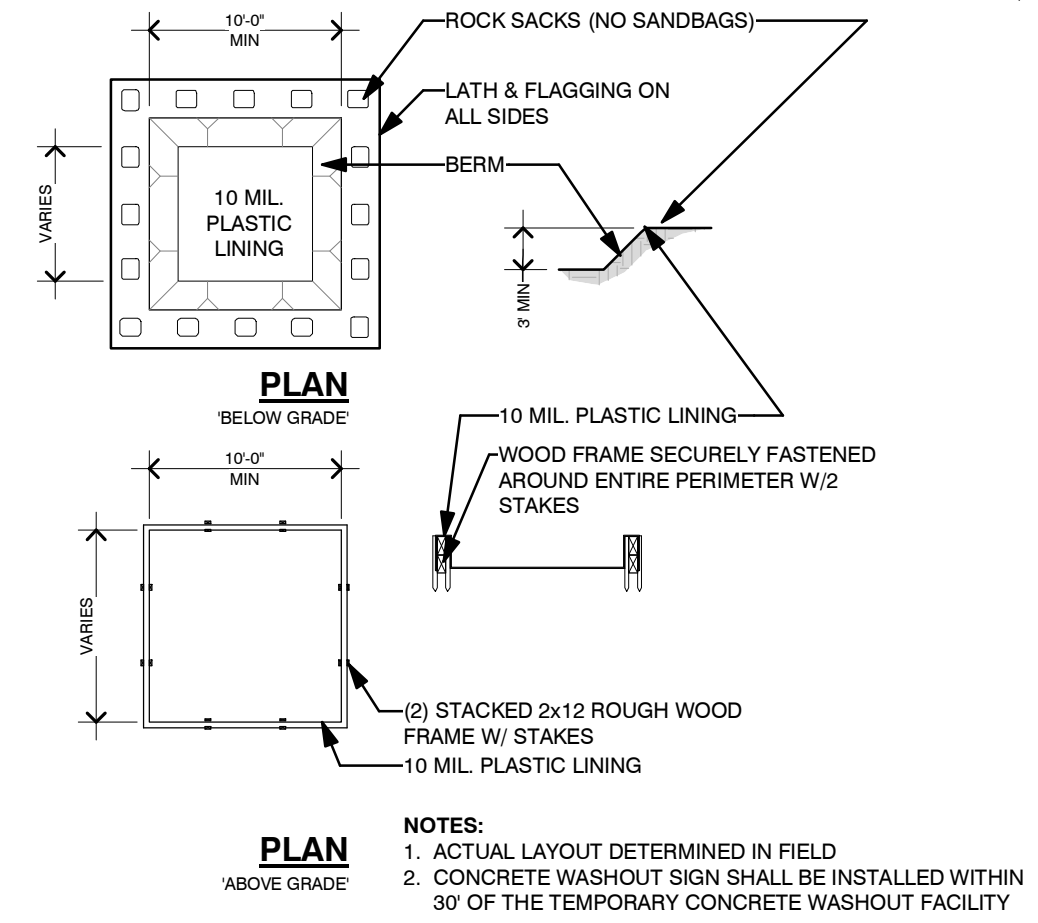


STOCKPILE MANAGEMENT. SP-1



FIBER ROLLS. DETAIL SE-5

CONCRETE WASTE MANAGEMENT. WM-8



CONSTRUCTION MGT

EARTH MOVING/GRADING

1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN.
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WITH TARPS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
7. CASQA BMP HANDBOOK - EROSION CONTROL.

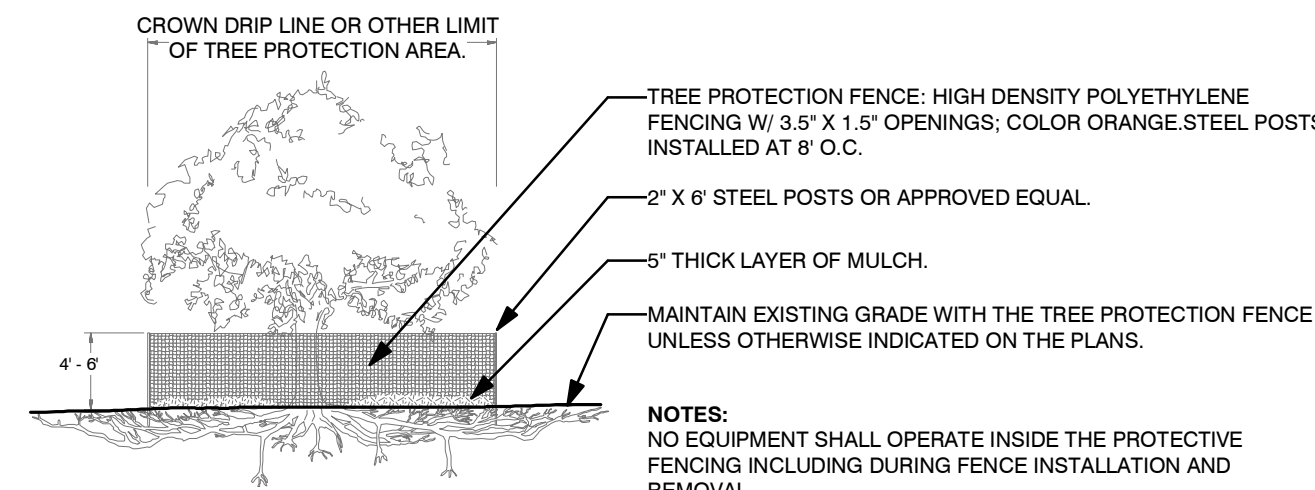
PORTABLE SANITATION FACILITY

1. LOCATE AWAY FROM DRAINAGE FACILITIES, WATERCOURSES AND FROM TRAFFIC CIRCULATION
2. MUST BE EQUIPPED WITH CONTAINMENT TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM DRAINAGE SYSTEM.
3. WASTE WATER SHOULD NOT BE DISCHARGED OR BURIED WITHIN THE PROJECT SITE.
4. TEMPORARY SANITARY FACILITIES THAT DISCHARGE TO THE SANITARY SEWER SYSTEM SHOULD BE PROPERLY CONNECTED TO AVOID ILLICIT DISCHARGES.
5. SANITARY AND SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE.
6. ONLY REPUTABLE, LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED.
7. CASQA BMP HANDBOOK - SANITARY/SEPTIC WASTE MANAGEMENT WM-9

NOTES

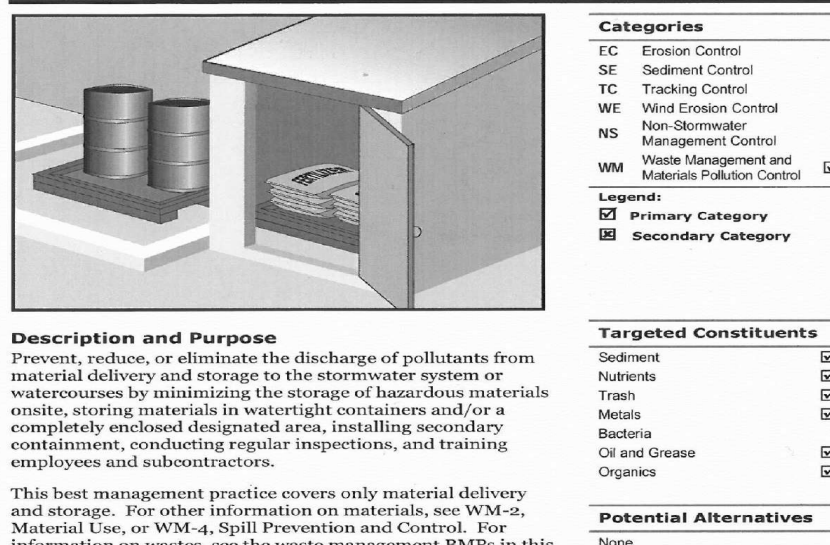
1. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES, SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE AND EQUIPMENT CLEANING, VEHICLE AND EQUIPMENT MAINTENANCE, MATERIAL DELIVERY AND STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION AND CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
2. REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.
3. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
4. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP-S INSTALLED, AS WELL AS TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
5. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
6. 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.
7. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
8. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
9. 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.
10. THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION				
DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	1) PRIOR TO BACKFILLING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION AND ALL ENGINEERED FILLS:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST BUILDING PAD SUBGRADE:	1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS	GEOTECHNICAL ENGINEER		
INSPECT SLAB-ON-GRADE INSTALLATION:	1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASE/ROCK PLACEMENT:	1) DURING FILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASE/ROCK PLACEMENT:	2) SUBGRADE, PRIOR TO BASE/ROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASE/ROCK PLACEMENT:	3) BASE/ROCK PRIOR TO AC-CONCRETE, OR PAVEMENT	GEOTECHNICAL ENGINEER		
OBSERVE DRAINAGE INSTALLATION:	1) AFTER PIPE PLACEMENT, PRIOR TO BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
OBSERVE DRAINAGE INSTALLATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		

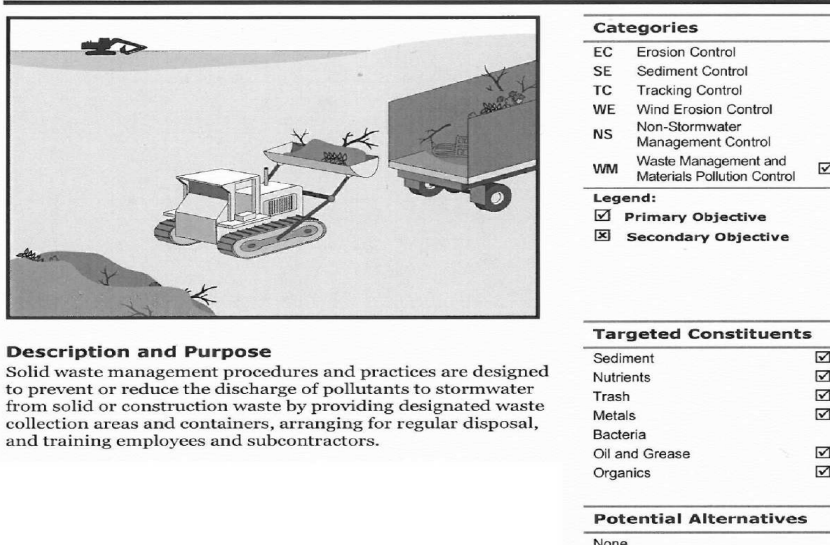


TREE PROTECTION DETAIL

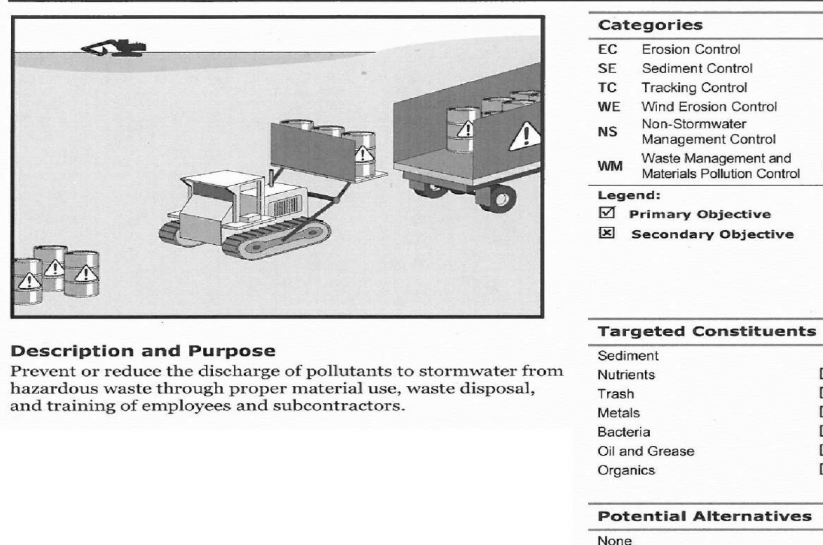
Material Delivery and Storage WM-1



Solid Waste Management WM-5



Hazardous Waste Management WM-6



TITLE EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN

KNOOP RESIDENCE

MIKE KNOOP & MICHELLE WRIGHT 120 Country Club Heights, Carmel Valley, CA 93924 APN 187-021-040 & 187-021-041

DATE 21/04/08

SCALE As indicated

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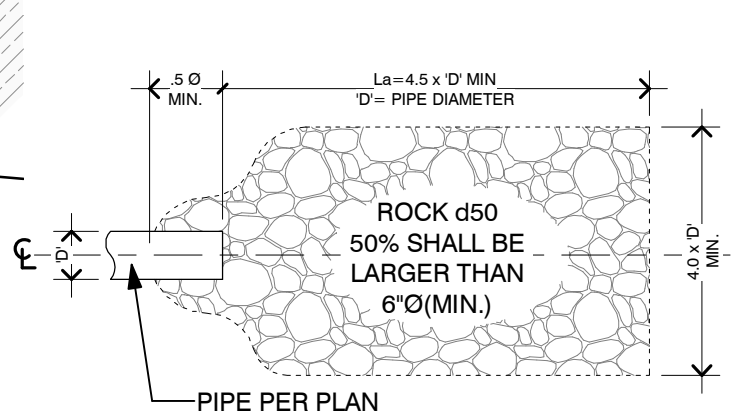
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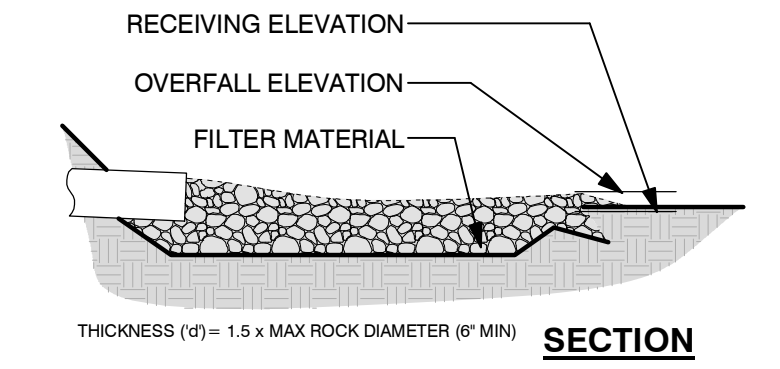


STORM WATER CONTROL & DRAINAGE

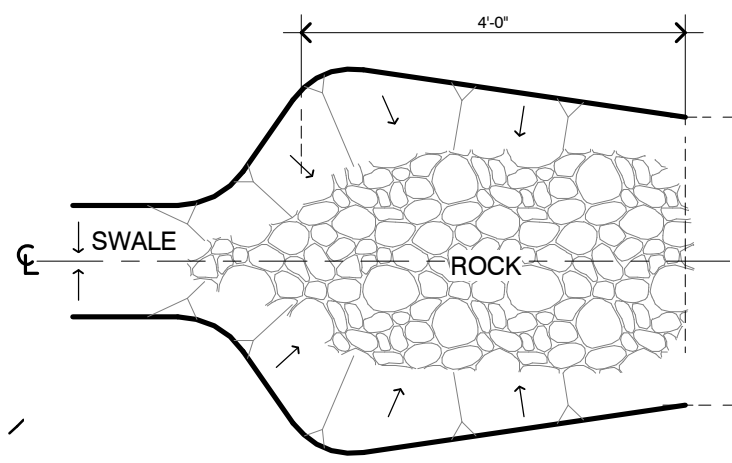
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATIONS. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWNSPOUTS WITH DIRECT CONNECTION TO STORM SYSTEM.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN.
- SUBSURFACE DRAINAGE FOR RETAINING WALLS IS REQUIRED AND WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RE. COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RE. COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISION OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFO ON EROSION CONTROL PLANNING, GRADING SPECIFICATIONS, SITE PREPARATION, EXCAVATIONS, BACKFILL AND OTHER SPECIAL RECOMMENDATIONS.



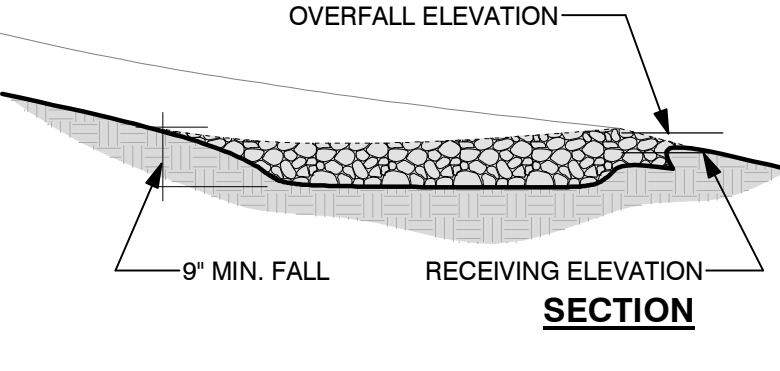
ENERGY DISSIPATOR PLAN



- NOTES:
- La=LENGTH OF APRON. SHALL BE SUFFICIENT TO DISSIPATE ENERGY IN CONFORMANCE WITH THE APPROVED PLANS.
 - APRON SHALL BE SET AT ZERO GRADE AND ALIGNED STRAIGHT.
 - FILTER MATERIAL SHALL BE FILTER FABRIC OR 8" THICK (MIN) GRADED GRAVEL LAYER.



SWALE TERMINATION PLAN



CONSTRUCTION SPECIFICATIONS

ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED SOIL. MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.

THE RIPRAP AND GRAVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.

FILTER CLOTH WHEN USED, MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGED FABRIC BY REMOVING THE RIPRAP AND PLACING ANOTHER PIECE OF FILTER CLOTH OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP 12" MIN. IF THE DAMAGE IS EXTENSIVE, REPLACE ENTIRE FILTER CLOTH.

RIPRAP MAY BE PLACED BY EQUIPMENT, BUT AVOID DAMAGING FILTER.

MINIMUM THICKNESS OF RIPRAP SHOULD BE 1.5 TIMES THE MAX. STONE DIAMETER.

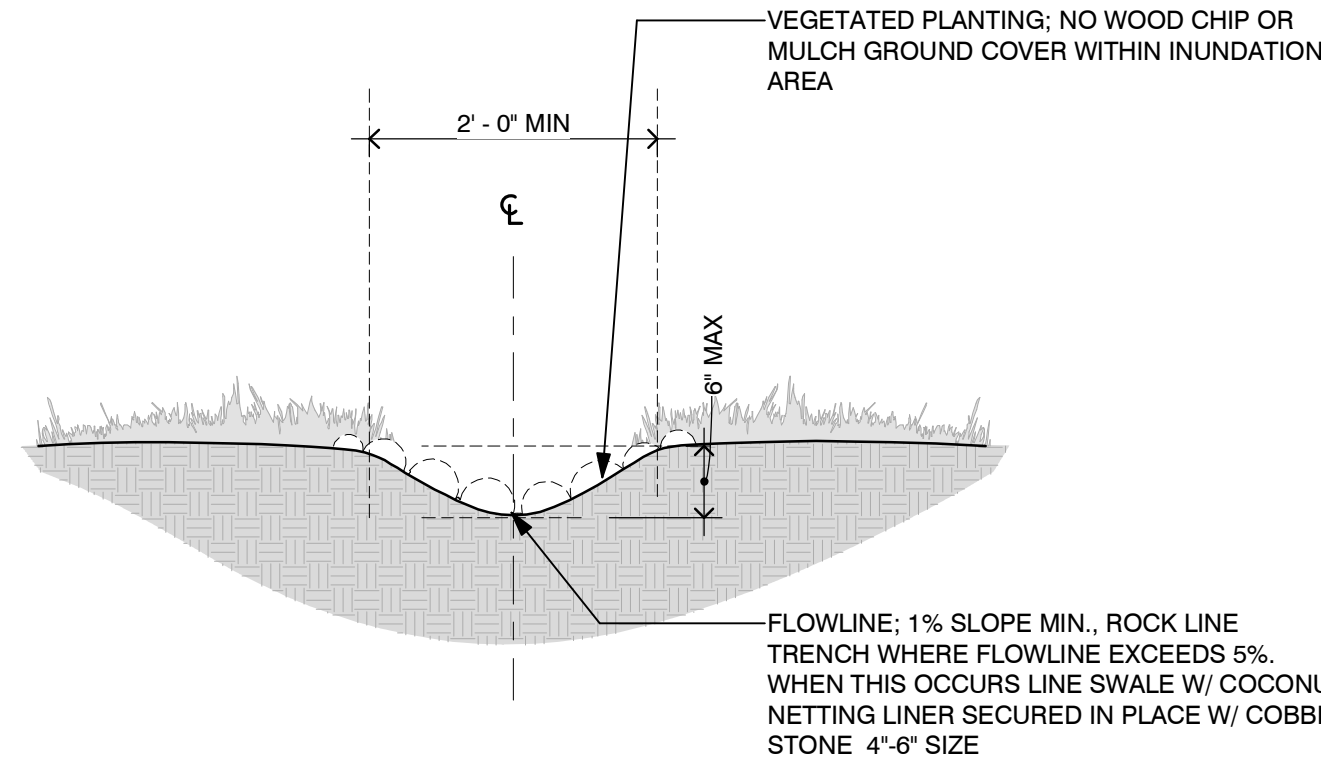
RIPRAP MAY BE FIELD STONE OR ROUGH QUARRY STONE. IT SHOULD BE HARD, ANGULAR, HIGHLY WEATHER RESISTANT AND WELL GRADED.

CONSTRUCT THE APRON ON ZERO GRADE WITH NO OVERFALL AT THE END. MAKE THE TOP OF THE RIPRAP AT DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW.

ENSURE APRON IS PROPERLY ALIGNED WITH RECEIVING STREAM AND STRAIGHT THROUGHOUT LENGTH. INSPECTION AND MAINTENANCE.

INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OF IF STONES HAVE BEEN DISLOGGED, IMMEDIATELY MAKE REPAIRS TO PREVENT FURTHER DAMAGE.

ENERGY DISSIPATOR/SWALE TERMINATION DET.



SWALE DETAIL

TITLE DRAINAGE CONTROL PLAN

KNOOP RESIDENCE

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DATE 21/04/08

SCALE As indicated

DRAWN BY LA

JOB NUMBER 1919

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FUEL MANAGEMENT NOTES

FUELS THAT PRODUCE A TWO-FOOT FLAME LENGTH AND PREVENT EMBER PRODUCTION ARE THE RESULT OF FUEL MITIGATION TREATMENTS IN FIVE ZONES OF VARYING ACTIONS AND DISTANCES FROM THE STRUCTURE, BASED ON EXISTING VEGETATION AND TERRAIN IN AROUND LOT ANIMUS1. IN EACH ZONE, THE DISTANCE IS CONSTRAINED BY THE DISTANCE TO THE PROPERTY BOUNDARY. IN NO CASE DOES THIS FUEL MANAGEMENT PLAN AUTHORIZE THE LANDOWNER TO TAKE FUEL MANAGEMENT ACTIONS BEYOND THE PROPERTY BOUNDARY. EACH ZONE HAS A UNIQUE SET OF STANDARDS BY WHICH COMPLIANCE WILL BE GAUGED. TREATMENTS IN EACH ZONE ARE FULLY DESCRIBED IN THE FUEL MANAGEMENT STANDARDS AND REPEATED HERE. UNLESS SPECIFIED HERE, TREATMENTS MUST BE CONSISTENT WITH THE STANDARDS. **EXCEPTIONS AND ADDITIONAL ACTIONS ARE NOTED IN BOLD, UNDERLINED ITALICS.** THE FUEL MANAGEMENT ZONES ARE:

- NON-COMBUSTIBLE ZONE, FOR A WIDTH OF 5 FEET FROM STRUCTURE
- LANDSCAPING ZONE, PER LANDSCAPING PLANS
- DRIVEWAY ZONE, FOR A WIDTH OF 15 FEET FROM EDGE OF PAVEMENT
- GRASSLAND ZONE, FOR A WIDTH OF **70 FEET** FROM STRUCTURE

NON-COMBUSTIBLE ZONE – TO A DISTANCE OF 5 FEET
A NON-COMBUSTIBLE ZONE SHOULD BE MAINTAINED WITHIN IN A 5-FOOT BUFFER AROUND STRUCTURES.
HARDSCAPE SURFACES (SUCH AS PATIOS, GRAVEL, AND BARE SOIL), AND LANDSCAPE MATERIALS (SUCH AS LAWN, SUCCULENT HERBACEOUS PLANTS, OR CLOSELY MOWED GRASS) ARE EXAMPLES OF NON-COMBUSTIBLE SURFACES.
LANDSCAPE ARCHITECTS ARE ENCOURAGED TO MAKE LIBERAL USE OF HARDSCAPING WITHIN 5 FEET OF STRUCTURES AND ARE DISCOURAGED FROM INSTALLING SHRUBS WITHIN 5 FEET OF STRUCTURES. CARE SHOULD BE TAKEN IN THE DESIGN PHASE TO ENSURE THERE IS ADEQUATE ROOM WITHIN THE HOMELAND FOR SUCH TREATMENTS.

LANDSCAPING ZONE – WITHIN ENTIRE LANDSCAPED AREA

APPROVED LANDSCAPING SHALL BE DESIGNED AND MAINTAINED TO MINIMIZE FLAMMABILITY.
ORNAMENTAL LANDSCAPING OFTEN RESULTS IN LARGE AMOUNTS OF SHRUBBY VEGETATION BEING PLANTED NEAR STRUCTURES. ALL PLANT MATERIAL THAT IS REMOVED FROM THE LANDSCAPING SHALL BE COMPOSTED WITHIN THE HOMELAND OR DISPOSED OFF OF THE PROPERTY. IN NO CASE CAN MATERIAL FROM THE LANDSCAPING ZONE BE LEFT IN THE OPENLAND, AND SHALL BE PROCESSED IF IT WILL REMAIN IN THE HOMELAND.
LANDSCAPE AREAS SHOULD BE MAINTAINED ACCORDING TO THE RECOMMENDATIONS IN THE NON-NATIVE AND NATIVE GRASSLAND ZONES (SEE BELOW). LANDSCAPING MAY NOT EXTEND INTO THE OPENLANDS.

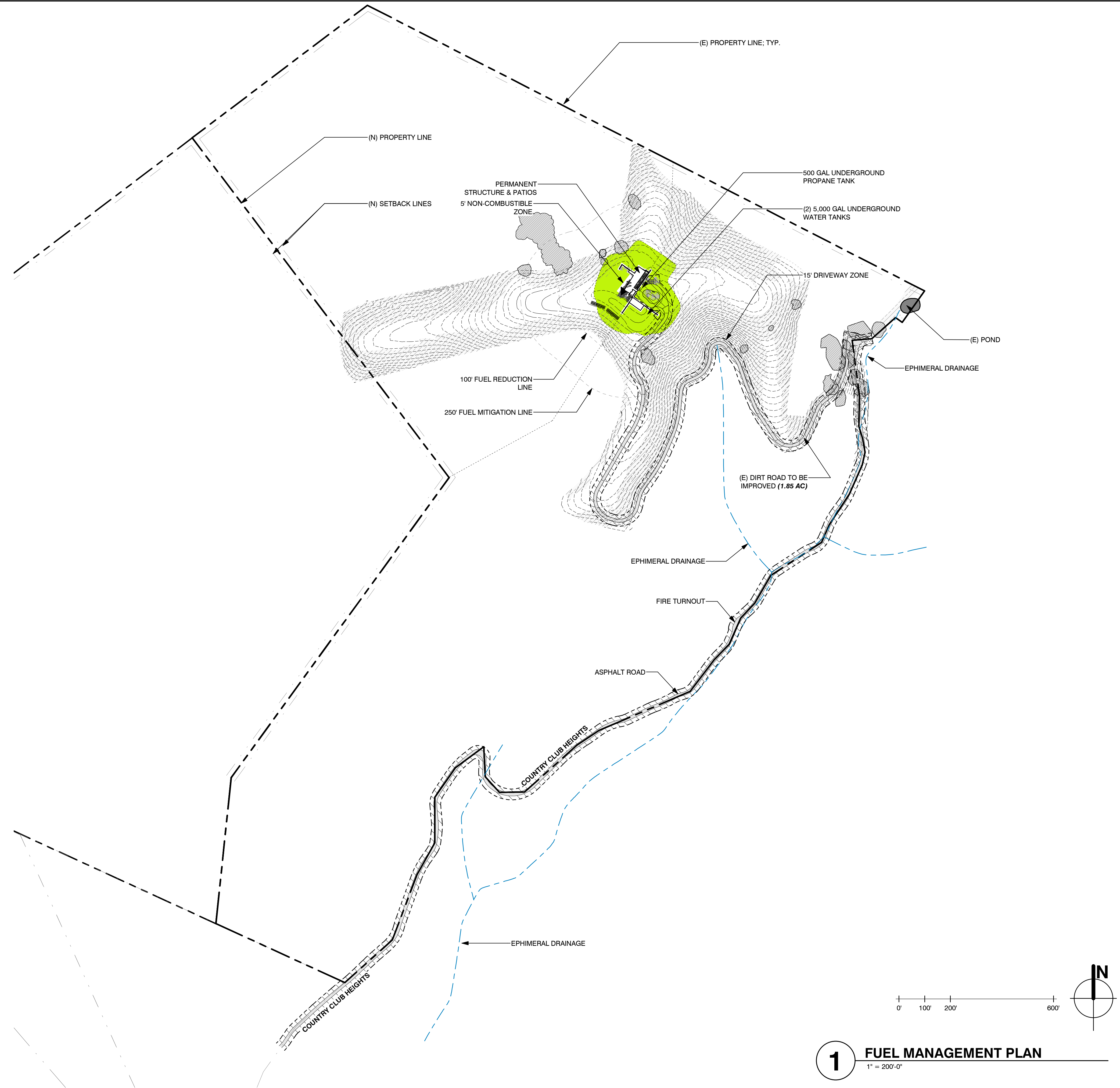
DRIVEWAY ZONE – 15 (TO 30) FEET FROM EDGE OF DRIVEWAY PAVEMENT
SAFE INGRESS AND EGRESS SHALL BE MAINTAINED ALONG THE DRIVEWAY. THE DRIVEWAY ZONE IS IMPORTANT TO ALLOW FOR SAFE PASSAGE AND TO PROVIDE A LOCATION WHERE FIREFIGHTER RESOURCES CAN BE DEPLOYED. THE TREATMENTS REQUIRED CORRESPOND TO VEGETATION TYPE.
a. GRASSLAND VEGETATION SHALL BE MOWED OR GRAZED WITHIN 15 FEET FROM THE PAVEMENT EDGES.
b. THE GRASS IN ALL VEGETATION TYPES SHALL BE MOWED WITHIN 15 FEET FROM THE PAVEMENT EDGES, ACCORDING TO THE RECOMMENDATIONS IN THE GRASSLAND ZONE. UNDERSTORY SHRUBS SHALL BE TRIMMED ACCORDING TO RECOMMENDATIONS IN THE OAK WOODLAND ZONES.
c. ALL CHAPARRAL, COASTAL SCRUB, AND OAK/SHRUB WOODLAND VEGETATION SHOULD BE TREATED TO 30 FEET FROM THE PAVEMENT EDGE, ACCORDING TO THEIR RESPECTIVE RECOMMENDATIONS.
d. ALL TREE BRANCHES EXTENDING OVER DRIVEWAY SURFACES SHOULD BE PRUNED TO ENSURE AT LEAST 13.5 FEET OF VERTICAL CLEARANCE.

GRASSLAND ZONE – 70 FEET FROM STRUCTURES
GRASSLAND ZONES SHALL BE MOWED AT LEAST ONCE ANNUALLY AT THE BEGINNING OF EVERY SUMMER.
BECAUSE GRASSLANDS DRY AND BECOME FLAMMABLE AT THE START OF EVERY SUMMER, GRASSLAND AREAS WILL NEED ANNUAL ATTENTION, TYPICALLY BY MOWING AT THE BEGINNING OF EACH SUMMER. BY MOWING IN LATE SPRING, AFTER SEEDS HAVE SET, NATIVE GRASSES AND WILDFLOWERS WILL THRIVE IN A LOW-HAZARD CONDITION.

- WITHIN **70 FEET FROM STRUCTURES**, ALL ANNUAL GRASSLAND AREAS SHALL BE MOWED OR GRAZED IN EARLY SUMMER TO MAINTAIN A MAXIMUM HEIGHT OF 4 INCHES DURING THE SUMMER. THE MOWING (OR GRAZING) DISTANCE ON THIS PROPERTY EXCEEDS WHAT IS TYPICALLY REQUIRED BY THE 2013 FUEL MANAGEMENT STANDARDS DUE TO THE LONG EMERGENCY RESPONSE TIMES.
- NATIVE PERENNIAL GRASSES SHOULD BE MOWED SHORTLY AFTER THEY HAVE SET SEED IN EARLY SUMMER TO MAINTAIN THEIR DENSITY. NATIVE PERENNIAL GRASSES SHOULD NOT BE MOWED MORE THAN ONCE A YEAR. CONSULT WITH THE CONSERVANCY STAFF AS NEEDED.
- TREES GROWING WITHIN THE GRASSLAND ZONE SHALL BE TREATED ACCORDING TO THE RECOMMENDATIONS MADE IN THE OAK SAVANNA ZONE.
- COYOTE BUSH, AND A NUMBER OF OTHER SHRUB SPECIES, GROWING WITHIN THE GRASSLAND ZONE, MAY BE REMOVED TO MAINTAIN OPEN HERBACEOUS GRASSLANDS, OTHERWISE, TREAT SHRUBS AS PER THE STANDARDS SET FORTH IN THE COASTAL SCRUB FUEL MANAGEMENT ZONE.

NOTES:

- GOAL OF THE FUEL MANAGEMENT PLAN IS TO CREATE DEFENSIBLE SPACE AROUND THE RESIDENTIAL STRUCTURE THROUGH THE REMOVAL AND THINNING OF VEGETATION ON THE PARCEL AND DEVELOPING NEW PLANTING CONCEPTS USING FIRE-WISE LANDSCAPING AND HABITAT RESTORATION.
- FUEL MODIFICATION IS TO BE ACCOMPLISHED THROUGH THE REMOVAL OF HIGHLY FLAMMABLE AND DEAD VEGETATION AROUND EXISTING AND PROPOSED STRUCTURES, THINNING OF ADDITIONAL VEGETATION AND FIRE-WISE LANDSCAPING WITH LOW-FUEL NATIVE PLANT MATERIALS.
- THE FUEL MANAGEMENT ZONES ARE SPECIFIC TO THE AREAS WHERE VEGETATION HAS BEEN REMOVED OR MODIFIED IN A MANNER THAT INCREASES THE LIKELIHOOD THAT STRUCTURES WILL SURVIVE WILD FIRES. IMPROVE THE DEFENSIBLE SPACE AROUND THE STRUCTURE NEEDED FOR FIREFIGHTING ACTIVITIES, AND PREVENTS DIRECT FLAME CONTACT WITH THE STRUCTURES. FUEL MANAGEMENT ZONES ARE CREATED TO PROTECT STRUCTURES FROM WILDFIRE BY REDUCING THE AMOUNT OF FUEL AVAILABLE FOR A WILDFIRE. THE REDUCTION IN AVAILABLE FUEL AFFECTS THE FLAME LENGTHS AND AMOUNT OF HEAT PRODUCED BY THE FIRE, AS WELL AS ELIMINATING THOSE AREAS IN LANDSCAPE WHERE EMBERS CAN IGNITE VEGETATION.
- VEGETATION IN THE KNOOP PARCEL SHALL BE MAINTAINED PRIMARILY THROUGH ANNUAL MOWING OF THE COASTAL PRAIRIE GRASSLAND SURROUNDING THE STRUCTURES. IN ADDITION, REDUCTION OF FUEL LADDERS, THE USE OF NEW FIRE-WISE LANDSCAPING USING NATIVE GRASSLAND RESTORATION SPECIES, AND REMOVAL OF DEAD LIMBS AND OTHER GROUND LAYING FLAMMABLE DEBRIS WILL BE INCORPORATED INTO THE MAINTENANCE PLAN. TO RETAIN SOIL STRUCTURE AND REDUCE EROSION POTENTIAL, COMPLETE VEGETATION CLEARANCE AND REMOVAL SHOULD BE AVOIDED. THE RETENTION OF ROOT STRUCTURES AND GROUND COVER OR MULCHING IS CRITICAL TO SOIL STABILIZATION. EFFORTS SHOULD BE MADE TO MAINTAIN AS MUCH OF THE EXISTING NATIVE UNDERSTORY HERBACEOUS VEGETATION AS POSSIBLE. NATIVE PLANTS ARE BETTER ADAPTED TO THE SITE AND PROVIDE IMPORTANT WILDLIFE HABITAT AND PROTECTION FROM EROSION. THE PROJECT BIOLOGIST SHOULD BE CONSULTED TO IDENTIFY SPECIAL STATUS BIOLOGICAL ELEMENTS NEAR THE DEVELOPMENT SHALL BE RETAINED AND NOT IMPACTED FROM FIRE CLEARANCE ACTIVITIES.
- THE LANDSCAPE SURROUNDING THE EXISTING RESIDENCE IS LOCATED WITHIN THE SETBACK ZONE (THE AREA WITHIN 30' OF A STRUCTURE). THIS ZONE SURROUNDING THE PROPOSED RESIDENCE SHOULD REMAIN FREE OF HIGH FUEL PLANT MATERIALS. ANY FUTURE PLANTING IN THIS ZONE SHOULD BE IN HIGH IN FUEL MOISTURE AND LOW IN AVAILABLE FUEL; THESE PLANT TYPES WILL BE MORE RESISTANT TO FIRE THAN THOSE THAT CONTAIN DEAD MATERIAL, VOLATILE OILS OR RESINS, AND LOW FUEL MOISTURE.
- ANY FUTURE NATIVE LANDSCAPE PLANTINGS SHOULD BE INSTALLED BY CAREFULLY SPACING SITE-SPECIFIC SHRUBS AND UTILIZING LOW GROUND COVERS OR MULCH AND REDUCING MASS PLANTINGS. PLANTS MUST BE SPACED SO THAT FIRE CANNOT SPREAD HORIZONTALLY OR VERTICALLY (BY WAY OF A FUEL LADDER) FROM PLANT TO PLANT. FUTURE TREATMENTS AROUND STRUCTURES SHOULD OFFER PROTECTION FROM INTENSE FLAMES THROUGH THE USE OF PROPERLY MAINTAINED IRRIGATED PLANTS WITH HIGH MOISTURE CONTENT, THROUGH WALKWAYS, GRAVEL/STONE, OR PAVED SURFACES. VINES OR OTHER CLIMBING PLANTS ATTACHED TO STRUCTURES SHOULD NOT BE ALLOWED AS VINES CAN PROVIDE A RECEPTIVE FUEL DIRECTLY ON TO THE STRUCTURE.
- EXISTING EUCALYPTUS TREES WITHIN THE SETBACK ZONES AND THINNING ZONE (THE AREA FROM 30' TO 100' OF A STRUCTURE) SHOULD BE TREATED BY REMOVING DEAD GROUND MATERIAL AND DEADWOOD TREE LIMBS SHOULD BE REMOVED TO REDUCE FUEL LOADS. LIVE TREE LIMBS SHOULD BE PRUNED UP TO AT LEAST 6' ABOVE THE BARE SOILS AND A MAXIMUM 3X THE HEIGHT OF UNDERLYING PLANTS.
- LARGE SHRUBS AND GROUPS OF SHRUBS SHOULD HAVE AT LEAST 10 TO 15 FEET OF OPEN SPACE BETWEEN THE EDGES OF ADJOINING CANOPIES IF THE SHRUBS AREA ALIGNED HORIZONTALLY WITHIN THE PIPE UNDERSTORY.
- LOW-FUEL GROUND COVER HERBACEOUS NATIVE PLANT MATERIALS WITHIN THE THINNING ZONE SHOULD BE ENCOURAGED BY REMOVING DEAD TREE LIMB DEBRIS ON THE GROUND, THINNING ANY LARGE SHRUBS, AND SYSTEMATIC REMOVAL OF ANY INVASIVE EXOTIC SPECIES THAT MAY ENCROACH THE SITE.
- THE FUEL MODIFICATION PLAN DOES NOT EXTEND TO AREAS OUTSIDE THE SUBJECT PARCEL, HOWEVER THE OWNER IS ENCOURAGED TO COLLABORATE WITH ADJACENT PRIVATE LANDOWNERS AND AGENCIES TO EXTEND FUEL MODIFICATIONS IN WAYS THAT BENEFIT EVERYONE IN THE COMMUNITY.
- FUEL MANAGEMENT PLANS ARE NOT STATIC AS THE LANDSCAPE AND NATURAL VEGETATION WILL CONTINUE TO CHANGE OVER TIME. LONG-TERM MAINTENANCE IS REQUIRED TO ENSURE THAT DEFENSIBLE SPACE IS MAINTAINED AND SHOULD INCLUDE VEGETATION AND STRUCTURAL MANAGEMENT. IN ADDITION TO THE PRESCRIPTIONS DESCRIBED ABOVE THE ROOF GUTTERS SHOULD BE MAINTAINED TO BE FREE OF LEAVES, PINE NEEDLES, DUFF AND OTHER VEGETATIVE DEBRIS. DEADWOOD AND PRUNING SHOULD CONTINUE YEARLY ESPECIALLY WITH ANY TREE ADJACENT TO THE RESIDENCE THAT OVERHANGS THE ROOF, MAINTAIN ANY CHIMNEY OR STOVE PIPE FLUE-SCREENING FOR OPTIMUM PERFORMANCE AND TRIM ALL TREE CLIMBS WITH 10 FEET OF THE OUTLET, AND ENSURE HOUSE NUMBERS ARE POSTED PER FIRE DEPARTMENT REQUIREMENTS.



LEGEND

- NON COMBUSTIBLE ZONE
- DRIVEWAY ZONE
- GRASSLAND ZONE
- 100' FUEL REDUCTION LINE
- 250' FIRE MITIGATION

1 FUEL MANAGEMENT PLAN
1" = 200'-0"

TITLE FUEL MANAGEMENT PLAN

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