

Attachment C

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**ATTACHMENT C
DRAFT RESOLUTION**

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

RESOLUTION NO.

Resolution by the Monterey County Board of Supervisors to:

- 1) Continue the hearing on the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources from the decision of the Planning Commission adopting a Mitigated Negative Declaration and approving a Combined Development Permit (PLN170612) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26338 Valley View Avenue;
- 2) Continue the hearing on the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources from the decision of the Planning Commission adopting a Mitigated Negative Declaration and approving a Combined Development Permit (PLN170613) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26346 Valley View Avenue;
- 3) Adopt a resolution to:
 - a) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission's approval of a Combined Development Permit (PLN170611) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources;
 - b) Adopt a Mitigated Negative Declaration (MND) for the project (PLN170611);
 - c) Approve a Combined Development Permit (PLN170611) consisting of:
 - i. Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,397 square-foot single family dwelling with a 437 square-foot attached garage, 1,366 square-foot basement, and 620 cubic yards of cut; and
 - ii. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
 - d) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for project file PLN170611.

[PLN170611 PIETRO FAMILY INVESTMENTS LP (CHRIS ADAMSKI), 26307 Isabella Avenue, 26338 & 26346 Valley View Avenue, Carmel Area Land Use Plan (APNs: 009-463-012-000, 009-463-017-000, and 009-463-003-000, respectively)]

The appeal by The Open Monterey Project and Save Carmel Point Cultural Resources from the Planning Commission’s adoption of a Mitigated Negative Declaration and approval of a Combined Development Permit (PLN170611/Pietro Family Investments LP) (PC Resolution No. 18-047) and adoption of a Mitigated Negative Declaration and approval of Combined Development Permits (PLN170612 & PLN170613/Pietro Family Investments) (PC Resolution Nos. 18-048 and 18-049) to allow construction of a single-family dwelling, attached garage, and basement on each of three parcels, respectively, came on for public hearing before the Monterey County Board of Supervisors on March 12, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) The project which is approved herein includes a Combined Development Permit (CDP) allowing construction of the first single-family dwelling on a vacant parcel within 750 feet of known archaeological resources at 26307 Isabella Avenue (PLN170611/Pietro Family Investments LP (Chris Adamski). The Combined Development Permit consists of: a Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,397 square-foot single family dwelling with a 437 square-foot attached garage, 1,366 square-foot basement, and 620 cubic yards of cut; and a Coastal Development Permit to allow development within 750 feet of known archaeological resources.
 - b) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
 - *1982 Monterey County General Plan*;
 - Carmel Area Land Use Plan;
 - Monterey County Zoning Ordinance (Title 20);
 - Monterey County Coastal Implementation Plan Part 4.
 No conflicts were found to exist.
 - c) The property is located at 26307 Isabella Avenue (PLN170611), Carmel (Assessor’s Parcel Number 009-463-012), in the Carmel Area Land Use Plan (LUP) area. The parcel is zoned “MDR/2-D(18)(CZ)” (Medium Density Residential with gross density maximum 1 unit/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone). Pursuant to Section 20.12.040.A of Title 20 - Coastal Implementation Plan (CIP) of the Monterey County Code, the first single-family dwelling per legal lot of record is allowed with approval of a Coastal Administrative Permit (CAP) in each case. Therefore, construction of a single-family residence on the subject parcel is a principal use allowed with approval of a CAP.
 - d) Pursuant to Section 20.146.090 of the CIP, an archaeological report was required for the proposed development. The lot is within 750

feet of known archaeological resources. The following archaeological reports were prepared:

- “Cultural Resources Assessment of APNs 009-463-003, 009-463-017, & 009-463-012” (LIB170269) prepared March 2016 by Albion Environmental Group, Inc., Santa Cruz, CA
 - “Cultural Resources Auger Testing for APNs 009-463-003, 009-463-017, & 009-463-012” (LIB190038) prepared November 2018 by Susan Morley, Marina, CA
- e) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC because the project has a design control (D) overlay subject to a public hearing. The Carmel Highlands LUAC reviewed the application materials for the project on 16 January 2018 and voted (3 ayes – 1 no) decision not to support the project as proposed.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170611.

2. **FINDING:**

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

EVIDENCE:

- a) The project was reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Environmental Services, Cypress Fire Protection District (FPD), RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) The subject parcel is along the Cypress Point fault. In accordance with Section 20.146.080.B of the Carmel Area Coastal Implementation Plan (CIP), development within 1/8 mile of an active or potentially active fault requires preparation of a geologic report by a registered geologist or registered engineering geologist. The following geologic report was prepared:
- “Geologic Evaluation, Proposed Residence, 26307 Isabella Avenue” (LIB180354) prepared 22 November 2017 by Chris S. Harwood, Ben Lomond, CA
- The above-mentioned technical report by an outside consultant indicated that there are no physical or environmental constraints that render the site unsuitable for the use proposed. County staff has independently reviewed the report and concurs with its conclusions.
- c) Pursuant to the Carmel Area Land Use Plan (LUP) Policy 2.7.3.4, development projects in a location determined to have a significant hazard are required to record a deed restriction describing the nature of the hazard. Therefore, Condition No. 14 requires a deed restriction

be recorded on the parcel that states, “The parcel is located within 660 feet, or 1/8 mile, of an active or potentially active fault and development may be subject to certain restrictions as per Section 20.146.080 of the CIP and per standards for development of residential property, including recommendations made in the Geotechnical Report prepared by Haro, Kasunich, and Associates on December 18, 2017.”

- d) Staff conducted a site inspection on 20 August 2018 to verify the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170611.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA-Planning, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) See Finding 2.
 - c) Staff conducted a site inspection on 20 August 2018 to verify the site is appropriate for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170611.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on 20 August 2018 to verify no violation exists on the property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170611.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program (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 CIP can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170611.
6. **FINDING:** **CEQA (MITIGATED NEGATIVE DECLARATION):** The Board of Supervisors finds, on the basis of the whole record before it, there is no substantial evidence the project will have a significant effect on the environment, and the Mitigated Negative Declaration (MND) reflects the County’s independent judgment and analysis.
- EVIDENCE:**
- a) Pursuant to California Environmental Quality Act (CEQA) Guidelines §15063(a), an Initial Study (IS) may be conducted to determine if a proposed project would have a significant impact on the environment. Staff prepared a Mitigated Negative Declaration (MND) for the proposed project.
 - b) Pursuant to §15064(f)(2) of CEQA Guidelines, a MND may be prepared for a project when the project may have a significant effect on the environment but revisions in the project made by or agreed to by the applicant would mitigate the effects to a point where no significant effects would occur, and there is no substantial evidence in light of the whole record that the project, as revised and mitigated, may have a significant effect on the environment. The Initial Study identified potential impacts to Cultural Resources and Tribal Cultural Resources.
 - c) Proposed mitigations that would reduce potential impacts to less than significant have been agreed upon by the applicant.
 - d) The Initial Study was circulated for public review September 6 through October 8, 2018.
 - e) There is no substantial evidence in light of the whole record that the project, as conditioned, would have significant effect on the environment.
 - f) The custodian of documents and materials which constitute the record of proceedings upon which the decision is based is the County Resource Management Agency, 1441 Schilling Place South, 2nd floor, Salinas, California.
 - g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-

Planning for the proposed development are found in Project File PLN170611.

FINDING: INITIAL STUDY – POTENTIAL ENVIRONMENTAL IMPACTS LESS THAN SIGNIFICANT WITH MITIGATIONS

The Initial Study identified mitigations that would reduce potentially significant impacts to less than significant for Cultural Resources and Tribal Cultural Resources. Implementation of recommended mitigations would reduce potential impacts to less than significant. Therefore, Staff prepared a Mitigated Negative Declaration. Adoption of the Mitigated Negative Declaration is required prior to approval of the project.

- EVIDENCE:**
- a) Pursuant to Section 20.146.090.B of the Coastal Implementation Plan (CIP) Part 4, an archaeological report was required by the County due to location in an area of high archaeological sensitivity. The Albion report (LIB170269) prepared March 2016 uncovered evidence of cultural materials during the Phase 1 surface reconnaissance. Sub-surface auger holes, in Albion’s Extended Phase 1 assessment, produced inconclusive findings of assured presence of cultural resources and recommended no need for further testing, alongside protection measures of potential resource finds. The Morley report (LIB190038) prepared 11 November 2018, assessed the soil from an approximately 9-foot auger test hole that no cultural resources were excavated or screened. Morley recommended no delay of the project due to concerns about cultural resources, and mitigation measures that include both an archaeological and a tribal monitor onsite during construction. Nine other sites located near the subject property have previously been recorded as archaeological sites. Therefore, recommendations from both archaeological reports have been incorporated. To ensure less than significant impacts to Cultural Resources, a qualified archaeological monitor is required to be present onsite during soil disturbing activities. The project includes this monitor requirement as Mitigation Measure MM#1 (Condition No. 9).
 - b) The subject parcel is located in the aboriginal territory of Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to AB 52, tribal consultation took place on 10 October 2017 regarding the proposed project. The outcome of the consultation with OCEN was an objection to the basement portion of the project and a recommendation to have a Native American Monitor from OCEN, approved by the OCEN Tribal Council, be present onsite during any ground disturbance for the project. Although the archaeological reports stated that there is no known or listed historical resource, OCEN concluded that there is evidence of potential Tribal Cultural Resources. To ensure that less than significant impacts to Tribal Cultural Resources, 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, is required as

Mitigation Measure MM#4 (Condition No. 13). This Tribal Monitor will be retained for the duration of any project-related grading or excavation.

- c) Mitigation Measure MM#2 (Condition No. 10) requires adherence to State laws governing the uncovering of human remains and associated grave goods in accordance with CEQA Guidelines Section 15064.5(e). This mitigation includes a design contingency for the basement proposal if human remains and associated grave goods are found onsite, with penalty for violation pursuant to PRC §5097.994.
- d) Mitigation Measure MM#3 (Condition No. 11) has been deleted and substituted. The requirement for a conservation easement has been deleted. The substituted measure is equivalent or more effective in mitigating or avoiding the impact to Cultural Resources and itself will not cause any potentially significant effect on the environment. The substituted mitigation measure requires that if Native American remains are uncovered onsite, and will remain onsite, the applicant/owner shall request an Historic Resources (HR) overlay on the parcel that will retain the remains. The HR overlay would serve to inform the public, in perpetuity, that cultural resources exist on the parcel and shall be protected. The HR overlay is more effective than a conservation easement at protecting the cultural resource because protection of the resource is feasible without disclosing to the public the exact location of the resource. California State Government Code §6254.10 and other state laws require confidentiality of records that relate to archaeological site information maintained by, or in the possession of, federal, state, and local agencies. Substitution of the mitigation measure, and the clarifications to the mitigation measures made by the Planning Commission, do not require recirculation of the Mitigated Negative Declaration (CEQA Guidelines sec. 15073.5.)
- e) The Initial Study for the project provides mitigation measures that reduce impacts to less than significant for Cultural Resources and Tribal Cultural Resources, and are included as Conditions of Approval in accordance with PRC §21081.6(b).

7. **FINDING:** **PROCEDURAL BACKGROUND** – The project has been processed in compliance with County regulations.

- EVIDENCE:**
- a) On 25 July 2017, the applicant (Pietro Family Investments, LP) applied for three Combined Development Permits (PLN170611, PLN170612 & PLN170613) to allow construction of a single-family dwelling on each of three parcels, located at 26307 Isabella Avenue (the subject parcel) and 26338 & 26346 Valley View Avenue.
 - b) During the application process, the two subject parcels on Valley View were served notices of code violations in September 2017. Therefore, abatement of the code violations (17CE00360 & 17CE00360) were added to the project descriptions of the application files PLN170612 & PLN170613.
 - c) The Carmel Highlands Land Use Advisory Committee (LUAC) reviewed the application materials for each of the three projects on

- 16 January 2018 and voted not to support the project as proposed in the following decisions: 26307 Isabella Avenue (3 ayes – 1 no, 1 absent), and 26338 & 26346 Valley View Avenue (4 ayes – 1 no)
- d) The application submittals were deemed complete on 8 February 2018 (PLN170612 & PLN170613) and 14 April 2018 (PLN170611).
 - e) Staff circulated two Initial Studies for the three projects: one for PLN170611 from 6 September – 8 October 2018, and one for both PLN170612 & PLN170613 from 13 September – 15 October 2018. See Finding 6.
 - f) The subject project (PLN170611) had been scheduled for the Planning Commission agenda 10 October 2018. The applicant requested a continuance for his attorney to be present at the hearing.
 - g) The three projects were brought to public hearing before the Planning Commission 31 October 2018. At least 10 days prior to the public hearing before the Planning Commission, notices were published in the *Monterey County Weekly* and were posted on and near the property and mailed to the property owners within 300 feet of the subject property as well as interested parties. The Planning Commission conducted the hearing and then continued the hearing on three projects to 5 December 2018.
 - h) The three projects were brought to public hearing before the Planning Commission on 5 December 2018. At least 10 days prior to the public hearing before the Planning Commission, notices were published in the *Monterey County Weekly* and were posted on and near the property and mailed to the property owners within 300 feet of the subject property as well as interested parties. The Planning Commission adopted a Mitigated Negative Declaration and approved the Combined Development Permit for the project on 26307 Isabella Avenue. The Planning Commission also adopted a Mitigated Negative Declaration and approved the Combined Development Permits for the projects at 26338 & 26346 Valley View Avenue.
 - i) Resolutions for the three projects were signed and made available to the public 2 January 2019. These resolutions included language that was mistakenly deleted from Condition Nos. 11 and 13.
 - j) Corrected Resolutions were sent out with all attachments to applicant, agent, and interested parties on 3 January 2019 to include language that was mistakenly deleted from Condition Nos. 11 and 13.
 - k) Corrected Resolutions were made available to the public on 3 January 2019 to include language that was mistakenly deleted for Condition Nos. 11 and 13.
 - l) The corrections were not substantive, and in an effort to make the corrections available to the public in a timely manner, Staff did not require a later signature.
 - m) An appeal from the decisions of the Planning Commission for all three projects was timely filed on 14 January 2019 by The Open Monterey Project and Save Carmel Point Cultural Resources, represented by attorney Molly Erickson.
 - n) Staff was contacted 14 February 2019 about possible illegal grading and tree removal at 26338 Valley View Avenue (PLN170612 &

17CE00360). A “Stop Work” order was placed on the parcel 15 February 2019.

- o) County Staff is investigating the potential violation. If it is determined that there is a violation, then no permit may be issued unless the violation is cured or the permit is part of the administrative remedy for the violation. (MCC, sec. 20.90.120.)
- p) Monterey County Code requires that appeals be brought to hearing before the Board of Supervisors within 60 days of filing (in this case, by March 15, 2019), unless both applicant and appellant agree to waive the deadline. The hearing on all three projects was duly noticed for March 12, 2018. Due to the investigation of the potential violation on the Valley View parcel, Staff requested from the applicant an agreement to continue the appeal hearing to 26 March 2019. The applicant did not agree to continue hearing of the project application PLN170611 and did agree to continue hearing of the project applications PLN170612 and PLN170613. Appellant requested that all three projects be heard by the Board at the same time, on March 26. While the projects raise some similar issues, each is a stand-alone project and independent of each other and can be heard separately.
- q) The Board of Supervisors heard the appeal of project application PLN170611 at a duly noticed public hearing on 12 March 2019. The hearing is *de novo*. Staff recommended continuance of project applications PLN170612 and PLN170613 to 26 March 2019.
- q) Staff Report, minutes of the Planning Commission and Board of Supervisors hearings, project information and documents are found in Project Files PLN170611, PLN170612, & PLN170613; records of the appeal are on file with the Clerk of the Board.

8. **FINDING:**

APPEAL AND APPELLANT CONTENTIONS – The appellant requests the Board of Supervisors grant the appeal and either 1) require an EIR for the projects or 2) deny the Combined Development Permit applications (PLN170611, PLN170612, & PLN170613) on the basis of potential impacts to cultural resources. The appeal alleges there was a lack of fair or impartial hearing, the findings or decision are not supported by the evidence, and the decision was contrary to law.

The contentions are contained in the Notice of Appeal (**Attachment E** of the 12 March 2019 Board of Supervisors Staff Report) and summarized below, followed by responses to those contentions. These findings pertain only to the project at 26307 Isabella Avenue (PLN170611), as the projects on Valley View will be considered separately. The Board of Supervisors makes the following findings regarding the appellant’s contentions:

Contention #1 – Carmel Area Land Use Plan (LUP) Inconsistency.
The appellant contends County approvals do not incorporate all site planning and design features needed to minimize or avoid impacts to archaeological resources because the Carmel Area LUP General Policy states “all available measures shall be explored to avoid

development on sensitive prehistoric and archaeological sites” and County approvals are not in compliance with this policy and objective. The appellant states concern regarding design being inconsistent with the LUP requirement for the structure to blend into the wooded, rocky environment and be subordinate to the area.

Response:

Carmel Area LUP Policy 2.8.3.3, as the appellant paraphrases above, is one of a suite of policies regarding archaeological resources. The complete Policy 2.8.3.3 text is as follows, “All available measures, including purchase of archaeological easements, dedication to the County, tax relief, purchase of development rights, etc., shall be explored to avoid development on sensitive prehistoric or archaeological sites.” The applicant was required to provide archaeological reports covering each of the three parcels pursuant to Policy 2.8.3.1 & .2 which are tasked with describing the sensitivity of the site and recommending appropriate levels of development and mitigation consistent with the site’s need for protection. The first report (LIB170269) determined that after Albion’s Phase 1 and Extended Phase 1 Assessments at each of the three parcels, no additional archaeological testing was necessary; however, protection measures of potential archaeological deposits were recommended. The second reports (LIB170436 & LIB170448) done for the two parcels on Valley View concluded the proposed projects should not be delayed for archaeological reasons; however, because the prehistoric archaeological materials on nearby parcels were found at considerable depth during basement and cistern excavations, archaeological monitoring was recommended. The third report (LIB190038) done for each of the three subject parcels determined there is no reason to delay the project due to concerns about cultural resources; however, because the project parcels are located in the neighborhood of three recorded archaeological sites, both an archaeologist and a Native American monitor were recommended mitigation measures.

Design proposal of the homes includes dark gray standing seam metal roofs. The homes are infill development within an existing Carmel housing tract zoned medium density. The aesthetic of the neighborhood is urbanized rural village with eclectic home designs removed from wooded, rocky visual resources. Standing seam metal roofs are available in a range of color/style combinations that lend the material versatility in a design setting such as unincorporated Carmel and the applicant would be open to changing the metal finish. Therefore, use of the standing seam metal roofing material is in accordance with Carmel LUP Policy 2.2.3.6 that requires

structures be subordinate to and blended into the environment, using appropriate materials to that effect.

Contention #2 – CEQA Compliance. Appellant contends the County did not comply with CEQA as follows:

- *Failed to consider cumulative impacts*
- *Provided inadequate information – no single map showing all three projects*
- *Failed to use the correct CEQA Guidelines, to provide enough evidence to proceed without an EIR, and to prepare an EIR*
- *Chose two out of three archaeological reports that preferred approval*
- *Ignored CEQA directive “if there is a disagreement among expert opinion supported by facts over the significance of an effect on the environment, the Lead Agency shall treat effect as significant and shall prepare an EIR.”*

Response:

A visual aid that displays the three parcels on one map is made available as part of the staff report for the March 12, 2019 Board hearing on the project (**Attachment B**).

The conclusions of the three expert opinions were not in disagreement. Albion recommended no need for further testing, alongside protection measures of potential resource finds. Breschini recommended no delay of the project due to archaeology, along with onsite monitoring during construction. Morley recommended no delay of the project due to concerns about cultural resources, and mitigation measures that include both an archaeological and a tribal monitor onsite during construction. Opinions from the three different expert archaeologists were in agreement despite the difference in finds. Therefore, Staff did not ignore the CEQA directive (Section 15064(g) of the CEQA Guidelines).

The decision by the County of whether to prepare an EIR was weighed judiciously in accordance with Section 15064(f)(2) that requires preparation of a mitigated negative declaration (MND) when substantial evidence exists for a project to have a significant effect on the environment, but the applicant agrees to mitigations that reduce the effects to a point where clearly no significant effect would occur. Based on substantial evidence from the three archaeological reports and agreement by the applicant to mitigation measures that would reduce impacts to potential cultural resources to less than significant, a MND was prepared. There is no fair argument supported by substantial evidence that the project, as mitigated, would have a significant impact on archaeological resources or tribal cultural resources. Therefore, an EIR is not required.

Albion reported each of the six shovel probes (SP) across the three subject parcels yielded cultural materials. However, Albion found the information was inconclusive to confirm cultural resources would be present onsite. None of the three reports “preferred approval” of the projects.

Each of the three proposed projects could disturb unknown subsurface human remains or cultural artifacts, and mitigation measures have been required as conditions of approval to mitigate this potential impact. Staff recognized that projects in the immediate vicinity have been implemented in the past and are reasonably assumed to take place in the future, and staff brought the Isabella and Valley View applications together to hearing at the Planning Commission, recognizing the potential cumulative impact, and Staff recommended during the 31 October 2018 Planning Commission Hearing to approve construction of the single-family dwellings with reduced or no basements. As a result of the Planning Commission hearings, mitigation measures were strengthened to address and mitigate the potential impacts of the basement on the proposed project, in the context of past, present, and reasonably probable future projects.

Contention #3 – Archaeological Monitor Qualifications. *The appellant contends the role of the archaeological monitor is not clearly defined as follows:*

- *Define “qualified archaeological monitor”*
- *Different terms are used in the mitigations for “qualified archaeological monitor”*
- *Define required performance criteria and standards in the mitigations*
- *Give the archaeologist authority to halt work in Mitigation Measure #3*
- *Clarify if archaeologist under contract with the developer has to be the same as the one consulted when remains and artifacts are found*
- *Prohibit sharing the same observer for all three projects to watch over all soil disturbing activities at each site*

Response:

A qualified archaeological monitor is a licensed professional archaeologist on the County-approved list of archaeological consultants. The mitigations have been revised to consistently use the term “qualified archaeological monitor” and to prohibit sharing the same observer (Condition No. 9) for all three sites during concurrent soil disturbing activities

The archaeologist has the authority to halt work in three of the four archaeological resource related mitigations; a monitor is not appropriate for the Historic Resource request mitigation. Performance criteria and standards are listed in the Mitigation Measure Monitoring Action No. 1b as requirements in the contract: specific construction activities for which the monitor shall be present, any construction activities for which the monitor will not be present, 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. Monitors are obligated under California Code of Regulations Section 15064.5(e), Public Resources Code Section 5097.98, and California Health and Safety Code Section 7050.5 as to treatment of any human remains encountered during ground-disturbing activities.

All archaeologists are governed by the same State laws, and the applicant/owner is financially responsible for consultant fees. The archaeologist can be presumed to do his or her work according to professional standards; accordingly, there is no reason to compel the applicant/owner to contract two different archaeologists for different phases of the projects. The County requirement for choosing an expert archaeological consultant is that entity must be chosen from the County-approved list.

Contention #4 – Tribal Representation. *The appellant states concern that the role of tribal representation is not clearly defined as follows:*

- *Define “tribal monitor.” Is the “OCEN” monitor different than the “tribal monitor”?*
- *Avoid potential conflict of interest: Tribal monitor should be a different person from the Most Likely Descendant (MLD)*

Response:

In accordance with AB 52, Ohlone Costanoan Esselen Nation (OCEN) has provided the requisite formal written request to be contacted by the County regarding any project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015. Without this request, there is no statutory requirement that a lead agency engage in AB 52 tribal consultation. The tribe must respond in writing, within 30 days of receipt of the formal notification and request consultation. Response to the County must include designation of a lead contact person. If the tribe does not designate a lead contact person or designates multiple lead contact persons, the County shall defer to the person listed on the contact list maintained by the Native American Heritage

Commission (NAHC). OCEN has consistently designated a lead contact person for consultation with the County. Therefore, the conventional approach by the County to requiring a “tribal monitor” has been that this is the same as an “OCEN” monitor. During the 5 December 2018 Planning Commission hearing, a motion was carried to use more inclusive language in County documents requiring a tribal monitor. Discussion resulted in any references to OCEN, specifically, will now refer to an “appropriate tribe associated with the vicinity of the subject parcel that has consulted with the County in accordance with AB 52 requirements”. There is no substantial evidence that the Tribal monitor should be a different person from the Most Likely Descendant (MLD), and the County is not in a position to issue this mandate to any tribe.

Contention #5 – Interpretation of Significant Resources. The appellant contends the following:

- *Meaning of “significance” may differ between a tribal monitor and an archaeologist*
- *Mitigations should protect all resources until they are determined to be significant rather than protecting only the “potentially significant resources.” A small artifact that is not considered significant could be indicative of additional nearby resources that may be considered significant.*
- *Standards for significance should be clear, objective, and enforceable*
- *Language in the mitigation measures is inconsistent and should clearly allow stopping work for potentially significant finds.*

Response:

CEQA accounts for the differing meanings of “significance” through distinction between “Cultural Resources” and “Tribal Cultural Resources” in environmental review. These categories were analyzed separately in the Initial Study and each category resulted in “less than significant impacts with mitigations incorporated,” as reviewed separately. Mitigation measures include both a qualified archeological monitor (Condition No. 9) and a tribal monitor (Condition No. 13) from a tribe associated with the vicinity of the subject parcel (See Conditions of Approval).

Standards for significance in terms of archaeological resources are defined in CEQA under PRC §21083.2 within which, a nonunique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects [PRC §21083.2(h)]. Standards for significance in terms of tribal cultural resources are defined in CEQA under PRC §21074

within which, a nonunique archaeological resource may be considered a tribal cultural resource.

A potentially significant resource changes to a “Cultural Resource” or a “Tribal Cultural Resource” once significance is determined according to the standards set forth in PRC §21083 and PRC §21074. The County is required to make this determination based on substantial evidence. The archaeological reports found the potential for impacts to both Cultural and Tribal Cultural Resources and recommended mitigations to reduce the impacts to less than significant. Therefore, protection measures and onsite monitoring were recommended. These recommendations were incorporated as mitigation measures, and significance of any finds uncovered during project-related ground disturbance shall be determined according to the standards set forth in PRC §21083 and PRC §21074. Under CEQA Guidelines Section 15064.5(e), Public Resources Code Section 5097.98, and California Health and Safety Code Section 7050.5, treatment of any human remains encountered during ground-disturbing activities requires to halt further disturbance of the site or any nearby area reasonably suspect to overlie adjacent remains. The mitigation measures reflect this imperative.

Contention #6 – Removal of Resources. Appellate contends that County mitigation “requires” removal of human remains and historic artifacts.

Response:

The language has been revised in the mitigation to replace removed and the revised mitigation is as follows: 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 throughout the duration of excavation.

Contention #7 – Excavations. Appellant states concern that excavation footprints are significantly larger than aboveground footprints due to the need for excavation of not only the walls, but also large light wells and escape wells, which are proposed in all three projects. The appellate contends the County has other options available to investigate and evaluate the sites, as previously presented to the Planning Commission 31 October 2018.

Response:

The alternative method presented during the Planning Commission 31 October 2018 was Geoprobe testing. Recommendation by the County of Geoprobe testing for Extended Phase 1 Assessment is still in the exploratory phase and is not ruled out as a method for investigation and evaluation of sites for potential findings of remains and artifacts. The County is not yet requiring this method of testing because it is still being explored.

The proposal for excavation must be put in the context of Visual Resources. Carmel LUP Policy 2.2.5.2 requires that in order to provide for more visually compatible structures, the height limit in the Carmel Point Area should be limited to a maximum height of 18 feet from the natural average grade. Developers in the Carmel Point Area have a frequent conflict between competing resources due to the LUP height limitation that protects visual resources and those State laws that protect cultural resources. While basements may have potentially significant impact on cultural resources, State law provides statutory guidance in PRC §21074, §21080.3.1, §21080.3.2, §21083.2, §21084.3, and §5097.9 for reducing impacts to less than significant.

Contention #8 – Archaeological Report Results. *The appellant contends the following:*

- *Auger pits were not done at a depth of the proposed excavation and locations were not relative to the areas proposed to be excavated*
- *Shovel test may have been done in the area where “large mound of imported sand and gravel” were found, showing evidence of illegal grading without a permit by the applicant*
- *Second archaeological report found resource that archaeologist claimed as not significant, and therefore, County claimed the report as “negative” for finding resources. This is inconsistent with County files that show “insignificant” items were buried with humans*

Response:

Auger Test Holes (ATHs) are constrained to depths allowed by manual tools as were available to expert archaeologists that surveyed the subject parcels. Testing done by Morley (LIB190038) was limited to a six-foot manual auger along with a five-foot auger extension, which could auger to a maximum depth of eleven feet. Although the ATHs and SPs (Albion, LIB170269) were taken from the locations of proposed excavation at each of the parcels, the maximum ATH could reach a maximum depth of eleven feet. The basements are proposed for excavation to depths of 14 to 15 feet from average natural grade. Geoprobe testing can reach a depth of 50 feet with 2-inch diameter drill holes. The most pertinent question is whether the geoprobe testing would reduce the intensity required of mitigation measures to protect cultural materials found during implementation of an approved project.

The appellant’s point that illegal actions by the applicant resulted in a change to environmental conditions relates to

the Valley View parcels, which are not at issue in this resolution.

The County records showing “insignificant” artifacts as grave goods indicate that artifacts associated with a human burial are determined as cultural resources. Substantial evidence was unavailable from the three expert archaeologists to associate findings of any artifact buried with a human. Therefore, the determination an archaeological report was “negative” is consistent with County records that exhibit the criteria for “insignificant” artifacts to be considered significant.

Contention #9 – Mitigation Measures. *The appellant states concern that mitigation measures do not protect resources and instead, provide incentive to destroy resource so it is not intact. The appellant would like for the County to adopt mitigations to prevent damage to resources beforehand and questions why some mitigations are referred to as “conditions of approval”. The appellant has specific issues with mitigation measures as follows:*

- *Mitigation Measure Action 1b is lacking these features – 1) performance or criteria for responsibilities and involvement of arch monitor, 2) requirement for accountability by the archaeologist to the County, 3) requirement as to who at the County should review the proposed contracts*
- *Mitigation Measure 2 is lacking these features – 1) clear, unambiguous grammar and writing, 2) standards and objectives, 3) statement of what occurs after remains are determined Native American, 4) recommendation language that guarantees proper handling of human remains and that requires the project applicant respect the wishes of the MLD, 5) requirement that soil disturbance halt within 50 meters, or 164 feet, at each of the three projects if an artifact is found on any one of the parcels during ground disturbance; this would make sense since the Pietro projects are within 50 meters of each other*
- *Mitigation Measure for Conservation Easement is lacking these features – 1) specific performance standards, criteria, or objectives, 2) language that would prevent all excavation and all development as defined in the Coastal Act, 3) requirement for applicant to pay for the easement, 4) requirement that easement be in place before building permits are issued, 5) inclusion of surroundings adjacent to human remains as a portion of the easement dedication since it is know that possessions and household items are buried with them as well*
- *Mitigation Measure 4c is lacking these features – 1)*

effective and enforceable action, 2) statement as to whom the letter shall be submitted, accuracy of the letter, or submission of the letter under penalty of perjury, 3) specific timing that explains “final” reference and imposes a definite, enforceable date, 4) protection of sites in perpetuity from further excavation, 5) requirement to remove basement component of project if human remains are found, 6) scenario of reburial being impossible to fit due to site constraints

Response:

The County has made revisions to some mitigation measures (shown in ~~strike out~~ and underline in Conditions of Approval). Specifically, Conditions 9-13 ((highlighted headings) are the Mitigations that have been revised. The revisions make clarifications and provide language that strengthens the effectiveness of the mitigation measures. Mitigation measures are required as Conditions of Approval pursuant to PRC §21081.6(b) when mitigations have not been incorporated into the project plans or design.

Contention #10 – Disclosure of Information. *The appellant contends the following with regard to disclosure of information:*

- *Requirement for a Final Technical Report a year after project completion is “far too long” and “additional projects could be approved during that time at that location without the benefit of the important information about the discovery.”*
- *In the case of finding Native American remains onsite, the required re-design would not be subject to public review or notice, or CEQA review/exemption*
- *County agenda items fail to disclose that project approvals are part of clearing a code enforcement violation*
- *County has not published the reports and has controlled the information*

Response:

The Final Technical Report would be required as an assessment of uncovered artifacts that are not considered grave goods. Artifacts identified as grave goods would be interred with the associated human remains in accordance with PRC§21083 and PRC §21074.

If a project requires redesign such that it would amend the project description, an amendment to the project would be required to be processed.

California State Government Code §6254.10 and other state laws require confidentiality of records that relate to

archaeological site information maintained by, or in the possession of, federal, state, and local agencies, including the records that an agency obtains through a consultation process between a tribe and that agency. Therefore, the County is prohibited by State law to make archaeological reports available to the public, except in heavily redacted form that protects confidentiality of archaeological site information.

The Isabella site did not have a code violation.

Contention #11 – County Processes and Procedures. The appellant states concern with County processes and procedures regarding distribution of the resolutions.

Response:

See Finding 7. Staff signed the approved resolutions 20 December 2018. The signed resolutions that had been sent out contained errors. The errors were corrected and because they were insubstantial, the resolution that was sent with corrections did not require a repeat signature.

DECISION

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors does hereby:

- a. Continue the hearing on the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources from the decision of the Planning Commission adopting a Mitigated Negative Declaration and approving a Combined Development Permit (PLN170612) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26338 Valley View Avenue, and a Combined Development Permit (PLN170613) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26346 Valley View Avenue;
- b. Continue the hearing on the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources from the decision of the Planning Commission adopting a Mitigated Negative Declaration and approving a Combined Development Permit (PLN170613) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26346 Valley View Avenue;
- c. Adopt a resolution to:
 1. Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources from the Planning Commission’s approval of a Combined Development Permit (PLN170611) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26307 Isabella Avenue;
 2. Adopt a Mitigated Negative Declaration (MND) for the project (PLN170611);
 3. Approve a Combined Development Permit (PLN170611) consisting of:
 - a) Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,397 square-foot single family dwelling with a 437 square-foot attached garage, 1,366 square-foot basement, and 620 cubic yards of cut at 26307 Isabella Avenue; and

- b) Coastal Development Permit to allow development within 750 feet of known archaeological resources;
- 4. Adopt a Mitigation Monitoring & Reporting Program (MMRP) for the project (PLN170611),
in general conformance with the attached Plan set and subject to the twenty-three (23) Conditions of Approval and four (4) Mitigation Measures, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____, and carried this 12th day of March 2019, by the following vote, to wit:

AYES:
NOES:
ABSENT:

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 of Minute Book _____ for the meeting on _____.

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

By _____
Deputy

Monterey County RMA Planning
Conditions of Approval/Implementation Plan/Mitigation
Monitoring and Reporting Plan

PLN170611

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170611) allows the construction of a split level, 3,397-square foot single family dwelling, a 1,366-square foot basement and a 437-square foot attached garage. The property is located at 26307 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-012-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing 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 18-047) was approved by the Board of Supervisors for Assessor's Parcel Number 009-463-012-000 on 12 March 2019. The permit was granted subject to 23 Conditions of Approval and 4 Mitigation Measures approval 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 the Director of 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, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to RMA-Planning.

3. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or
Monitoring
Action to be Performed:

Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

4. 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 three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.
Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

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

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

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

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

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

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

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

7. 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 the Director of 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 the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

8. 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.

9. PDSP001-NON-STANDARD CONDITION: MM#1 CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present onsite during soil disturbing activities. These activities include, but are not limited to: grading and foundation excavation. A qualified archaeological monitor is defined as a licensed professional archaeologist on the list of County-approved archaeological consultants. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by both the OCEC Tribal Monitor or other appropriately NAHC-recognized representative, at the discretion of the Native American Heritage Commission and the onsite principal Archaeologist/qualified archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with ~~the~~ the concurrence of the County lead agency, 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. The applicant/owner is prohibited from contracting the same observer for 26307 Isabella Ave. during concurrent soil-disturbing activities at either 26338 or 26346 Valley View Ave.

Compliance or
Monitoring
Action to be Performed:

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

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include, but not be limited to: specific construction activities that for which the monitor shall be present for, ~~any~~ construction activities where for which 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 shall be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department 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.

10. PDSP002-NON-STANDARD CONDITION: MM#2 CULTURAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

Due to the project site's location in CA-MNT-17, a recorded prehistoric site and because the project includes excavation for a foundation and basement, 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 ~~m~~Most likely Likely descendant 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 non-human ~~remain~~archaeological or paleontological materials 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 cultural monitor~~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 ~~by a qualified archaeologist and a tribal cultural monitor~~ to be historically (as determined by a qualified archaeologist) or culturally (as determined by a Tribal Monitor ~~Cultural 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 will be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site.

Compliance or Mitigation Measure Monitoring Action No. 2a.: Notes on Plans

Monitoring

Action to be Performed: Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 2, including the actions to be performed. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Mitigation Measure Monitoring Action No. 2b.: 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; and
- The Owner/Applicant/Contractor shall contact the Monterey County Resource Management Agency Planning Department within 24 hours of the find to alert them to the discovery;

If the County Coroner determines the remains to be Native American:

- The eCoroner shall contact the Native American Heritage Commission and the RMA Planning Department within 24 hours of the determination.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, it believes to be the MLD most likely descendant.
- The ~~most likely descendant~~ 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~~ PRC §5097.98 with penalty for violation pursuant to PRC §5097.994.

• If the remains are determined to be Native American, and the ~~most likely descendant~~ MLD, in concurrence with a qualified archaeologist, determines that:

a. 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~~ PRC §21083.2(g) that would be disturbed by further excavation; or

b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation, then

The Owner/Applicant/Contractor will work with RMA Planning to move/shrink/modify/redesign the basement portions of the project which will 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 PRC §5097.98 with penalty for violation

~~pursuant to PRC §5097.994. should be done in a way that allows for maximum use of the property while still preventing additional disturbance to areas likely to contain remains.~~ No work will re-commence on site within 50 meters of the find until the RMA Chief of Planning has approved the revisions to the approved plans.

CONTINUED IN CONDITION NO. 11

11. (CONT) Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: (CONTINUED FROM CONDITION NO. 10)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 2c: Discover of Significant Cultural Artifacts

If significant ~~Tribal Cultural~~ tribal cultural artifacts (determined to be significant by the onsite Tribal ~~Cultural~~ Cultural Monitor in consultation with the qualified archaeological monitor) – not including human remains which are handled in ~~Action No. 2b.)~~ accordance with PRC §5097.98 and penalty for violation pursuant to PRC §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 ~~removed~~ 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, Contractor/Owner/Applicant/Agent will refer to Mitigation Measure Monitoring Action No. 2b. for direction.

After completion of excavation activities, all recovered artifacts will be cataloged by both the Tribal ~~Cultural~~ Cultural Monitor and the ~~Qualified Archaeologist~~ qualified archaeologist. 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.

12. PDSP003-NON-STANDARD CONDITION: MM#4 MM#3 CONSERVATION EASEMENT HISTORIC RESOURCES (HR) OVERLAY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: ~~If Native American remains are discovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over those portions of the property where those remains exist. The easement shall be developed in consultation with the Most Likely Descendant recognized by the Native American Heritage Commission and a qualified archaeologist. An easement deed shall be submitted to, reviewed and approved by, the Chief of RMA Planning and accepted by the Board of Supervisors prior to final building permits.~~

If Native American remains are uncovered onsite, and will remain onsite, the applicant/owner shall request from RMA-Planning an Historic Resources (HR) overlay covering the entire parcel that retains the remains.

(RMA PLANNING)

Compliance or Monitoring Action to be Performed:

Mitigation Measure Action 3a:

~~Prior to issuance of final building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA Planning for review and approval.~~
Within 24 hours of confirmation by the County Coroner that uncovered remains found onsite have been identified as Native American, the applicant/owner shall request, in writing, an HR overlay covering the entire parcel that retains the remains.

Mitigation Measure Action 3b:

~~Prior to the issuance of final building permits, the Owner/Applicant shall record the conservation and scenic easement deed and corresponding map and submit a copy of the recorded deed and map to RMA-Planning.~~

Prior to issuance of final building permits, the County shall bring the parcel before the Board of Supervisors for approval of an HR overlay covering the entire parcel that retains the remains.

13. PDSP004-NON-STANDARD CONDITION: MM#3 MM#4 PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure that Tribal Cultural Resources incur less than significant impacts, ~~an OCEN-approved Monitor~~ 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. ~~The~~ 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 ~~property owner/applicant/contractor~~ shall refer to Mitigation Measure #2. This mitigation is not intended to alleviate the ~~property owner or applicant owner/applicant/contractor~~ from contacting the coroner and complying with State law PRC§21083 and PRC §21074 if human remains are discovered.

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 4a:
Prior to issuance of a construction permit for grading and/or building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that ~~an OCEN-approved onsite Cultural Resources Monitor~~ 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 Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:

Any artifacts found that are not associated with a ~~skeletal~~ finding of human remains shall be ~~cataloged~~ catalogued by both the Tribal Cultural ~~Monitor~~ and the Qualified Archaeologist/Archaeological Monitor. Once cataloged, the ~~qualified archaeologist~~ Qualified Archaeological Monitor 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, 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, ~~at the discretion of the property owner~~. 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 ~~skeletal~~ finding of human remains shall be reburied in accordance with ~~Mitigation Measure 2b, and Public Resources Code Section 5097.98~~ State law PRC §5097.98 and penalty for violation pursuant to PRC §5097.994, and a conservation easement shall be required to be recorded over the affected portion of the parcel.

Mitigation Measure Action 4c:

Prior to final building inspection, the ~~OCEN~~ Tribal Monitor or other appropriately NAHC-recognized ~~representative~~ 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.

14. PDSP005 - NON-STANDARD CONDITION: DEED RESTRICTION (GEOLOGIC HAZARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit, the applicant shall record a deed restriction which states: "The parcel is located within 660 feet, or 1/8 mile, of an active or potentially active fault and development may be subject to certain restrictions as per Section 20.146.080 of the Coastal Implementation Plan and per standards of development for the residential property, including recommendations made in Geotechnical Report prepared by Haro, Kasunich and Associates December 18, 2017."

(RMA-Planning)

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

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

15. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

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

"A Geotechnical Report (Library Number 18180355), was prepared by Haro, Kasunich and Associates, Inc. on December 18, 2017 and is on file with Monterey County RMA-Planning; and

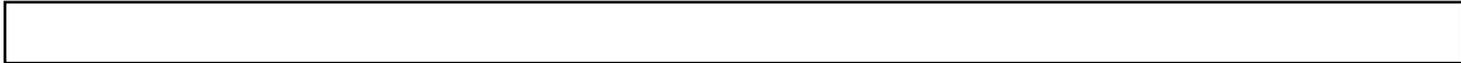
" Geologic Evaluation (Library Number 18180354), was prepared by Craig S. Harwood on November 22, 2017 and is on file with Monterey County RMA-Planning.

All development shall be in accordance with these reports and/or the reports that succeed them."

(RMA - Planning)

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

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



16. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

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

Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Pror to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from the licensed civil engineer or surveyor, to the Director of RMA-Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

17. 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.

18. 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. (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.

19. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (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.

20. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Haro, Kasunich, and Associates, Inc. The Grading Plan shall include contour intervals 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. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (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.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

21. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

22. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

23. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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 regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

24. 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.

25. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

**Condition/Mitigation
Monitoring Measure:**

The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

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

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

26. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department:

RMA-Public Works

**Condition/Mitigation
Monitoring Measure:**

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

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

Prior to issuance of building permits, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-Development.

27. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department:

Water Resources Agency

**Condition/Mitigation
Monitoring Measure:**

The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

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

Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us.

ENERGY	
1.	ALL EXTERIOR WALL ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-19.
2.	ALL ROOF AND FLOOR ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-30 (ROOF) AND R-19 (FLOOR).
3.	ALL WALL ASSEMBLIES OF BATHROOM / BEDROOM/ EQUIPMENT ROOMS/ ETC. MAY BE INSULATED WITH SOUND ATTENUATION BLANKET INSULATION.
4.	IN ADDITION TO BLANKET INSULATION STANDARDS ABOVE, IN NO CASE SHALL ANY INSULATION CONTAIN ANY ASBESTOS OR ASBESTOS RELATED PARTICULATES.
5.	ALL INSULATING MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
6.	THE CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSULATION INSTALLER AND THE CONTRACTOR STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24.
7.	THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
8.	A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.
9.	MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN TABLE 2-53V OF THE ENERGY REGULATIONS.
10.	THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED, OR WEATHERSTRIPPED: A. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS, AND BETWEEN EXTERIOR WALL PANELS. B. OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN EXTERIOR AND INTERIOR WALLS CEILINGS AND FLOORS. C. OPENINGS IN THE ATTIC FLOOR. D. ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
11.	GENERAL LIGHTING FOR KITCHEN AND BATHROOMS MUST BE 25 LUMENS/ WATT OR GREATER. WHEN A BATHROOM HAS MORE THAN ONE LIGHTING FIXTURE, THE MAIN FIXTURE SHALL BE FLUORESCENT.
12.	GENERAL LIGHTING IN KITCHEN MUST ALSO BE FLUORESCENT.
13.	FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT DAMPERS. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH CAN BE PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS.
14.	STORAGE TYPE WATER HEATERS AND STORAGE BACK-UP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER.
15.	PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF R-3 OR GREATER.
16.	RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES SHALL BE INSULATED WITH R-3.
17.	GAS FIRED HOUSEHOLD COOKING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH CALIFORNIA STANDARDS.
18.	WATER CLOSETS SHALL BE LOW FLUSH TYPE AS REQUIRED BY LOCAL ORDINANCES [1.6 GAL FLUSH].
19.	GAS FIRED APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICES, NOT CONTINUOUSLY BURNING PILOT LIGHTS; E.G., FURNACES UNDER 175,000 BTU, ALL FAN TYPE FURNACES, CLOTHES DRYERS, STOVES, ETC.
20.	HVAC EQUIPMENT, WATER HEATERS AND PLUMBING FIXTURES (SHOWER HEADS AND FAUCETS) MUST BE CERTIFIED BY CEC.
21.	HEATING EQUIPMENT SHALL COMPLY WITH EFFICIENCY STANDARDS AND BE NO LARGER THAN SPECIFIED ON APPROVED PLANS.
22.	DUCTS MUST BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE CALIFORNIA STATE MECHANICAL CODE.
23.	A SUBMITTAL IS REQUIRED FOR RADIANT HEATING SYSTEMS, INCLUDING PLANS, TUBING, LOCATION, AND SPACING.

GLAZING NOTES	
1.	GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
2.	GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS [> 9 SQ FT] WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
3.	GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
4.	EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44" .

GENERAL NOTES	
1.	THESE PLANS ARE THE PROPERTY OF TOM MEANEY ARCHITECT. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY REVISIONS TO THESE PLANS, REGARDLESS OF SCOPE WITHOUT WRITTEN PERMISSION IS PROHIBITED AND SHALL THEREBY ABSOLVE TOM MEANEY ARCHITECT FROM ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTEREST PARTIES IN THE PROJECT.
2.	THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR.
3.	ALL CONSTRUCTION MEANS, METHODS, MATERIALS AND TECHNIQUES SHALL COMPLY WITH THE BUILDING CODES, ORDINANCES, REGULATIONS AND STANDARDS LISTED.
4.	THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
5.	DO NOT SCALE DRAWINGS. APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE CONTRACTOR FOR ALL CRITICAL MEASUREMENTS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
6.	DIMENSIONS ARE TO FACE OR CENTERLINE OF STUD, UNLESS NOTED OTHERWISE. AT FLOORS AND CEILINGS WITH PLYWOOD SHEATHING DIMENSIONS ARE TO EXTERIOR SIDE OF PLYWOOD.
7.	REFER TO ADDITIONAL NOTES SHOWN ON THE STRUCTURAL AND/OR CIVIL ENGINEERING SHEETS CONTAINED IN THESE DRAWINGS.
8.	DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED.
9.	WHEREVER EXISTING WORK IS DAMAGED BY ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIAL TO MATCH EXISTING AS APPROVED BY THE DESIGNER.
10.	THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH RESULTING FROM THE WORK SPECIFIED HEREIN.
11.	ALL EXPOSED BOLTS, WASHERS, NAILS, OR METAL CONNECTORS SHALL BE DOUBLE HOT DIP GALVANIZED (UNO).
12.	SHOP DRAWINGS, PROJECT DATA AND OTHER SAMPLES SHALL BE SUBMITTED TO THE DESIGNER AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE COMMENCED UNTIL SUBMITTAL HAS BEEN APPROVED BY THE DESIGNER/OWNER.
13.	THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL MOUNTED ITEMS.
14.	FIRE STOPS SHALL BE LOCATED AT THE FOLLOWING LOCATIONS (PER UBC REQUIREMENTS): A.) IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES - AT FLOOR AND CEILING LEVELS AND AT 10 FLOOR INTERVALS ALONG THE LENGTH OF THE WALL. B.) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. C.) IN OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR A FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. D.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE AT EXTERIOR WALL OPENINGS. FLASHING, COUNTER FLASHING AND EXPANSION JOINT MATERIAL SHALL BE CONSTRUCTED IN THE SAME MANNER AS TO BE COMPLETELY WATERPROOFED AND WEATHERPROOFED. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. ALL UTILITY CONNECTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE AND CABLE TELEVISION MUST BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.

HIGH FIRE NOTES	
THIS PARCEL MAY BE LOCATED WITHIN A DESIGNATED HIGH FIRE HAZARD AREA. CONTRACTOR TO VERIFY. ALL ELEMENTS OF NEW CONSTRUCTION MUST COMPLY WITH REQUIREMENTS SET FORTH IN SECTION R327 OF THE 2013 CRC AND S.B. ORDINANCE NO. 5639.	
SEE FIRE RATED CONSTRUCTION REQUIREMENTS ON A0.3 FOR SPECIFIC INFORMATION.	

CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AGENCIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	
CALIFORNIA ADMINISTRATIVE CODE CALIFORNIA BUILDING CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS) CITY OF CARMEL-BY-THE-SEA AND ADOPTING ORDINANCES	
NOTE: THIS PROJECT TO BE REGISTERED WITH CALCERTS	

GREEN BUILDING NOTES	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AGENCIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	

HERS INSPECTIONS	
PROJECT REQUIRES THIRD PARTY HERS TESTING AND/OR DUCT LEAKAGE TEST. SEE CF-1R PAGES FOR ADDITIONAL HERS INSPECTIONS IF ANY.	
SUBCONTRACTORS TO PROVIDE SIGNED CF-2R FORMS THAT MATCH OR EXCEED COMPLIANCE CALCS.	

PLUMBING FIXTURES	
EXISTING PLUMBING FIXTURES MAY REQUIRE RETROFITTING TO CURRENT CPC REQUIREMENTS AND NEW PLUMBING FIXTURES WILL MEET THE FOLLOWING MIN. REQUIREMENTS: WATER CLOSETS 1.28 GALLONS MAX./FLUSH; URINALS 0.5 GALLONS MAX./FLUSH.	

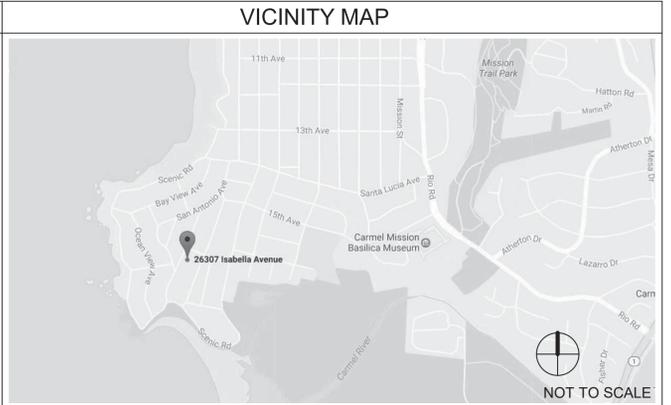
CONSTRUCTION WASTE MGMT REQ.TS	
CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS OF CRC R324.1. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CGBC CHAP. 4, DIVISION 4.4 (CALGREEN CODE).	

ARCHITECTURAL	
NO.	DESCRIPTION
A0	TITLE SHEET
A1.0	SURVEY
A1.1	SITE PLAN
A2.1	MAIN FLOOR PLAN
A2.2	LOWER FLOOR PLAN
A3.1	ROOF PLAN
A4.1	REFLECTED CEILING PLAN
A4.2	LOWER LEVEL REFLECTED CEILING PLANS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS
A6.1	EXTERIOR ELEVATIONS
A6.2	EXTERIOR ELEVATIONS
A8.1	WINDOW DOOR SCHEDULES, FINISH NOTES
A8.2	FINISHES SCHEDULE
A9.1	ARCHITECTURAL DETAILS
A9.2	ARCHITECTURAL DETAILS
A9.3	DOOR AND WINDOW DETAILS

LANDSCAPE	
NO.	DESCRIPTION
L1.0	LANDSCAPE IRRIGATION PLAN
L3.0	LANDSCAPE LIGHTING PLAN
L-2.0	LANDSCAPE PLANTING PLAN

CIVIL	
NO.	DESCRIPTION
C1	COVER AND GENERAL NOTES
C2	GRADING AND DRAINAGE PLAN
C3	SECTIONS

PROJECT DIRECTORY	
STRUCTURAL/CIVIL ENGINEER Jerry Taylor Structural Eng. PO Box 51697 Pacific Grove, CA 93950 (831) 372-5890	GENERAL CONTRACTOR Chris Adamski Emerson Development Group Inc 24576 Portola Avenue Carmel, CA 93923 Phone: (831) 915-3912
ARCHITECT Tom Meaney 629 State Street, Suite 240 Santa Barbara, CA 93101 (805) 966-7668 LIC. #C14606	ELECTRICAL ENGINEER JMPE 156 West Alamar Avenue, Suite B Santa Barbara, CA 93105 Ph: (805) 569-9216 LIC. #E13083
MECHANICAL ENGINEER Monterey Energy Group 26465 Carmel Rancho Blvd. #8 Carmel, CA 93923 (831) 372-8328	



GENERAL	
PROJECT ADDRESS:	26307 ISABELLA AVENUE CARMEL-BY-THE-SEA, CA 93923
OWNER:	CHRIS ADAMSKI EMERSON DEVELOPMENT GROUP, INC 24576 PORTOLO AVENUE, CARMEL, CA 93923
APN:	009-463-012-000
ZONING:	MDR/2-D (18)/CZ
AVERAGE SLOPE:	<7%
GRADING:	620 CY
HIGH FIRE AREA:	NO
FIRE SPRINKLERS:	NO
COASTAL ZONE:	NO
FLOOD PLAN:	NO
CONSTRUCTION TYPE:	VB
PARKING PROVIDED:	2 COVERED
LOT SIZE:	8438 S.F.
SET BACKS	
FRONT	20'
SIDES	5'
REAR	10'
NUMBER OF STORIES:	SPLIT LEVEL
BUILDING HEIGHT (MAX. ALLOWABLE):	18'-0" (72.5')
AVERAGE NATURAL GRADE	54.75'
PROPOSED FLOOR AREA	
MAIN FLOOR	2247
UPPER FLOOR	575
DEN (NOT INCLUDED IN F.A.R.)	575
BASEMENT (NOT INCLUDED IN F.A.R.)	1366
ATTACHED GARAGE	437
TOTAL	<u>5200</u>
FLOOR AREA RATIO, PROPOSED	3259 (38.6%)
FLOOR AREA RATIO, MAX. ALLOWABLE	3797 (45%)
LOT COVERAGE MAX. ALLOWABLE	2954 (35%)
LOT COVERAGE, PROPOSED	2954 (35%)
FIRE DISTRICT	
WATER DISTRICT	
SANITARY DISTRICT	
SCHOOL DISTRICT	

SCOPE OF	
1.	CONSTRUCT SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.
2.	SITE GRADING AND DRAINAGE
NOTE:	SITE DEMOLITION AND DRIVEWAY UNDER SEPARATE PERMIT

Revision Schedule		
#	Date	Description

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26307 ISABELLA AVE.
CARMEL BY THE SEA, CA

TITLE SHEET

Date	2017-08-30
Scale	As indicated
Drawn	ATW
Job #	ISAB-2016-11
Sheet	

A0



ISABELLA AVENUE
 PROJECT BENCHMARK
 MAG NAIL & DISC
 ELEV=60.00

PARCEL III
 APN 009-463-012-000
 26307 ISABELLA

SURVEY

1/8" = 1'-0"



Date 2017-04-06
 Scale 1/8" = 1'-0"
 Drawn ATW
 Job # ISAB-2016-11

Sheet

A1.0

26307 ISABELLA AVE.
 CARMEL BY THE SEA, CA

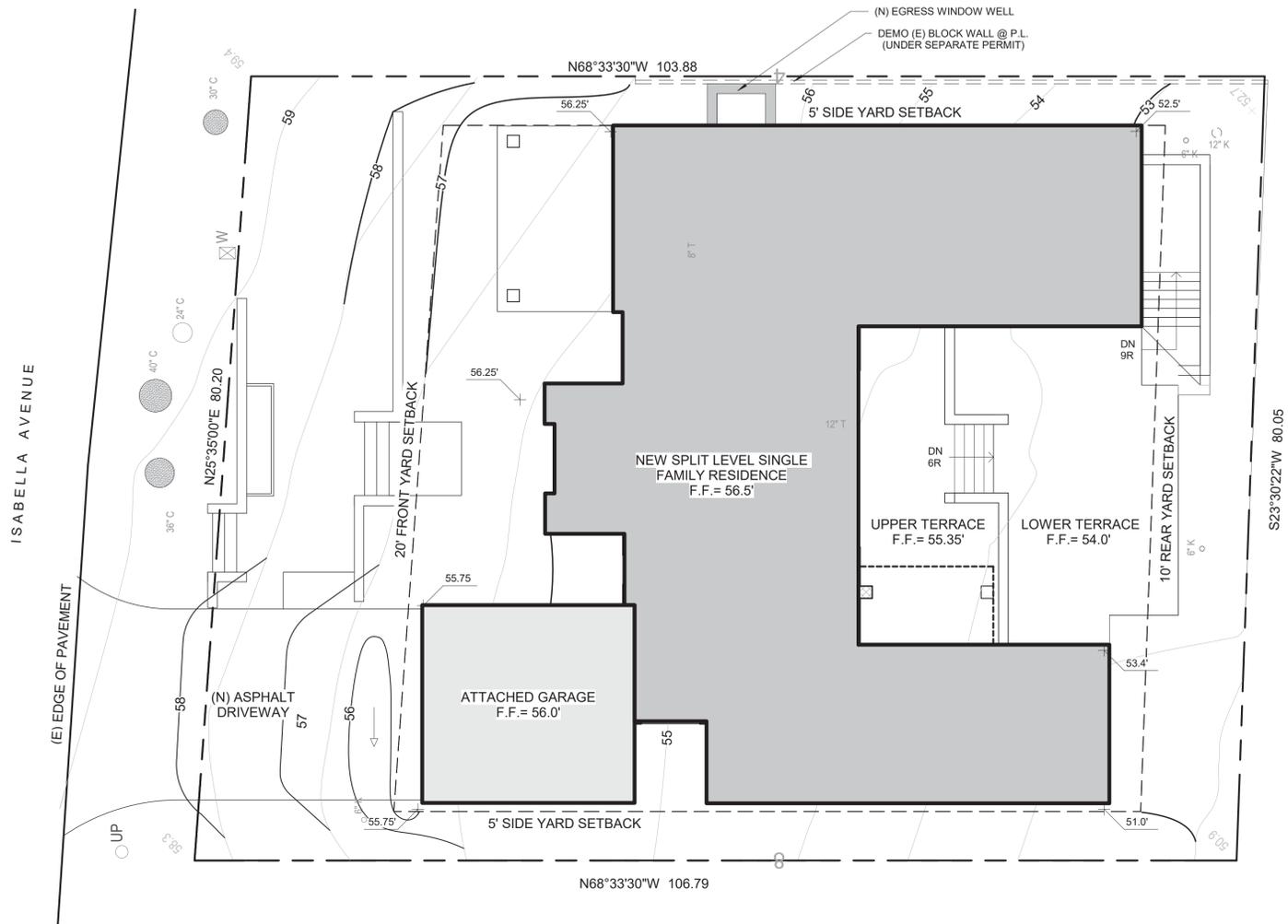
SURVEY



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#	Date	Description



SITE PLAN

1/8" = 1'-0"

Revision Schedule

#	Date	Description

26307 ISABELLA AVE.
CARMEL BY THE SEA, CA

SITE PLAN



Date: 2017-04-06
Scale: 1/8" = 1'-0"
Drawn: ATW
Job #: ISAB-2016-11

Sheet

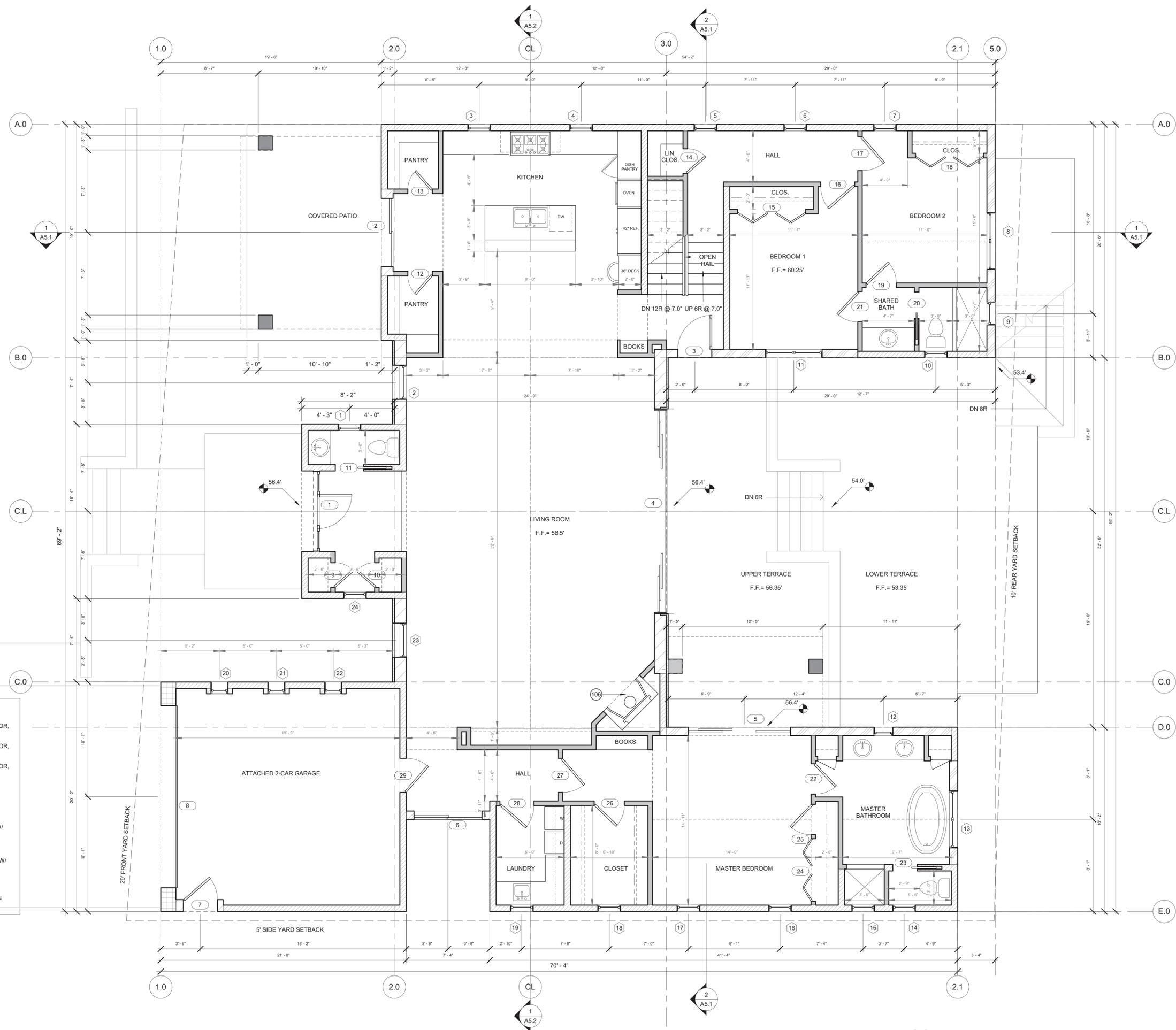
A1.1

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WALL LEGEND	
	2X4 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
	2X6 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
	2X8 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
	2X12 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
	2" STONE VENEER PER DETAIL
	8" MASONRY WALL PER STRUCTURAL W/ 2X4 STUD INSULATION FURRING WALL (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL)
	12" MASONRY WALL PER STRUCTURAL W/ 2X4 STUD INSULATION FURRING WALL (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL)

ALL DIMENSIONS TO FACE OF GYBOARD INTERIORS, FACE OF SHEATHING EXTERIORS.

MAIN FLOOR PLAN

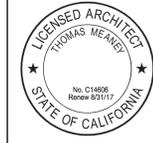
1/4" = 1'-0"

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CARMEL BY THE SEA, CA

MAIN FLOOR PLAN



Date: 2017-04-06
 Scale: As indicated
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 Job #: ISAB-2016-11

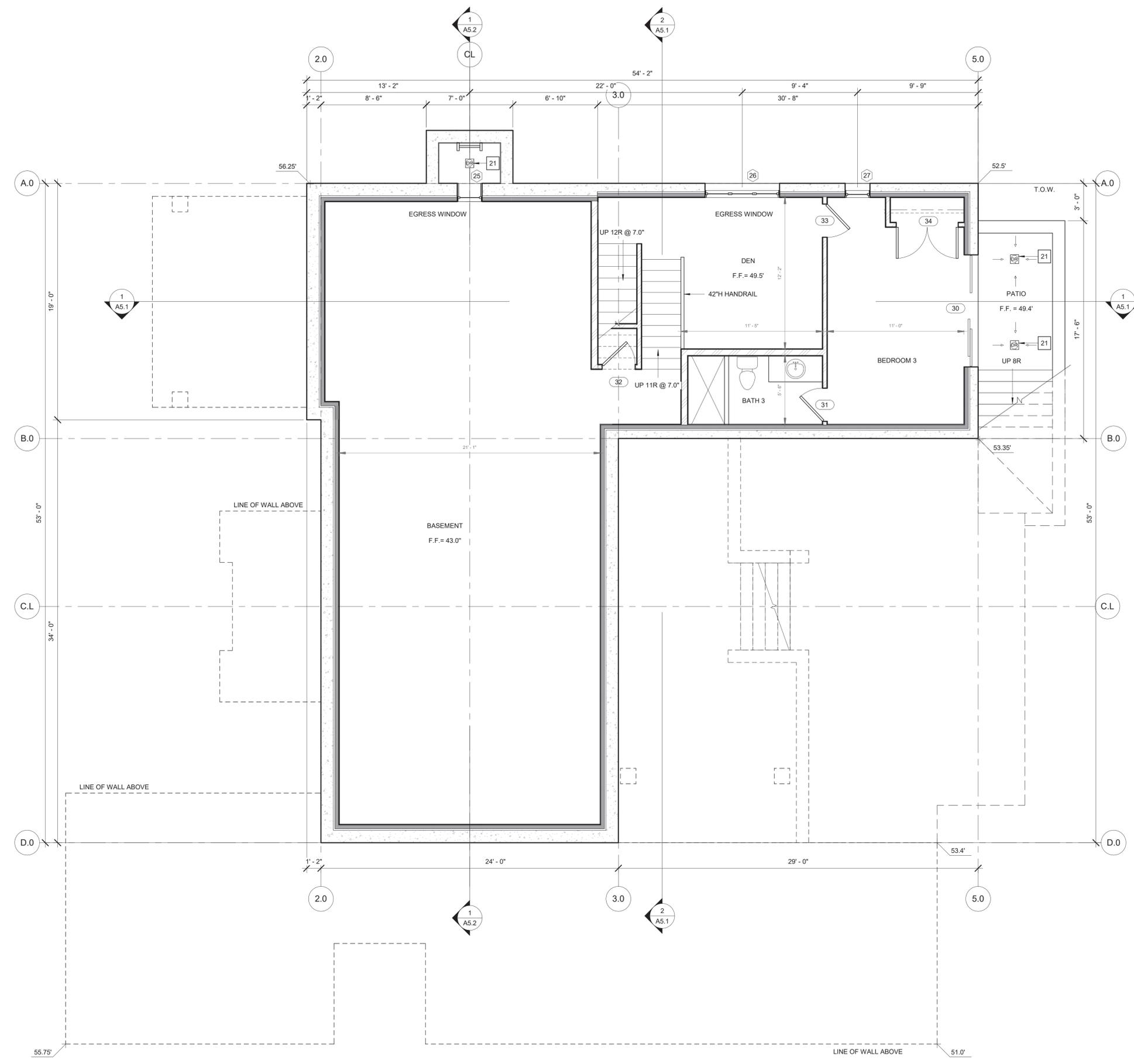
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WALL LEGEND

-  2X4 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2X6 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2X8 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2X12 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2" STONE VENEER PER DETAIL
-  8" MASONRY WALL PER STRUCTURAL W/ 2X4 STUD INSULATION FRRING WALL. (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL).
-  12" MASONRY WALL PER STRUCTURAL W/ 2X4 STUD INSULATION FRRING WALL. (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL).

ALL DIMENSIONS TO FACE OF GYBOARD INTERIORS, FACE OF SHEATHING EXTERIORS.



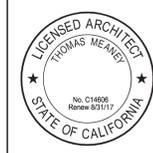
BASEMENT AND DEN FLOOR PLANS
1/4" = 1'-0"

#	Date	Description

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LOWER FLOOR PLAN



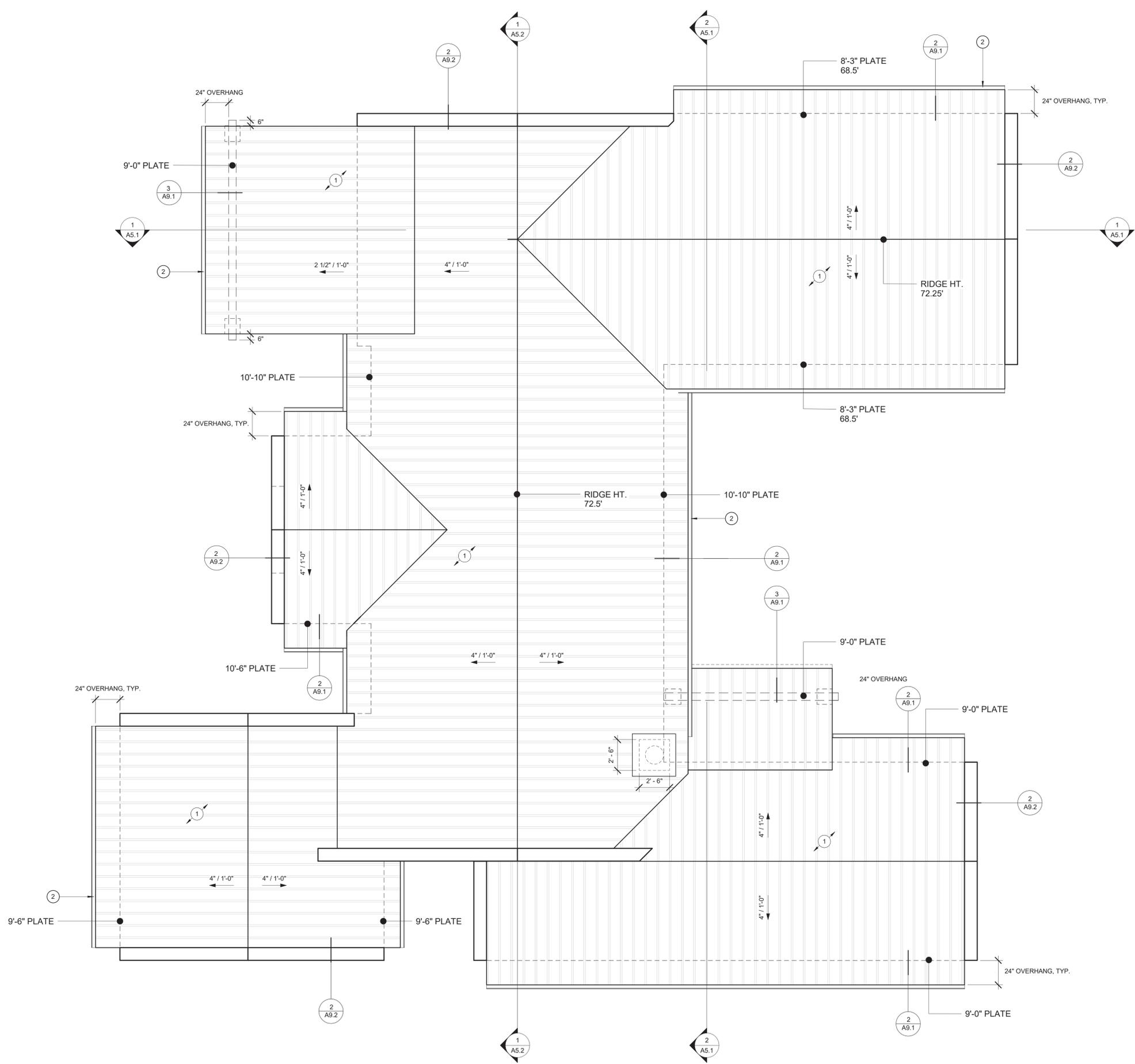
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 Job #: ISAB-2016-11

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ROOF PLAN

1/4" = 1'-0"



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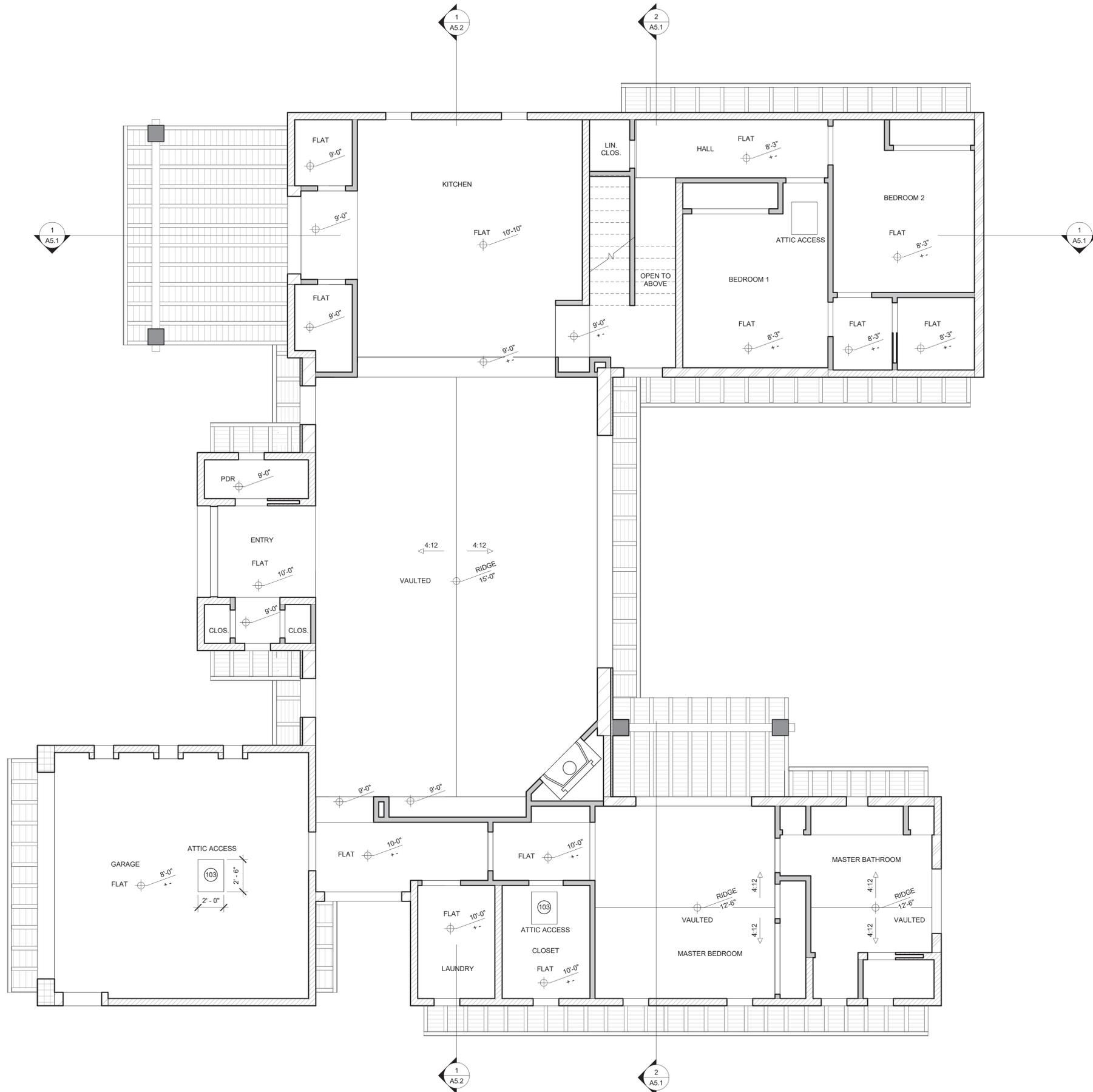
ROOF PLAN



Date: 2017-04-06
 Scale: 1/4" = 1'-0"
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Sheet **A3.1**

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FINISH FLOOR RCP

1/4" = 1'-0"

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REFLECTED
 CEILING PLAN

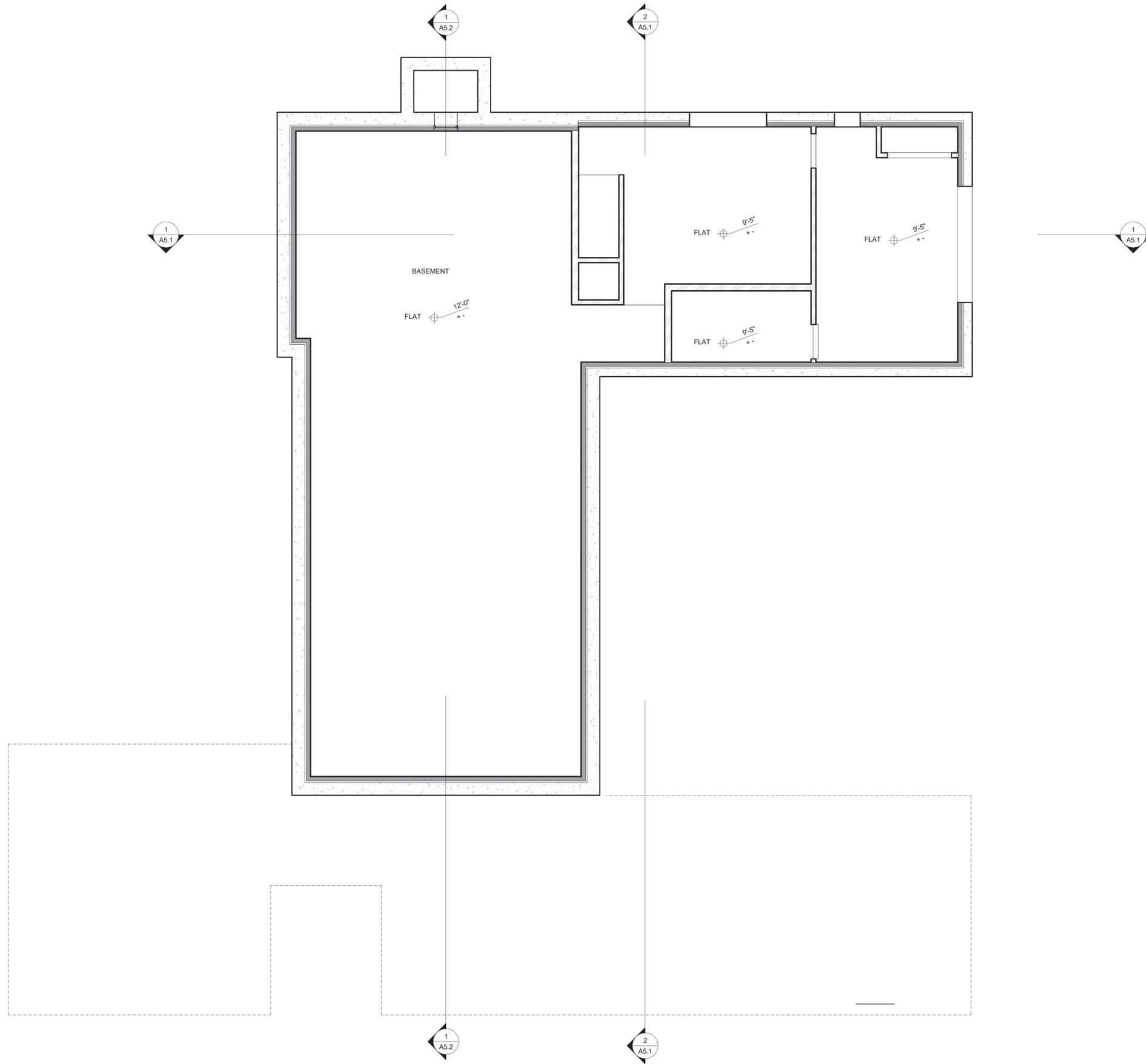


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 Job #: ISAB-2016-11

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BASEMENT AND DEN RCP

1/4" = 1'-0"

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**26307 ISABELLA AVE.
CARMEL BY THE SEA, CA**

LOWER LEVEL
REFLECTED
CEILING PLANS



Date: 2017-04-06
 Scale: 1/4" = 1'-0"
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 Job #: ISAB-2016-11

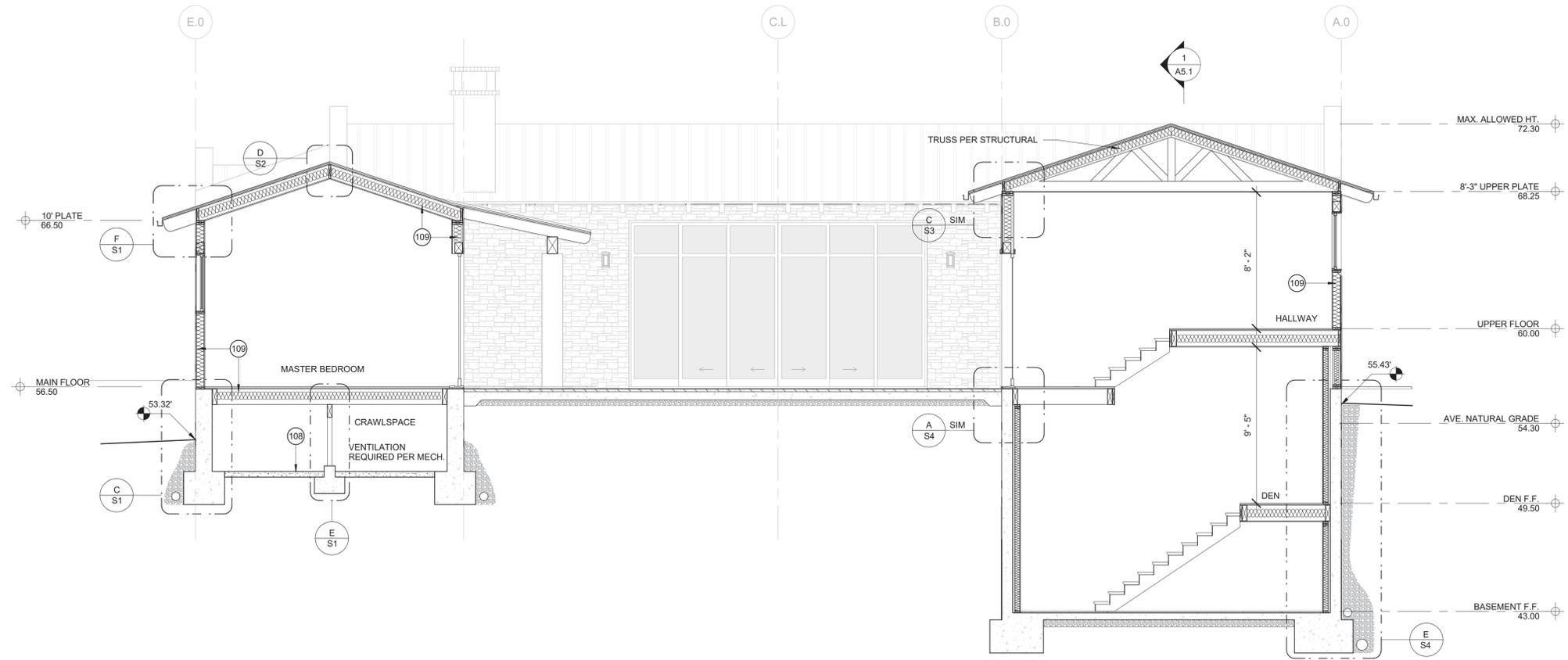
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A4.2

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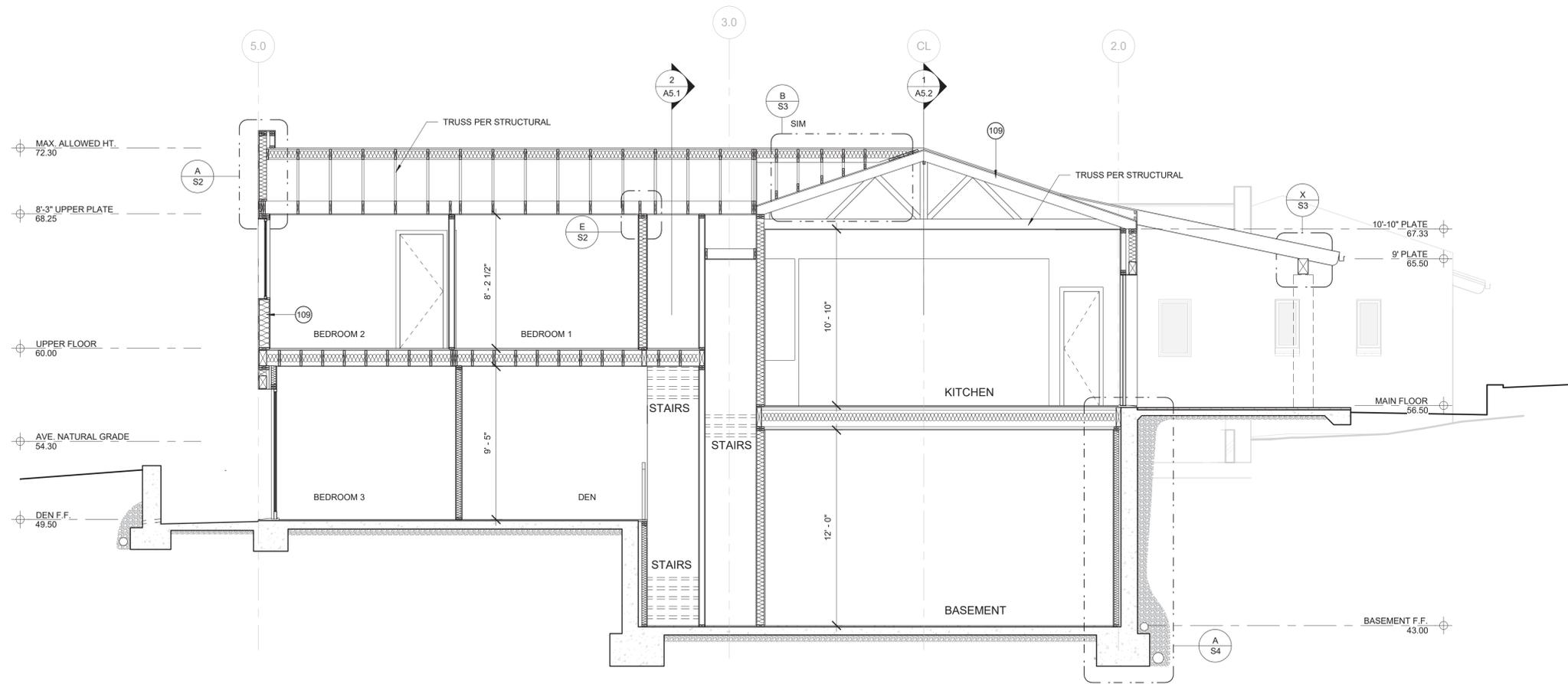
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BUILDING SECTION 2

1/4" = 1'-0"



BUILDING SECTION 1

1/4" = 1'-0"

#	Date	Description

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BUILDING SECTIONS

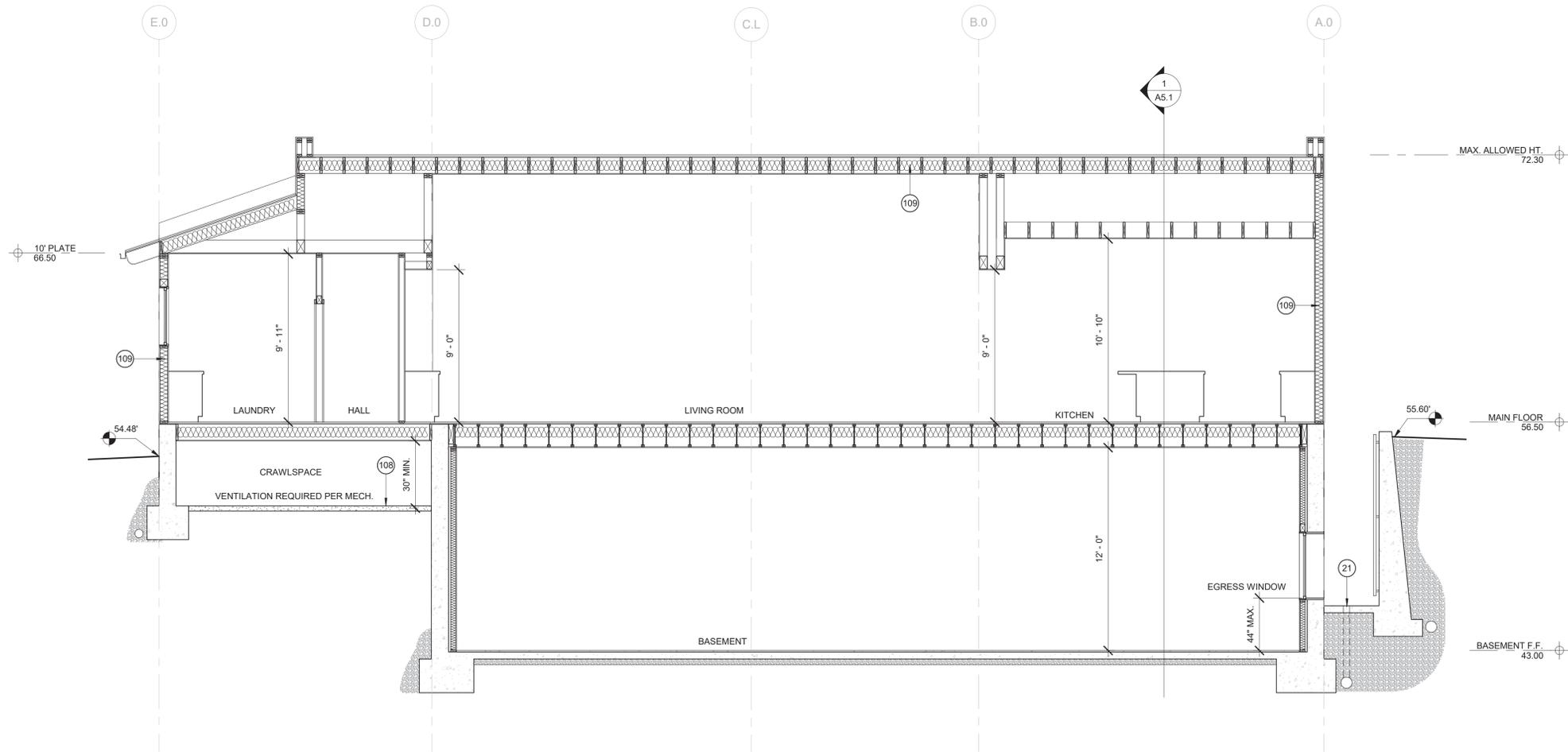


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 Job #: ISAB-2016-11

Sheet **A5.1**

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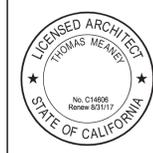
BUILDING SECTION 1
1/4" = 1'-0"

#	Date	Description

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BUILDING SECTIONS



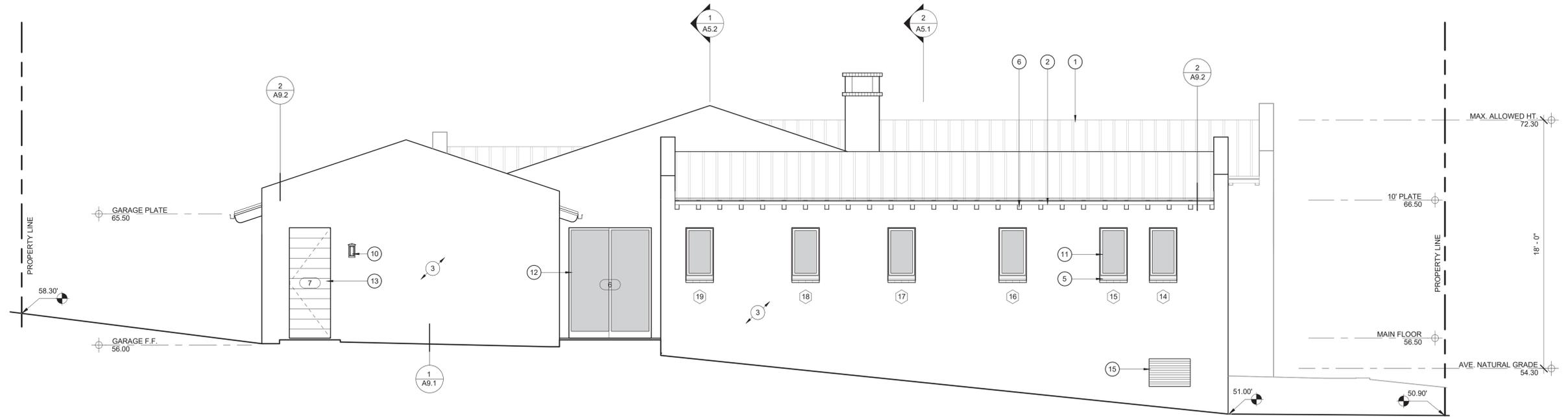
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 Job #: ISAB-2016-11

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A5.2

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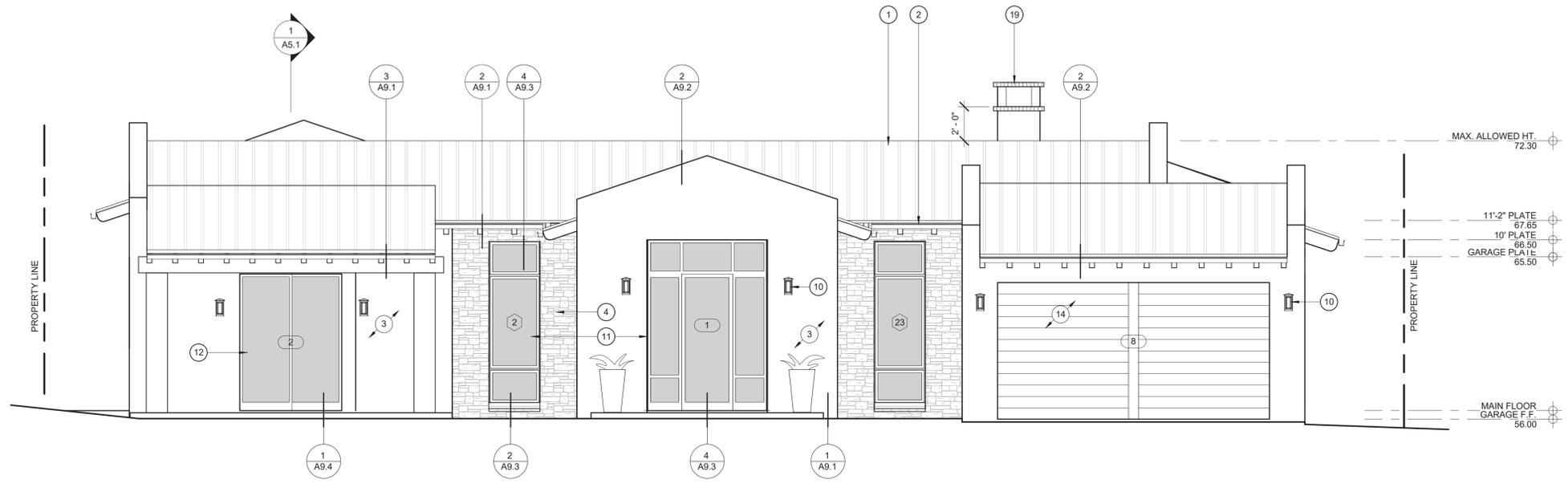
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SOUTH

1/4" = 1'-0"



WEST

1/4" = 1'-0"

Revision Schedule

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EXTERIOR ELEVATIONS

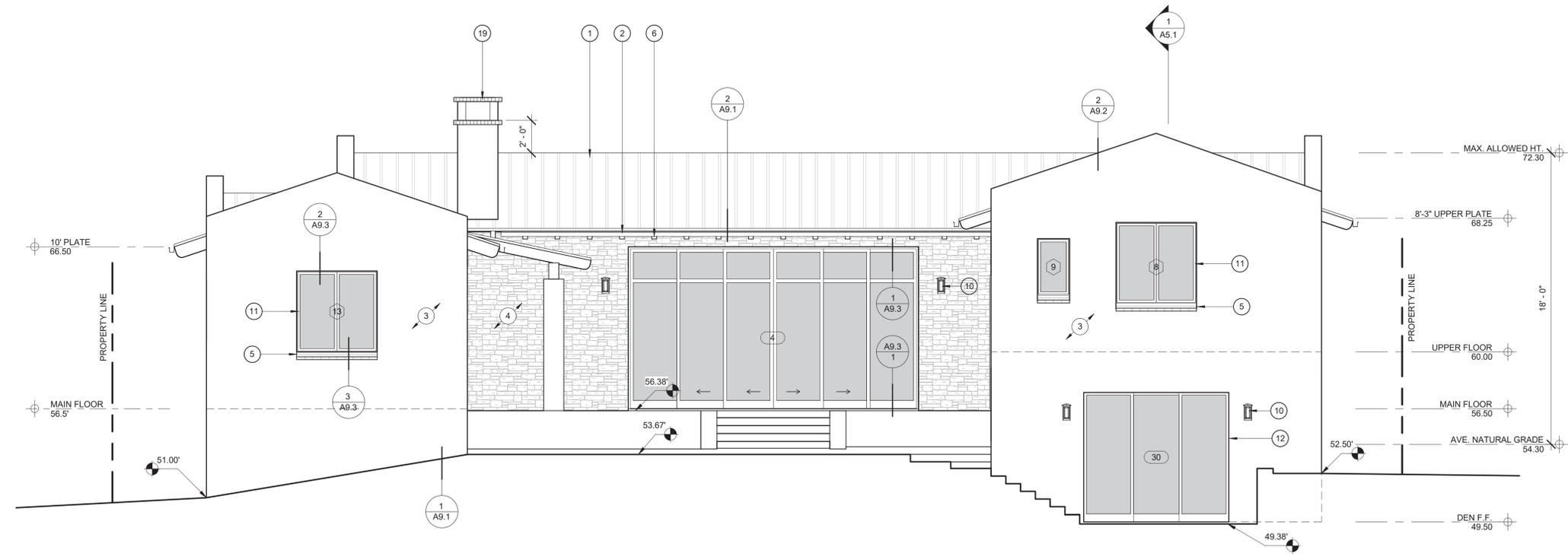


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 Job #: ISAB-2016-11

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A6.1

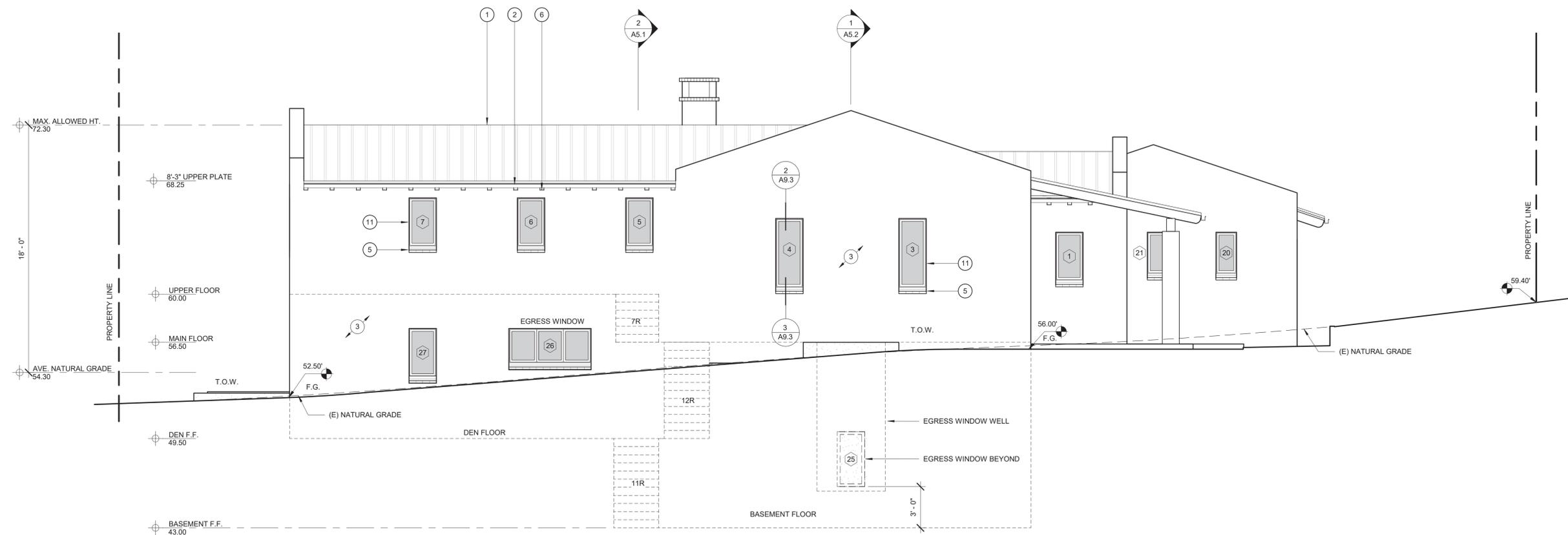
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EAST

1/4" = 1'-0"



NORTH

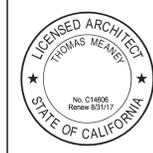
1/4" = 1'-0"

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Sheet **A6.2**

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WINDOW

MARK	TYPE MARK	WIDTH	HEIGHT	HEAD HT.	GLAZING	REMARKS	FRAME MTL.	FRAME TYPE
1	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
2	1	3'-0"	5'-6"	5'-11"	DUAL, LOW E TEMP.	SINGLE	METAL	FIXED W/ OPERABLE HOPPER, FIXED TRANSOM
3	2	2'-0"	5'-0"	9'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
4	2	2'-0"	5'-0"	9'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
5	2	2'-0"	3'-6"	7'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
6	2	2'-0"	3'-6"	7'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
7	2	2'-0"	3'-6"	7'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
8	4	5'-0"	5'-0"	8'-0"	DUAL, LOW E	PAIR	METAL	CASEMENT
9	2	2'-0"	3'-6"	7'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
10	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
11	4	5'-0"	5'-0"	8'-0"	DUAL, LOW E	PAIR	METAL	CASEMENT
12	2	1'-8"	3'-0"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
13	4	5'-0"	5'-0"	8'-6"	DUAL, LOW E	PAIR	METAL	CASEMENT
14	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
15	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
16	4	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
17	4	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
18	3	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
19	3	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CAS
20	2	1'-6"	3'-0"	8'-0"	DUAL, LOW E	SINGLE	METAL	FIXED
21	2	1'-6"	3'-0"	8'-0"	DUAL, LOW E	SINGLE	METAL	FIXED
22	2	1'-6"	3'-0"	8'-0"	DUAL, LOW E	SINGLE	METAL	FIXED
23	1	3'-0"	5'-6"	5'-11"	DUAL, LOW E TEMP.	SINGLE	METAL	FIXED W/ OPERABLE HOPPER, FIXED TRANSOM
24	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT
25		2'-0"	4'-0"	7'-0"	DUAL, LOW E	SINGLE, EGRESS	METAL	EGRESS
26	2	6'-0"	2'-6"	8'-0"	DUAL, LOW E	PAIR	METAL	CASEMENT
27	2	2'-0"	3'-6"	8'-0"	DUAL, LOW E	SINGLE	METAL	CASEMENT

WINDOW/DOOR

- GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS (> 9 SQ FT) WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
- GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
- EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44".
- GLAZING IN EXTERIOR DOORS AND WINDOWS SHALL CONFORM TO HIGH FIRE REQUIREMENTS WITH AT LEAST ONE TEMPERED PANE.
- VERIFY OPENINGS FOR REPLACEMENT WINDOWS
- ALL GLAZING TO MEET MIN. REQUIREMENTS*:
WINDOWS: .17 SHGC, .32 U-FACTOR
DOORS: .07 SHGC, .37 U-FACTOR
- THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND DOORS UNTIL FINAL INSPECTION

WINDOW

1. ALL GLAZING TO BE DUAL LOW E.
 2. ALL GLAZING REQUIRED TO BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE PER WINDOW, REQUIRED TO BE 3/16" TEMPERED GLASS, DUAL OR MULTILAYERED GLAZED PANELS, 1/4" LAMINATED GLASS, GLASS BLOCK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES PER 2007 CBC CHAPTER 7A & SBCC HIGH FIRE HAZARD AREA STANDARDS.
 3. ALL OPERABLE WINDOWS TO BE SCREENED.
 4. ALL CASEMENT WINDOWS, LOAD PER WINDOW SCHEDULE.
 5. ALL WINDOWS TO BE INTERIOR PAINTED, UNLQ. PER PLAN.

NOTES

- SURFACES SHALL BE CLEAN AND DRY AND PRIME WITH CONTACT ADHESIVE.
- FLASHING SHALL BE A MINIMUM OF #16 GAGE. FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT OVER THE WALL 2" MIN.
- SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
- SILL PAN TO BE COPPER UNLQ. CONTRACTOR TO SUBMIT SAMPLE FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION IF OTHER THAN COPPER.

DOOR

VV	WIDTH	HEIGHT	GLAZING	DESCRIPTION	REMARKS	FRAME TYPE	DOOR TYPE
1	3'-0"	10'-0"	DUAL, LOW E TEMP.	ENTRY WITH FIXED SIDELIGHTS	FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
2	6'-0"	8'-0"	DUAL, LOW E TEMP.	SLIDER, PAIR	FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
3	3'-0"	8'-0"	DUAL, LOW E TEMP.	SWING			
4	18'-0"	8'-0"	DUAL, LOW E TEMP.	SLIDER, 6W - OXXXXO	FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
5	9'-0"	8'-0"	DUAL, LOW E TEMP.	SLIDER, 3W - OXO	FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
6	6'-0"	8'-0"	DUAL, LOW E TEMP.		FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
7	3'-0"	8'-0"					
8	16'-0"	8'-0"		ALUM. GARAGE DOOR			
9	2'-2"	7'-0"					
10	2'-2"	7'-0"					
11	2'-6"	7'-0"					
12	2'-2"	7'-0"					
13	2'-2"	7'-0"					
14	2'-2"	7'-0"					
15	6'-0"	7'-0"					
16	3'-0"	7'-0"					
17	3'-0"	7'-0"					
18	6'-0"	7'-0"					
19	2'-8"	7'-0"					
20	2'-4"	7'-0"					
21	2'-8"	7'-0"					
22	2'-8"	7'-0"					
23	2'-2"	7'-0"					
24	5'-6"	7'-0"					
25	2'-8"	7'-0"					
26	2'-8"	7'-0"					
27	3'-0"	7'-0"					
28	3'-0"	7'-0"					
29	3'-0"	7'-0"					
30	9'-0"	8'-0"	DUAL, LOW E TEMP.	SLIDER, 3W - OXO	FLEETWOOD KONA SERIES, DK BRONZ, ALUM. OR EQUIV.,		
31	2'-8"	7'-0"					
32	2'-8"	7'-0"					
33	2'-8"	7'-0"					
34	5'-0"	7'-0"					

DOOR NOTES

- ALL EXTERIOR DOORS AND WINDOWS TO BE ALUMINUM, FLEETWOOD 'KONA' SERIES, DARK BRONZE, U.N.O.,
- ALL INTERIOR DOORS TO BE SOLID CORE, PAINT GRADE, PER OWNER, TYP, U.N.O.

VERIFY OPENING WIDTH, DOOR PER OWNER

DOOR TYPES

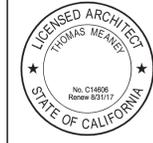
Revision Schedule

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WINDOW DOOR SCHEDULES, FINISH NOTES



Date: 2017-04-06
 Scale: As indicated
 Drawn: ATW
 Job #: ISAB-2016-11

Sheet: **A8.1**

KEY NOTES - INTERIOR

- 101 5/8" TYPE X GYPBOARD SMOOTH TEXTURE
- 102 5/8" TYPE X-WR GYPBOARD SMOOTH TEXTURE
- 103 ACCESS TO ATTIC, 24"X30" MIN. OPENING, 30"X30" MIN. OPENING WHERE FAU OR WATER HEATER IS LOCATED IN ATTIC, 30" MIN. HEADROOM ABOVE OPENING
- 104 TILE FLOOR AND WALL, THINSET OVER 3/8" MIN. HARDIE BACKERBOARD VERIFY W/ ARCHITECT
- 105 TILE CEILING, OVER WR GYP. BOARD, TO MATCH FLOOR AND WALL, VERIFY W/ ARCHITECT
- 106 INTERIOR FACTORY-BUILT MASONRY FIREPLACE, MFR.: ISOKERN, MODEL: MAGNUM SERIES. VERIFY FIREBOX W/ ARCHITECT. SET FIREBOX FLUSH WITH TOP OF HEARTH AND FINISH FLOOR, HEARTH 20" MIN. GLASS DOORS TO BE INSTALLED AT FIREPLACE PER CODE.
- 107 FIREPLACE HEARTH, MIN. 20" DISTANCE FROM FIREPLACE OPENING TO COMBUSTIBLES, VERIFY W/ ARCHITECT
- 108 CONCRETE RAT SLAB W/ MECHANICAL VENTILATION IN ALL CRAWL SPACES.

ALL MATERIALS AND CONSTRUCTION TO FULLY COMPLY WITH LOCAL FIRE REQUIREMENTS.

WINDOW

KEY NOTES - EXTERIOR

- 1 STANDING SEAM METAL ROOF W/ 13" SEAM. MFR: CUSTOM-BILT METALS (WWW.CUSTOMBILTMETALS.COM), TITAN SERIES 100 OR EQUIVALENT, COLOR: ZINC GRAY, RIDGE VENT TO MATCH.
- 2 4" BOX METAL GUTTER W/ 3"x4" BOX METAL DOWNSPOUTS TO MATCH ROOF, TIE INTO STORM DRAIN SYSTEM.
- 3 7/8" SMOOTH STEEL TROWEL EXTERIOR PLASTER, 'MISSION' TEXTURE PER ARCHITECT, OVER METAL LATH AND BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), W/ PAINT. COLOR: FRAZEE CL2805A (VERIFY IN FIELD).
- 4 2" THIN STONE VENEER, STONES LAID HORIZONTAL, ATTACHMENT PER MFR. SPECIFICATIONS TO COMPLY W/ 2007 CBC SECTION 1405.9, GROUT FLUSH W/ COLOR TO MATCH STONE, PROVIDE SAMPLE IN FIELD, SUPPLIED BY: 3 NORTH STONE (WWW.3NORTHSTONE.COM), COLOR: AMALFI COAST COBBLE.
- 5 STONE SILL, STONES LAID HORIZONTAL OVER BUILDING PAPER, METAL LATH AND MORTAR, GROUT FLUSH W/ COLOR TO MATCH STONE. PROVIDE SAMPLE IN FIELD, SUPPLIED BY: 3 NORTH STONE (WWW.3NORTHSTONE.COM), COLOR: AMALFI COAST COBBLE.
- 6 4X8 WOOD RAFTER TAILS - TYPICAL, TWO COATS OF SEMI-TRANSPARENT STAIN, COLOR: FRAZEE CL2935D (VERIFY WITH ARCHITECT).
- 7 EXTERIOR WOOD BEAMS AT TERRACE - TYPICAL, TWO COATS OF SEMI-TRANSPARENT STAIN, COLOR: FRAZEE CL3935F (VERIFY WITH ARCHITECT).
- 8 BRICK CAP AT TERRACE WALL AND CHIMNEY, VERIFY W/ ARCHITECT.
- 9 TERRACE PAVERS, VERIFY W/ ARCHITECT
- 10 SURFACE WALL SCONCE, MFR: BEGA (WWW.BEGA-US.COM) PRODUCT NO. 2483
- 11 ALUMINUM WINDOW, MFR: FLEETWOOD (WWW.FLEETWOODUSA.COM), KONA SERIES, COLOR: DARK BRONZE.
- 12 ALUMINUM DOOR, MFR: FLEETWOOD (WWW.FLEETWOODUSA.COM), KONA SERIES, COLOR: DARK BRONZE.
- 13 WOOD PLANK DOOR W/ SOLID STAIN, TEAK OR EQUIVALENT. VERIFY W/ ARCHITECT.
- 14 WOOD PLANK GARAGE DOOR W/ SOLID STAIN. TEAK OR EQUIVALENT. VERIFY W/ ARCHITECT.
- 15 CRAWLSPACE ACCESS DOOR, 26"x24"
- 16 2X6 T&G
- 17 CCW MIRADRAIN SYSTEM W/ QUICK DRAIN CONNECT TO DRAINAGE SYSTEM TO DAYLIGHT.
- 18 4" FRENCH DRAIN IN FILTER FABRIC AT FOUNDATIONS LOCATED AT NORTH SIDES OF BUILDING ONLY. DRAIN TO DAYLIGHT.
- 19 CHIMNEY AND SHROUD W/ SPARK ARRESTOR, VERIFY W/ ARCHITECT, CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING/ROOF WITHIN 10' OF THE CHIMNEY OUTLET
- 20 CHIMNEY OUTLET
- 21 DRAIN BOX PER CIVIL ENGINEER, TIE INTO SUBSURFACE DRAIN SYSTEM

ALL MATERIALS AND CONSTRUCTION TO FULLY COMPLY WITH LOCAL FIRE REQUIREMENTS.

DOOR TYPES

Revision Schedule

#	Date	Description
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FINISHES
SCHEDULE



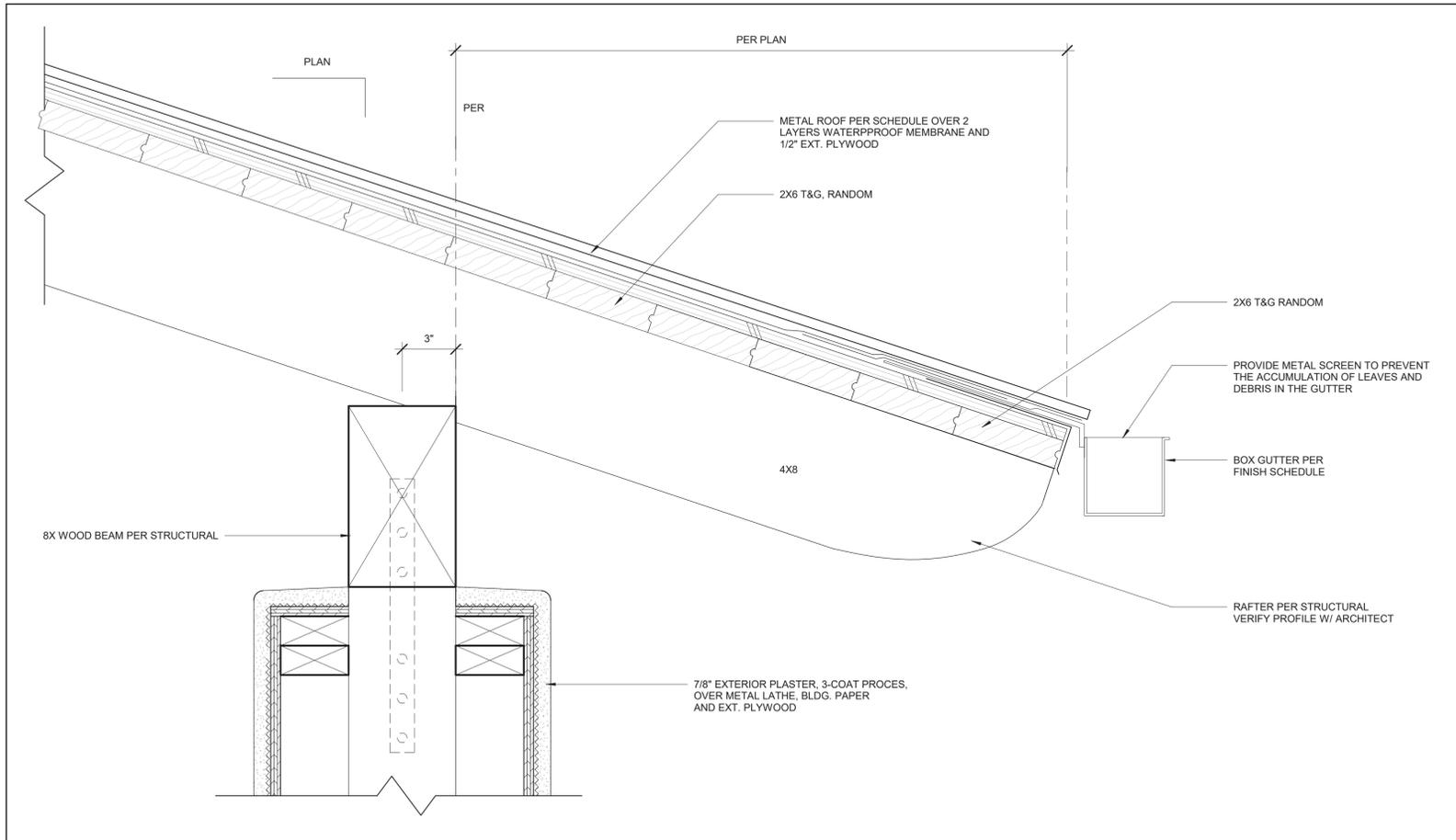
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Job #: ISAB-2016-11

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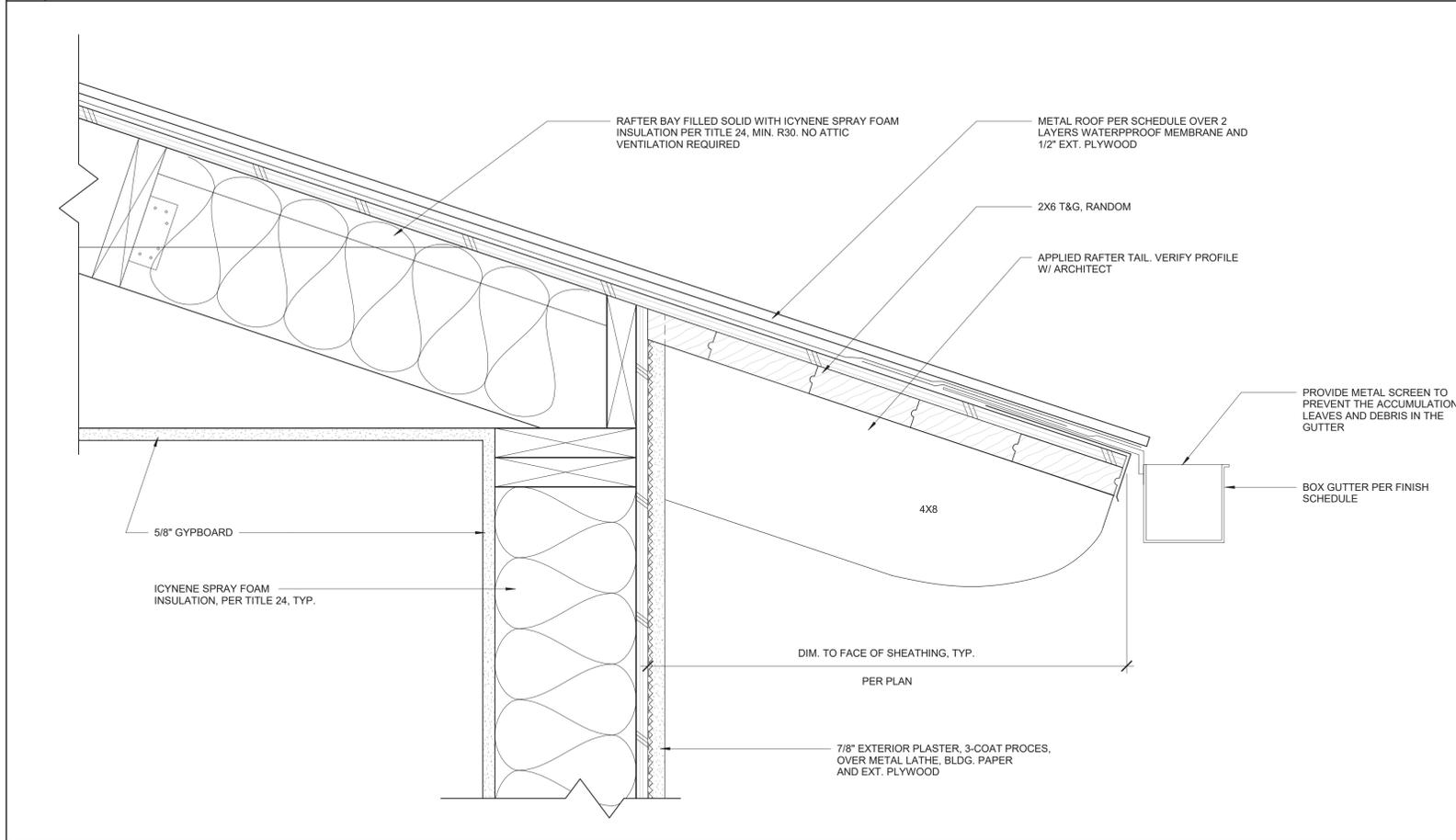
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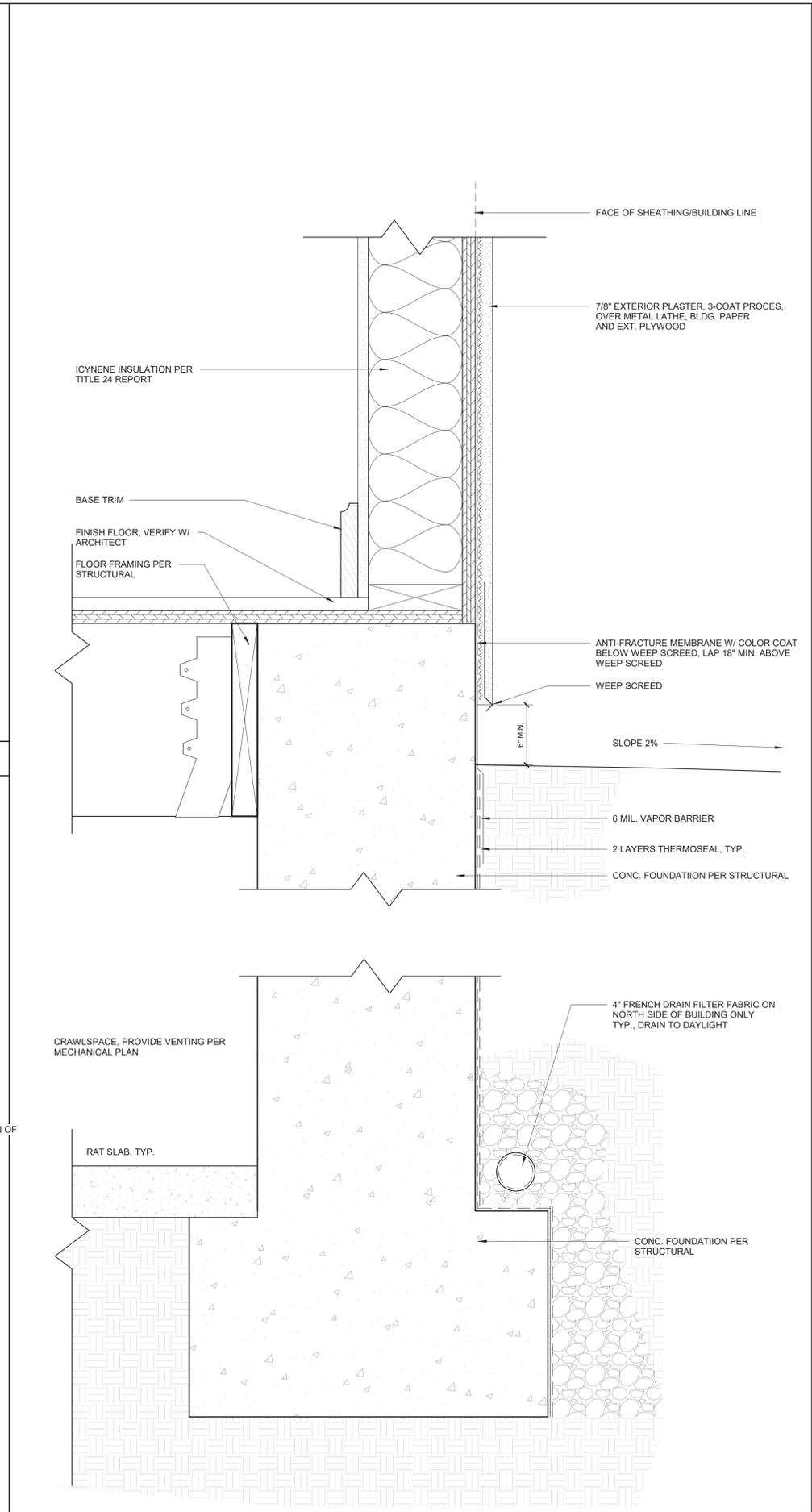
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3 ROOF EAVE @ COLUMN 3" = 1'-0"



2 TYP. ROOF EAVE 3" = 1'-0"



1 WALL DETAIL W/ STUCCO 3" = 1'-0"

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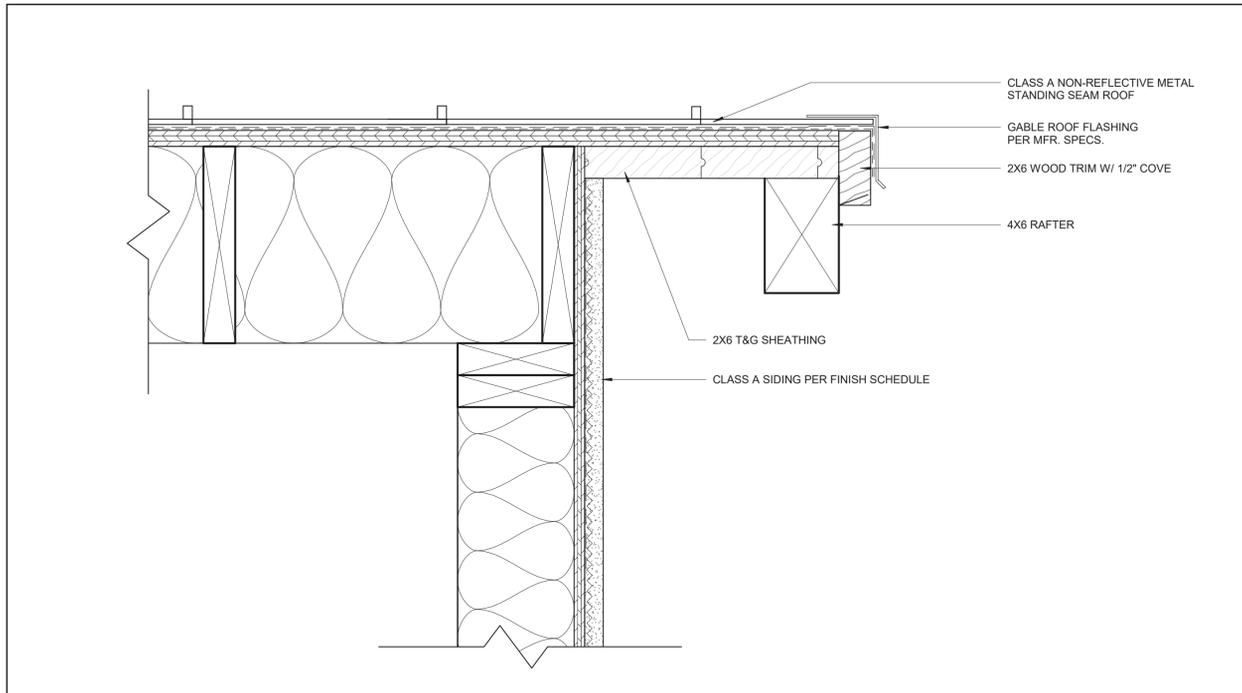
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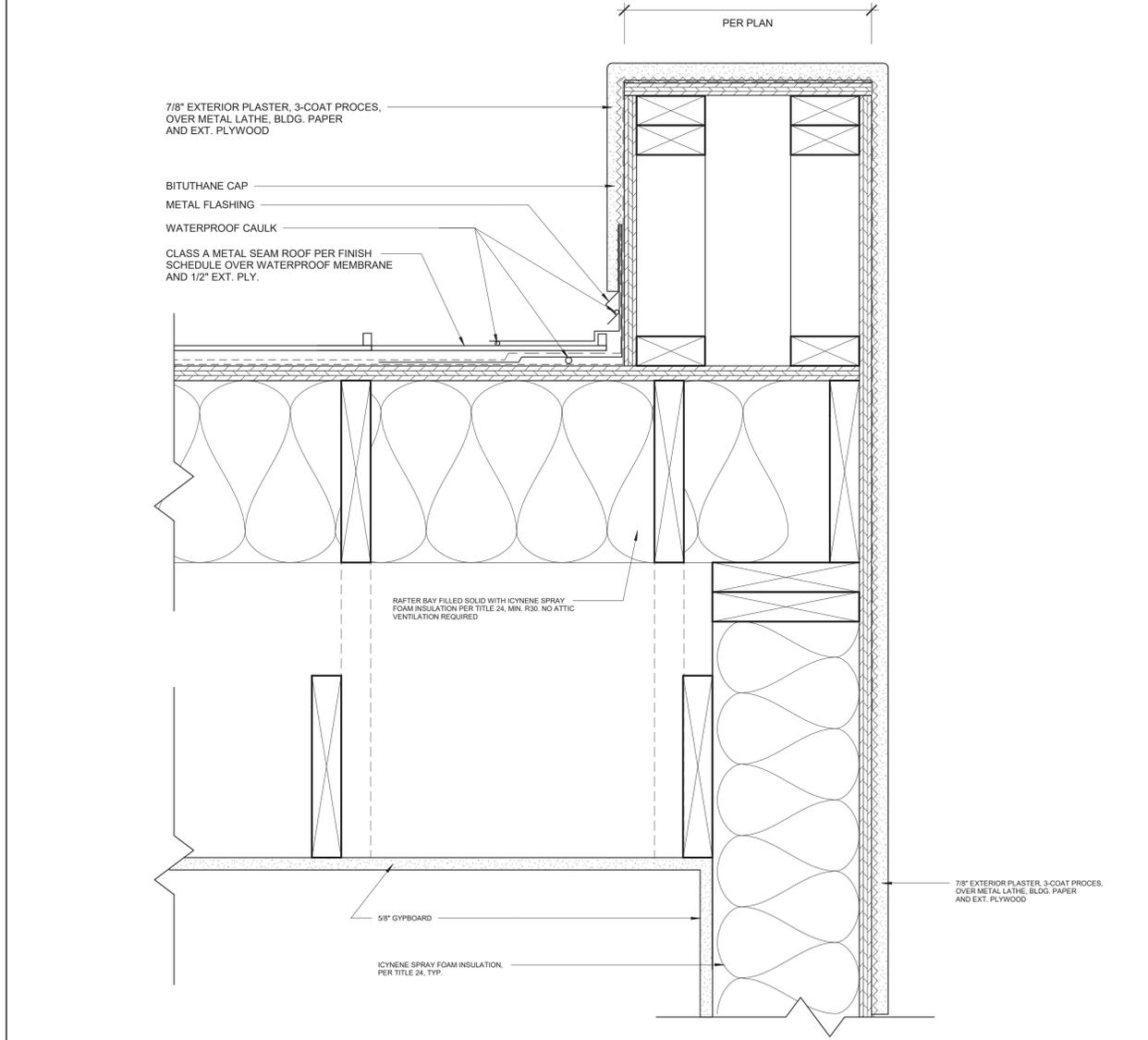
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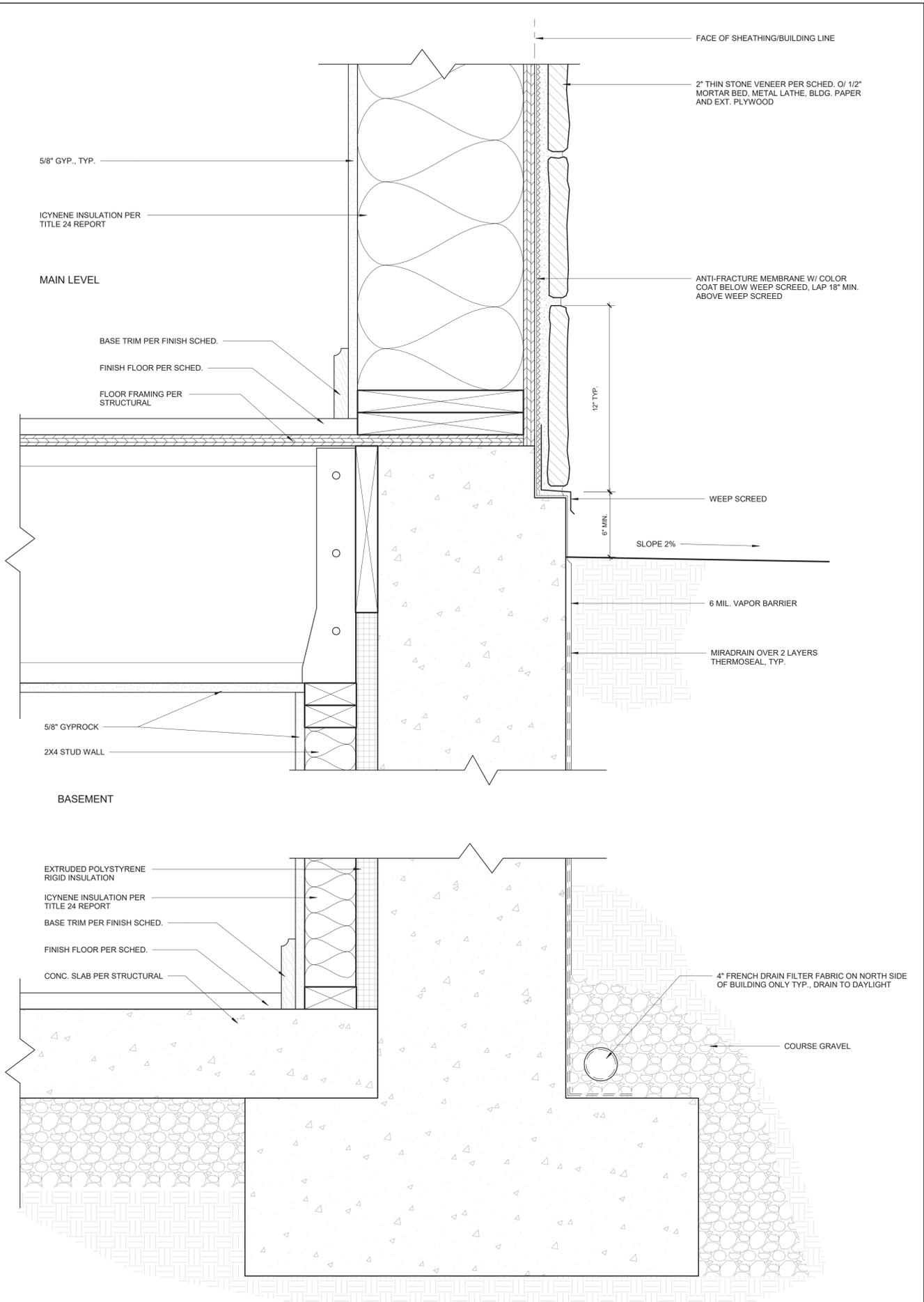
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3 ROOF EAVE, TYP. 3" = 1'-0"



2 ROOF EAVE @ GABLE PARAPET 3" = 1'-0"



1 WALL DETAIL @ STONE VENEER 3" = 1'-0"

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#	Date	Description

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ARCHITECTURAL
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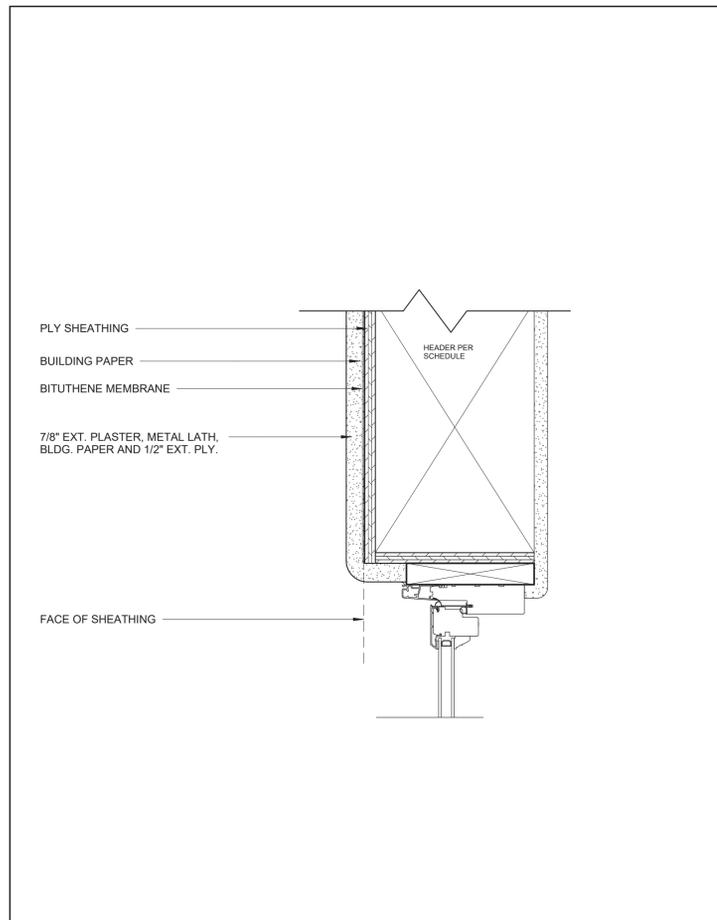
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 THOMAS MEANEY
 No. C14998
 Renew 03/17
 STATE OF CALIFORNIA

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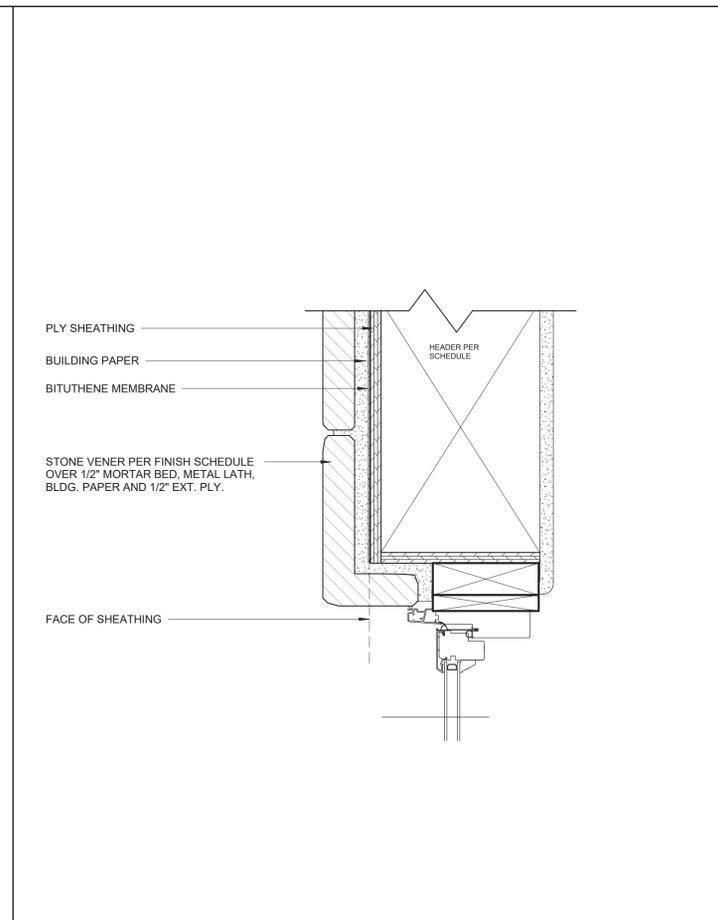
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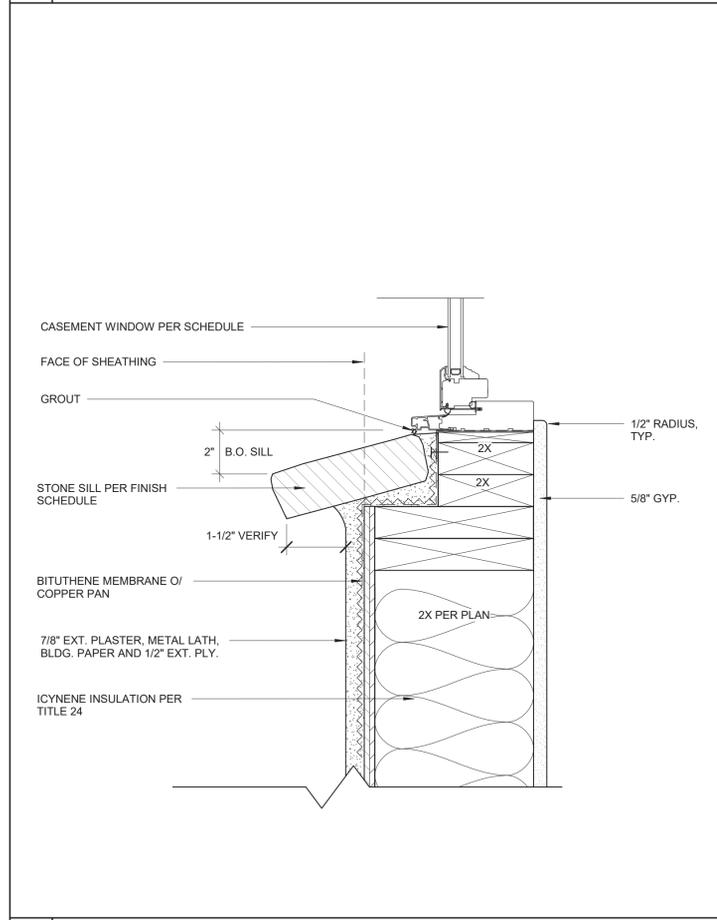
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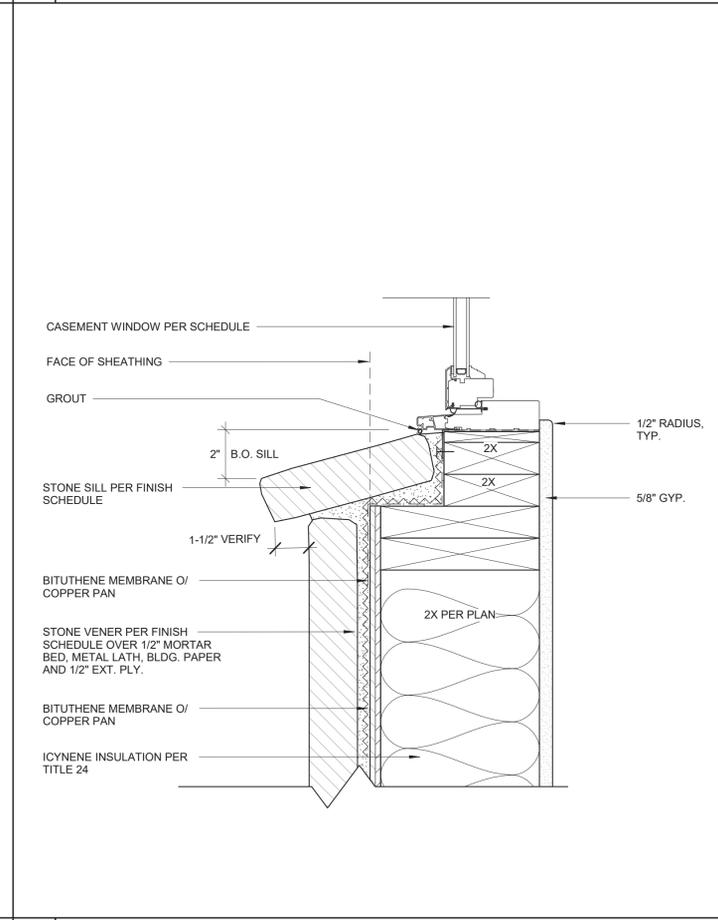
5 WINDOW HEAD @ STONE VENEER 3" = 1'-0"



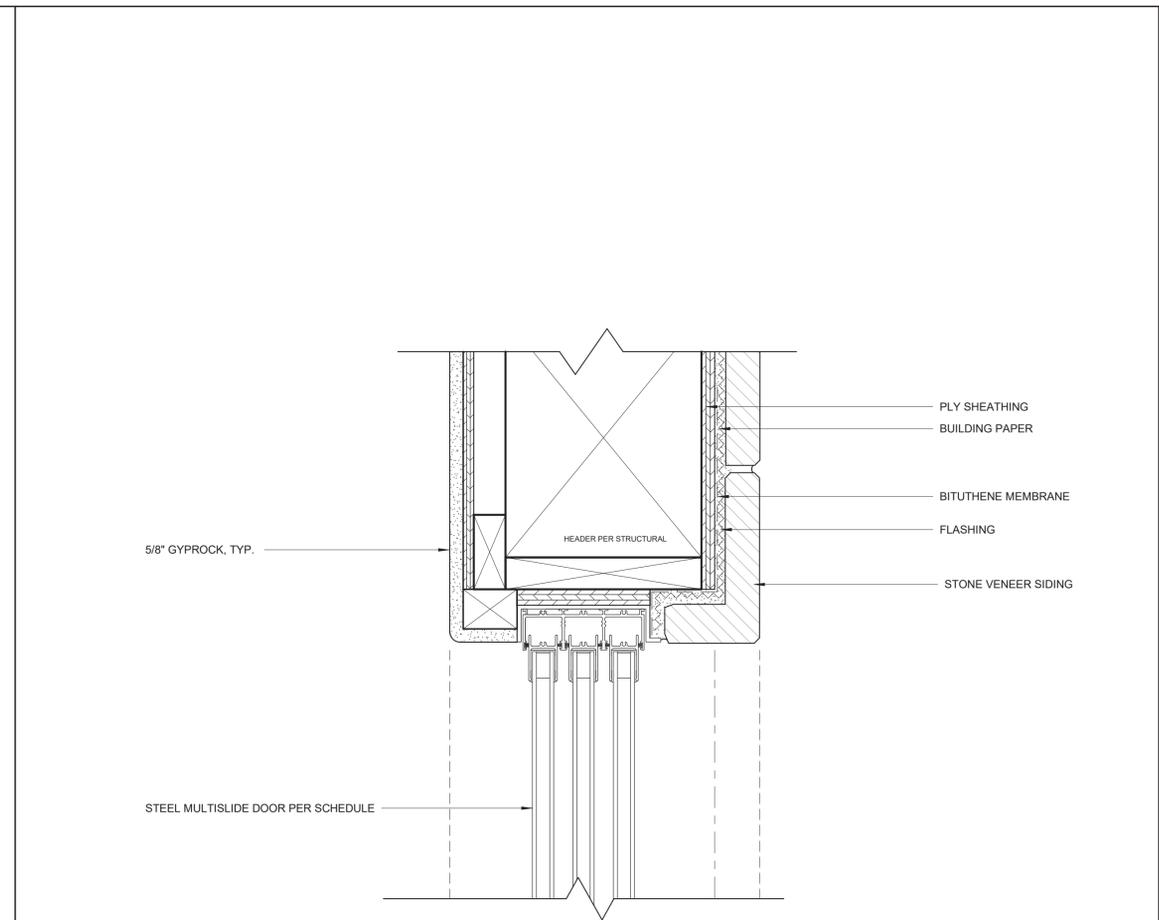
4 WINDOW HEAD @ STONE VENEER



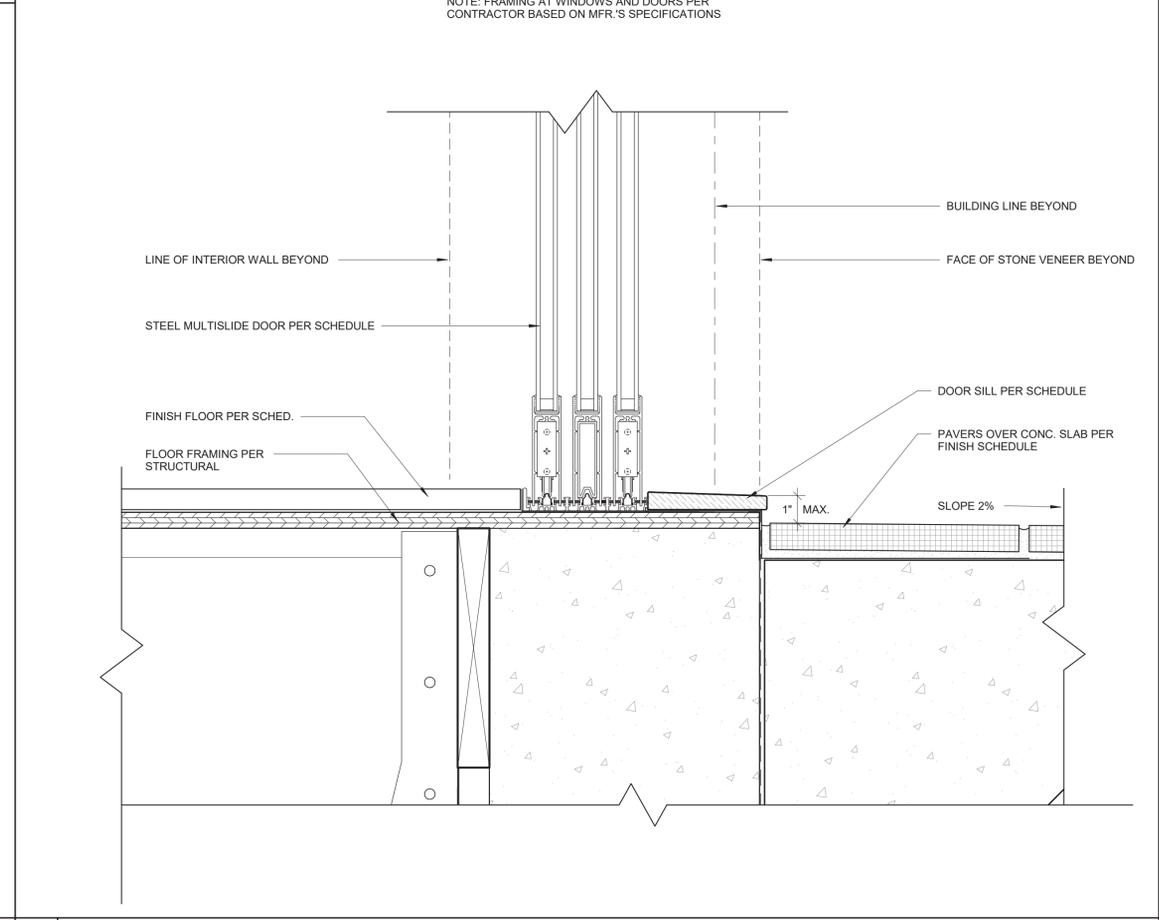
3 WINDOW SILL W/STONE SILL 3" = 1'-0"



2 WINDOW SILL @ STONE VENEER 3" = 1'-0"



1 MULTIPANEL SLIDING DOOR @ STONE VENEER

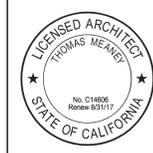


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DOOR AND WINDOW DETAILS



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