

Attachment B

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**ATTACHMENT B
DRAFT RESOLUTION**

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

In the matter of the application of:

**HALEY & MCGOURTY TRS (PLN180434)
RESOLUTION NO. 20 -**

Resolution by the Monterey County Board of Supervisors:

- 1) Denying the appeal of The Open Monterey Project from the Planning Commission's environmental determination and approval of a Combined Development Permit;
- 2) Adopting a Mitigated Negative Declaration;
- 3) Approving a Combined Development Permit consisting of:
 - a) Coastal Development Permit to allow a Lot Line Adjustment, dividing three legal lots of record totaling 17,956 square feet into two lots of 9,369 square feet (Lot A) and 8,587 square feet (Lot B);
 - b) Coastal Administrative Permit and Design Approval to demolish an existing one-story single-family dwelling (approximately 815 square feet) and construct a new one-story single-family dwelling (approximately 3,218 square feet), inclusive of an attached garage (approximately 557 square feet) on resulting Lot A;
 - c) Coastal Administrative Permit and Design Approval to remodel an existing 865 square foot single-family dwelling and add a 225 square foot trellis carport on resulting Lot B;
 - d) Coastal Development Permit to allow development within 750 feet of known archaeological resources (on resulting Lots A and B); and
- 4) Adopting a Condition of Approval and Mitigation Monitoring and Reporting Plan.
26226 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN 009-451-013-000)

The Appeal by The Open Monterey Project from the decision by the Monterey County Planning Commission to adopt a Mitigated Negative Declaration and approve a Combined Development Permit to allow a lot line adjustment, demolition of an existing one-story single-family dwelling and construction of a one-story single-family dwelling with an

attached garage, remodel of an existing single-family dwelling and construction of a trellis carport, and development within 750 feet of known archaeological resources (Haley application – PLN180434) came on for a public hearing before the Monterey County Board of Supervisors on April 28 and May 5, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has processed the subject Combined Development Permit application (RMA-Planning File No. PLN180434/Haley & McGourty TRS) (“project”) in compliance with all applicable procedural requirements.
- EVIDENCE:**
- a) On October 9, 2018, pursuant to Monterey County Code (MCC) Sections 20.12, 20.44, and 20.82, Haley & McGourty TRS (Applicant) filed an application for discretionary permits to allow: a Lot Line Adjustment, dividing three legal lots of record totaling 17,956 square feet into two lots of 9,369 square feet (Lot A) and 8,587 square feet (Lot B); demolition of an existing one-story single-family dwelling (approximately 815 square feet) and construction of a one-story single-family dwelling (approximately 3,218 square feet), inclusive of an attached garage (approximately 557 square feet) on resulting Lot A; remodel of an existing 865 square foot single-family dwelling and the construction/addition of a trellis carport (approximately 225 square feet) on resulting Lot B; and development within 750 feet of known archaeological resources (on resulting Lots A and B); on a project site located at 26226 Isabella Avenue, Carmel (Assessor’s Parcel Number 009-451-013-000), Carmel Area Land Use Plan, Coastal Zone.
 - b) The County referred the project to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting, reviewed the proposed project on November 5, 2018, and voted 4 – 1 (4 ayes and 1 nay) to support the project with recommended alterations of the project proposal. The LUAC recommended the lots be combined/merged into a single lot, and a variance granted to allow the second unit to remain as an accessory dwelling unit. The Applicant chose to move forward with the project as initially proposed, and did not revise the project per the LUAC’s recommendations.
 - c) The Monterey County Planning Commission held a duly-noticed public hearing on the Haley & McGourty TRS application on January 29, 2020. Notices for the Planning Commission public hearing were published in the Monterey County Weekly on January 16, 2020; posted at and near the project site on January 19, 2020; and mailed and to vicinity property owners and interested parties on January 15, 2020.
 - d) On January 29, 2020, after review of the application and submitted documents, and a duly-noticed public hearing at which all persons had the opportunity to be heard, the Planning Commission adopted a Mitigated Negative Declaration and approved a Combined

Development Permit to allow the proposed development (Monterey County Planning Commission Resolution No. 20-002; corrected resolution issued on February 26, 2020). At the hearing, the Planning Commission requested changes to evidence in the resolution and to mitigation measures for archaeological and tribal cultural monitors that clarified and amplified the mitigations. Those revisions are incorporated in the corrected resolution. The Planning Commission resolution is included in the May 5, 2020, staff report to the Board of Supervisors as Attachment G.

- e) The Open Monterey Project (Appellant), represented by Molly Erickson, timely filed an appeal from the January 29, 2020, decision of the Planning Commission pursuant to MCC Section 20.86.030.C. The appeal challenged the Planning Commission's environmental determination and approval of the Combined Development Permit, and contended that the findings or decision or conditions are not supported by the evidence, and that the decision was contrary to law. See Finding No. 9 (Appeal) for the text of the Appellants' specific contentions and the County responses to the appeal.
- f) Pursuant to MCC Sections 20.86.030.C and E, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority (i.e., Planning Commission Resolution No. 20-002) has been mailed to the Applicant, and no appeal shall be accepted until the notice of decision has been given (i.e., mailed). The County mailed the corrected written notice of the decision on February 26, 2020, and said appeal was filed with the Clerk of the Board of Supervisors on March 3, 2020, within the 10-day timeframe prescribed by MCC Section 20.86.030.C. The appeal hearing is de novo. A complete copy of the appeal is on file with the Clerk of the Board, and is attached to the May 5, 2020, staff report to the Board of Supervisors as Attachment C.
- g) Said appeal was timely brought to a duly-noticed public hearing before the Monterey County Board of Supervisors on April 28, 2020. Notice of the hearing was published on April 16, 2020, in the Monterey County Weekly; notices were mailed on April 15, 2020, to all property owners and occupants within 300 feet of the project site, and to persons who requested notice; and at least three (3) notices were posted at and near the project site on April 17, 2020.
- h) On April 28, 2020, the Board of Supervisors continued the appeal public hearing to a date certain on May 5, 2020. The Appellant requested, and the Applicant concurred with, the continuance to allow time to review the staff report materials prepared for the appeal. To the extent that both the Appellant and Applicant have respectively requested and agreed to a continuance, both the Appellant and Applicant waived the MCC requirement to consider the appeal and render a decision within 60 days of receipt of the appeal.
- i) On April 22, 2020, the Applicant's attorney submitted a letter to the County responding to the Appellant's contentions. Additionally, on April 24, 2020, the Applicant's attorney submitted a letter from LandSet Engineers, Inc., responding to the Appellant's contention regarding soil conditions on the project site. These letters are

attached to the May 5, 2020, staff report to the Board of Supervisors as Attachment H, and are hereby incorporated by reference. See also Finding No. 9 (Appeal) and supporting evidences.

- j) On April 28, 2020, the Appellant's attorney submitted a letter to the County in which additional objections and concerns were expressed. See Finding No. 9 (Appeal) and supporting evidences for the County's responses to the Appellants' contentions. This letter is attached to the May 5, 2020, staff report to the Board of Supervisors as Attachment H, and is hereby incorporated by reference.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File No. PLN180434; Clerk of the Board of Supervisors' file(s) related to the appeal.

2. FINDING: **CONSISTENCY** - The project and/or use, as conditioned and/or mitigated, is consistent with the policies of the Monterey County 1982 General Plan, Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan – Part 4, Monterey County Subdivision Ordinance - Coastal (Title 19), Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development.

- EVIDENCE:**
- a) The project involves a lot line adjustment, including a lot merger, between three legal lots of record, resulting in two lots of 9,369 square feet and 8,587 square feet. The project also involves the demolition of an existing one-story single-family dwelling and construction of a 3,218 square foot one-story single-family dwelling, inclusive of a 557 square foot attached garage, and remodel of an existing 865 square foot single-family dwelling and construction of a 225 square foot trellis carport addition. The project also involves development within an area of known archaeological resources.
 - b) The properties are located at 26226 Isabella Avenue, Carmel (Carmel Point neighborhood) [Assessor's Parcel Number 009-451-013-000], Carmel Area Land Use Plan, Coastal Zone. The parcels are zoned Medium Density Residential, 2 units per acre; with a Design Control Overlay and 18-foot height limit (Coastal Zone) [MDR/2-D (18)(CZ)], which allows lot line adjustments with the granting of a Coastal Development Permit and dwelling units with the granting of a Coastal Administrative Permit. Therefore, as proposed, the project involves allowed land uses for this site. Development within 750 feet of known archaeological resources is also allowed subject to the granting of a coastal development permit.
 - c) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Carmel Area Coastal Implementation Plan (Part 4);
 - Monterey County Subdivision Ordinance – Coastal (Title 19);
 - and
 - Monterey County Zoning Ordinance - Coastal (Title 20).

No conflicts were found to exist. Although the Appellant alleges potential inconsistency of the project with the Carmel Area Land Use Plan, the County finds that the project as designed, conditioned and mitigated is consistent with the Carmel Area Land Use Plan and County regulations for the reasons stated in this resolution.

- d) Lot Legality. The current configuration and legality of the lots has been confirmed based on the following documentation: Lots 1, 2, 3, and 4 as shown in Block B-8 on the Final Map for Addition No. 7, Carmel-by-the-Sea, recorded May 4, 1910, filed at Volume 2, Cities and Towns, Page 24. The majority of Lot 2 was conveyed to a separate owner via Grant Deed recorded on January 10, 1967, Reel 489 of Official Records, Page 616.

The County has previously recognized the legality of lots created by the subject 1910 final map. In addition, the siting of lots and improvements on the final map indicate evidence of design. The lots and streets, as identified on the final map, conform to the surrounding topography. The evidence further shows that owners have relied on the 1910 final map to direct development of lots within the subdivision, including utilities.

Therefore, the County recognizes the subject property as three separate legal lots of record comprised of: Lot 1 and the remainder portion of Lot 2 after the 1967 conveyance; Lot 3; and Lot 4.

- e) Map Act Consistency: 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. See also Finding No. 8 and supporting evidence.
- f) Public Access. See Finding No. 6 and supporting evidence.
- g) Development Standards – Setbacks, Height, Structural Coverage, and Floor Area. The development standards for the MDR zoning district are identified in MCC Section 20.12.060. The structures meet or exceed all required setbacks, and are also within the corresponding maximum structure heights. Required setbacks for a main structure (single family residence in this case) in this MDR district are 20 feet (front), 10 feet (rear), and 5 feet (sides). The proposed structure on Lot A would have a front setback of 20 feet, a rear setback of 10 feet, and side setbacks of 5 and 34 feet. The structure, including the addition, on Lot B would have a front setback of 20 feet, and rear and side setbacks of 24 feet and 10 feet respectively. In the case of Lot B, corner lot setback exceptions apply which allow for a reduced front setback (MCC Section 20.62.040.J).

The maximum allowed height in this MDR zoning district is 18 feet above average natural grade. The proposed dwelling on Lot A would have a height of approximately 16 feet above average natural grade, and the existing dwelling on Lot B has a height of approximately 14.5 feet above average natural grade; therefore, both structures would conform to the maximum allowed height limit.

The site coverage maximum in this MDR district is 35 percent, and the floor area ratio maximum is 45 percent. The adjusted lots would be 9,369 square feet and 8,587 square feet, which would allow site coverage of 3,279 square feet and 3,005 square feet, respectively. The allowed floor area on the adjusted lots would be 4,216 square feet and 3,864 square feet, respectively. The proposed single-family dwelling and attached garage on Lot A would result in site coverage and floor area of 3,218 square feet (34.3 percent). The existing dwelling and proposed carport on Lot B would result in site coverage and floor area of 1,153 square feet (13.4 percent).

Therefore, pursuant to MCC and as proposed, the project conforms to applicable development standards regarding setbacks, height, structural coverage, and floor area.

h) Development Standards – Minimum Lot Size.

The development standard for minimum lot size in the MDR zoning district is 6,000 square feet (MCC Section 20.12.060.A). The three existing legal lots of record have a total combined area of 17,956 square feet. As proposed, the lot line adjustment would result in lots of 9,369 and 8,587 square feet. Therefore, the lots would conform to the minimum lot size.

i) Design. Pursuant to MCC Chapter 20.44, the proposed project parcels and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

The Applicant proposes exterior colors and materials that are consistent with the residential setting. The primary colors and materials include brown metal roofing and steamed rolled cedar shingle roofing with a natural finish, stone exterior, grayed green powder-coated steel sash windows and painted wood windows, warm sand stucco, and stained wood doors and trim. The proposed exterior colors and finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. Also, per Carmel LUP Policy 2.2.3.6, the proposed structure would be subordinate to and blend into the environment, using appropriate exterior materials and earth tone colors that give the general appearance of natural materials. The proposed residence is also consistent with the size and scale of surrounding residences, and the proposed bulk and mass would not contrast with the neighborhood character.

Therefore, the existing and proposed structure exterior finishes blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. As proposed, the project

assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- j) Visual Resources and Public Viewshed. The project, as proposed, is consistent with the Carmel Area LUP policies regarding Visual Resources (Chapter 2.2) and will have no impact on the public viewshed. The project planner conducted a site inspection on November 12, 2019, to verify that the project minimizes development within the public viewshed. The project site is also located in a residential neighborhood, and the adjacent parcels have been developed with single-family dwellings.
- k) No tree removal is proposed as part of this project; no development will occur on slopes that exceed 30 percent; and no development will impact any special-status or sensitive species.
- l) The project planner reviewed the project via the County's GIS records, and conducted a site visit on November 12, 2019, to verify that the proposed project conforms to the applicable plans and Monterey County Code.
- m) Cultural Resources. County records identify that the project site is within an area of high sensitivity for cultural resources, and the project includes a Coastal Development Permit to allow development within 750 feet of known archaeological resources, including areas of known archaeological resources.

The project has been reviewed for consistency with the Carmel Land Use Plan and Coastal Implementation Plan Part 4. Pursuant to geotechnical recommendations, the minimum soil disturbance in this case includes removal of the upper 2.0 feet of native soil within the building areas and extending 5 feet beyond the foundation perimeters. After removal of the upper 2.0 feet of native soils, an additional 1 foot of soil will be scarified and recompact to a minimum of 90 percent of maximum dry density resulting in a total disturbed depth of 3 feet within the described areas. Removal of the top two feet of soil, as well as site improvements for utilities and driveway improvements, will require grading of approximately 120 cubic yards of cut and 40 cubic yards of fill. This work is the minimum required for adequate building safety design and standards according to the geotechnical engineer.

Archaeological reports (LIB180382, LIB180383, and LIB180401) prepared for the project determined that the potential for impacts to archaeological resources on this particular site is low; however, given the parcel's location in the archaeologically sensitive Carmel Point area, the reports recommend the presence of an archaeological monitor during all excavation activities. No significant archaeological resources were found during 2 auger tests conducted in the front and rear yards of the proposed house; however, given the proposed project location in Carmel Point, the potential for resources to be uncovered during construction could not be ruled out. The County prepared an Initial Study, and mitigation measures were applied to minimize potential impacts to resources if discovered

during construction, including tribal cultural resource monitoring (see Finding No. 5 and supporting evidence). The archaeological monitor and tribal monitor will observe all earth disturbance at the two sites and have the ability to stop work if resources are discovered as well as ensure that those resources are properly handled and treated.

Additionally, PaleoWest Archaeology documented a ground penetrating radar (GPR) survey of the project area in March 2020. Byram Archaeological Consulting, on behalf of PaleoWest, surveyed eleven GPR grids over the design footprint for the project's excavation areas plus the estimated 5-foot over-excavation buffer. The survey grids provided accurate radar data to a depth of up to 4.26 feet (1.3 meters). The GPR survey identified eight anomalies for further investigation. Geoprobe borings were then drilled at the locations of the anomalies to a depth of 4 feet (1.22 meters) below ground surface. All GPR survey and geoprobe boring investigative efforts resulted in no evidence of cultural materials, as well as no evidence of cultural soils or sediments within the project area.

Therefore, the proposed project has been tested and mitigated to minimize or avoid impacts to known archaeological resources, and is therefore consistent with applicable Carmel Area Land Use Plan policies. Adherence to required conditions and mitigation measures will reduce potential impacts to unknown archaeological and/or cultural resources to less than significant.

- n) Historic analysis. The cottage on Lot A resulting from the Lot Line Adjustment was originally constructed in the 1920's. This cottage is proposed for demolition, so the County required submittal of an historic analysis prepared by a qualified historian. A Historic Report (LIB180326) was prepared by Anthony Kirk, Ph.D, Los Gatos, California, dated March 14, 2018, for the project. The Historic Report concluded that the existing cottage does not qualify for listing as an historic resource because it was not designed or constructed by a notable architect or builder, and has been altered from its original construction to the extent that it no longer conveys its original character and design. The cottage on Lot B resulting from the Lot Line Adjustment was built in 2002 and is not more than 50 years in age.
- o) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180434.

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

EVIDENCE: a) The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Water Resources Agency, and the Cypress Fire Protection District. 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.

- b) The following technical reports have been prepared:
 - Historic Report (LIB180326) prepared by Anthony Kirk, Ph.D, Los Gatos, California, March 14, 2018;
 - Soils Engineering Investigation (LIB180362) prepared by LandSet Engineers, Inc., Salinas, California, June 12, 2018;
 - Geological Report (LIB180384) prepared by CapRock, Salinas, California, October 30, 2000;
 - Preliminary Archaeological Reconnaissance (LIB180382) prepared by Archaeological Consulting, Salinas, California, September 20, 2000;
 - Archaeological Test Excavation Report (LIB180383) prepared by Archaeological Consulting, Salinas, California, April 26, 2001;
 - Cultural Resources Auger Testing (LIB180401) prepared by Susan Morley, M .A., Marina, California, November 2018; and
 - Report on Additional Phase II Archaeological Presence/Absence Testing prepared by PaleoWest Archaeology and Byram Archaeological Consulting, Walnut Creek and Berkley, respectively, California, March 26, 2020.
- c) County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the property is not suitable for the use proposed.
- d) The project planner reviewed submitted plans and conducted a site visit on November 12, 2019, to verify that the project conforms to the plans listed above and that the project area is suitable for this use.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180434.

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

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Water Resources Agency, and the Cypress Fire Protection District, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The existing residences have public water connections (Cal-Am) and public sewer connections (Carmel Area Wastewater District). The existing and new residences will continue to use these same connections. The Environmental Health Bureau reviewed the project application and did not require any conditions.
 - c) The applicant also purchased 0.25-acre feet of additional potable water credits for the proposed development (Assignment of a Portion

of Monterey Peninsula Water Management District Ordinance No. 165 Mal Paso Water Company Water Entitlement, for the Benefited Property identified as Assessor's Parcel Number 009-451-013-000, recorded on September 26, 2018, Document No. 2018042412).

- d) The project planner reviewed submitted plans and conducted a site visit on November 12, 2019, to verify that the project, as proposed and conditioned/mitigated, would not impact public health and safety.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180434.

5. FINDING:

CEQA (Mitigated Negative Declaration) - On the basis of the whole record before the Monterey County Board of Supervisors, the Board of Supervisors find that there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE:

- a) Pursuant to Public Resources Code Section 21080, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15070, the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the project may have a significant effect on the environment, and shall prepare a Mitigated Negative Declaration if there is no substantial evidence that the project as revised and mitigated may cause a significant effect on the environment.
- b) The County as Lead Agency, through RMA-Planning, prepared an Initial Study and Mitigated Negative Declaration pursuant to CEQA. The Initial Study and Mitigated Negative Declaration are on file in the offices of RMA-Planning and are hereby incorporated by reference (RMA-Planning File No. PLN180434). Additionally, a complete copy of the Initial Study and Mitigated Negative Declaration are on file with the Clerk of the Board, and are attached to the May 5, 2020, staff report to the Board of Supervisors as Attachment F.
- c) There is no substantial evidence, based upon the record as a whole, that the project as mitigated may have a significant effect on the environment. The Initial Study identified several potentially significant effects, but 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. Based upon the analysis of the Initial Study, RMA-Planning prepared a Mitigated Negative Declaration.
- d) The Draft Initial Study and Mitigated Negative Declaration for the project (RMA-Planning File No. PLN180434) were prepared in accordance with the CEQA Guidelines; filed with the County Clerk on November 19, 2019; and circulated for public review from November 20 through December 20, 2019 (State Clearinghouse Number 2019119074).
- e) Resource areas that were analyzed in the Initial Study/Draft Mitigated Negative Declaration included: aesthetics, agriculture and forest

resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

- f) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding No. 3, Site Suitability, Evidence b), staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in RMA-Planning (RMA-Planning File No. PLN180434) and/ or the Clerk of the Board of Supervisors' files, and are hereby incorporated herein by reference.
- g) The County identified less than significant impacts to aesthetics, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and transportation. Mitigation measures will not be required for these resource areas.
- h) The County identified potentially significant impacts to cultural resources and tribal cultural resources. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant. Mitigation Measure Nos. 1 and 2 would reduce the potentially significant impacts by requiring the presence of an on-site archaeological monitor and an on-site tribal monitor, respectively, during all excavation activities.

As described further below, at the public hearing on the project at the Planning Commission, the Commission clarified and amplified these mitigation measures and added a condition of approval. Additionally, a ground penetrating radar survey of the project area in March 2020 resulted in no evidence of cultural materials, as well as no evidence of cultural soils or sediments within the project area. This information amplifies the information in the Initial Study and does not change its conclusions regarding the impact of the project on archaeological or tribal cultural resources. See Finding No. 2, Evidence m, for additional survey detail.

- i) Pursuant to Public Resources Code Section 21080.3.1, the County (RMA-Planning staff) initiated consultation notification on October 1, 2019, with the Ohlone/Costanoan-Esselen Nation (OCEN) and the Esselen Tribe. On October 8 and October 17, 2019, the County consulted with OCEN and the Esselen Tribe, respectively, regarding the proposed project. Both the OCEN and Esselen Tribe representatives concurred and requested that due to the potential to impact archaeological and tribal cultural resources, a tribal monitor should be present during all earth disturbing activities. Per these requests, and the known presence of cultural resources within the project area, the County applied Mitigation Measure No. 2 to require the presence of a tribal monitor during all excavation activities.
- j) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made

conditions of approval. A Condition of Approval and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval (Condition No. 4).

- k) Analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless CDFW determines that the project will have no effect on fish and wildlife resources.

In this case, for purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to CDFW for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (Condition No. 3).

- l) During the public review circulation and comment period from November 20 through December 20, 2019, the County received only one comment from the Applicant's agent, requesting a one-word deletion from Mitigation Measure No. 2. The County considered the comment received, and this comment does not conflict with or challenge the analysis and conclusions of the Draft Initial Study or MND.

On page 61 of the Draft Initial Study, the County revised the wording of Mitigation Monitoring Action No. 2b as follows: "During earth disturbance activities, the ~~OCEN~~-approved Native American Tribal Monitor shall be onsite observing the work, consistent with the approved contract discussed in Mitigation Measure No. 1. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter for the Native American Tribal Monitor verifying all work was done consistent with the contract to RMA-Planning."

- m) Minor revisions to Mitigation Measure No. 1, replacement of Mitigation Measure No. 2, and addition of an additional condition of approval regarding archaeological and tribal cultural resources were made at the public hearing before the Planning Commission on January 29, 2020, per the direction of the Planning Commission. The revisions and additions clarify actions required in the event of discovery of human remains and clarify steps that will be taken in the event of discovery of significant archaeological resources. Also, Mitigation Measure No. 1 was further clarified and amplified to require the archaeological monitor to actively observe all soil disturbing activities when present at the project site. The revised and added

mitigation language is equally or more effective in mitigating potential impacts to cultural resources and tribal cultural resources, and will not create any new impacts as a result of the revisions or additions. These revised mitigation measures were considered as part of the Board of Supervisors' public hearing on the Mitigated Negative Declaration and project.

- n) Pursuant to Section 15073.5(c) of the CEQA Guidelines, recirculation of the Initial Study/Mitigated Negative Declaration is not required where the new information merely clarifies, amplifies or makes minor modifications to an adequate mitigated negative declaration.

The archaeological reports and testing (LIB180382, LIB180383, and LIB180401) prepared for the site determined that the potential for impacts to archaeological resources on this particular site is low. The ground penetrating radar survey completed in March 2020 confirms and amplifies the conclusions of these previous archaeological reports and testing. See Finding No. 2, Evidence m, for additional detail.

Per the direction of the Planning Commission, the mitigation measures were revised to clarify actions required in the event of discovery of human remains and to clarify steps that will be taken in the event of discovery of significant archaeological resources. The revised and added mitigation language is equally or more effective in mitigating potential impacts to cultural resources and tribal cultural resources, and will not create any new impacts as a result of the revisions or additions.

The Board of Supervisors finds that the information provided and revisions to the mitigation measures since the public notice of the draft Mitigated Negative Declaration, meets those criteria and that recirculation of the Initial Study/Mitigated Negative Declaration is not required.

- o) The County received no comments from any state or local agencies during the public review period.
- p) The comment received during the public review period is incorporated herein by reference. The County has considered the comment received during the public review period, and it does not alter the conclusions in the Initial Study and Mitigated Negative Declaration.
- q) The County finds that there is no substantial evidence supporting a fair argument of a significant environmental impact.
- r) The Monterey County Board of Supervisors considered the Mitigated Negative Declaration, along with the Combined Development Permit, at a duly noticed public hearing held on April 28, 2020.
- s) Monterey County RMA-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is 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.

6. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the

Public Resources Code) and the County's Local Coastal Program (LCP), and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan (Part 4) can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) As proposed, the project would not obstruct public views of the shoreline from surrounding roadways, nor obstruct public visual access to the shoreline from major public viewing corridors (Carmel Land Use Plan Policy 5.3.3.4.a).
 - e) The project planner conducted a site visit on November 12, 2019, to verify that the project, as proposed and conditioned/mitigated, would not impact public access.
 - f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180434.

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

- EVIDENCE:**
- a) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180434.

8. FINDING: **LOT LINE ADJUSTMENT** – Section 66412(d) of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance – Coastal) of the Monterey County Code (MCC) allows a lot line adjustment that meets the following standards:

1. The lot line adjustment is between four or fewer existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and
3. The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

The project meets these standards.

- EVIDENCE:**
- a) The parcels are zoned Medium Density Residential, 2 units per acre, with a Design Control Overlay and 18-foot height limit (Coastal Zone) [MDR/2-D (18)(CZ)].
 - b) The project area has a total of 17,956 square feet. The proposed lot line adjustment is between three legal lots of record consisting of Lot

1 and a portion of Lot 2, and Lots 3 and 4 (Assessor's Parcel Number 009-451-013-000; 26226 Isabella Avenue). The existing Lots 3 and 4 comprise an 8,000 square foot building site, and the existing Lot 1 and a portion of Lot 2 comprises a 9,956 square foot building site.

The lot line adjustment would merge Lots 3 and 4, along with portions of Lot 1 and Lot 2, resulting in a 9,369 square foot building site (Parcel or Lot A). The remainder of Lot 1 and portion of Lot 2 would result in a 8,587 square foot building site (Parcel or Lot B).

- c) The lot line adjustment is between four or fewer existing adjoining parcels. The three existing legal lots of record share common boundaries of approximately 100 feet on the south side of Lot 1 and the north side of Lot 4, with Lot 3 in between.
- d) The lot line adjustment will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be adjusted, resulting in two contiguous separate legal parcels of record. Therefore, no new parcels will be created.
- e) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 2, 3, 4, 5, 6, and 7; and supporting evidence).
- f) The existing and proposed parcels and habitable structures have required water and wastewater service connections and will continue to use these same connections. The Environmental Health Bureau reviewed the project application and did not require any conditions of approval (see Finding No. 4, Evidence b).
- g) The proposed lot line adjustment does not interfere with existing access and utility easements, which will remain unchanged.
- h) The subject property is zoned and used for residential purposes. None of the property area is under Williamson Act contract or used for agricultural purposes.
- i) 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. 7). See also Finding No. 2, Evidence e.
- j) The project planner conducted a site visit on November 12, 2019, to verify that the project would not conflict with applicable zoning or building ordinances.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180434.

9. FINDING: **APPEAL** – Upon consideration of the documentary evidence, the staff report, the oral and written testimony, and all other evidence in the record as a whole, the Board finds that there is no substantial evidence to support the appeal by The Open Monterey Project and

makes the following specific findings in regard to the Appellant's contentions:

- a) The Appellant (The Open Monterey Project), pursuant to Monterey County Code (MCC) Section 20.86.030.C, timely filed an appeal from the January 29, 2020, decision of the Planning Commission. The appeal challenged the Planning Commission's environmental determination and approval of the Combined Development Permit, and contended that the findings or decision or conditions are not supported by the evidence, and that the decision was contrary to law. See also Finding No. 1, Evidence e.

The text of the Appellant's contentions and the County's responses to those contentions are set forth in Evidences b through n below. The Appeal filed by the Appellant is included in the May 5, 2020, staff report to the Board of Supervisors as Attachment C, and is incorporated herein by reference.

- b) Appellant's Specific Contention A: The Appellant stated **"The mitigations proposing monitors are inadequate because there is no accountability for failure to have one or both monitors. On nearby Scenic Road a property owner excavated hundreds of cubic yards of soil. No monitor was present. All resources were lost forever. The County fined the property owner a mere \$4,300, which was less than the owner would have paid the monitor had s/he been present as required by the condition/mitigation on the County permit. The \$4,300 fine is an incentive to violate the monitoring conditions, because it is cheaper to violate the conditions than to comply with them. Inadequate assurance that actions will be taken in accordance with conditions/mitigations in light of County recent action to ignore violations of some conditions on Scenic and to impose small fine of \$4300 for failure to have arch monitor present. Serves as incentive to ignore requirements to County has insisted that is only remedy it has."**

This contention speculates that the applicant will violate the conditions. The applicant has agreed to the proposed mitigations, and the conditions of approval require the applicant to record an Agreement to Implement a Mitigation Monitoring and/or Reporting Plan before building permits will be issued. Not having a required monitor on-site during excavation work would be a violation of the conditions of approval. If a violation occurs, then the County would issue a "Stop Work" order, and would determine the actions required to resolve the violation. There is no evidence supporting an allegation that this applicant would violate the conditions of approval. The Appellant's allegations concern a different site, project, and applicant under different circumstances, none of which is evidence about the project before the Board. The amount of fines for a violation of a condition of approval is not the subject matter under consideration in this application. The amount of County fines for a violation is determined by the Monterey County Code as adopted by

the Board of Supervisors in accordance with state law, and any code enforcement matter is subject to the prosecutorial discretion of the Resource Management Agency on a case by case basis. The Board is separately considering the issue of penalties/fines related to archaeological conditions in Carmel Point per a Board referral.

- c) Appellant's Specific Contention B: The Appellant stated **“Nearby on Carmel Point four sets of Native American remains were found only one or two feet below ground surface. They were discovered after removal of a patio. Here, the project includes a replacement and/or new patios. The tribal and archeological monitors should be present for that removal/demolition/construction work. The current conditions are ambiguous or ineffective on this issue.”**

Mitigation Measures 1 and 2 require the on-site presence of an archaeological monitor and a tribal monitor during all demolition and/or excavation activities that involve soil disturbance. These measures are neither ambiguous nor ineffective in stating the requirement for monitoring. Per Planning Commission direction, the mitigation measures were amplified and clarified. As revised, the mitigation measures require the on-site presence of archaeological and tribal monitors during demolition that involves soil disturbance and during foundation excavation. The measures also authorize the monitors to halt work if potentially significant archaeological or cultural resources are discovered.

- d) Appellant's Specific Contention C: The Appellant stated **“Inadequate identification in the approval resolution of the plans that are intended to be approved. The date on the plan page and specific identifying page number should be specifically stated. County has a very poor record of identifying plans (with dates, pages numbers, etc.), which leads to ambiguity, misunderstanding by contractors, planners, and inspections. Ambiguous and unclear references mean that approved plans can be substituted with other plans, and it would be very difficult to determine the substitution. The County Planning Department has a demonstrated poor record with record keeping, including on Carmel Point projects when there is little or no room for error. The planners have failed to identify important changes including when plans change, lot lines change, and dimensions change. These have been approved over the counter by staff who do not understand the full scope of the project changes. These have been approved by staff who have not noticed that the plans show different dimensions of the lot that have material implications for lot size, FAR, and lot coverage.”**

Approved plans are attached to the resolution and are specifically referenced in the resolution. The plans attached to the resolution are kept and maintained by the Resource Management Agency (RMA) both electronically and physically. It is the practice of the RMA to review all subsequent permits (i.e., Building Permits) for consistency

with the approved plans. Changes made after approval of the plans can, and do, trigger additional permitting requirements.

- e) Appellant's Specific Contention D: The Appellant stated “**If archeological or tribal cultural items are discovered and work is stopped under the mitigations, then all work on all projects should be stopped – at the adjacent parcel and at all development within 50 meters. It is not adequate to stop work only on the small lot or parcel at issue. (E.g., conditions 17, 18.)**”

This contention assumes that work is occurring on adjacent parcels at the same time, which is not a typical occurrence. The conditions of approval, including mitigation measures, only apply to the specific entitlement and properties identified in the resolution. Application of conditions to a parcel that is not included in the project application, or is owned separately, would be contrary to law. Additionally, pursuant to Public Resources Code Section 21083.2(i), construction work may continue on other parts of the building site while archeological mitigation takes place.

- f) Appellant's Specific Contention E: The Appellant stated “**The positive archeological report means further research is required. The positive report from 2001 merely excavated “a single test unit.”**”

As identified and stated in Finding No. 2, Evidence m, and Finding No. 3, Evidence b, additional research was completed based on the findings of a preliminary archaeological reconnaissance report prepared in September 2000 (LIB180382). Page 4 of this report identified surface evidence of potentially significant archaeological resources, and recommended additional testing to determine the nature, extent, and significance of any potential cultural deposits on the parcel. Additional testing was completed in April 2001 (LIB180383), and determined that a thin (10 centimeter deep) cultural layer consisted of shell fragments and brown, ashy soil. Below 10 centimeters, the soil changed to a culturally sterile yellowish granitic sand. Given the thinness/shalowness of the cultural layer, and the high proportion of historic materials mixed in the layer, the layer and material were likely re-deposited on the subject parcel from another site/location. In more recent auger testing in November 2018 (LIB180401), to a depth of 60 centimeters, no cultural materials were found and the archaeologist did not encounter any of the materials expected of an archaeology site in this region (i.e.; no midden soils, no shell or shell fragments, no burnt or unburnt cobbles, no bone, or no lithic debitage).

Additional investigation in March 2020 confirmed these findings. PaleoWest Archaeology documented a ground penetrating radar (GPR) survey of the project area. Byram Archaeological Consulting, on behalf of PaleoWest, surveyed eleven GPR grids over the design footprint for the project's excavation areas plus the estimated 5-foot over-excavation buffer. The survey grids provided accurate radar

data to a depth of up to 4.26 feet (1.3 meters). The GPR survey identified eight anomalies for further investigation. Geoprobe borings were then drilled at the locations of the anomalies to a depth of 4 feet (1.22 meters) below ground surface. All GPR survey and geoprobe boring investigative efforts resulted in no evidence of cultural materials, as well as no evidence of cultural soils or sediments within the project area. See also Finding No. 2, Evidence m.

The archaeologists concluded that the potential for impacts to archaeological resources on this particular site is low. However, given the parcel's location in the archaeologically sensitive Carmel Point area, the archaeologists recommended the presence of an archaeological monitor during all excavation activities. The County therefore is applying conditions of approval, including mitigation measures, to require archaeological and tribal monitors. These mitigation measures have been clarified and amplified during the Planning Commission hearing, as discussed above (see Finding No. 5; Evidences h, m, and n.

Therefore, the proposed project site has been tested and conditioned to minimize or avoid impacts to archaeological resources that may be inadvertently discovered on the property. The County finds that adherence to the required conditions and mitigation measures will reduce potential impacts to unknown archaeological and/or cultural resources to less than significant.

- g) Appellant's Specific Contention F: The Appellant stated "**There is no accountability for and confirmation of the maximum amount of grading is not adequately quantified or capped. This means the applicant could excavate uncapped amounts of soils, and the initial study did not analyze or mitigated the potential impacts.**"

The initial study (pages 13, 39, and 65) identifies the amount of grading and/or excavation as noted in the application. County staff reviews plans/documents submitted with the building permit to confirm that the amounts are substantially consistent with those analyzed and approved. Also, inspections occur during the construction phase to ensure the permitted amounts are not exceeded, and remain in substantial conformance with the approved amounts.

Per the Soils Engineering Investigation (LIB180362) prepared by LandSet Engineers, Inc., the amount of proposed excavation is the minimum necessary to adequately prepare the site for development. Per the geotechnical recommendations, the minimum soil disturbance in this case includes removal of the upper two (2) feet of native soil within the building areas and extending five (5) feet beyond the foundation perimeters. After removal of the upper two (2) feet of native soils, an additional 1-foot of soil will be scarified and recompact to a minimum of 90 percent of maximum dry density resulting in a total disturbed depth of three (3) feet within the described areas. Removal of the top two feet of soil, as well as site

improvements for utilities and driveway improvements, will require grading of approximately 120 cubic yards of cut and 40 cubic yards of fill. This work is the minimum required for adequate building safety design and standards according to the geotechnical engineer. See also Evidence f (Appellant's Specific Contention E) above.

- h) Appellant's Specific Contention G: The Appellant stated **“The mitigations require certain steps to take place only if “intact” cultural features are discovered. (E.g, condition 15.) This is overly limited in scope and does not adequately protect the resources. A feature or artifact that has been bashed by a backhoe or shovel is not likely to be “intact.” The mitigation is moral hazard because it provides an incentive to smash or destroy the resource in part so that it is not “intact” and thus does not come within the scope of the mitigation language. A mitigation should protect any and all archaeological features, regardless of whether they are “intact.” And there should be mitigations to prevent harm to artifacts and resources in the first instance. The County has not adopted any. By allowing excavation, the County would allow harm to occur to existing resources at the sites.”**

Mitigation Measure No. 1 (Condition No. 15) directs work to be halted if “...potentially significant archaeological resources or intact features are discovered,....” The County's use of the word “intact” in this mitigation phrase does not exclude, nor was it intended to exclude, any unique archaeological resource as defined pursuant to Public Resources Code Section 21083.2(g). The County has removed the word “intact” from the mitigation measure to alleviate any potential confusion as to its meaning and intent. The resulting mitigation measure remains equally effective in mitigating potential impacts to cultural resources and tribal cultural resources.

- i) Appellant's Specific Contention H: The Appellant stated **“The Carmel Point is a significant historic resource. It is eligible for the National Register of Historic Places and the California Register of Historical Resources. The past County project approvals have not protected the project sites, which are areas considered to be archaeologically sensitive. Here, the proposed excavation below grade may not comply with this LUP policy and objective. The County approvals have not incorporated all site planning and design features necessary to minimize or avoid impacts to archaeological resources.**

A positive archeological report is substantial evidence of potential impacts. There is a fair argument based on substantial evidence in the record, including site-specific archeological reports and a rich array of evidence as to the Carmel Point, that the project may have a potentially significant impact on cultural resources. Further environmental review should be required before you consider the project. This would allow the County time to investigate, analyze and mitigate for the impacts.

The County's fragmented, one-off approach to projects involving digging at Carmel Point is harming the protected resources in steps, and the effect is the same as a wholesale destruction. The harm is occurring on a project-by-project basis because the County is not protecting the overall resource in a responsible and required manner."

Carmel Point has been substantially developed with single-family residences on relatively small lots. Due to known resources in the vicinity, the County collects site-specific evidence for each development and exercises independent judgment based on the facts and circumstances of each case. The extensive site testing completed on this property indicates that resources are not present and unlikely to be present. Mitigation measures address the potential situation if resources are found due to the sensitivity of the surrounding area, and the wording of the mitigation measures has been amplified and clarified. See also Finding No. 5, Evidence m.

Moreover, the amount of proposed excavation is the minimum necessary to adequately prepare the site for development, and is the minimum required for adequate building safety design and standards according to the project's geotechnical engineer. Additionally, the project does not include a basement level that would increase the amount of proposed excavation. With previous development on these sites, the top portion of the soil has been previously disturbed. Significant resources would not likely remain in previously disturbed areas. As proposed, tested, conditioned, and mitigated, the project minimizes or avoids impacts to potential archaeological or cultural resources, and is consistent with applicable land use policies and/or regulations.

- j) Appellant's Specific Contention I: The Appellant stated "**The County has failed to consider the cumulative impacts of this project and other known projects, including the three nearby Pietro projects.**"¹

The County documents fail to adequately show the cumulative effect and total impacts of the Carmel Point excavation projects. The Commission should request a map that coherently presents all Carmel Point projects and their location and proximity to each other. This lack of information makes it difficult for you and for my clients to understand the combined overall impacts of the projects. As a result, you have not been adequately informed of the potential impacts, the potential excavation, and the potential effectiveness of the mitigations. The County initial studies for the three nearby Pietro projects on Isabella and Valley View stated that the County had uncovered "substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment." An EIR is required whenever "substantial evidence in the record supports a "fair argument" significant impacts or effects may

occur" (See CEQA Guidelines, § 15063, subd. (b)(1).) In the CEQA context, substantial evidence "means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached." (CEQA Guidelines, § 15384, subd. (a).) Substantial evidence includes "facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts" (*id.*, subd. (b)). The Sixth District Court of Appeal has reviewed the standards in its decision *Keep Our Mountains Quiet v. County of Santa Clara* (2015) 236 Cal.App.4th 714. The County should review that decision carefully before proceeding."

There is no evidence, based upon the record as a whole, that the project may have a significant, or cumulatively significant, effect on the environment. Based on the specific circumstances of the project as proposed, tested, conditioned, and mitigated, the County finds that the potential cumulative impacts are less than significant. Moreover, this project's incremental effect is less than cumulatively considerable. It merges three lots into two, reducing overall development potential. It involves replacement and remodeling of existing structures; i.e., the site is already disturbed and is not vacant land. Lastly, it does not include a basement, and the project includes only the minimum amount of excavation necessary for structural safety.

Expert technical reports analyzing the site testing completed on this property conclude that resources are not present and unlikely to be present. Mitigation Measures 1 and 2, as well as Condition 17, address the potential situation if resources are found due to the sensitivity of the surrounding area. The application of these measures does not mean that resources will be found (i.e., the measures applied by the County are more precautionary than preventative). See also the response to Appellant's Specific Contention E above (Evidence f).

The County also finds that there is no substantial evidence of an unusual circumstance, and there is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact. As such, no further environmental review is required.

- k) Appellant's Specific Contention J: The Appellant stated "**The proposed mitigations are ambiguous, inequitable with other Carmel Point projects, and do not mitigate the impacts to less than significant, among other problems.**

The proposed mitigations are difficult to understand, are vague on matters essential to enforceability, are inadequate under CEQA, do not contain adequate and enforceable performance criteria and performance objectives, and are ineffective to reduce

the impacts to cultural resources to a less than significant level. We address several of these in this letter. Furthermore, the County's bare conclusions that impacts to cultural resources would be "mitigated to a less-than-significant level" does not quantify the impacts or the claims reduction and is not supported by facts or analysis.

Mitigation measure 1 is not adequate. It merely requires an archeological monitor to be "present." The archaeological monitor must be required to actively observe during all soil disturbing activities, rather than sitting in his vehicle or on his phone. The potential for earth disturbing activities to take place outside of the direct view of the "observer" is significant. There is no requirement that the monitor be watching the earth disturbance. Each project site should have a skilled observer dedicated to that site who is actively observing all soil disturbing activities.

The mitigation action 1b does not include performance standards or criteria for the responsibilities and involvement of the archaeological monitor. There are no standards to guide the applicant and its paid consultant, and no standards on which the County is required to rely as a basis to accept or reject a proposed contract. There also is no requirement for accountability by the archaeologist to the County, as there should be. There is no requirement as to whom at the County should review the proposed contracts, and what expertise that person should have. This is important, given the County RMA's demonstrated lack of expertise in specific environmental issues, including archaeological and contract expertise. It also is important as shown by the County's failures regarding the Scenic Road property owner who violated the County permit conditions requiring a monitor, and the County's \$4,300 fine would not deter others from similarly violating these monitoring conditions. To the contrary, the County's \$4,300 fine has provide an incentive to violate the conditions, because it is cheaper to violate the monitoring condition than to comply with it. ...

Proposed mitigation #2 is inadequate and vague. Mitigations must be clear and quantifiable in order to be enforceable and to adequately protect the resources that are intended to be protected. If human remains or cultural materials are found and the monitor stops the work, the specific distance must be specified. It is not adequate to say "work shall be halted to within a safe working distance" as the initial study proposes. (P. 61.) The County mitigation should require a halt all work within 50 meters which is the same standard the County has used for other projects at Carmel Point. Any other standard would be special and inequitable treatment for this site.

The County has failed to place any mitigation requiring reburial at the site. The County has failed to follow the following OCEN

statements during the OCEN consultation as follows: “OCEN request consultation with the lead agency, that mitigation measures reflect the request for an OCEN Tribal Monitor, reburial of any ancestral remains, burial artifacts, placement/return of all cultural items to OCEN ...” The County has failed to explain why these OCEN requests were not met and has failed to include that information in the circulated initial study. The failures violates AB52 and CEQA.”

Mitigation Measures 1 and 2 are feasible, and supported by facts and analysis (see the response to Appellant’s Specific Contention E in Evidence f above). The measures clearly state the requirements, timing of those requirements, responsible parties, and the compliance actions to be performed consistent with the requirements of CEQA Guidelines Section 15064.5. Per Planning Commission direction, the mitigation measures were amplified and clarified. As revised, the mitigation measures require the on-site presence of archaeological and tribal monitors during demolition that involves soil disturbance and during foundation excavation. The measures also authorize the monitors to halt work if potentially significant archaeological or cultural resources are discovered. Therefore, the County finds that the measures mitigate potential impacts to a level of less than significant. See also the responses to Appellant’s Specific Contentions A, B, E, G, H, and I above (Evidences b, c, f, h, i, and j).

Pursuant to Public Resources Code Section 21080.3.1, the County (RMA-Planning staff) initiated consultation notification on October 1, 2019, with the Ohlone/Costanoan-Esselen Nation (OCEN) and the Esselen Tribe. On October 8 and October 17, 2019, the County consulted with OCEN and the Esselen Tribe, respectively, regarding the proposed project. Both the OCEN and Esselen Tribe representatives concurred and requested that due to the potential to impact archaeological and tribal cultural resources, a tribal monitor should be present during all earth disturbing activities. Per these requests, and the known presence of cultural resources within the project area, the County applied Mitigation Measure No. 2 to require the presence of a tribal monitor during all excavation activities (see also Finding No. 5, Evidence i).

The designated tribal representative is given authority to work with property owners on the treatment and disposition of remains and artifacts. In the event remains are discovered, the Native American Heritage Commission oversees designation of most likely descendants and offers guidance to both property owners and tribal representatives. Property owners are required to rebury remains onsite if some other mutual agreement is not reached between the tribe and the property owner. Mitigation Measure 1 (archaeological monitor) requires a qualified archaeologist (i.e., a registered professional archaeologist) to monitor and actively observe all earth disturbing activities. Qualified archaeologists are experts in

archaeology for the purposes of CEQA, and are required to abide by ethical and professional standards.

- 1) Appellant's Specific Contention K: The Appellant stated **“The initial study is not consistent in the discussion of excavation. In one place the initial study claims excavation will be “two feet” (p. 65) and in another place the initial study says “the site soils are erodible when disturbed, and the project would involve “over-excavation by approximately two feet below the building area” (p. 47). The RMA appears to be confused by this. Overexcavation means soil removed in an effort to investigate or remediate in addition to the minimum amount.**

Erodible soils mean the sides of the hole typically cave in when soils are excavated, so as a result applicant have argued that even more excavation is required on all sides. The Pietro applicants, represented by the same attorney as this PLN180434 project, have argued that the soils at their nearby sites must be overexcavated and that many feet of additional excavation was necessary due to the erodible soils.. That applicant stated that

sub-excavation 4-9 feet (actual depth determined at the time of construction by a geotechnical engineer) of loose soil, scarification 12 inches deep at the bottom of the excavation, and a mat of engineered fill extended a minimum 5 horizontal feet beyond the outer edge of the foundation and slab elements in each direction.

The County RMA staff agreed. (RMA staff report for Pietro projects, 4/23/2019, Att. A, p. 15.) In contrast, the RMA staff has taken a very different approach to this project without explanation, and is claiming that two feet of subexcavation is needed, instead of the “4-9 feet” claimed nearby. The Commission should get more information to determine which claim is accurate. If the overexcavation is 4-9 feet, then this project would have much more cut than the amount analyzed in the initial study.”

The Appellant does not provide any information refuting the conclusions or recommendations of the project's geotechnical engineer. As stated by County staff in the staff report to the Planning Commission, per the Soils Engineering Investigation (LIB180362) prepared by LandSet Engineers, Inc., the amount of proposed excavation is the minimum necessary to adequately prepare the site for development. Per the geotechnical recommendations, the minimum soil disturbance in this case includes removal of the upper two (2) feet of native soil within the building areas and extending five (5) feet beyond the foundation perimeters. After removal of the upper two (2) feet of native soils, an additional 1-foot of soil will be scarified and recompacted to a minimum of 90 percent of maximum dry density resulting in a total disturbed depth of three (3) feet within the described areas. Removal of the top two feet of soil, as well as

site improvements for utilities and driveway improvements, will require grading of approximately 120 cubic yards of cut and 40 cubic yards of fill. This work is the minimum required for adequate building safety design and standards according to the geotechnical engineer. Other sites may have different soil conditions that warrant different soil engineering recommendations.

- m) Appellant's Specific Contention L: The Appellant stated “**The County should place a mitigation that requires redesign of the project to avoid the human remains and important materials that are uncovered. That is what the Carmel Area Land Use Plan requires when it says that “New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources.”**”

The above contention references Carmel Area Land Use Plan Key Policy 2.8.2. Based on the specific circumstances of the project as proposed and sited, the County finds that the proposed project minimizes or avoids potential impacts to archaeological resources to the extent feasible. In other cases, redesign was considered in the mitigation as a means of addressing basement excavation. In this case, no basement is proposed. The project includes a single-family dwelling meeting all zoning standards on a residential lot in a residential neighborhood. See also the responses to Appellant's Specific Contentions B, E, F, H, I, and J above (Evidences c, f, g, i, j, and k).

- n) Appellant's Specific Contention M: The Appellant stated “**The mitigations and conditions should be dated on each page as to the version of the approval documents, and the approval resolution should clearly describe the date of the attached mitigation and condition document. See discussion elsewhere in this letter of the mischief that can and has happened with inadequately referenced documents.**”

The mitigations and conditions approved by the hearing body are attached to the final resolution that is signed and mailed to the applicant and requesting parties. Also, each page of the final mitigations and conditions is dated. Therefore, identification of the approved mitigations and conditions is positive and definitive.

10. FINDING:

APPEALABILITY - The decision on this project may be appealed to the California Coastal Commission.

- a) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development permitted in the underlying zone as a conditional use (i.e.; development within 750 feet of known archaeological resources).

DECISION

NOW, THEREFORE BE IT RESOVED, based on the above findings and evidence, and the administrative record as a whole, that the Board of Supervisors does hereby:

- A. Certify that the foregoing recitals and findings are true and correct;
- B. Deny the appeal of The Open Monterey Project from the Planning Commission’s approval of a Combined Development Permit to allow a lot line adjustment, demolition of an existing one-story single-family dwelling and construction of a one-story single-family dwelling with an attached garage, remodel of an existing single-family dwelling and construction of a trellis carport, and development within 750 feet of known archaeological resources;
- C. Adopt a Mitigated Negative Declaration;
- D. Approve a Combined Development Permit consisting of:
 - a. Coastal Development Permit to allow a Lot Line Adjustment, dividing three legal lots of record totaling 17,956 square feet into two lots of 9,369 square feet (Lot A) and 8,587 square feet (Lot B);
 - b. Coastal Administrative Permit and Design Approval to demolish an existing one-story single-family dwelling (approximately 815 square feet) and construct a new one-story single-family dwelling (approximately 3,218 square feet), inclusive of an attached garage (approximately 557 square feet) on resulting Lot A;
 - c. Coastal Administrative Permit and Design Approval to remodel an existing 865 square foot single-family dwelling and construct/add a 225 square foot trellis carport on resulting Lot B; and
 - d. Coastal Development Permit to allow development within 750 feet of known archaeological resources (on resulting Lots A and B); and
- E. Adopt a Condition of Approval and Mitigation Monitoring and Reporting Plan.

All work must be in general conformance with the attached plans and this approval is subject to seventeen (17) conditions, including two mitigation measures (note: Due to the length of Condition No. 17, it is continued into “Condition No. 18”, which is not a separate Condition of Approval), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____, and carried this 5th day of May, 2020, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book _____ for the meeting on May 5, 2020.

Date:
File Number:

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

Monterey County RMA Planning

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

PLN180434

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (RMA-Planning File No. PLN180434) allows a lot line adjustment, including a lot merger, between three legal lots of record, resulting in two lots of 9,369 square feet and 8,587 square feet; demolition of an existing single-family dwelling (approximately 815 square feet) and construction of a one-story 3,218 square foot single-family dwelling, inclusive of a 557 square foot attached garage on resulting Lot A; remodel an existing 865 square foot single-family dwelling and addition of a 225 square foot trellis carport on resulting Lot B; and development within 750 feet of known archaeological resources. The properties are located at 26226 Isabella Avenue, Carmel Point (Assessor's Parcel Number 009-451-013-000), Carmel Area Land Use Plan, Coastal Zone. 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 RMA Chief of 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 20 -) was approved by the Monterey County Board of Supervisors for Assessor's Parcel Number 009-451-013-000 on May 5, 2020. The permit was granted subject to seventeen (17) conditions of approval, including two (2) mitigation measures, which run with the land. A copy of the permit is on file with Monterey County RMA-Planning."

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

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

3. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to RMA-Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to RMA-Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

4. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

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. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit an exterior lighting plan as part of the construction plan set 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 RMA-Planning prior to the issuance of building permits. (RMA-Planning)

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

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

6. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on May 5, 2023, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of RMA-Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

7. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant 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. (RMA-Planning File No. PLN180434) 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, RMA-Planning File No. PLN180434. 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."

NOTE: Owner(s) is/are responsible for securing any re-conveyance, partial re-conveyance 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.

8. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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)

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 County Counsel 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.

9. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. The plan shall also include RMA-Environmental Services standard inspection notes 1, 2, & 3. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval. Standard inspection notes are available on the RMA-Environmental Services website.

10. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading plan and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall provide certification from the licensed practitioner(s).

11. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the approved geotechnical report. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. All grading shall be observed in accordance with Mitigation Measure Nos. 1 and 2, as well as Condition No. 17. Grading shall be limited to approximately 120 yards in conformance with the plans (plan sheets C-1 through C-3) attached to the resolution. This work shall be limited to the minimum required for adequate building safety design and standards as recommended by the geotechnical engineer. (RMA-Environmental Services)

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

12. 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 the 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.

13. WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The owner/applicant shall schedule weekly inspections with RMA-Environmental Services during the rainy season, October 15th to April 15th, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance. This inspection requirement shall be noted on the Erosion Control Plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the owner/applicant shall schedule weekly inspections with RMA-Environmental Services in the rainy season (October 15th to April 15th).

14. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the in the approved geotechnical report. and the approved grading plan and stormwater control plan. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

15. MITIGATION MEASURE NO. 1: ONSITE ARCHAEOLOGICAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to cultural resources that may be discovered during development of the site, a qualified archaeological monitor shall be present and actively observe all soil disturbing activities during demolition and foundation excavation. If at any time, potentially significant archaeological resources or features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of the RMA-Planning, and implemented. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring. (RMA-Planning)

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

1a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 1. The owner/applicant shall submit said plans to RMA-Planning for review and approval.

1b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include a pre-construction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The pre-construction meeting agenda information shall include the scope of work and the methods for the demolition and construction of the residence on Lot A and the carport on Lot B. The contract shall include provisions requiring the monitor be present and actively observe all soil disturbing activities during demolition and foundation excavation, and authorizing the monitor to stop work in the event resources are found. In addition, the contract shall authorize the monitor to prepare a report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. The contract shall be submitted to RMA-Planning for review and approval. Should RMA-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.

1c: Prior to the issuance of grading or building permits, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any grading, excavation, or construction activity. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.

1d: If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and appropriate mitigation measures are formulated and implemented. Data recovery shall be implemented during the construction and excavation monitoring. If cultural features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the onsite Tribal Monitor (see Mitigation Measure No. 2) an opportunity to make recommendations for the disposition of potentially significant cultural materials found.

1e: A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to RMA-Planning and the Northwest Regional Information Center at Sonoma State University.

16. MITIGATION MEASURE NO. 2: ONSITE TRIBAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure that Tribal Cultural Resources incur less than significant impacts, a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Condition No. 17. This condition is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered. (RMA-Planning)

Compliance or Monitoring Action to be Performed: 2a: Prior to issuance of a construction permit for grading and/or building, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Monitor shall be retained for the duration of any project-related grading and excavation.

2b: Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the Qualified Archaeological Monitor. Once cataloged, the Qualified Archaeological Monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A Final Technical Report shall be submitted to by the qualified archaeologist to RMA-Planning within one year of the discovery. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

2c: Prior to final building inspection, the Tribal Monitor or other appropriately NAHC-recognized representative shall submit a letter to RMA-Planning confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

17. PDSP001 - CULTURAL RESOURCES (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the project site's location in or near CA-MNT-17, a recorded prehistoric site, and because the project includes excavation for a foundation, there is a potential for human remains or cultural artifacts to be accidentally discovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified professional Archaeologist (chosen from the County-approved list of consultants) and the Most Likely Descendant (MLD) as identified by The Native American Heritage Commission and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition.

In the event that archaeological materials other than human remains are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeologist and a Tribal Monitor. A Tribal Monitor is defined as a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel, and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative. If the find is determined to be historically (by a qualified archaeologist) or culturally (as determined by a Tribal Monitor) significant, appropriate mitigation measures shall be implemented in accordance with the Compliance or Monitoring Actions to be Performed, contained in this Condition of Approval. All mechanical excavation undertaken with a backhoe shall be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site. (RMA-Planning)

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

a: Notes on Plans

Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Condition No. 17, including the actions to be performed. The owner/applicant shall submit plans to RMA-Planning for review and approval.

b: Discovery of Human Remains

If human remains are discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request that they determine that no investigation of the cause of death is required;
 - The Owner/Applicant/Contractor shall contact RMA-Planning within 24 hours of the find to alert them to the discovery;
 - If the coroner determines the remains to be Native American:
 - o The coroner shall contact the Native American Heritage Commission and RMA-Planning within 24 hours of the determination.
 - o The Native American Heritage Commission shall identify the person or persons it believes to be the MLD (from a tribal group such as, though not limited to, the Esselen, Salinan, Costonoans/Ohlone or Chumash tribal groups, as appropriate.
 - o The MLD may make a recommendation 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 5097.98-5097.994.
 - If the remains are determined to be Native American, and the MLD, in concurrence with a qualified archaeologist, determines that the remains are evidence of a larger burial of human remains, which would qualify as a “unique archaeological resource”, as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or there is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation; then the Owner will work with RMA-Planning to move/shrink/modify/redesign the basement portions of the project which would have further impact on those areas of the site containing remains. Modified plans shall be submitted to RMA-Planning. The redesign shall be in accordance with the process codified in State law Public Resources Code section 5097.98 with penalty for violation pursuant to Public Resources Code section 5097.994. No work will re-commence on site within 50 meters of the find until the County has approved the revisions to the approved plans.
- (Continued in Condition No. 18)

18. PDSP001 - CULTURAL RESOURCES (NON-STANDARD) - CONTINUATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the project site's location in or near CA-MNT-17, a recorded prehistoric site, and because the project includes excavation for a foundation, there is a potential for human remains or cultural artifacts to be accidentally discovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified professional Archaeologist (chosen from the County-approved list of consultants) and the Most Likely Descendant (MLD) as identified by The Native American Heritage Commission and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition.

In the event that archaeological materials other than human remains are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeologist and a Tribal Monitor. A Tribal Monitor is defined as a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel, and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative. If the find is determined to be historically (by a qualified archaeologist) or culturally (as determined by a Tribal Monitor) significant, appropriate mitigation measures shall be implemented in accordance with the Compliance or Monitoring Actions to be Performed, contained in this Condition of Approval. All mechanical excavation undertaken with a backhoe shall be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site. (RMA-Planning)

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

c: Discovery of Significant Cultural Artifacts

If significant tribal cultural artifacts (determined to be significant by the onsite Tribal Monitor – not including human remains which are handled in accordance with PRC section 5097.98 and penalty for violation pursuant to 5097.994) are discovered during construction activities, there shall be no further mechanical excavation (e.g.: backhoe, trencher, etc.) or ground disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be surgically uncovered and extracted by a qualified archaeologist, and stored safely through the duration of excavation;
- Excavation will continue by hand (shovels) within a perimeter of two (2) meters surrounding the artifact for the subsequent one (1) meter of depth;
- If another significant tribal cultural artifact is found within the perimeter, the perimeter requirement for hand digging will be extended around the newly discovered artifact as well.
- If no additional significant tribal cultural artifacts are found in the original perimeter, or any of the subsequent perimeters, mechanical excavation may resume to completion unless another significant artifact is discovered in the process. If significant artifacts are discovered again after restarting mechanical excavation, hand digging will be required again as dictated by this condition.
- If human remains are found at any time during either hand digging or mechanical excavation, the Contractor/Owner/Applicant/Agent shall take the steps required by Monitoring Action b.

After completion of excavation activities, all recovered artifacts will be cataloged by both the Tribal Cultural Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission or the Monterey County Historical Society, at the discretion of the property owner. A Final Technical Report shall be submitted by the qualified archaeologist to RMA-Planning within one year of the discovery.

Haley Residence

26226 Isabella Avenue
Carmel by the Sea, CALIFORNIA

APN: 009-451-013, Lots 1, partial 2, 3, and 4, Block B8

DRAWING INDEX

ARCHITECTURAL	CIVIL
A001 Cover Sheet	C1 Cover Sheet
A101 Site Plan Lots A & B	C2 Grading and Drainage Plan
A102 Staking Plan Lots A & B	C3 Erosion Control Plan
A300 Demolition Plans Lots A & B	CMP1 Construction Management Plan
A301 Floor Plans Lots A & B	LL1 Lot Line Adjustment Map
A302 Roof Plans Lots A & B	Topographic Survey
A301 Exterior Elevations - Residence Lot A	
A302 Exterior Elevations / Sections Lot A	
A303 Exterior Elevations - Cottage Lot B	

PROJECT DIRECTORY

Property Owners
Tim and Ethna Haley
475 Marlowe Street
Palo Alto, CA 94301
650-619-2341

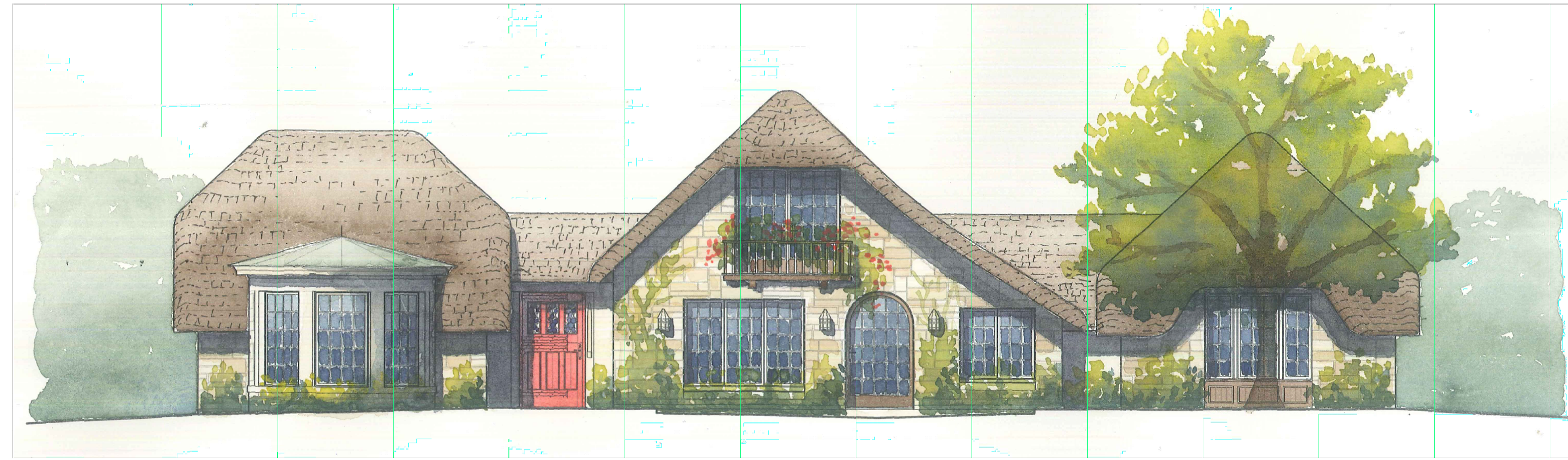
Owners Agent:
Anthony Lombardo Associates
144 W. Gablian Street
Salinas, CA 93901
831-751-2330
Contact: Gail Hatter
gail@alombardolaw.com

Architect
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Emeryville, CA 94608
Tel: (510) 595-8042
Fax: (510) 595-8365
Contact: Greg Klein - ext. 104
Email: greg@jmalick.com

Surveyor / Civil Engineer:
Landset Surveying
520-B Crazy Horse Canyon Rd.
Salinas, CA 93907
831-443-6970
Contact: Guy Giraud
ggiraud@landseteng.com

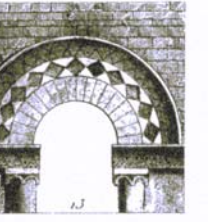
Project Data Summary Table
No trees removed
See table below for additional information

PROJECT DATA SUMMARY	LOT A	LOT B
PARCEL SIZE	9,370 * WITH OFFICE ASSIGNMENT	8,566 * WITH OFFICE ASSIGNMENT
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL MEDIUM DENSITY (MR2 18(C))	RESIDENTIAL MEDIUM DENSITY (MR2 18(C))
ZONING DESIGNATION	ALLOWED / REQUIRED	ALLOWED / EXISTING / PROPOSED
SITE COVERAGE 80% ALLOWED	3,380	3,478
FLOOR AREA RATIO 80% ALLOWED	823	865
GRADING	SEE CIVIL ENGINEERING PLANS	SEE CIVIL ENGINEERING PLANS
TREE REMOVAL COVERAGES	NONE	NONE
PERVIOUS	3,218	3,218
IMPERVIOUS	1,780	1,780
TOTAL COVERAGE - STRUCTURE, PERVIOUS, IMPERVIOUS	5,238	5,238
PARKING RESERVE	REQUIRED	PROPOSED
GUEST	1 COVERED	1 COVERED



North Facade
Lot A

JOHN MALICK
&
ASSOCIATES



Architecture - Planning

1195 Park Ave., Suite 102
Emeryville, California 94608
Tel: 510.595.8042 Fax: 510.595.8365



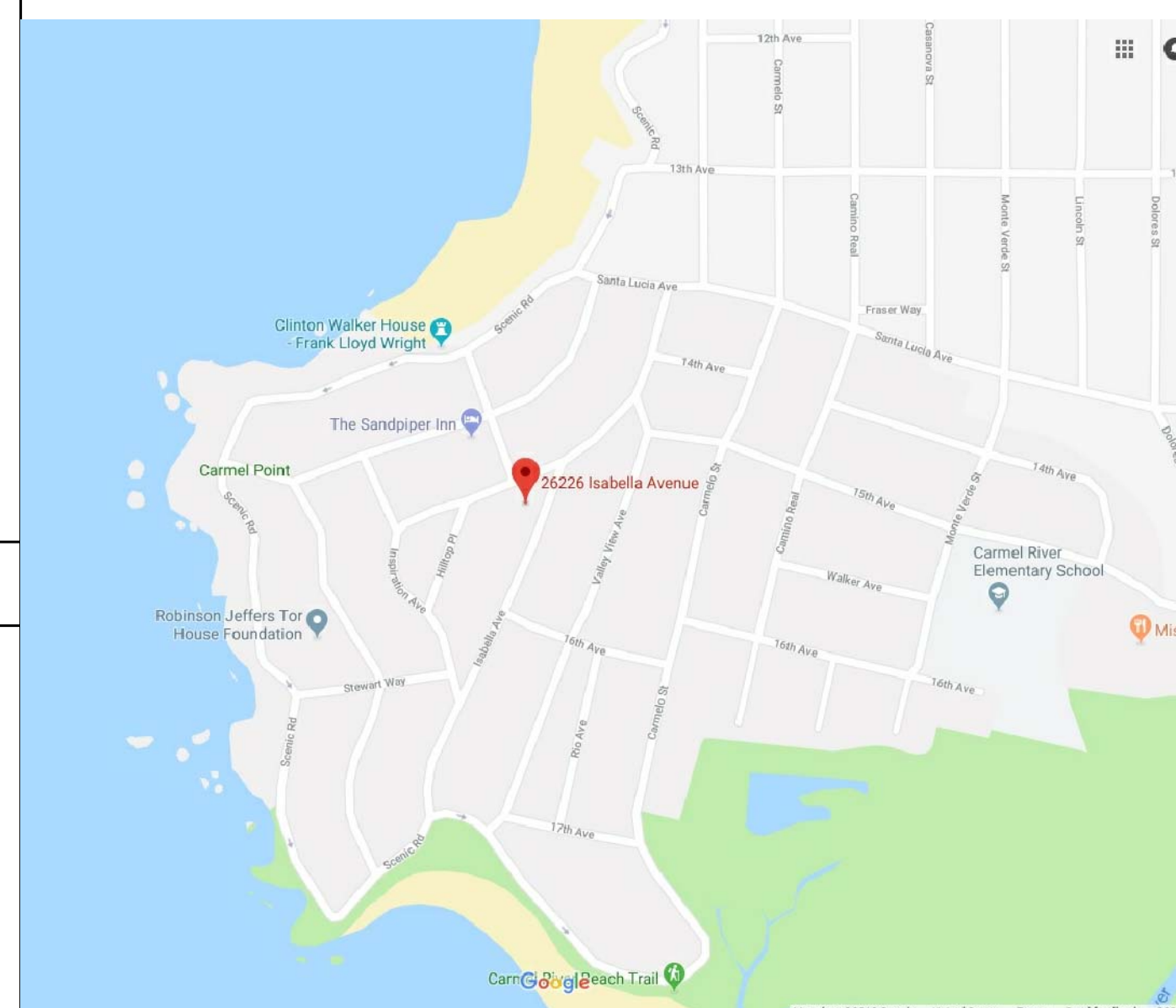
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Revisions Date

Planning Submittal 10-01-18

Planning Submittal 04-02-19

VICINITY MAP



APPLICABLE CODES

2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2016 CALIFORNIA REFERENCE STANDARDS CODE

SCOPE OF WORK

Lot Line Adjustment to Lots 3 and 4 to create Lot A, Lot line adjustment to lots 1 and 2 to create Lot B.
Demolition of Existing Residence and construction of new residence and attached garage on resulting Lot A, Renovations to Existing Residence on resulting Lot B.
Sprinklers:
New Residence on Lot A to have automatic fire sprinklers installed. Standard for sprinkler system will be NFPA 13D.
NOTE: Sprinkler design shall be deferred submittal.

PROJECT NOTES

- All ideas, arrangements and plans indicated or represented by these Drawings are owned by, and the property of John Malick and Associates. The Architect created, evolved and developed these Documents for the sole use concerning this specified Project. None of such ideas, design, arrangements and plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of John Malick and Associates.
- The intent of these Documents is to show all items necessary to complete the Project. For items, methods and/or materials not shown, the minimum requirements of the 2016 California Building Code shall govern. All work and construction shall comply with all regulations and safety requirements.
- The Contractor shall inform the Architect in writing of any discrepancies or omissions noted in the documents. He shall additionally inform the Architect of any variations needed in order to conform to codes, rules and regulations.
- Typical details and notes on these Documents shall apply unless we specifically show or note that otherwise. Details not fully shown or noted shall be similar to details shown for similar conditions.
- It shall be the Contractor's sole responsibility to design and provide adequate shoring and bracing, etc., as required for the protection of life and property during the construction of this structure.
- The Architect will not be responsible for any changes in the Drawings or Specifications unless approved before construction.
- All demolition required not necessarily shown on the Drawings. The Contractor shall verify in the field and be responsible for all demolition work necessary to complete the Project.
- All work performed by the Contractor shall conform to California State Titles 19 and 24, and the 2016 Edition of the California Building Code and the 2016 Edition of the California Fire, Plumbing, Mechanical, Electrical, Energy, and Green Building Standards Codes.
- All dimensions shall be as indicated on the Drawings or as clarified by the Architect: A. Dimensions shall not be determined by scaling the Drawings. B. Dimensions shown are to face of studs, centerline of columns, or centerline of windows, doors or other openings, and where noted, clear finish dimensions critical for equipment, casework or other requirements, U.O.N. C. Doors installed adjacent to perpendicular walls shall be located 4-1/2" (3-stud widths) from face of flanking wall studs. D. The Contractor shall verify all dimensions before preparing shop drawings, fabrication or construction.
- Alterations and/or rehabilitation of an existing building require that certain assumptions be made regarding existing conditions. Some assumptions may not be verifiable without expending additional sums of money on investigation and/or by destroying otherwise adequate or serviceable portions of the building. Therefore, the Architect shall not be held responsible for assumptions and conditions that are unforeseen or unverifiable before construction.
- The Contractor shall take all necessary precautions in protecting areas adjacent to new construction from noise, debris and dust throughout the performance of the Agreement.
- The Contractor shall submit to the Architect, for review and approval and in a timely manner, all shop drawings, samples, mock-ups, color boards, etc. by the procedures defined and as required by the project manual, any material or product installed without prior approval from the Architect will be subject to replacement at General Contractor's expense.
- All geotechnical aspects of the construction, including site grading, pool excavation, pier drilling, placement and compaction of engineered fill, slab subgrade preparation, and site drainage should be performed in accordance with the recommendations of the geotechnical report.

DRAWING SYMBOLS

<p>1 A</p> <p>COLUMN LINE Letters Down Numbers Across</p> <p>X</p> <p>DOOR TAG</p> <p>X</p> <p>WINDOW TAG</p> <p>Master Bedroom 201</p> <p>ROOM IDENTIFICATION Room Name Room Number</p> <p>100.00'</p> <p>SPOT ELEVATION</p> <p>+350.00'</p> <p>WORK POINT OR DATUM POINT Grade</p>	<p>SECTION / EXTERIOR ELEVATION Drawing Number Sheet Number</p> <p>DETAIL TAG Drawing Number Sheet Number Additional Note</p> <p>INTERIOR ELEVATION TAG Drawing Number Direction Sheet Number</p> <p>REVISION Cloud around revised area</p> <p>ELEVATION +351.00</p>	<p>CONCRETE</p> <p>SAND</p> <p>EARTH</p> <p>STONE</p> <p>MORTAR OR PLASTER</p> <p>PLYWOOD</p> <p>WOOD FINISH</p> <p>WOOD FRAMING</p> <p>BATT INSULATION</p> <p>RIGID INSULATION</p> <p>METAL</p>
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The Haley Residence

26226 Isabella Avenue
Carmel, California

APN 009-451-013

Drawing Title

Cover Sheet, Notes

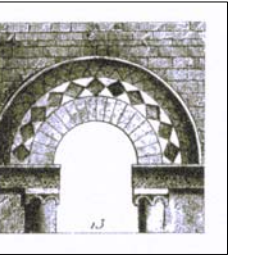
Scale none

Drawn By GK

Job Number 583.1

Drawing Number

A001



Architecture - Planning

1195 Park Ave., Suite 102
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Tel: 510.595.8042 Fax: 510.595.8365



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Revisions	Date
Planning Submittal	10-01-18
Planning Submittal	04-02-19

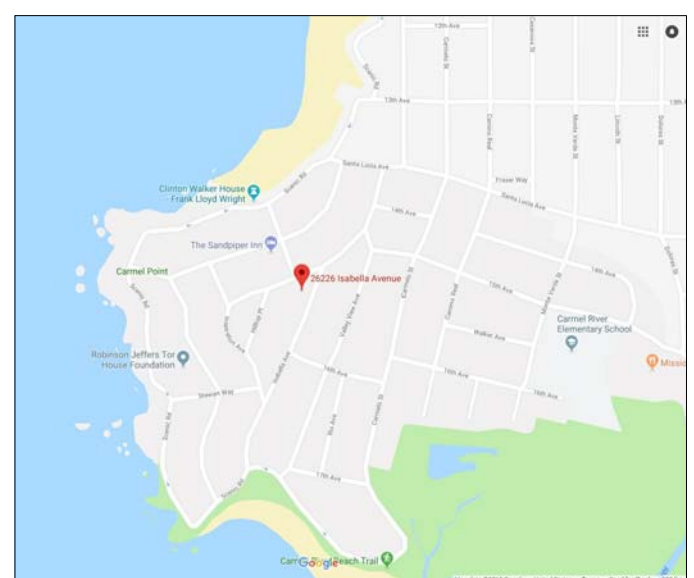
Project Data Summary Table:

- Notes:
- No trees removed. For tree sizes, see Civil Engineering Grading Plan
 - The water service provider for the site is California-American Water Company.
 - The sewer service provider for the site is Carmel Area Waste Water District.
 - See Civil Engineering grading plan for cut and fill calculation.
 - Existing contours shown. See Civil Engineering grading plan for proposed.
 - See table below for additional information:

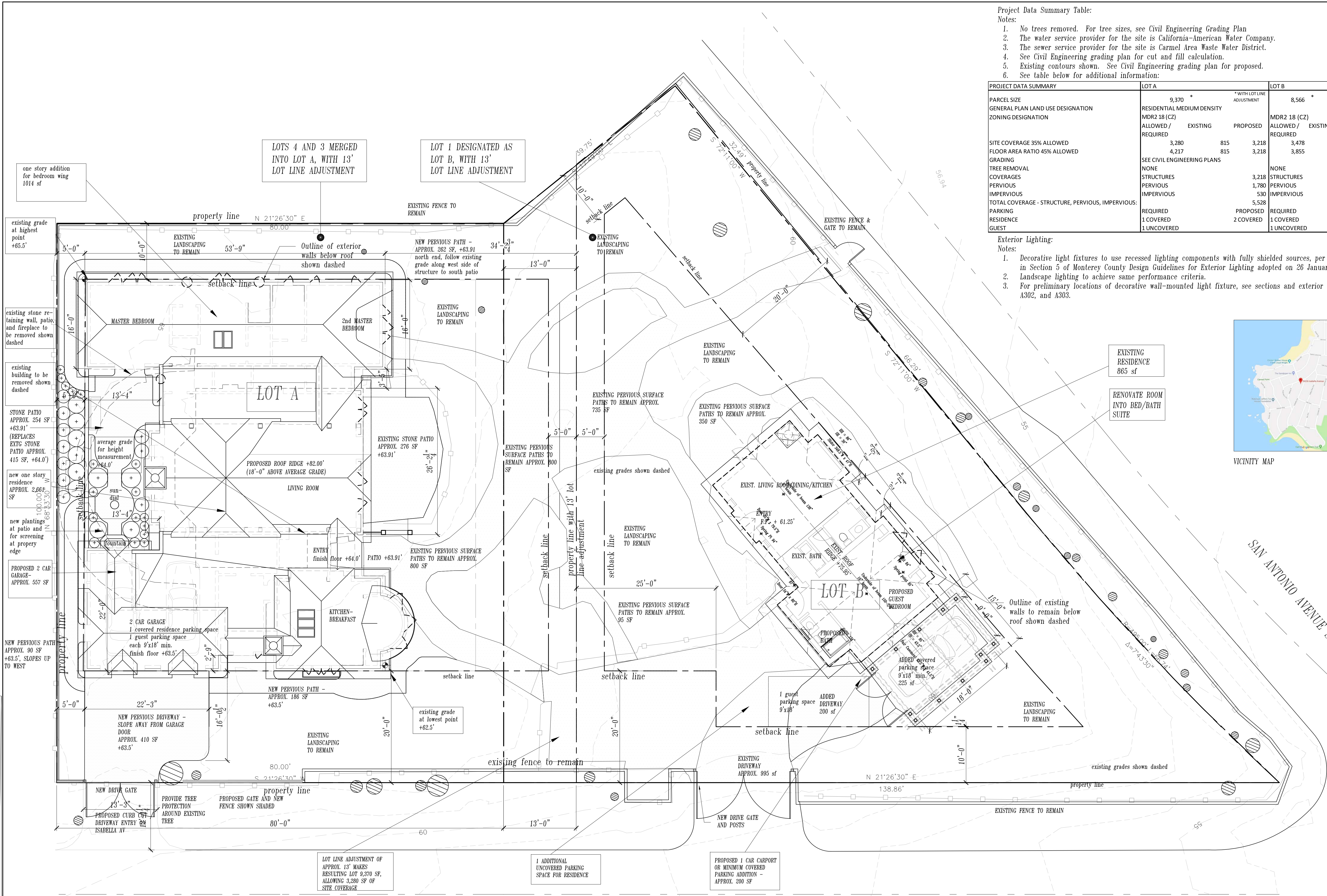
PROJECT DATA SUMMARY	LOT A			LOT B		
PARCEL SIZE	9,370 *			8,566 *		
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL MEDIUM DENSITY			RESIDENTIAL MEDIUM DENSITY		
ZONING DESIGNATION	MDR2 18 (CZ)			MDR2 18 (CZ)		
	ALLOWED / REQUIRED	EXISTING	PROPOSED	ALLOWED / REQUIRED	EXISTING	PROPOSED
SITE COVERAGE 35% ALLOWED	3,280	815	3,218	3,478	865	1,153
FLOOR AREA RATIO 45% ALLOWED	4,217	815	3,218	3,855	865	1,153
GRADING	SEE CIVIL ENGINEERING PLANS			SEE CIVIL ENGINEERING PLANS		
TREE REMOVAL	NONE			NONE		
COVERAGES	3,218			3,218		
PERVIOUS	1,780			1,780		
IMPERVIOUS	530			530		
TOTAL COVERAGE - STRUCTURE, PERVIOUS, IMPERVIOUS:	5,528			5,528		
PARKING	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
RESIDENCE	1 COVERED	2 COVERED	1 COVERED	1 COVERED	1 COVERED	1 COVERED
GUEST	1 UNCOVERED	1 UNCOVERED	1 UNCOVERED	1 UNCOVERED	1 UNCOVERED	1 UNCOVERED

Exterior Lighting:

- Notes:
- Decorative light fixtures to use recessed lighting components with fully shielded sources, per performance criteria in Section 5 of Monterey County Design Guidelines for Exterior Lighting adopted on 26 January 2016.
 - Landscape lighting to achieve same performance criteria.
 - For preliminary locations of decorative wall-mounted light fixture, see sections and exterior elevations on A301, A302, and A303.

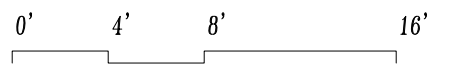


VICINITY MAP



ISABELLA AVENUE

NORTH

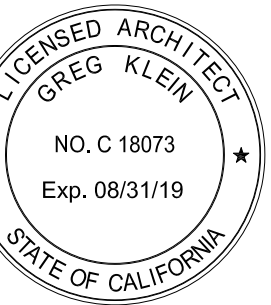
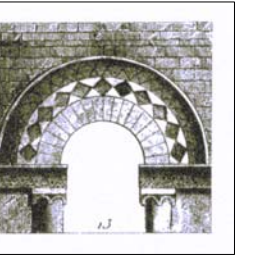


1 Site Plan
Scale: 1/8" = 1'-0"

A101

The Haley Residence
26226 Isabella Avenue
Carmel, California
APN 009-451-013

Drawing Title
Site Plan
Scale 1/8"=1'-0"
Drawn By GK
Job Number 583.1
Drawing Number



Revisions	Date
Planning Submittal	10-01-18
Planning Submittal	04-02-19

The
Haley
Residence

26226 Isabella Avenue
Carmel, California

APN 009-451-013

Drawing Title

Staking Plan

Scale 1/8"=1'-0"

Drawn By GK

Job Number 583.1

Drawing Number

A102

STAKING PLAN NOTES:

1. Refer to Monterey County Board Resolution 09-360 for full "Staking And/Or Flagging Criteria."
2. As required and per the plan, delineate the structure with flags of international orange, bright red, and/or other visible color(s) attached to sturdy poles that are able to withstand weather conditions for that area.
3. Staking and/or flagging shall identify major building corners (at eave height) and major ridgelines at the highest points of the structure.
4. The project planner may exempt a project, or components thereof, from the staking and/or flagging requirement where there is clearly no potential visual impact and where staking and/or flagging is not required.
5. Photos of the staking from visual points near and far shall be submitted with the Staking Plan, and said plan shall identify where the photo points are located.
6. Staking and/or flagging is required for the "duration of the review process" in order to help the project planner visualize the proposed development. After 60 days from the date of submittal or the date staking and/or flagging is installed (whichever is later), the project planner may determine that use of a photo simulation is adequate in lieu of staking and/or flagging for the duration of the review process.
7. Staking and/or flagging shall be removed upon completion of the review process (i.e. action by a decision-making body) or at the direction of the Planning Director. Staking and/or flagging not removed within 10 days following final action, or upon direction by the Planning Director, shall constitute a public nuisance.

PROPOSED RESIDENCE 3,218 sf

existing GRADE at highest point +65.5

outline of existing building from survey

EXISTING STONE PATIO +64.0'

average grade for height measurement +64.0

PROPOSED FOUNTAIN

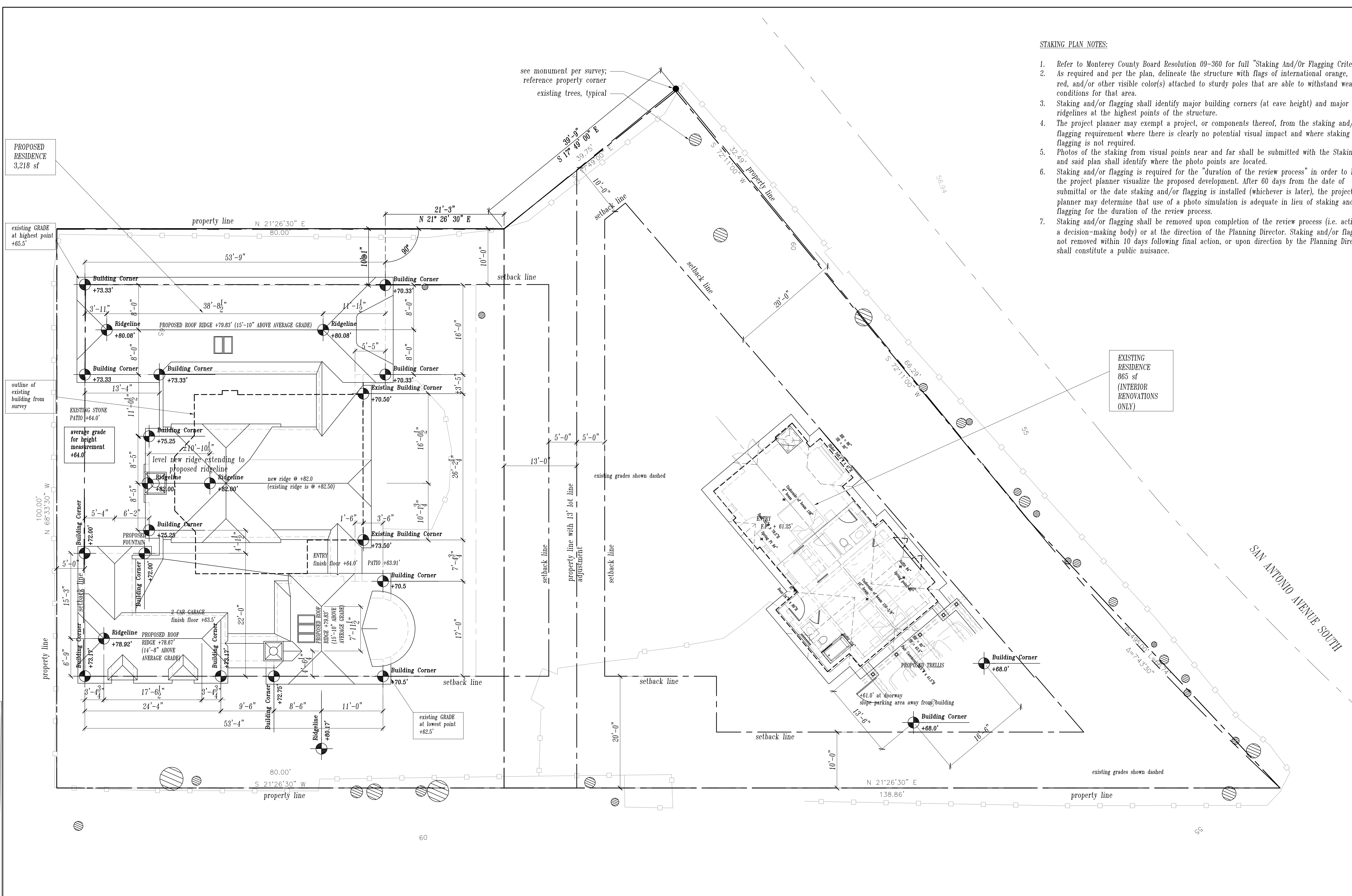
2 CAR GARAGE finish floor +63.5'

PROPOSED ROOF RIDGE +78.67' (14'-8" ABOVE AVERAGE GRADE)

existing GRADE at lowest point +62.5

see monument per survey; reference property corner existing trees, typical

EXISTING RESIDENCE 865 sf (INTERIOR RENOVATIONS ONLY)

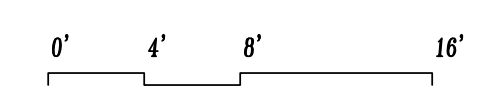


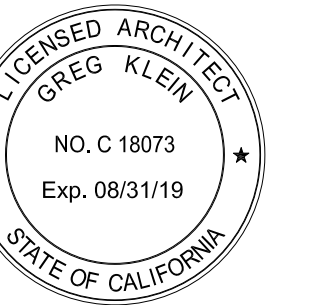
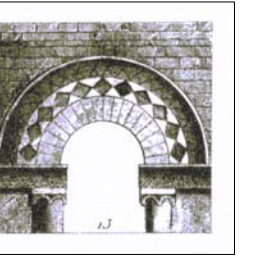
ISABELLA AVENUE

SAN ANTONIO AVENUE SOUTH

1 Staking Plan
Scale: 1/8" = 1'-0"

NORTH





The
Haley
Residence

26226 Isabella Avenue
Carmel, California

APN 009-451-013

Drawing Title

Demolition Plans

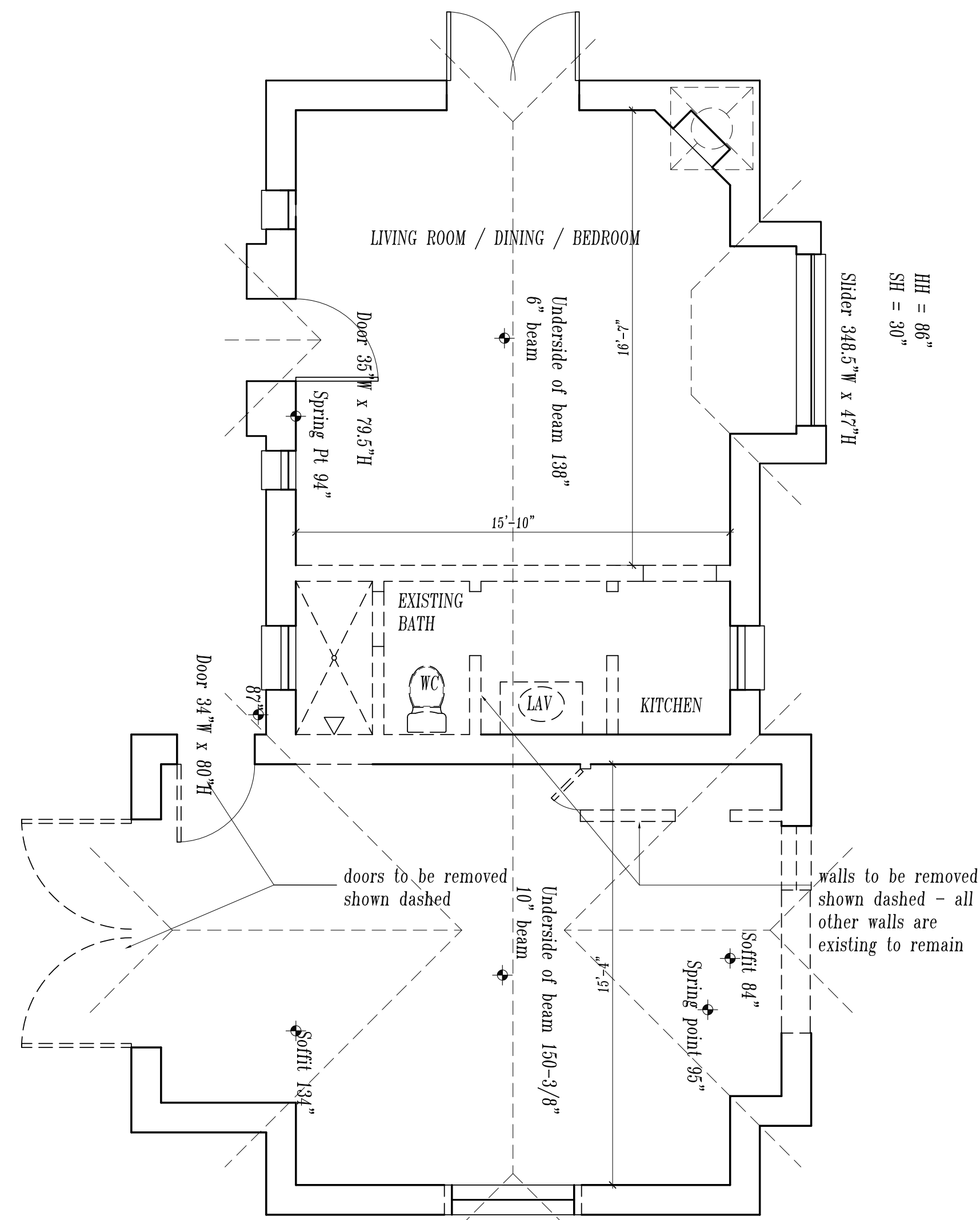
Scale

Drawn By GK

Job Number 583.1

Drawing Number

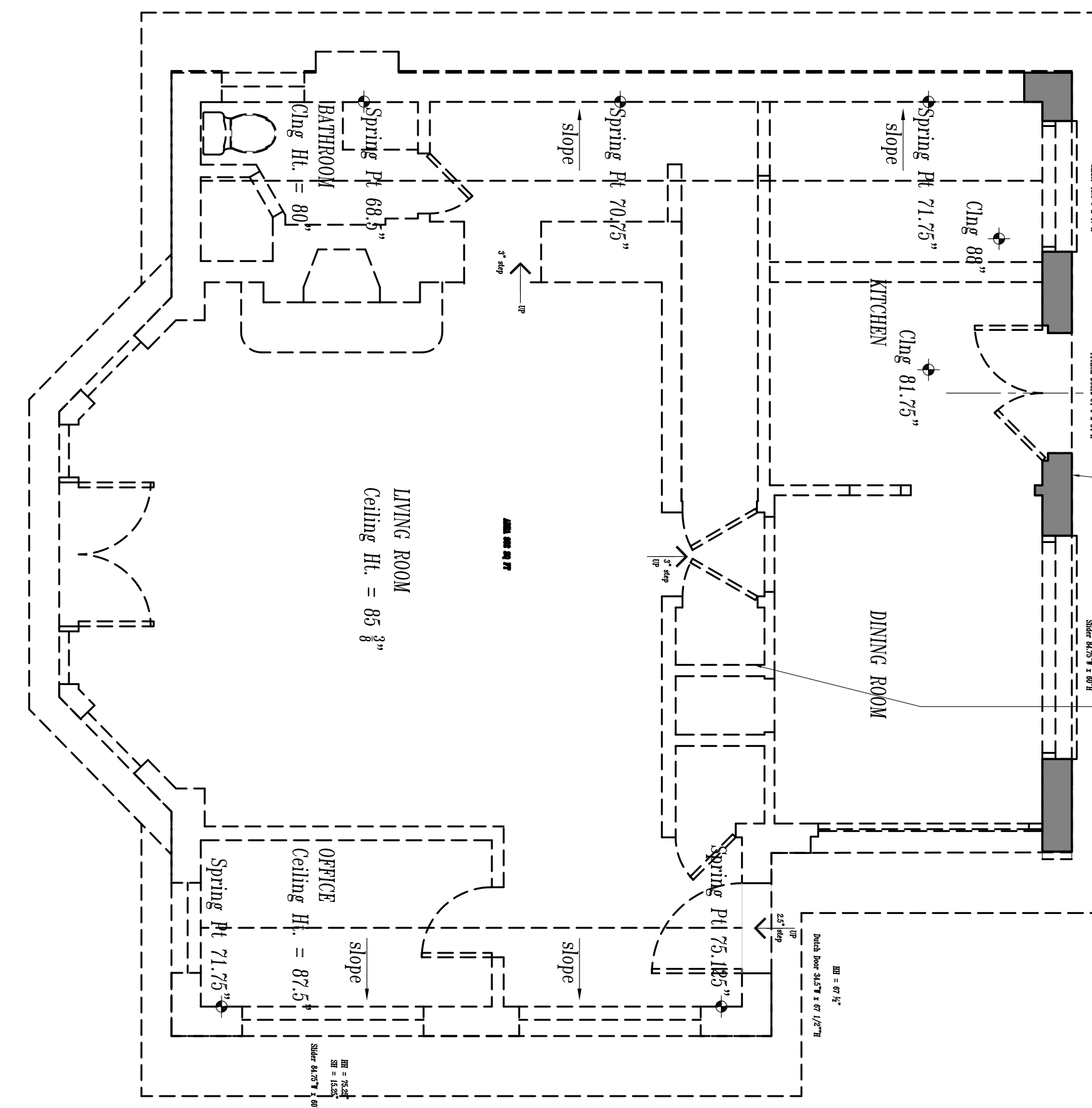
A200



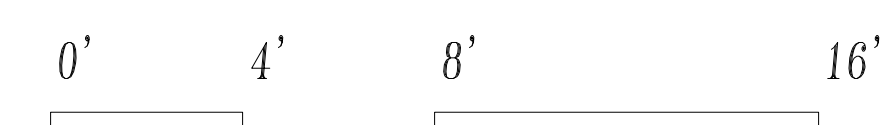
2 Demolition Plan - Cottage Lot B
Scale: 1/4" = 1'-0"

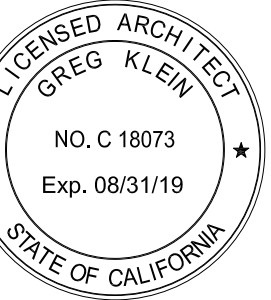
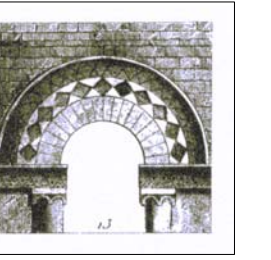
HI = 85"
SI = 43.5"
Pair Casement 38.5" W x 41.5" H

NORTH



1 Demolition Plan - Main Residence - Lot A
Scale: 1/4" = 1'-0"





Revisions	Date
Planning Submittal	10-01-18
Planning Submittal	04-02-19

The Haley Residence

26226 Isabella Avenue
Carmel, California

APN 009-451-013

Drawing Title

Floor Plans
Lots A and B

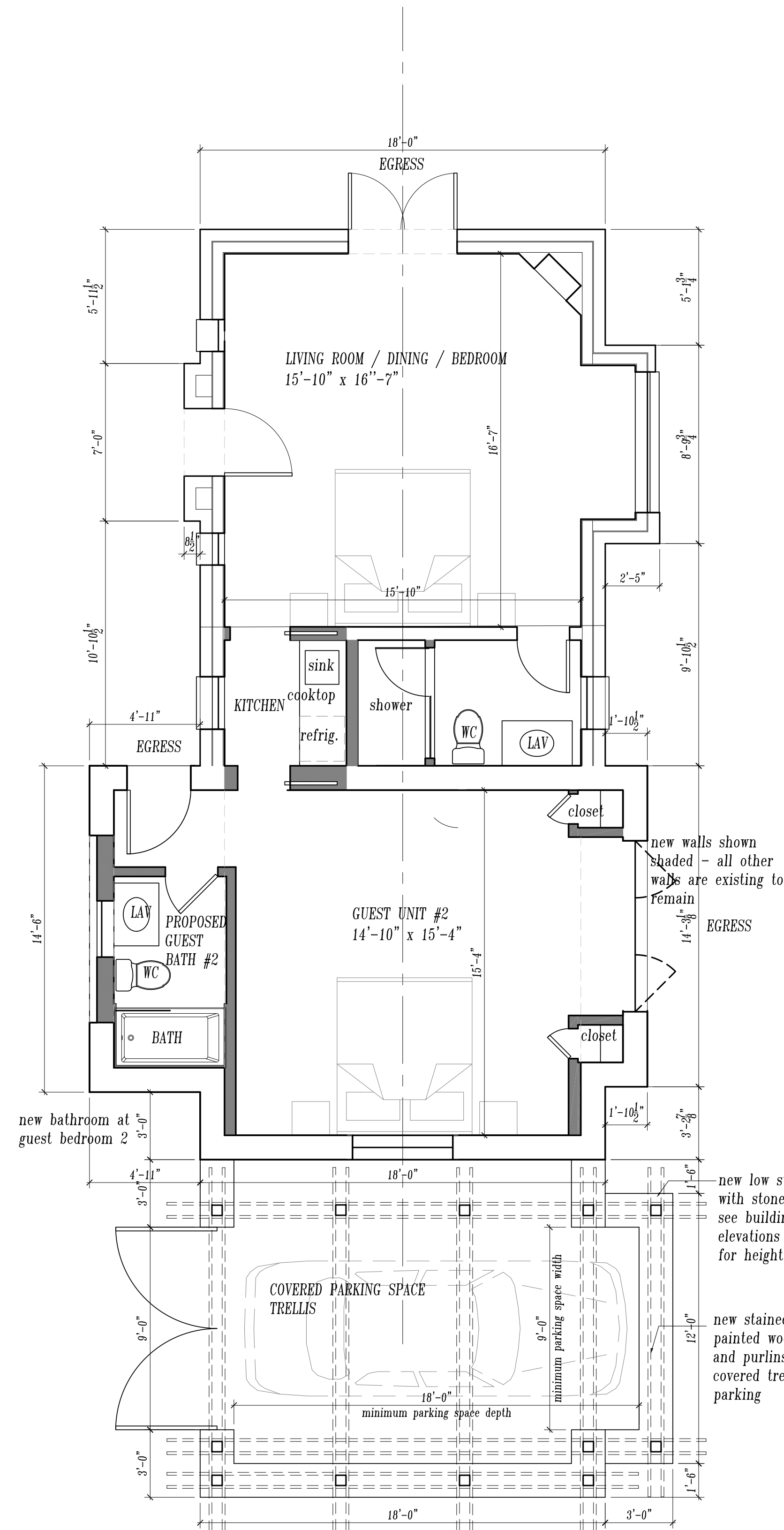
Scale

Drawn By GK

Job Number 583.1

Drawing Number

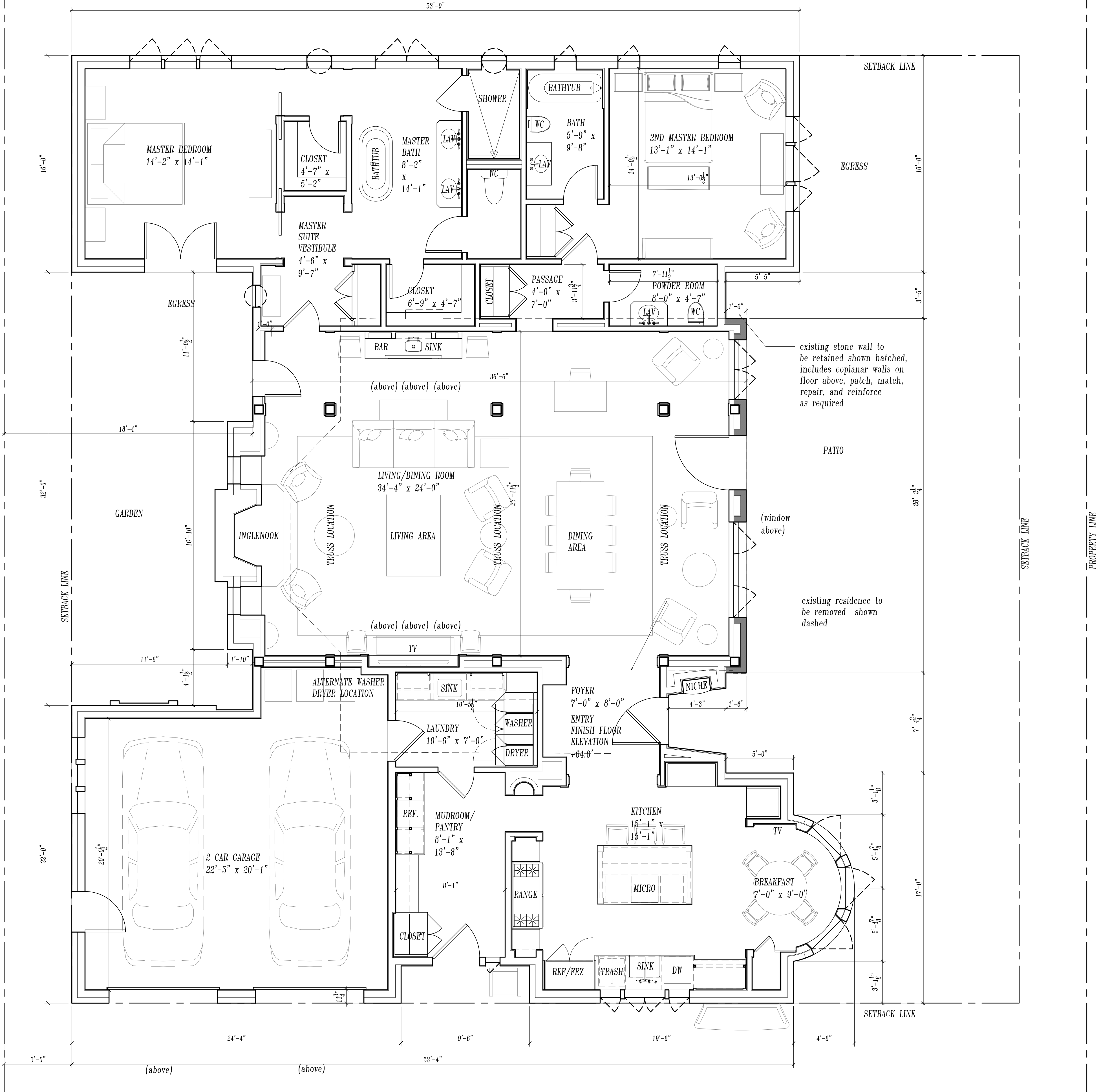
A201



new walls shown shaded - all other walls are existing to remain

new low stone wall with stone cap, see building elevations A301 for height

new stained or painted wood beams and purlins at covered trellis for parking



existing stone wall to be retained shown hatched, includes coplanar walls on floor above, patch, match, repair, and reinforce as required

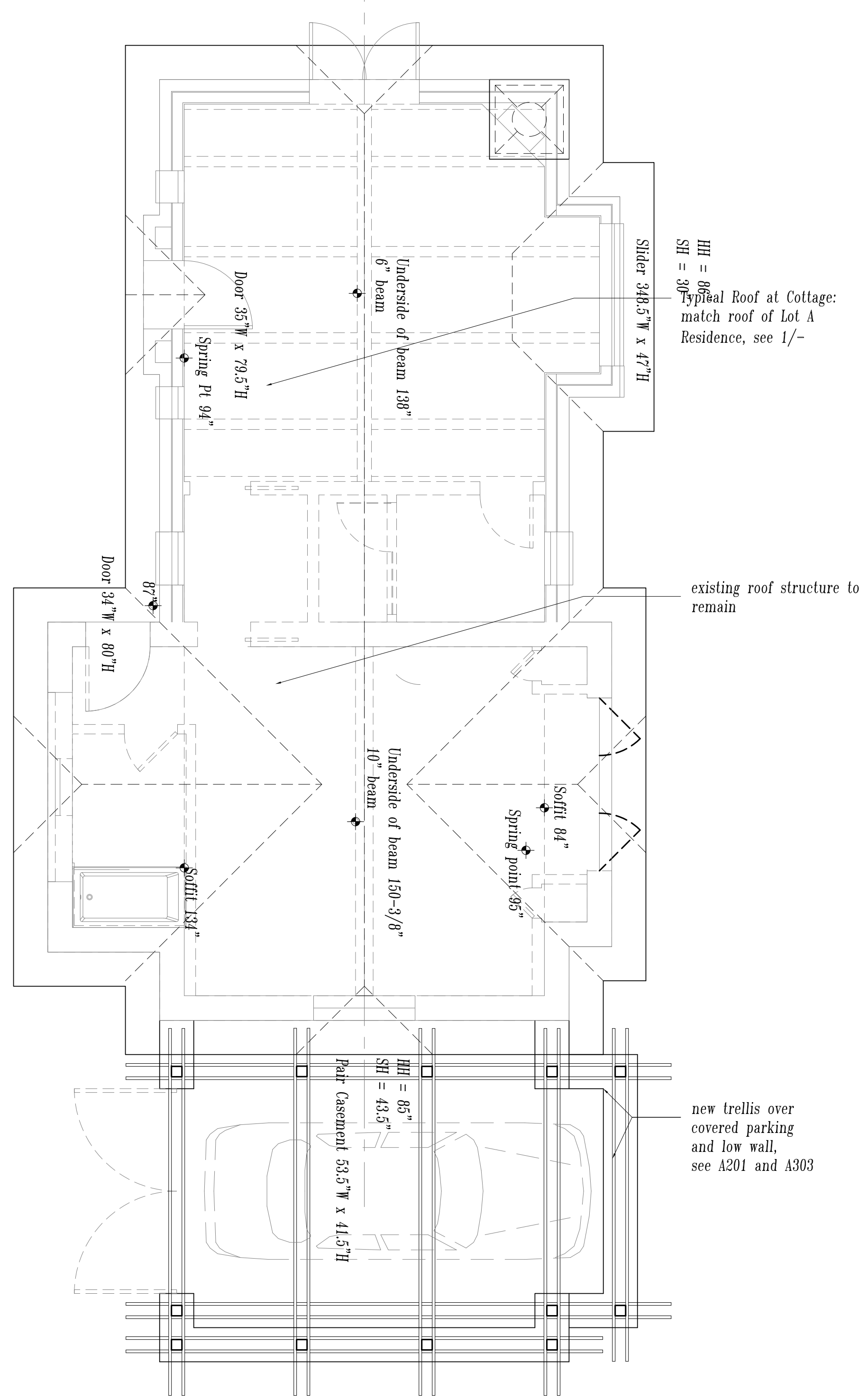
existing residence to be removed shown dashed



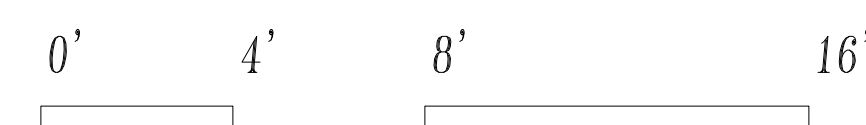
NORTH

2 Roof Plan Lot B - Cottage
Scale: 1/4" = 1'-0"

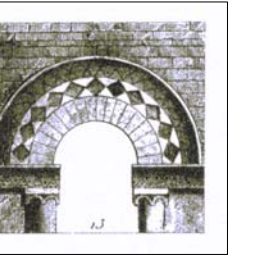
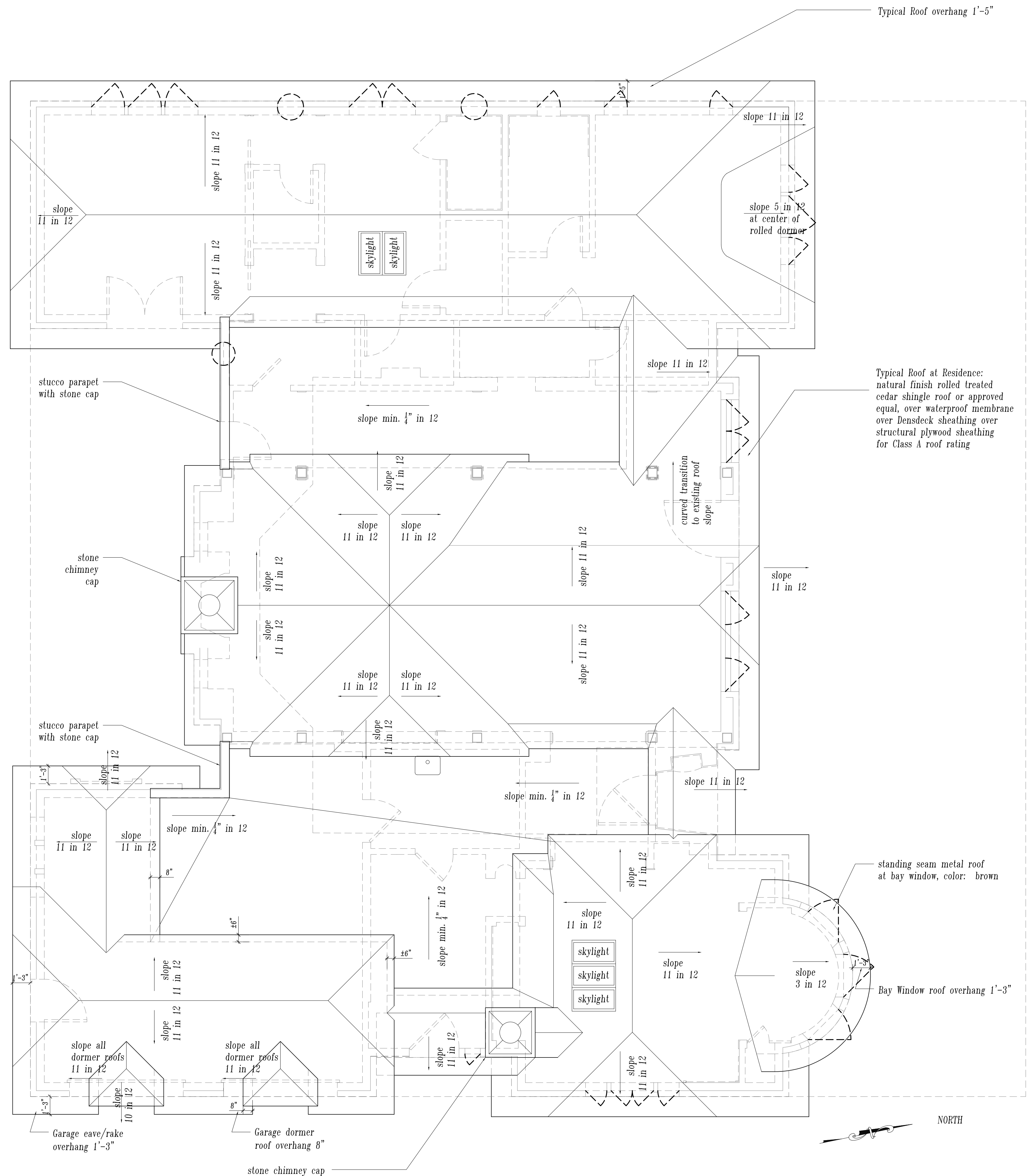
NORTH



1 Roof Plan - Lot A Residence
Scale: 1/4" = 1'-0"



NORTH



Revisions	Date
Planning Submittal	10-01-18
Planning Submittal	04-02-19

The Haley Residence

26226 Isabella Avenue
Carmel, California

APN 009-451-013

Drawing Title

Roof Plans
Lots A and B

Scale

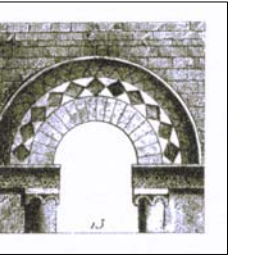
Drawn By

GK

Job Number

583.1

Drawing Number



The
Haley
Residence

26226 Isabella Avenue
Carmel, California

APN 009-451-013

Drawing Title

Exterior Elevations
Lot A

Scale

Drawn By GK

Job Number 583.1

Drawing Number

A301

Patch, repair, and reinforce existing stone facade, other stone facades to match this facade

painted wood balcony, retain or match existing

rolled shingle roofing over waterproof membrane over Densdeck sheathing over structural plywood sheathing

Carmel Stone dimensional stone veneer (approx. 5" thick) at exterior walls with shaped stone lintels and brackets as shown

painted metal doors and windows with divided lites as indicated

wood panel below windows

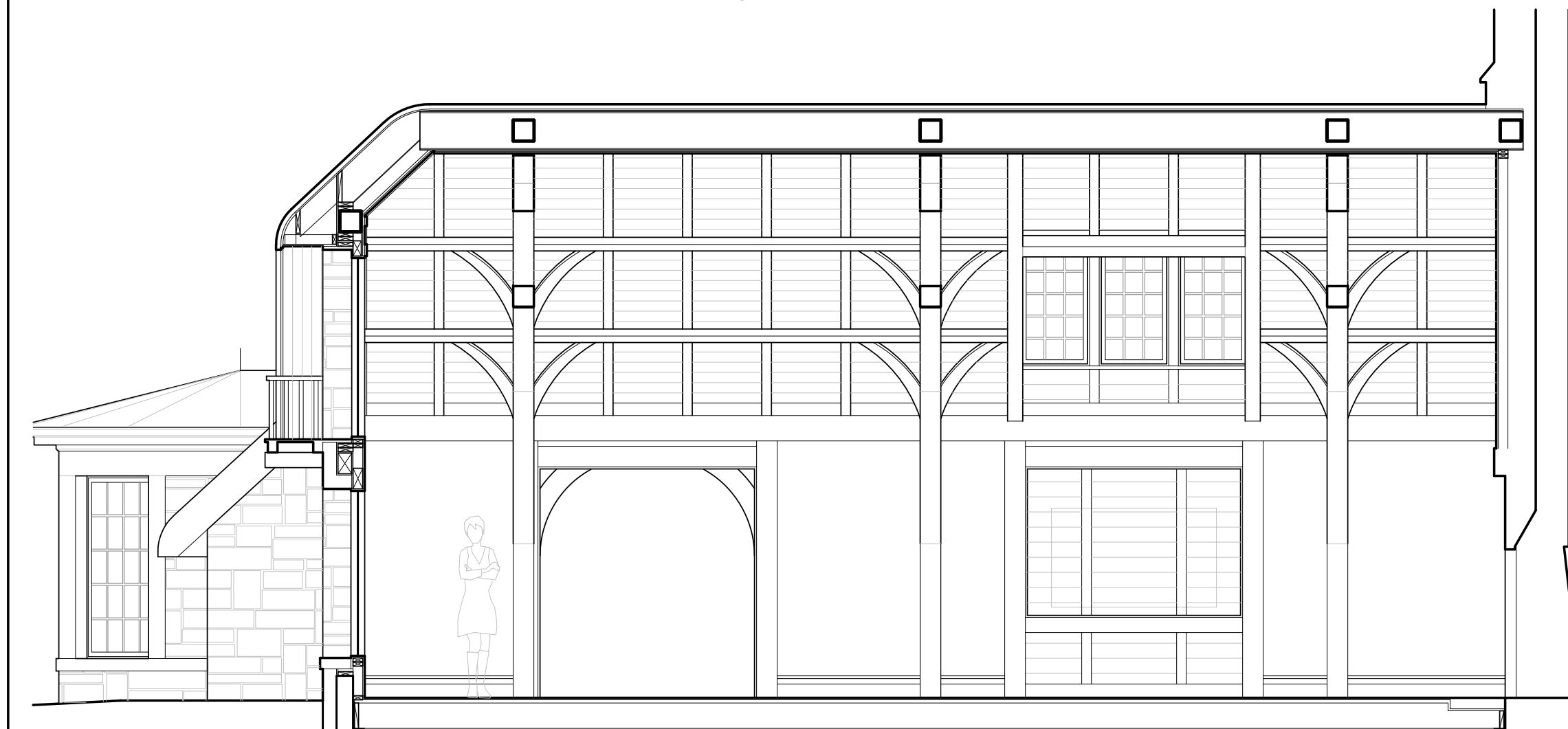
GENERAL NOTES

1. All exterior woodwork to be painted or stained
2. See site plan A101 for exterior light fixture performance criteria.

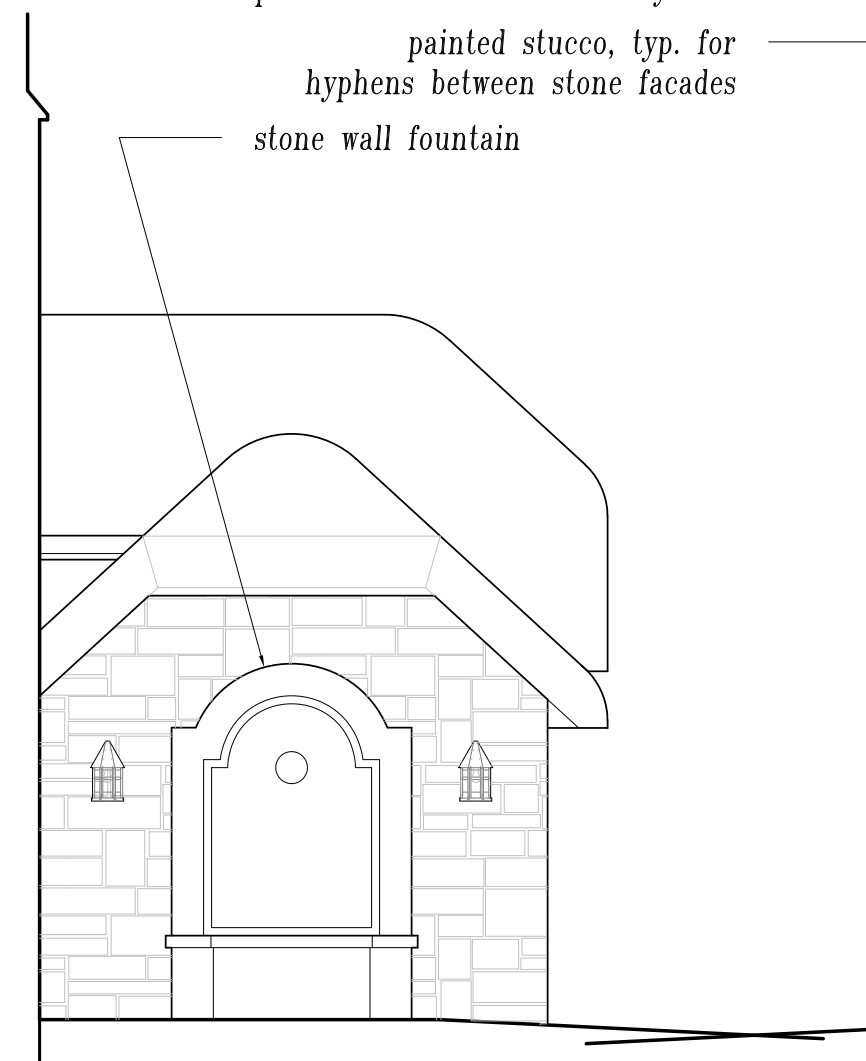


1 North Elevation - Lot A
Scale: 1/4" = 1'-0"

- painted wood and glass door
- standing seam metal roof at bay window, color: brown
- painted or wood trims at bay window
- painted stucco, typ. for hyphens between stone facades
- stone wall fountain



2 Section at Living room facing east - Lot A
Scale: 1/4" = 1'-0"



3 Section at Living room facing west - Lot A
Scale: 1/4" = 1'-0"



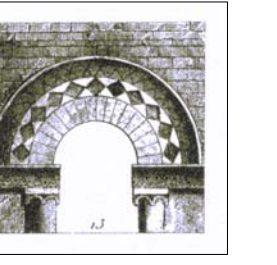
4 South Elevation - Lot A
Scale: 1/4" = 1'-0"

existing and proposed grade lines - no change to existing grade except to slope grade away from structure at 2% slope

+65.5' high point of natural
+64.0' grade within footprint of house
measuring height for building height (also finish floor elevation)

+62.5' low point of natural grade within footprint of house

see A301 for additional information



Architecture - Planning

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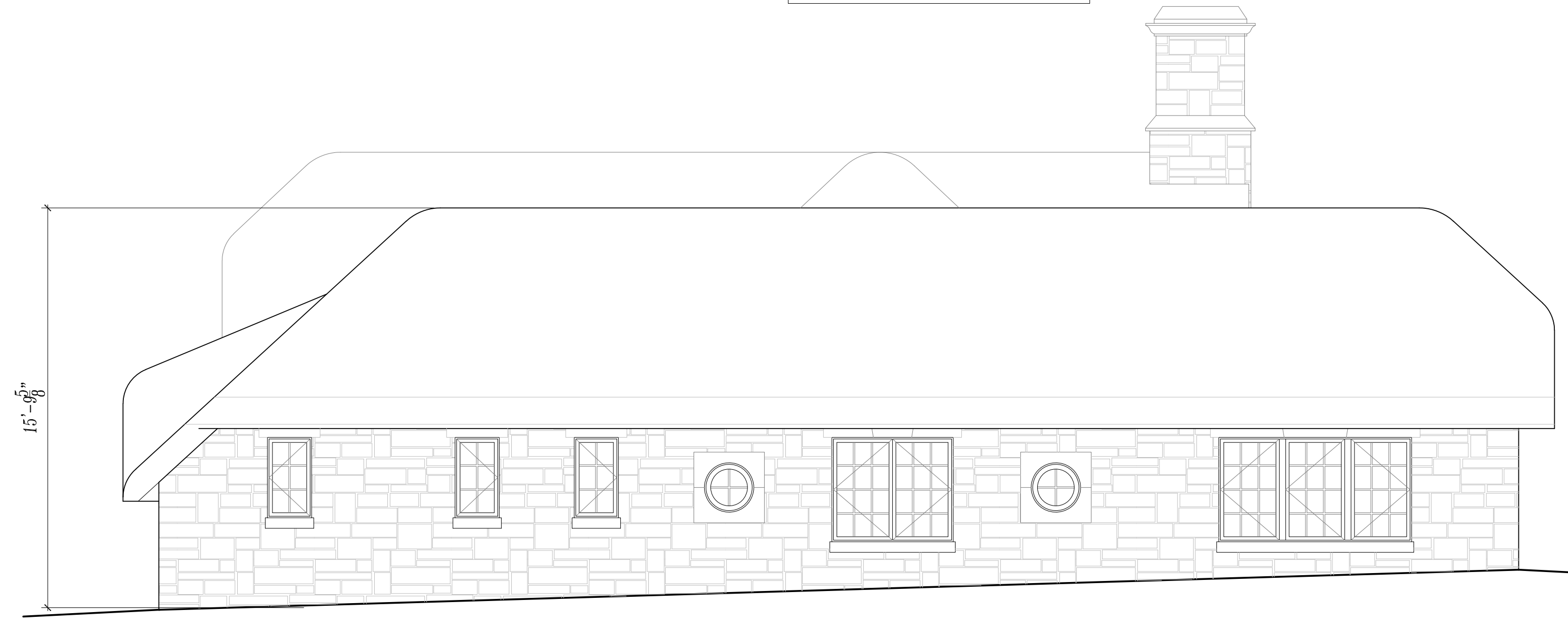
Revisions	Date
Planning Submittal	10-01-18
Planning Submittal	04-02-19



East Side (facing Isabella Avenue)



North Side



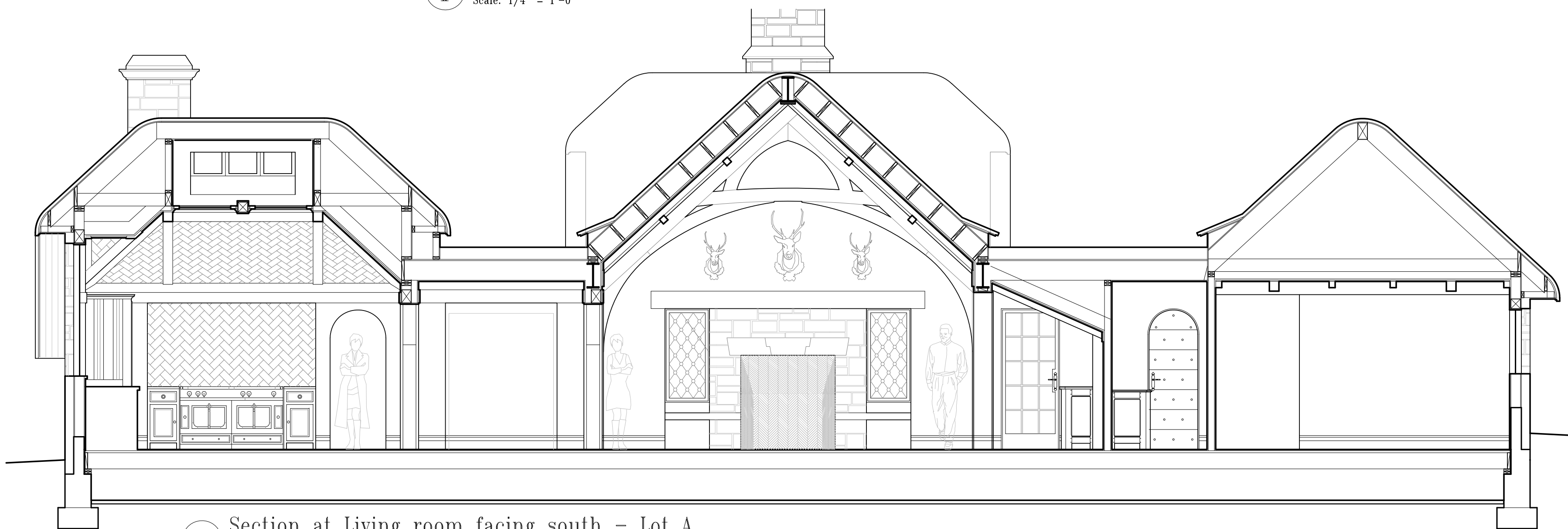
1 West Elevation - Lot A
Scale: 1/4" = 1'-0"



West Side

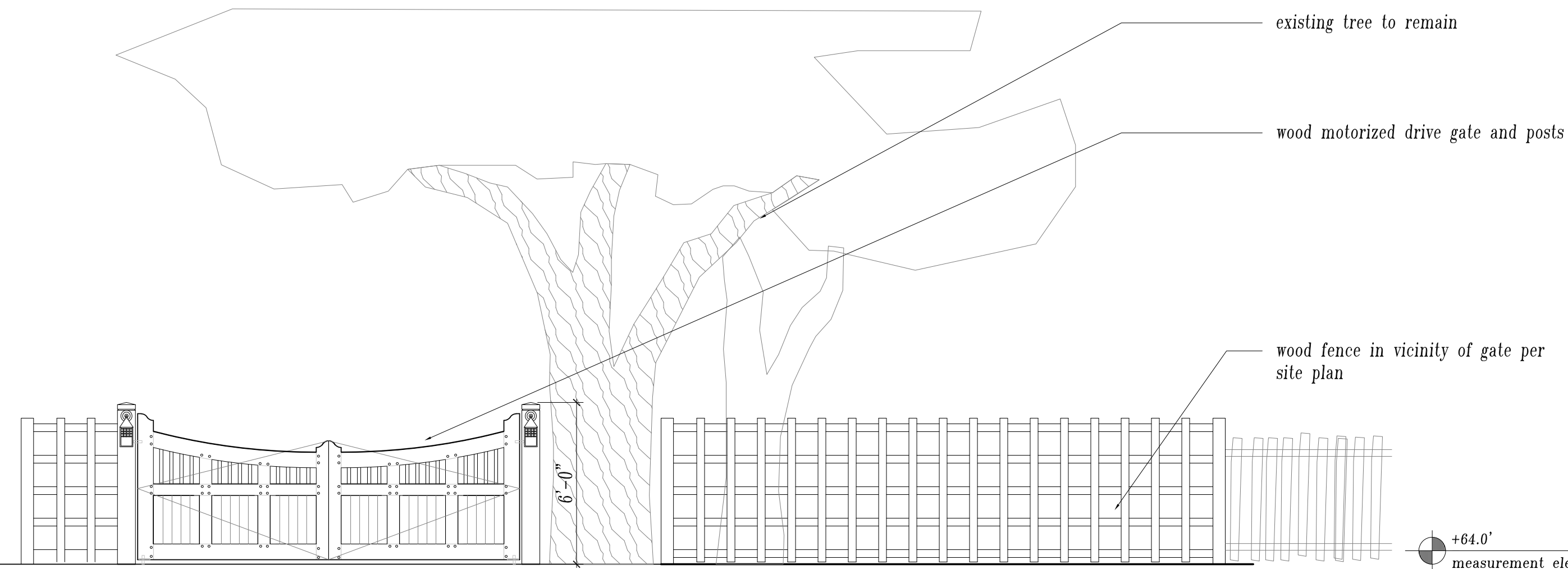


South Side

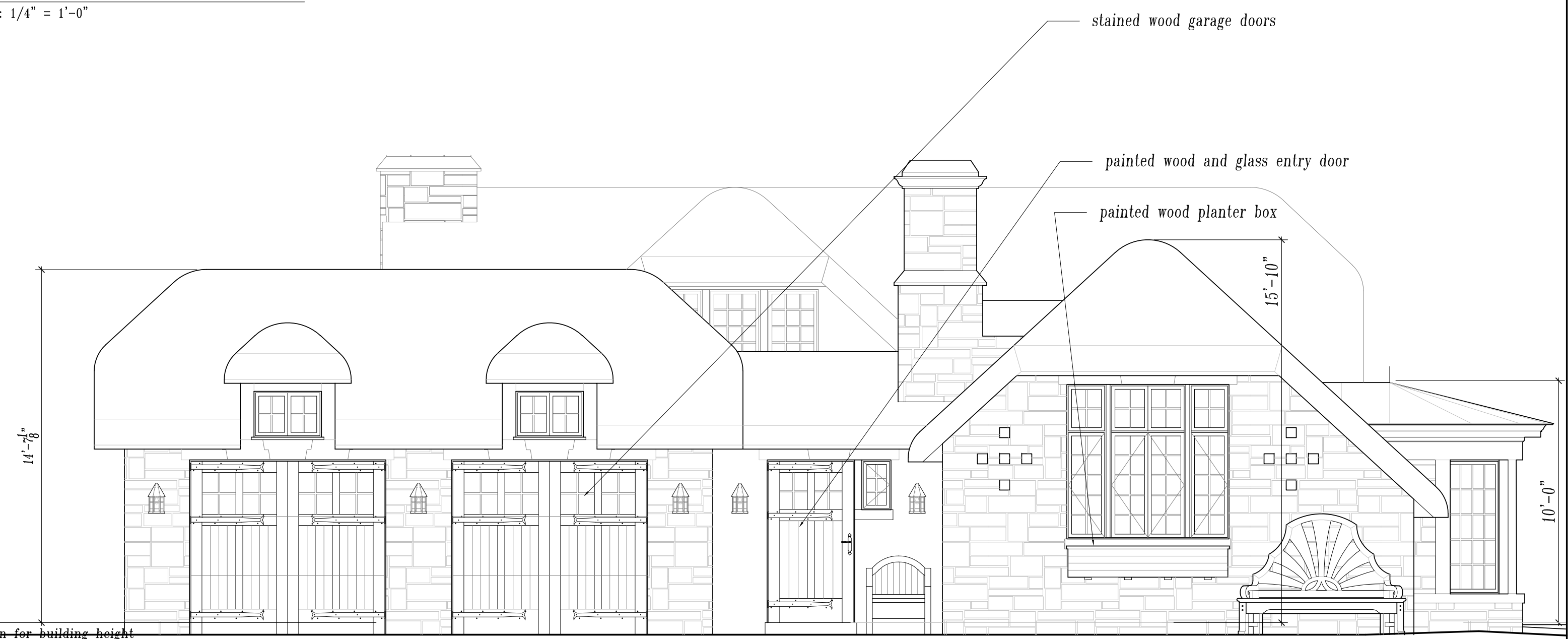


2 Section at living room facing south - Lot A
Scale: 1/4" = 1'-0"

4 Photos of Existing Structure Lot A
Scale: none



5 Gate at Isabella Avenue
Scale: 1/4" = 1'-0"



3 East Elevation (Isabella Avenue) Lot A
Scale: 1/4" = 1'-0"

The Haley Residence

26226 Isabella Avenue
Carmel, California
APN 009-451-013

Drawing Title

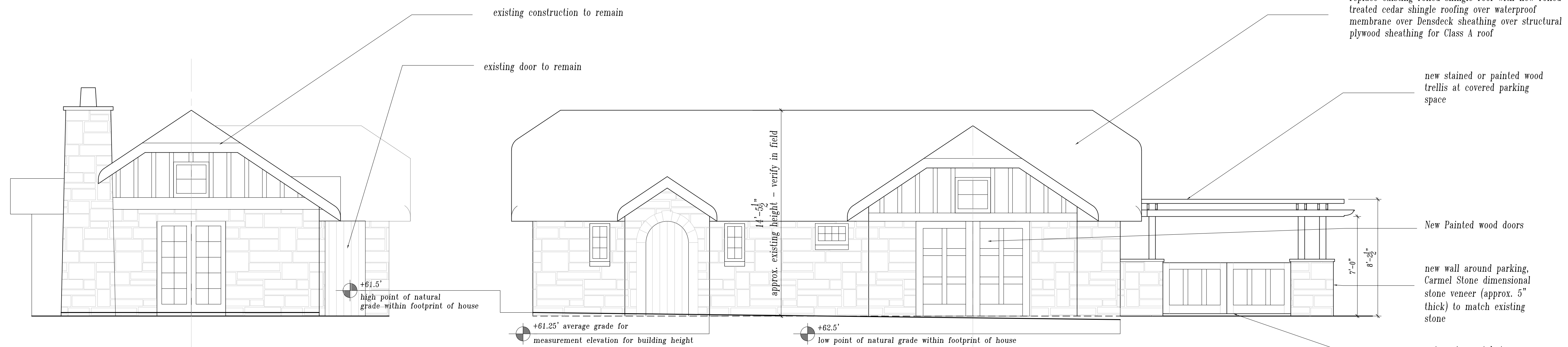
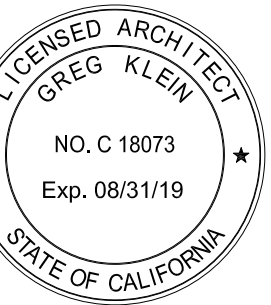
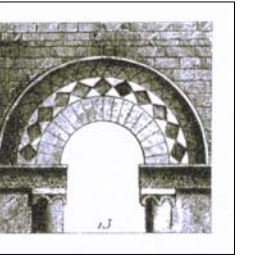
Exterior Elevations & Sections - Lot A

Scale

Drawn By GK

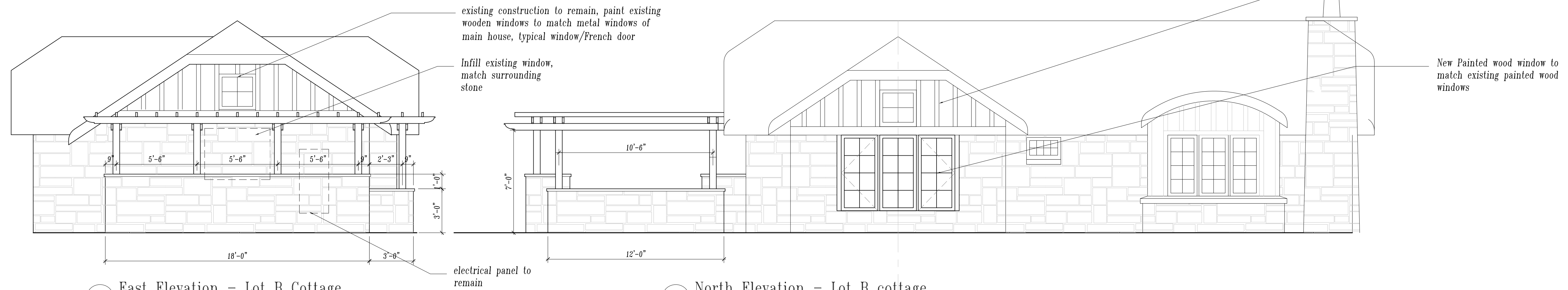
Job Number 583.1

Drawing Number



1 West Elevation - Lot B Cottage
Scale:

2 South Elevation - Lot B Cottage
Scale: 1/4" = 1'-0"



3 East Elevation - Lot B Cottage
Scale: 1/4" = 1'-0"

4 North Elevation - Lot B cottage
Scale: 1/4" = 1'-0"



East



West



North



South

5 Photos of Existing Structure Lot B
Scale: none

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Revisions	Date
Planning Submittal	10-01-18
In Progress	10-08-18
Meeting	12-07-18

The Haley Residence

26226 Isabella Avenue
Carmel, California

APN 009-451-013

Drawing Title

Exterior Elevations
Corner Lot

Scale

Drawn By GK

Job Number 583.1

Drawing Number

A303



*Steamed rolled cedar shingle roof
with natural finish*



*Dimensional stone exterior
to match existing stone*



*Powder coated steel sash windows
(main house), painted wood windows
(cottage): grayed cool green*



*Standing seam metal
roof, brown*



Stucco, warm sand



Stained wood soffits, garage doors, trims

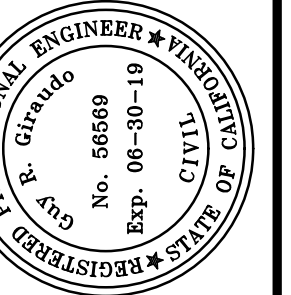
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

HALEY RESIDENCE REMODEL & ADDITION

APN:009-451-013

CARMEL, MONTEREY COUNTY, CALIFORNIA

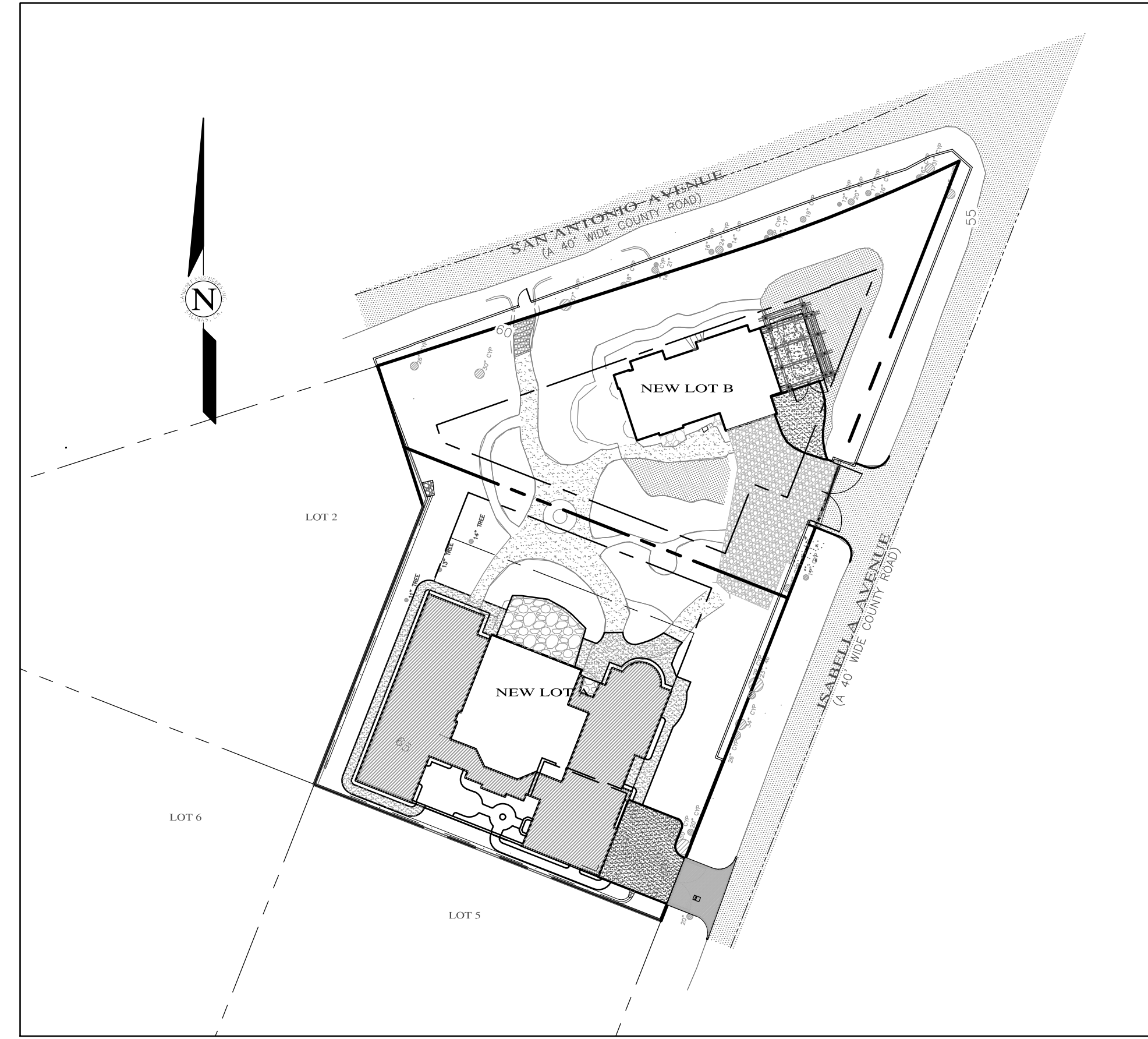
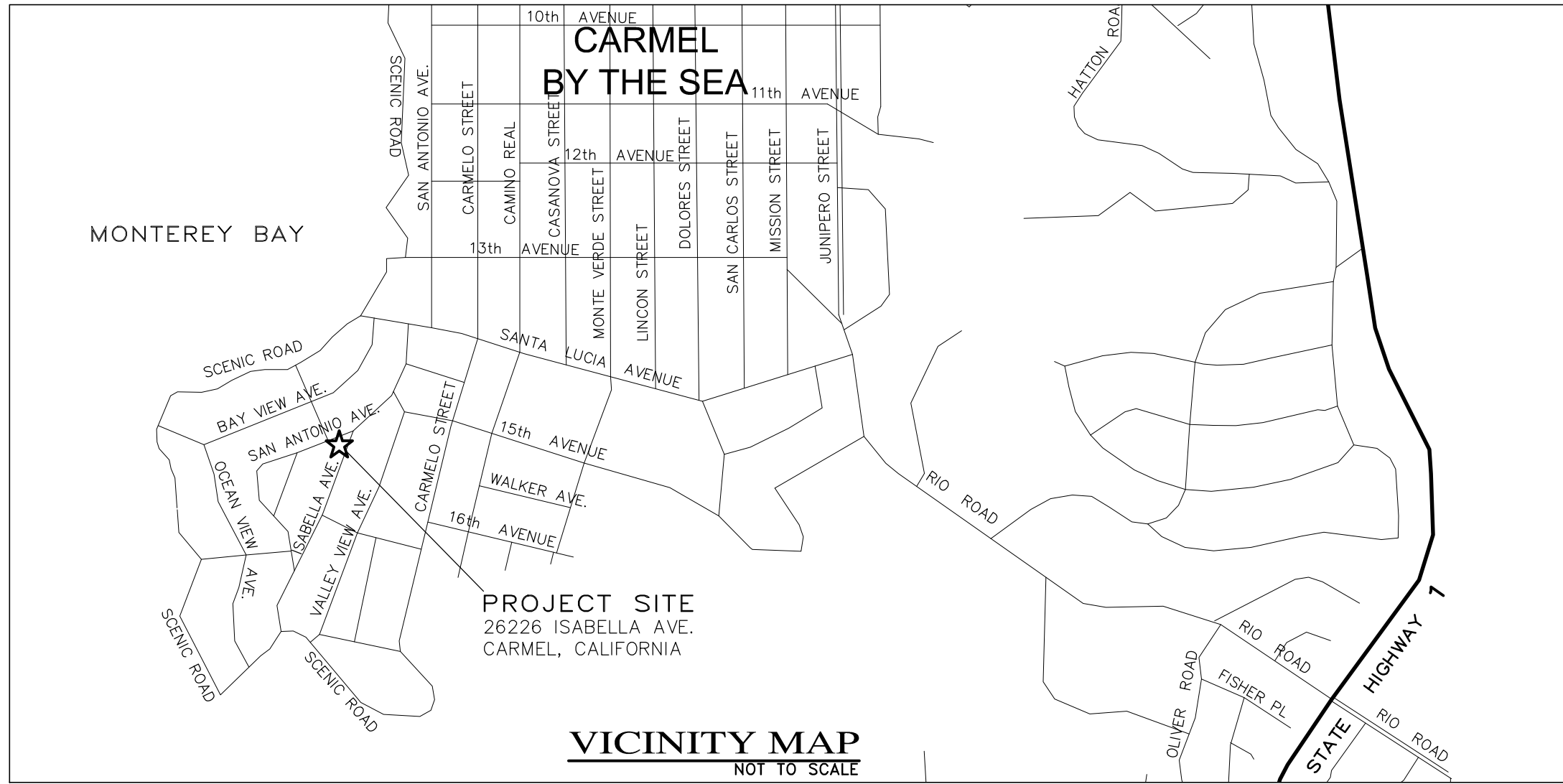


APPROVED BY:
GUY R. GIRAUDO



GRADING, DRAINAGE & EROSION CONTROL PLAN
 OF
HALEY RESIDENCE REMODEL & ADDITION
 A.P.N.: 009-451-013
 CARMEL, MONTEREY COUNTY, CALIFORNIA
 MR. TIM HALEY

SCALE: AS SHOWN
 DATE: JUNE 2018
 JOB NO. 1800-03
 SHEET **C1**
 OF 3 SHEETS



LEGEND:

EXISTING:

- ROADWAY CENTERLINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- - - 55 MAJOR CONTOUR LINE (5' INTERVAL)
- - - MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)

NEW:

- [Pattern] ASPHALT CONCRETE SURFACE
- [Pattern] PORTLAND CEMENT CONCRETE SURFACE
- [Pattern] EXISTING HOUSE
- [Pattern] HOUSE/GARAGE ADDITION
- [Pattern] PERVIOUS DRIVEWAY
- [Pattern] PERVIOUS PATHWAY
- [Pattern] STONE PATIO

GENERAL NOTES:

- 1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE HALEY RESIDENCE, SHEET A101 PREPARED BY JOHN MALICK & ASSOCIATES, DATED 03/07/19, AND THE TOPOGRAPHIC MAP PREPARED BY LANDSET ENGINEERS, INC. ON 05/25/18.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- 1) ALL GRADING SHALL CONFORM TO THE COUNTY OF MONTEREY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE SOILS INVESTIGATION PREPARED BY LANDSET ENGINEERS, INC. PROJECT No. 1800-02, DATED JUNE 2018, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- 2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- 3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- 4) THERE ARE APPROXIMATELY 120 C.Y. OF CUT AND 40 C.Y. OF FILL WITH A SURPLUS OF 80 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION AND/OR LANDSCAPE PURPOSES. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC TRENCHES, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES.
- 5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- 6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- 7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10", PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- 8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- 9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- 10) 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 FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 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.
- 11) ROOF DRAINAGE SHALL BE CONTROLLED BY SHEET FLOW THRU THE SYNTHETIC THATCH MATERIAL AND DIVERTED AWAY FROM FOUNDATIONS UPON REACHING THE GROUND AND/OR DIRECTED TOWARDS DRAINAGE SWALES.
- 12) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY DRAINAGE SWALES OUTLETTING ONTO NEW EROSION CONTROL ROCK RIP-RAP AS SHOWN ON THE SITE DRAINAGE PLAN.
- 13) 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. REL. 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. REL. COMPACTION.
- 14) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- 15) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED.
- 16) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- 17) STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE COUNTY OF MONTEREY AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE and a mixture of locally native wildflowers.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE COUNTY OF MONTEREY.

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection Item:	Who will conduct the inspection:	When the inspection is to be completed:	Date completed:
Site stripping and clearing	LandSet Engineers, Inc.	Beginning of Project	
Subexcavation, fill placement, and compaction	LandSet Engineers, Inc.	Throughout grading operations	
Foundation Excavations	LandSet Engineers, Inc.	Prior to placement of forms and reinforcing steel	
Surface and subsurface drainage improvements	LandSet Engineers, Inc.	Prior to trench backfill	
Utility trench compaction	LandSet Engineers, Inc.	During backfill operations	
Retaining wall backfill compaction	LandSet Engineers, Inc.	During backfill operations	
Baserock subgrade compaction	LandSet Engineers, Inc.	Prior to pavement installation	

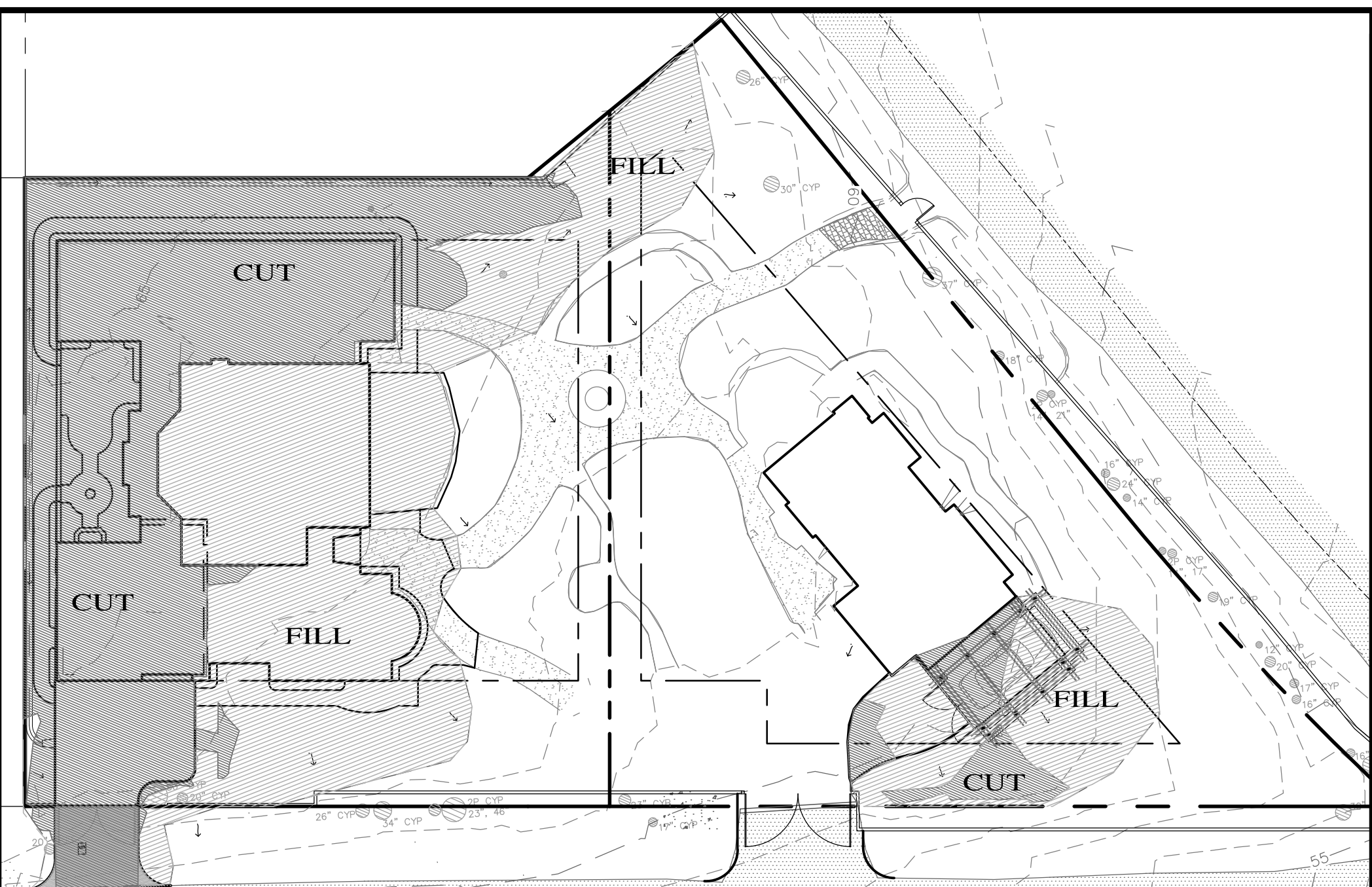
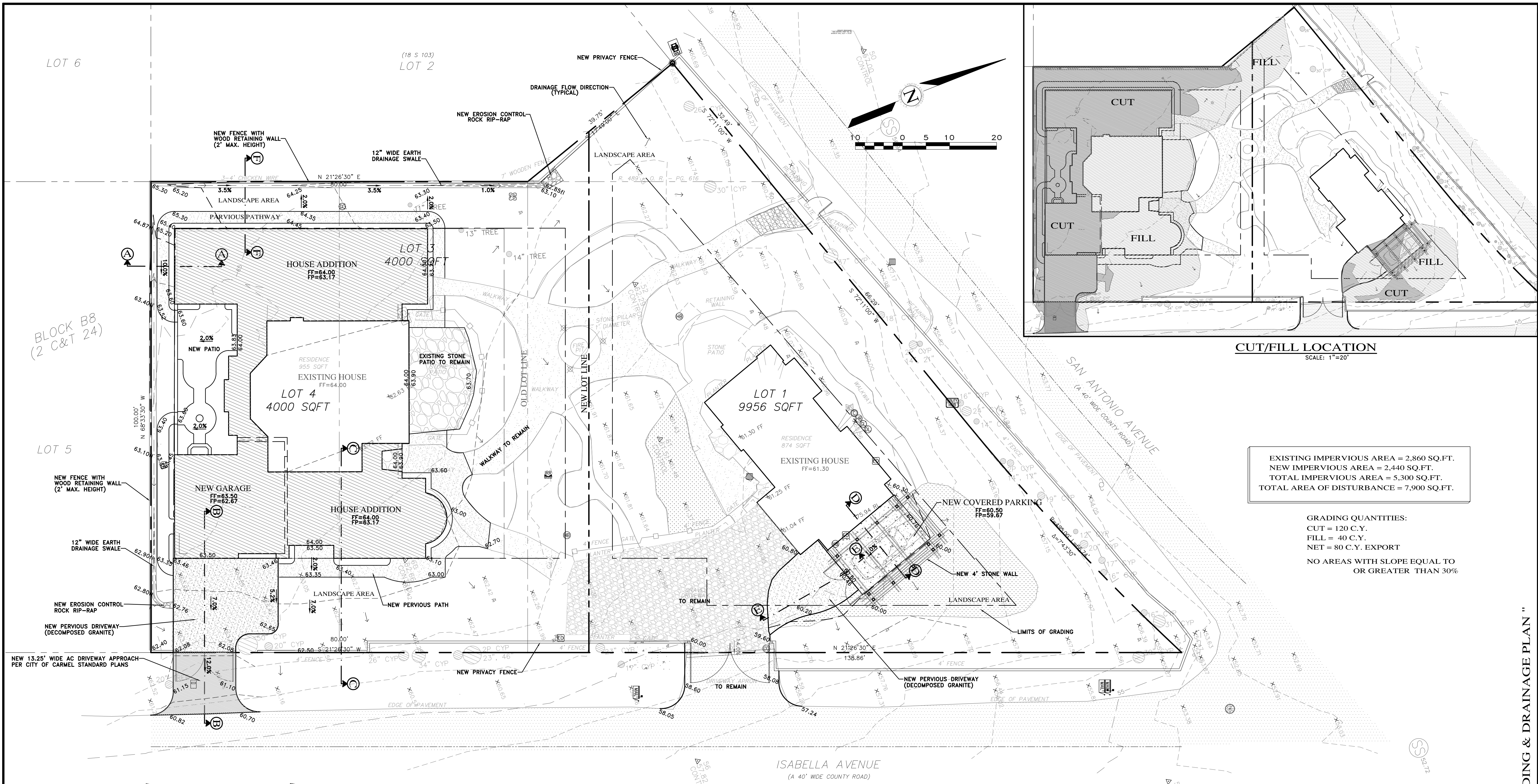
CONTACT INFORMATION:

PRIMARY: OWNER
 MR. TIM HALEY
 C/O ANTHONY LOMBARDO & ASSOCIATES
 114 W. GABILAN STREET
 SALINAS, CA 95901

SECONDARY: ARCHITECT
 JOHN MALICK & ASSOCIATES
 ATTN: MR. GREG KLEIN
 1195 PARK AVE., SUITE 102
 EMERYVILLE, CA 94608
 PH (510)595-8042

SITE LOCATION:
 26226 ISABELLA AVENUE
 CARMEL, CA

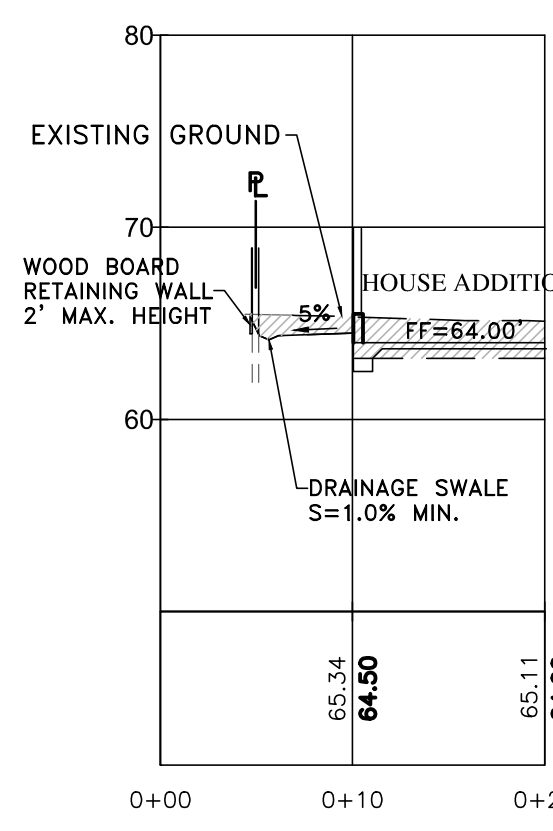
No.	DATE	BY	REVISION
04/02/19	AMS		SITE PLAN REVIEW
03/18/19	AMS		SITE PLAN REVIEW
06/20/18	AMS		RELEASED TO CLIENT



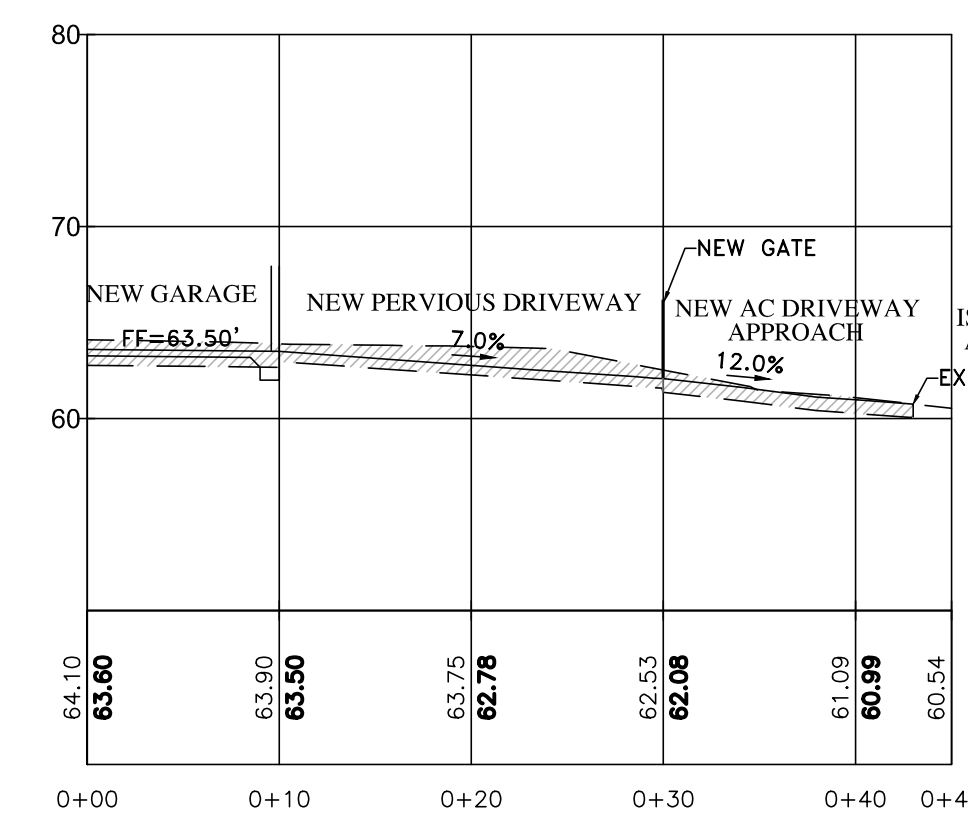
CUT/FILL LOCATION
SCALE: 1"=20'

EXISTING IMPERVIOUS AREA = 2,860 SQ.FT.
NEW IMPERVIOUS AREA = 2,440 SQ.FT.
TOTAL IMPERVIOUS AREA = 5,300 SQ.FT.
TOTAL AREA OF DISTURBANCE = 7,900 SQ.FT.

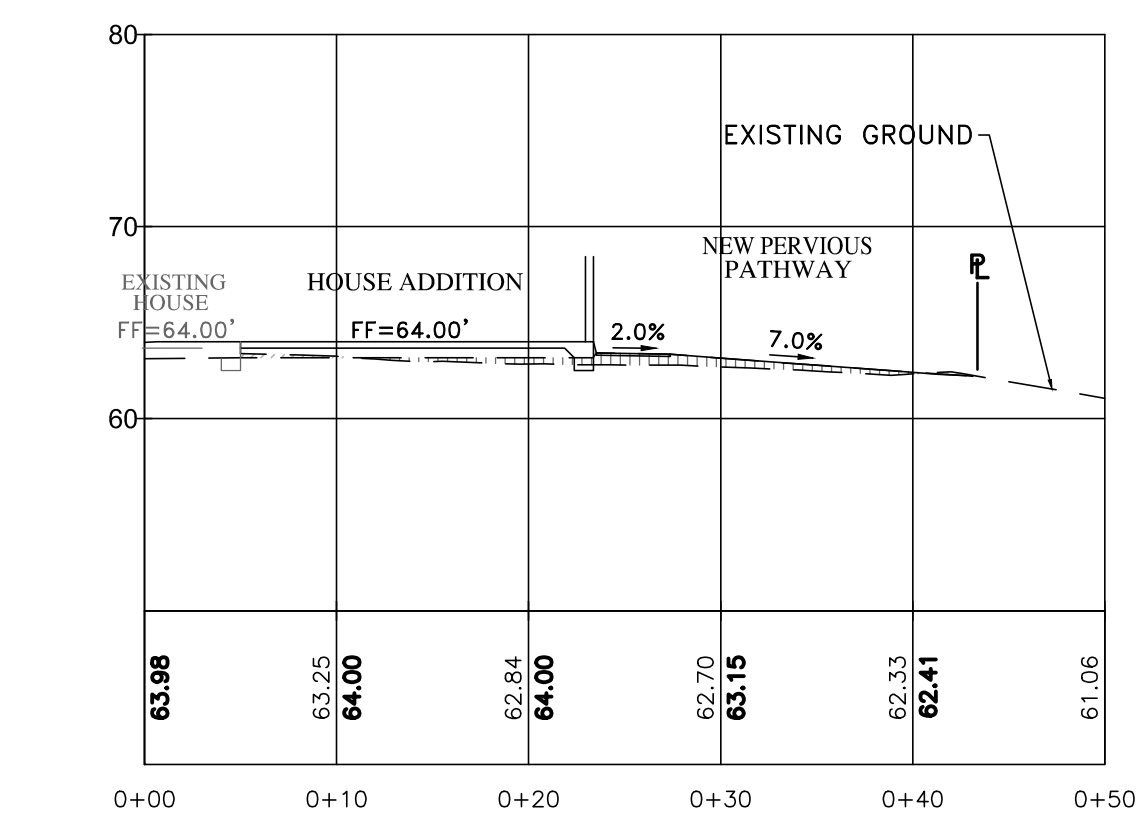
GRADING QUANTITIES:
CUT = 120 C.Y.
FILL = 40 C.Y.
NET = 80 C.Y. EXPORT
NO AREAS WITH SLOPE EQUAL TO OR GREATER THAN 30%



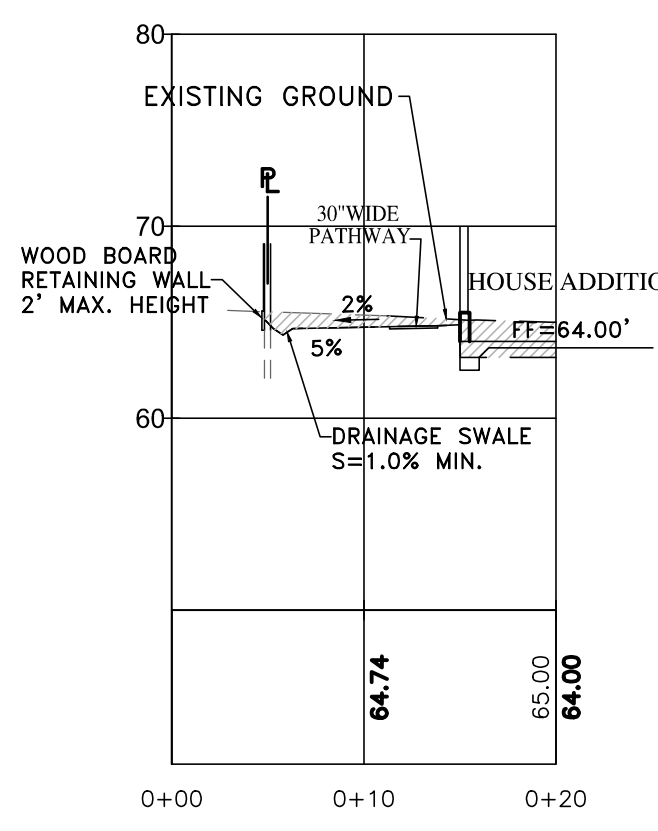
SECTION A-A
SCALE: 1"=10'



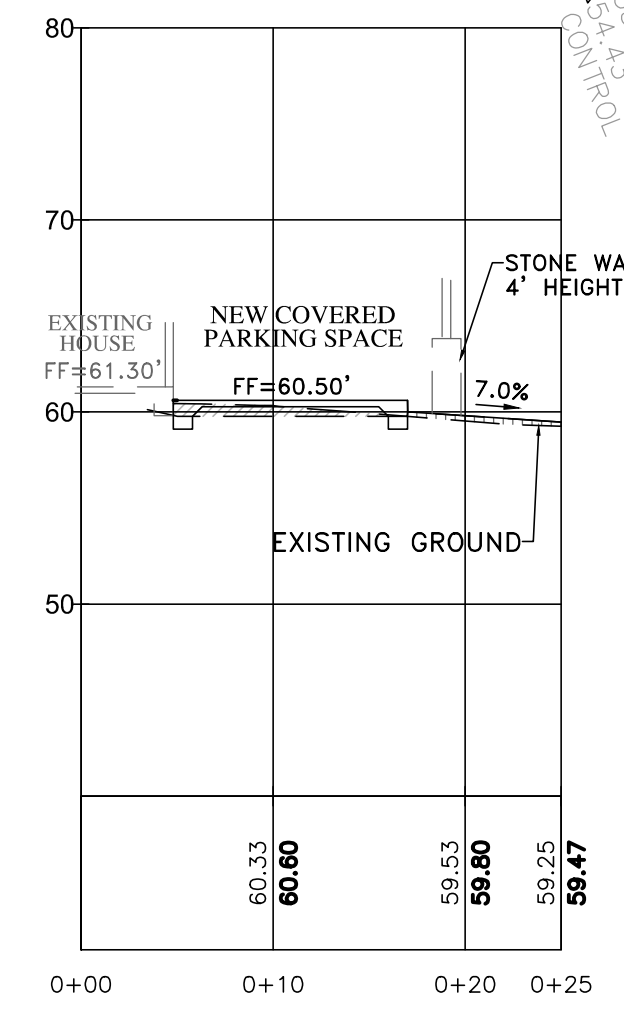
SECTION B-B
SCALE: 1"=10'



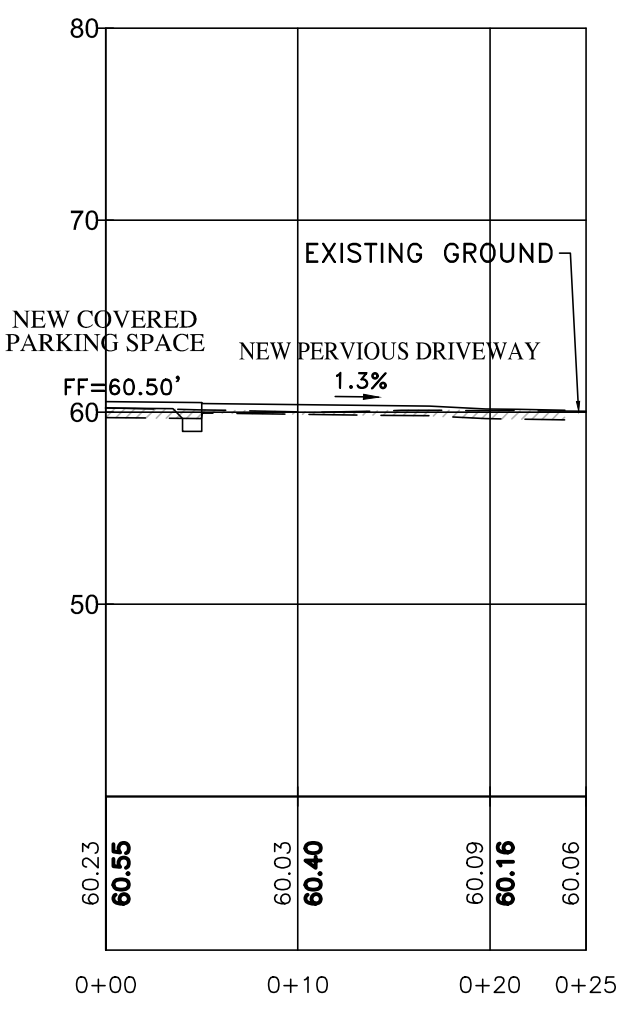
SECTION C-C
SCALE: 1"=10'



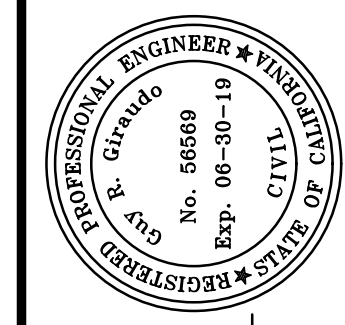
SECTION F-F
SCALE: 1"=10'



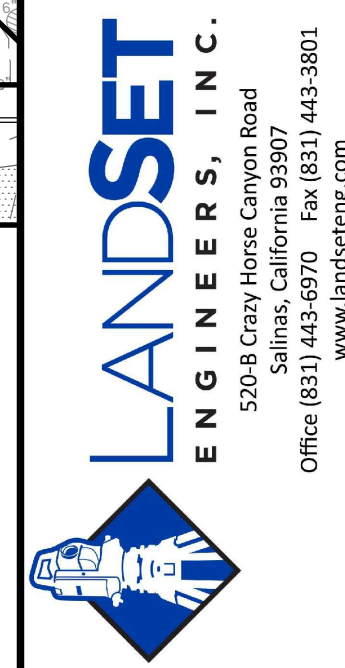
SECTION D-D
SCALE: 1"=10'



SECTION E-E
SCALE: 1"=10'



APPROVED BY:
GUY R. GIRAUDO



" GRADING & DRAINAGE PLAN "

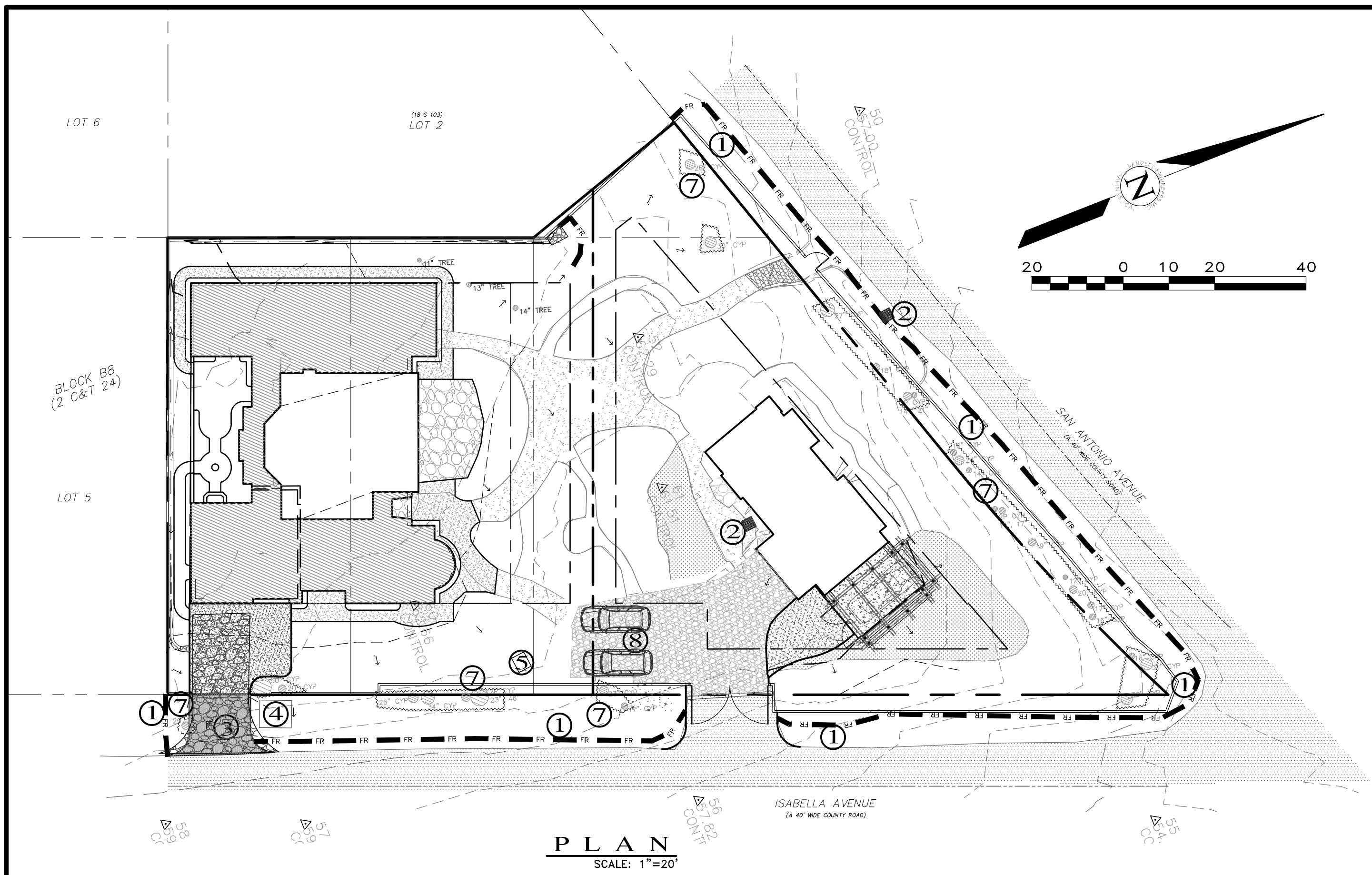
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
HALEY RESIDENCE REMODEL & ADDITION
A.P.N.: 009-451-013
CARMEL, MONTEREY COUNTY, CALIFORNIA

MR. TIM HALEY

SCALE: 1"=10'
DATE: JUNE 2018
JOB NO. 1800-03

No.	DATE	BY	REVISION
04/02/19	AMS		SITE PLAN REVIEW
03/18/19	AMS		SITE PLAN REVIEW
06/20/18	AMS		RELEASED TO CLIENT

SHEET **C2**
OF 3 SHEETS



CONSTRUCTION MANAGEMENT NOTES:

- PAINTING:**
1. MINIMIZE USE OF OIL-BASED PAINTS.
 2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
 3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS, REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
 4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
 5. CASQA BMP HANDBOOK - HAZARDOUS WASTE MANAGEMENT WM-6
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 2. CONSERVE MATERIALS. DO NOT MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
 5. CASQA BMP HANDBOOK - CONCRETE WASTE MANAGEMENT WM-8
- READY-MIXED CONCRETE:**
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
 2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
 5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
 6. CASQA BMP HANDBOOK - CONCRETE WASTE MANAGEMENT WM-8

- 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 WATER AROUND EXCAVATIONS.
 5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
 6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
 7. CASQA BMP HANDBOOK - EROSION CONTROL

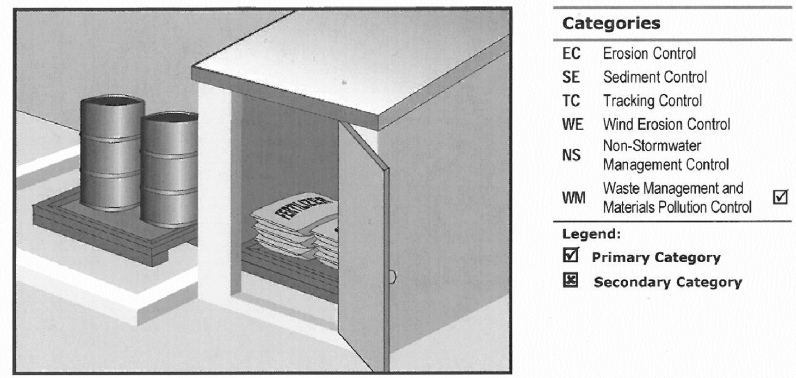
- PORTABLE SANITATION FACILITY:**
1. LOCATE AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION.
 2. MUST BE EQUIPPED WITH CONTAINMENT TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM DRAINAGE SYSTEM.
 3. WASTEWATER SHOULD NOT BE DISCHARGED OR BURIED WITHIN THE PROJECT SITE.
 4. TEMPORARY SANITARY FACILITIES THAT DISCHARGE TO THE SANITARY SEWER SYSTEM SHOULD BE PROPERLY CONNECTED TO AVOID ILLICIT DISCHARGES.
 5. SANITARY & 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 & 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.

- LEGEND:** (SEE B.M.P. DETAILS PER C.O.S. STD. PLANS 59A & 59B)
- 1 FIBER ROLL AND/OR SILT FENCE. INSTALL FIBER ROLL ALONG THE NORTHWESTERLY AND EASTERLY PROPERTY BOUNDARIES.
 - 2 INLET PROTECTION. USE GRAVEL/SAND BAGS.
 - 3 STABILIZED CONSTRUCTION ENTRANCE.
 - 4 CONCRETE WASHOUT FACILITY.
 - 5 PORTABLE SANITATION FACILITY.
 - 6 TREE PROTECTION
 - 7 EMPLOYEE PARKING AREA

- NOTES:**
- A- 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.
 - B- 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.
 - C- 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.
 - D- 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.
 - E- 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.
 - F- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
 - G- 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.

Material Delivery and Storage WM-1



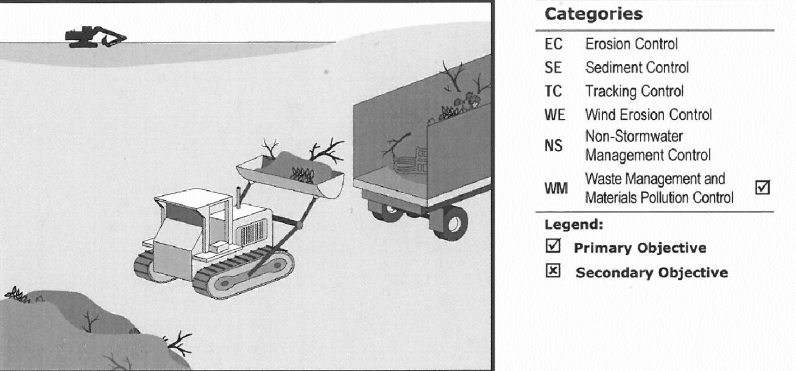
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Suitable Applications
These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

- Categories**
- EC Erosion Control
 - SE Sediment Control
 - TC Tracking Control
 - WE Wind Erosion Control
 - NS Non-Stormwater Management Control
 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Category
 - Secondary Category
- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
None

Solid Waste Management WM-5



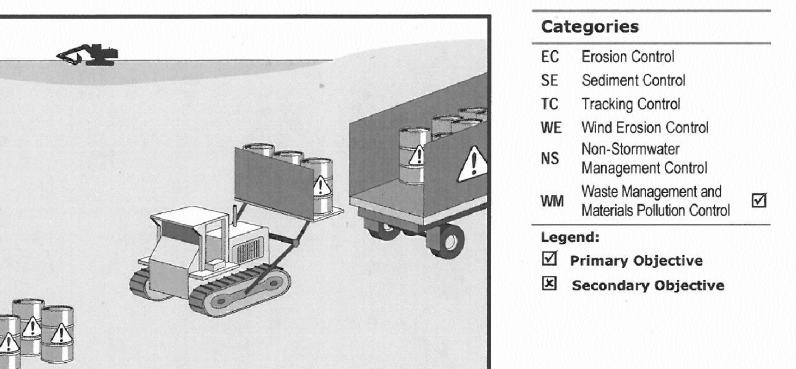
Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Suitable Applications
This BMP is suitable for construction sites where the following wastes are generated or stored:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

- Categories**
- EC Erosion Control
 - SE Sediment Control
 - TC Tracking Control
 - WE Wind Erosion Control
 - NS Non-Stormwater Management Control
 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Objective
 - Secondary Objective
- Targeted Constituents**
- Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
None

Hazardous Waste Management WM-6



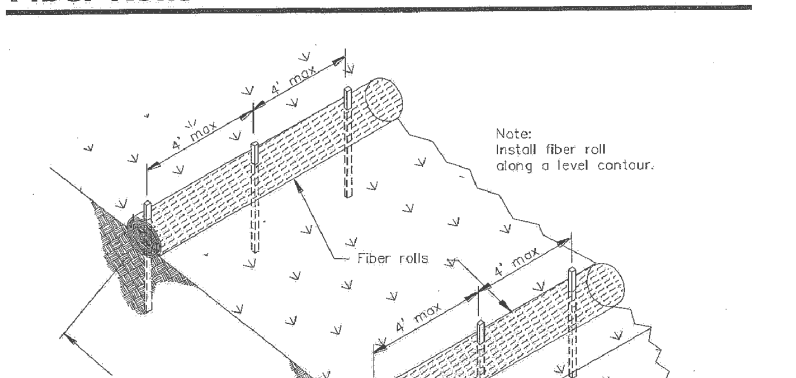
Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Suitable Applications
This best management practice (BMP) applies to all construction projects. Hazardous waste management practices are implemented on construction projects that generate waste from the use of:

- Petroleum Products
- Concrete Curing Compounds
- Pesticides
- Palliatives
- Acids
- Septic Wastes
- Paints
- Stains
- Solvents
- Wood Preservatives
- Roofing Tar
- Any materials deemed a hazardous waste in California, Title 22 Division 4.5, or listed in 40 CFR Parts 101, 117, 201, or 302

- Categories**
- EC Erosion Control
 - SE Sediment Control
 - TC Tracking Control
 - WE Wind Erosion Control
 - NS Non-Stormwater Management Control
 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Objective
 - Secondary Objective
- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
None

Fiber Rolls SE-5



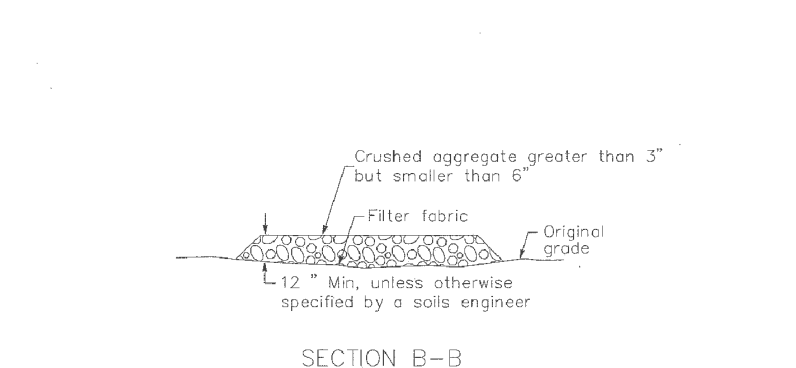
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Suitable Applications
These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

- Categories**
- EC Erosion Control
 - SE Sediment Control
 - TC Tracking Control
 - WE Wind Erosion Control
 - NS Non-Stormwater Management Control
 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Objective
 - Secondary Objective
- Targeted Constituents**
- Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
None

Stabilized Construction Entrance/Exit TC-1

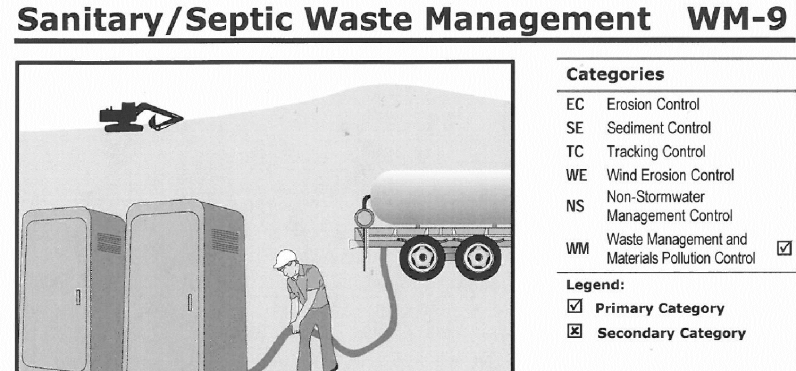


Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Suitable Applications
This BMP is suitable for construction sites where the following wastes are generated or stored:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

Sanitary/Septic Waste Management WM-9



Description and Purpose
Sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications
Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

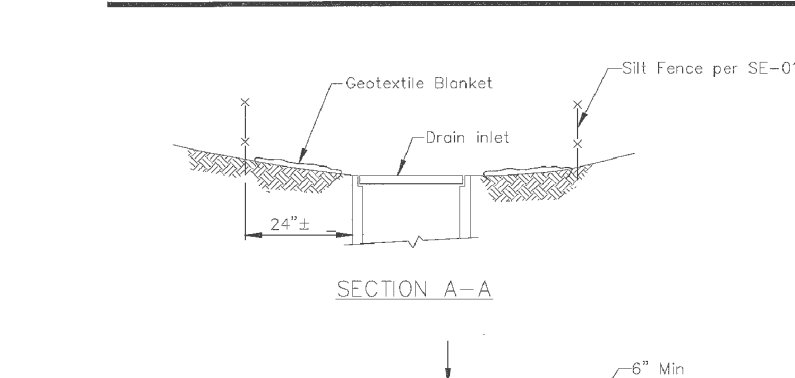
Limitations
None identified.

Implementation
Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures
• Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

- Categories**
- EC Erosion Control
 - SE Sediment Control
 - TC Tracking Control
 - WE Wind Erosion Control
 - NS Non-Stormwater Management Control
 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Category
 - Secondary Category
- Targeted Constituents**
- Sediment
 - Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
None

Storm Drain Inlet Protection SE-10



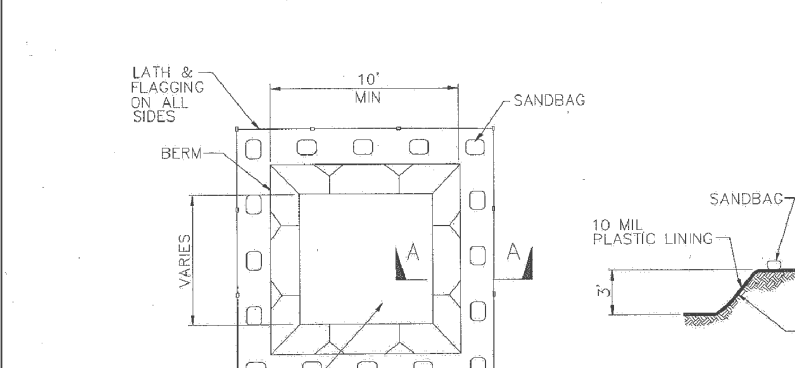
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Suitable Applications
These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
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- Detergents
- Plaster
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- Categories**
- EC Erosion Control
 - SE Sediment Control
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 - WE Wind Erosion Control
 - NS Non-Stormwater Management Control
 - WM Waste Management and Materials Pollution Control
- Legend:**
- Primary Objective
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- Targeted Constituents**
- Nutrients
 - Trash
 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
None

Concrete Waste Management WM-8

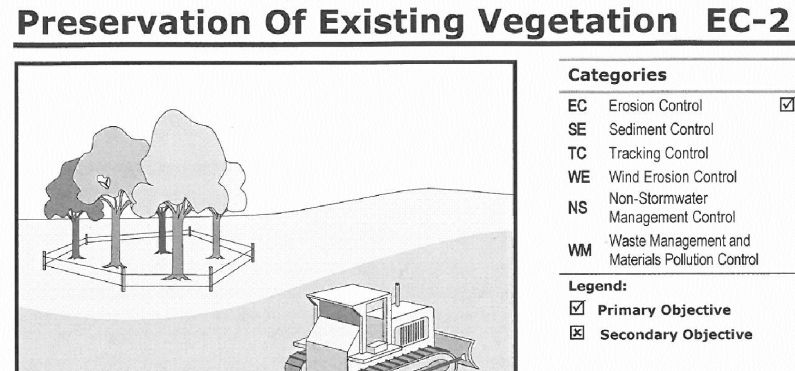


Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Suitable Applications
This BMP is suitable for construction sites where the following wastes are generated or stored:

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Preservation Of Existing Vegetation EC-2



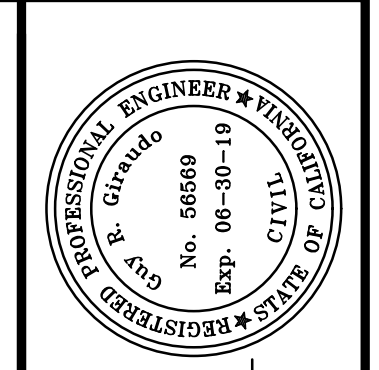
Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, shrubs, and grasses that protect soil from erosion.

Suitable Applications
Preservation of existing vegetation is suitable for use on most projects. Large project sites often provide the greatest opportunity for use of this BMP. Suitable applications include the following:

- Areas within the site where no construction activity occurs, or occurs at a later date. This BMP is especially suitable to multi-year projects where grading can be phased.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, watercourses, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. These areas are usually designated on the plans, or in the specifications, permits, or environmental documents.
- Where vegetation designated for ultimate removal can be temporarily preserved and be utilized for erosion control and sediment control.

Limitations
• Requires forward planning by the owner/developer.

- Categories**
- EC Erosion Control
 - SE Sediment Control
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 - WE Wind Erosion Control
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 - WM Waste Management and Materials Pollution Control
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 - Nutrients
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 - Metals
 - Bacteria
 - Oil and Grease
 - Organics
- Potential Alternatives**
None



APPROVED BY:
GUY R. GIRAUDO

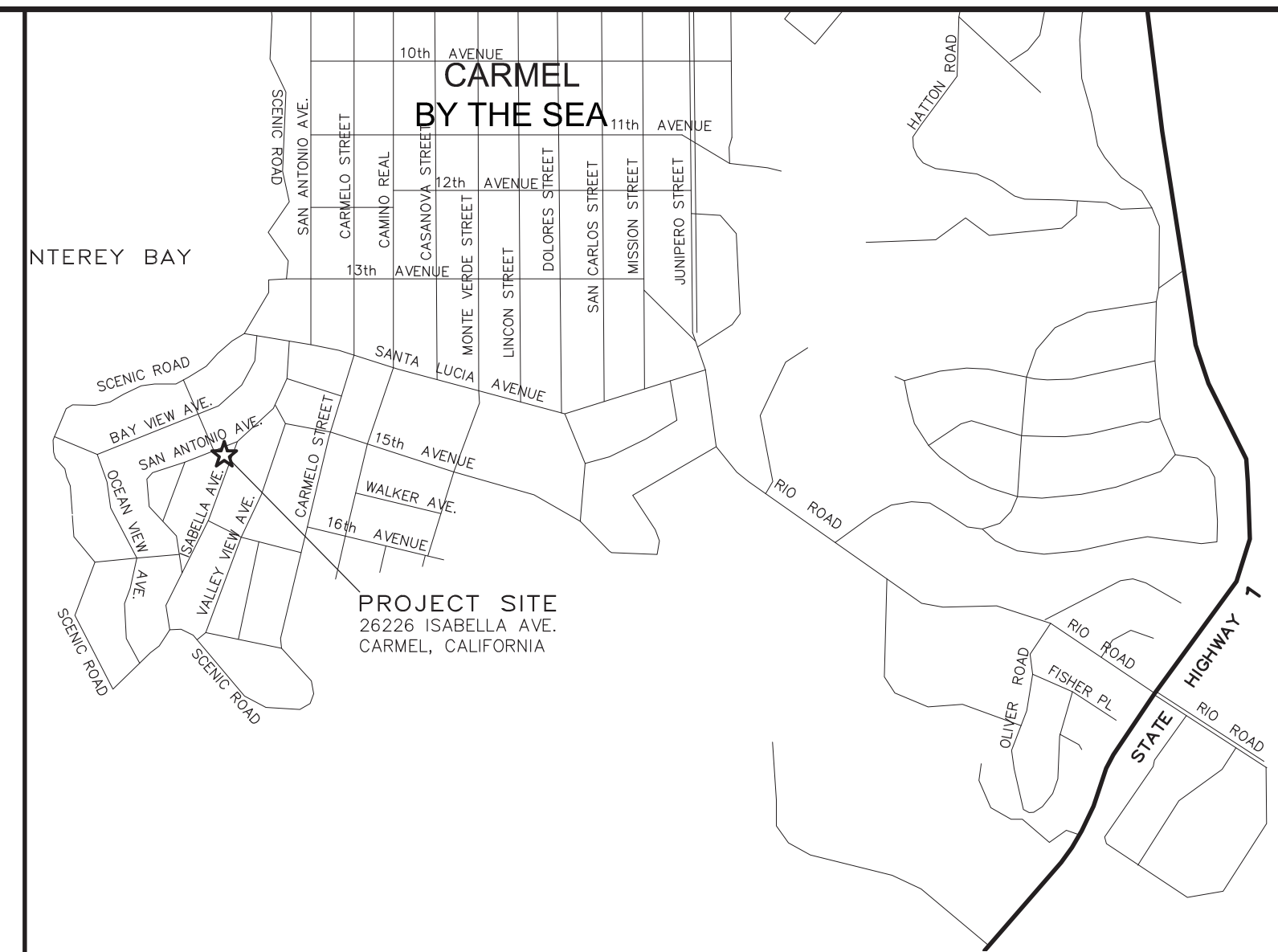
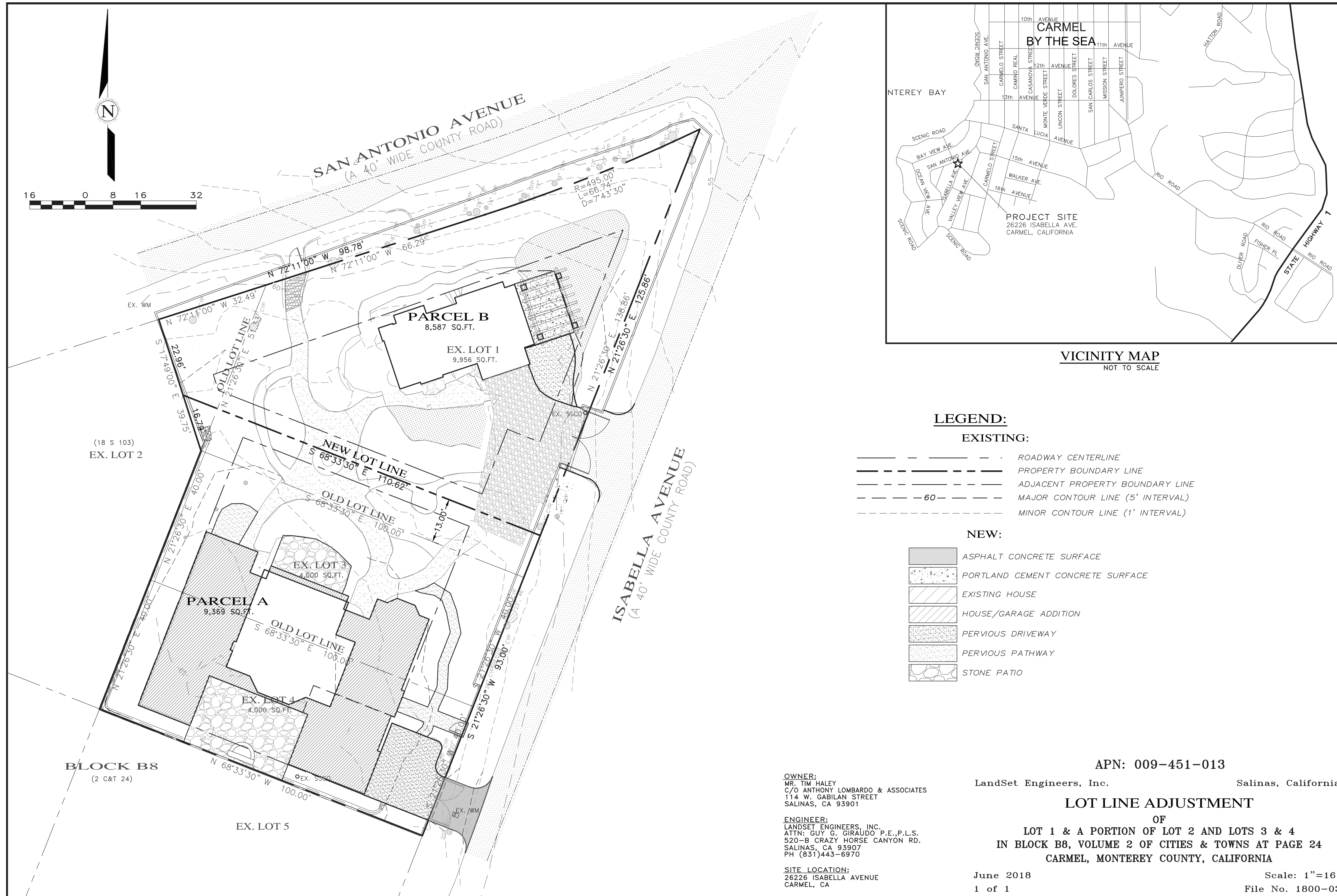


"EROSION AND SEDIMENT CONTROL PLAN"
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
HALEY RESIDENCE REMODEL & ADDITION
A.P.N.: 009-451-013
CARMEL, MONTEREY COUNTY, CALIFORNIA
MR. TIM HALEY

SCALE: AS SHOWN
DATE: JUNE 2018
JOB NO. 1800-03

04/02/19	AMS	SITE PLAN REVIEW
03/18/19	AMS	SITE PLAN REVIEW
06/20/18	AMS	RELEASED TO CLIENT
No.	DATE	BY REVISION

SHEET **C3**
OF 3 SHEETS



LEGEND:

EXISTING:

- ROADWAY CENTERLINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- 60- MAJOR CONTOUR LINE (5' INTERVAL)
- - - MINOR CONTOUR LINE (1' INTERVAL)

NEW:

- ASPHALT CONCRETE SURFACE
- PORTLAND CEMENT CONCRETE SURFACE
- EXISTING HOUSE
- HOUSE/GARAGE ADDITION
- PERVIOUS DRIVEWAY
- PERVIOUS PATHWAY
- STONE PATIO

APN: 009-451-013
 LandSet Engineers, Inc. Salinas, California

LOT LINE ADJUSTMENT
 OF
LOT 1 & A PORTION OF LOT 2 AND LOTS 3 & 4
IN BLOCK B8, VOLUME 2 OF CITIES & TOWNS AT PAGE 24
CARMEL, MONTEREY COUNTY, CALIFORNIA

OWNER:
 MR. TIM HALEY
 C/O ANTHONY LOMBARDO & ASSOCIATES
 114 W. GABILAN STREET
 SALINAS, CA 93901

ENGINEER:
 LANDSET ENGINEERS, INC.
 ATTN: GUY G. GIRAUDO P.E., P.L.S.
 520-B CRAZY HORSE CANYON RD.
 SALINAS, CA 93907
 PH (831) 443-6970

SITE LOCATION:
 26226 ISABELLA AVENUE
 CARMEL, CA

June 2018 Scale: 1"=16'
 1 of 1 File No. 1800-03