Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
REYNOLDS JON Q. TR. ET. AL. (PLN210331)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning Commission:

1) Adopting a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
2) Approving a Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot detached accessory dwelling unit;
    b. Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot;
    c. Coastal Development Permit for development within 750 feet of archaeological resources; and
    d. Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area.
3) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN210331, REYNOLDS JON Q ET AL, 26489 Scenic Road & 26454 Carmelo Street, Carmel (Assessor's Parcel Number 009-471-014-000, 009-471-025-000, and 009-471-026-000), Carmel Area Land Use Plan, Coastal Zone]

The REYNOLDS JON Q. ET. AL. application (PLN210331) came on for public hearing before the County of Monterey Planning on June 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;

- Carmel Area Land Use Plan (Carmel Area LUP);
- Monterey County Coastal Implementation Plan Part 4, Carmel Area Coastal Implementation Plan (CIP);
- Monterey County Zoning Ordinance (Coastal) (Title 20); and
- Monterey County Subdivision Ordinance (Title 19).

Communications were received during the course of review of the project, indicating inconsistencies with the text, policies, and regulations in these documents, specifically those relating to the protection of archaeological and cultural resources. However, as set forth in this Resolution, the evidence shows that this project is consistent with the applicable text, policies, and regulations in the above-identified plans and the County Zoning Ordinance.

b) The project involves construction of a single-story 1,056 square foot, two-bedroom detached Accessory Dwelling Unit ("ADU"), merging of three legal lots of record (Assessor's Parcel Numbers 009-471-014 (0.25 acres), 009- 471-026 (0.14 acres), and 009-471-025 (0.46 acres) into a single legal lot of record, and demolition of 15 existing plumbing fixtures in the main house and garage, transferring transfer water credits to the new ADU. Additional project improvements include an exterior stone patio, crushed granite walkway, privacy fence, and landscaping around the entire building exterior. The landscaping plan includes the removal of nine (9) non-native Mediterranean cypress trees, replanting a mixture of native and nonnative drought-tolerant plants, and revegetating the currently impacted dune scrub. The development is within 750 feet of a known archaeological resource and 100 feet of environmentally sensitive habitat area.

c) Allowed Use. The properties are located at 26489 Scenic Road & 26454 Carmelo Street, Carmel (APN: 009-471-014-000, 009-471-025-000, and 009-471-026-000), Carmel Area Land Use Plan, Coastal Zone. The parcels are zoned Medium Density Residential with a 2 units per acre density, Design Control overlay, and a maximum allowable height of 18 feet in the Coastal Zone, or "MDR/2-D(18)(CZ)", which allows for the construction of an Accessory Dwelling Unit, subject to the granting of a Coastal Administrative Permit and Design Approval in each case, per Title 20 section 20.12.040. The project additionally involves development within 750 feet of a known archaeological resource and 100 feet of an environmentally sensitive habitat area, and therefore requires the granting of a Coastal Development Permit in each case per Title 20 section 20.12.030. Finally, the project involves a merger of three legal lots of record into one parcel, which requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.12.050. Therefore, the project is an allowed land use for this site.

d) The project planner conducted a site inspection on April 27, 2023 to verify that the project on the subject parcel conforms to the plans listed above.

e) Lot Legality. Two of the subject properties (Assessor's Parcel Numbers 009-471-014 (0.25 acres) and 009- 471-025 (0.46 acres))

were recognized as legal lots of record through recordation of Certificates of Compliance Nos. CC100021 (Clerk Recorders Document No. 2010014565) and CC100020 (Clerk Recorders Document No. 2010014564). APN: 009-471-026 (0.14 acres) is separately shown as Lot 19 of Block B21, as shown on "Map of Addition No. 7 to Carmel-by-the-Sea" filed in Volume 2, Cities and Towns, Page 24. Therefore, the County recognizes the three legal lots of record. After implementation of the project, only one legal lot of record will remain (see Finding 7).

f) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The ADU's colors and materials consist of local Carmel stone, wood siding, wood shake roofing, driftwood trellising, and energy-efficient windows and doors. The residences within the vicinity have eclectic architectural styles, ranging from modern to craftsmen-style homes. The exterior finishes blend with the surrounding built environment and are consistent with the surrounding residential neighborhood character. The design is also compatible and comparable to the main residence, as required by Title 20 section 20.64.030.D.9. Therefore, the project development assures visual integrity and compatibility with the surrounding neighborhood. The project, as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity. See subsequent evidence "h".

g) Development Standards. Pursuant to Title 20 section 20.12.060, detached habitable structures within the MDR zoning district shall have setbacks of at least 50 feet for the front, 6 feet for the sides, and 6 feet for the rear. Additionally, the maximum allowable height for accessory structures within this zoning district is 15 feet. As proposed, the ADU will be setback 95 feet (front), 6 feet (east side), over 100 feet (west side), and 10 feet (rear). The project development will have a height of 12 feet 8 inches above the average natural grade. The subject property has an allowable building site coverage of 35 percent. As illustrated, the project will result in a lot coverage of 12.6 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

h) Scenic and Visual Resources. Map A of the Carmel Area LUP indicates which areas of the Carmel LUP fall within the Local Coastal Program General Viewshed, which includes views from Highway 1, Scenic Road, and public lands within the Carmel segment and Carmel City Beach. As seen on Map A of the Carmel Area LUP, the subject property is within the "General viewshed". Key Policy 2.2.2 of the Carmel Area Land Use Plan requires that development be subordinate to the natural scenic character of the area and must conform to the basic viewshed policy of minimum visibility. The project development will not be visible from

Highway 1 or Point Lobos. The project site is, however, located on a locally designated scenic roadway (i.e., Scenic Road) and a designated public viewing area. Due to changes in topography and the existing structures on the property, the project development will generally not be visible from publicly accessible roadways, including Scenic Road. Visibility of the ADU from portions of Scenic Road and Carmel River Beach is limited to the upper portion of the ADU roof. The visible portions of the development would be distant and unobtrusive due to the siting (setback in the eastern corner) and the existence of Monterey cypress trees. Accordingly, and per Carmel Area LUP Policy 2.2.3.1, the project is designed and sited appropriately, and would not detract from the natural beauty of the scenic shoreline, undeveloped ridgelines, and slopes in the public viewshed. Consistent with Carmel Area LUP Policy 2.2.3.2, the project is set back from Scenic Road, and minimally visible due to topography and existing structures (e.g., neighboring residences). The project is designed with materials consistent with the existing residence, which align with the surrounding environment (e.g., Carmel stone, wood siding, wood shake roofing (Carmel Area LUP Policy 2.2.3.6 and 2.2.4.10(c)). All exterior lighting will comply with a standard Monterey County condition of approval and will be adequately shielded or downlit, consistent with the design requirements set by the Carmel Area LUP. Therefore, the project is consistent with the Visual Resources policies of Carmel Area Land Use Plan and will have no adverse impact on visual resources.

i) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity and as being within 750 feet of numerous known archaeological resources. Therefore, a Coastal Development Permit is required. In this case, the criteria to grant said permit have been met.

In accordance with Carmel Coastal Implementation Plan Section 20.146.090, any new development being proposed within high-sensitivity zones must complete a Phase I Archaeological Survey. According to the prepared Phase I Archaeological Survey (County of Monterey Library No. LIB100224) prepared by Mary Doane in 2000, the subject property is within the boundaries of an archaeologically significant resource (CA-MNT-17). In 2022, Basin Research Associates prepared a project-specific Phase II Archaeological Report (County of Monterey Library No. LIB220251). This archaeological report reviewed the conclusions of two archaeological reports prepared by Basin Research Associates in 2003 and 2010, conducted additional auger testing, and reviewed available literature. In 2003, a single-family dwelling addition was constructed. Prior to construction, archaeological subsurface testing (12 feet long by 2 feet white, by 6 feet deep) was conducted and yielded no significant cultural resources; the soil was clean, coarse sand turning to dark coarse sand with limited shell flecks. During construction of the addition and other site improvements (sewer connection, driveway, utility connection),

monitoring was conducted. Based on the monitor's observation, "the project site, while mapped within the boundary of CA-MNT-17, appears to have a very low sensitivity for significant subsurface prehistoric archaeological resources." In 2022, Basin Research Associates conducted additional auger testing within the proposed ADU footprint to depths between 18 and 51 inches. Numerous fragments of the decorative rock (shale/flagstone) associated with the existing residence were recovered from the auger samples at various depths. No cultural materials were observed. Though no cultural resources were identified within the proposed development footprint, Basin Research Associates states, "cultural deposit is present within the project site and immediately adjacent areas at an approximate depth of 6-7 feet below the current surface." Accordingly, the Project Archaeologist recommended that the project's ground disturbance not exceed 24-30 inches below existing surface contours. The Project Archaeologist only recommended additional auger testing or monitoring if development depths exceeded 24 inches. The ADU incorporated a "mat foundation" design, which avoids the need for piers or footings and minimizes excavation (18 inches). Therefore, as designed, the project minimizes and/or avoids known and unknown archaeological resources (Carmel Area CIP sections 20.146.090.D(1) and (3)). To ensure impacts remain less than significant, Basin's recommendations have been incorporated herein as a mitigation measure, as required by Carmel Area CIP section 20.146.090.D.2. Mitigation Measure CUL-1 requires a qualified archaeological to review the final construction plans to confirm that excavation will not exceed 24-30 inches. Implementation of the Mitigation Measure CUL-1 and compliance with the standard Monterey County Condition of Approval (on-call archaeological monitor) will ensure impacts remain less than significant. Therefore, as proposed, conditioned, and mitigated, the potential for inadvertent impacts on cultural resources is limited, and the project will avoid or substantially minimize impacts on archaeological resources (Carmel Area LUP Policy 2.8.3).

j) Forest Resources. No protected trees will be removed. Retained trees will be protected in place (Condition No. 15).

k) Accessory Dwelling Unit. The ADU complies with the regulations and standards contained in Title 20 section 20.64.030. See Finding No. 8 and supporting evidence.

l) Environmentally Sensitive Habitat Area. The proposed project is located within 100 feet of environmentally sensitive habitat area. Therefore, a Coastal Development Permit is required. In this case, the criteria to grant said permit have been met (see Finding No. 6 and supporting evidence).

m) Land Use Advisory Committee. The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC. On April 17, 2023, the Carmel Highlands LUAC voted 6-0 in support of the project, with the recommendation

that the property owner and neighbor come to an agreement on how to handle erosion on the northeastern portion of the property. During this meeting, a member of the public (neighbor) raised concerns about the removal of non-native trees increasing erosion. Members of the LUAC had comments regarding the height and design of the ADU, potential impacts to archaeological resources, ADU regulations, solar panels, and whether the resulting one lot could be subdivided in the future. All comments and questions of the LUAC were addressed by HCD-Planning staff and the Applicant/Owner. Consistent with applicable requirements of Title 16, Chapters 16.08 and 16.12, erosion control shall be installed during construction, and the Applicant/Owner shall not cause or allow the continued existence of a condition on any site that is causing or is likely to cause accelerated erosion. A Stormwater Control Plan was prepared and found that erosion will be avoided by dispersing runoff into vegetated areas and pervious pavement. Per Title 16 section 16.08.010, this recommendation shall be incorporated into the final construction plans. Approximately 2,300 square feet of landscaped area is proposed for infiltration of runoff. HCD-Engineering Services reviewed the project and did not recommend any conditions of approval. Also see Finding No. 1, Evidence g" and "i", Finding No. 5 and supporting evidence, and Finding No. 8 and supporting evidence.

n) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN210331.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to archaeological, historic resources, and soils/slope stability. The following reports have been prepared:

- "Preliminary Archaeological Reconnaissance" (County of Monterey Library No. LIB100224) prepared by Mary Doane and Trudy Haversat, Salinas (September 20, 2000).
- "Updated – Archaeological Assessment" (County of Monterey Library No. LIB220251) prepared by Colin Busby, San Leandro (October 21, 2022).
- "Stormwater Control Plan" (County of Monterey Library No. LIB220252) prepared by Jennifer Rudolph, Monterey (August 2024).

- "Geotechnical Investigation" (County of Monterey Library No. LIB230104) prepared by Dusty Osburn, Watsonville (January 24, 2022).
- "Addendum to Biotic Assessment" (County of Monterey Library No. LIB230103) prepared by Kathleen Lyons, Carmel (July 5, 2022).

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on April 27, 2023 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN210331.

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

EVIDENCE: a) The project was reviewed by HCD - Planning, Cypress Fire Protection District, HCD- Engineering Services, Environmental Health Bureau, and HCD - Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will continue to be provided. The project site is supplied water by California American Water, which will continue to serve the proposed main residence. Carmel Area Wastewater District will continue to provide wastewater treatment to the main residence via an existing sewer main. The project involves transfers 15 water fixtures from the main residence to the ADU.

c) Staff conducted a site inspection on April 27, 2023 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN210331.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on April 27, 2023 and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN210331.

5. **FINDING:** **CEQA (Mitigated Negative Declaration) -** Based on the whole record before the County of Monterey Planning Commission, there is no substantial evidence that the project as designed, conditioned, and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE:

a) Pursuant to Public Resources Code section 21083, and California Environmental Quality Act (CEQA) Guidelines sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the Project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment.

b) County of Monterey HCD-Planning prepared an Initial Study pursuant to CEQA which is on file in the offices of HCD-Planning and is hereby incorporated by reference (PLN210331).

c) There is no substantial evidence, based upon the record as a whole, that, as mitigated, the Project will have a significant effect on the environment. The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based upon its analysis of the Initial Study, HCD-Planning prepared a mitigated negative declaration.

d) The Draft Initial Study and Mitigated Negative Declaration (IS/MND) for HCD-Planning File No. PLN210331 was prepared in accordance with the CEQA Guidelines, filed with the County Clerk on April 9, 2025, and circulated for public review from April 9 through May 9, 2025 (SCH No. 2025040521).

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210331.

f) Resource areas that were analyzed in the IS/MND included: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and

planning, noise, transportation, tribal cultural resources, and utilities and service systems.

g) The County identified potentially significant impacts to biological resources, cultural resources, and tribal cultural resources. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant. Implementation of Mitigation Measure BIO-1 requires preparation and implementation of a Coastal Dune Scrub Revegetation Plan to restore and enhance the property's environmentally sensitive habitat area. Mitigation Measure CUL-1 requires a qualified archaeologist to review the construction plans to confirm that the recommendations of the 2022 Archaeological Report are implemented. Mitigation Measure TR-1 requires that a tribal monitoring, culturally and traditionally affiliated with the vicinity of the project, monitor initial ground disturbing activities. All other standard topics of environmental analysis were found to have less than significant impacts or no impacts. These mitigation measures have been incorporated into the Project as conditions of approval (Condition Nos. 18, 19, and 20).

h) Pursuant to Public Resources Code section 21080.3.1, County of Monterey HCD-Planning consulted with local Native American tribes in 2023. The Esselen Tribe of Monterey County requested the on-site presence of a Native American monitor to observe excavation activities associated with the development of the site. In addition, the Esselen Tribe of Monterey County requested that they be included in any resource recovery program or reburial. Given the project's proximity to known archaeological resources, a mitigation measure is required to reduce potential impacts to unknown tribal cultural resources to a less than significant level. Mitigation Measure No. TR-1 (described below) would require a Tribal Monitor be on site during ground disturbance to ensure that tribal cultural artifacts or human remains are treated with the appropriate dignity and respect if discovered. With implementation of the County's condition of approval for cultural resources (PD003B) and Mitigation Measure No. TR-1, the potential impact on tribal cultural resources would be less than significant.

i) All Project changes required to avoid significant effects on the environment have been incorporated into the Project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with County of Monterey regulations, is designed to ensure compliance during Project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of Project approval.

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

Fish and Game Code, the Project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to CDFW for review, comment, and recommendation of necessary conditions to protect biological resources in this area. The Project will be required to pay the state fee plus a fee payable to the County of Monterey Clerk/Recorder for processing said fee and posting the Notice of Determination. No comments were received from CDFW.

k) During public review period of the Initial Study, two members of the public submitted comments. A neighbor requested that the ADU be relocated towards the main residence to reduce its visibility from their private residence. Private views are not protected by Monterey County Code or CEQA Guidelines. The Open Monterey Project (TOMP) commented on the environmental document, contending the accuracy of the IS/MND by claiming that it failed to disclose that a tribal cultural resource was found in close proximity to the project development site in 2010, omitted critical LUP policies that protected tribal cultural resources, and did not analyze the removal of natural boulders and rock outcroppings. Additionally, TOMP questioned the conclusions of the 2022 Archaeological Assessment (County of Monterey Library No. LIB220251), asserting that auger testing does not adequately identify potential resources. TOMP asserts that Mitigation Measure TR-1 should include an archaeological monitor, and monitoring shall occur during all ground-disturbing activities, not just initial ground disturbance. The IS/MND disclosed the high archaeological sensitivity of the area and that cultural resources are known to exist in proximity to the project site, an area known as “Carmel Point”. Information provided by TOMP does not provide significant new information that would increase the severity of the identified potential impact on tribal cultural resources. Finally, locations of artifacts are generally confidential to minimize the potential of looting, vandalism, or damage. No boulder or rock outcropping removal is proposed, and therefore, no impact will occur to these resources. Mitigation Measure TR-1’s requirement that tribal monitoring occur during “initial project-related grading and excavation” has been clarified to include ground disturbance associated with the foundation, utilities, and tree removal, but not the moving of soils previously excavated for the project. This clarification and amplification does not warrant recirculation pursuant to CEQA Guidelines section 15074.1. Other minor revisions, including to correct typos, were made and are attached to the June 11, 2025 staff report.

l) Through adoption of the IS/MND, and in accordance with CEQA Guidelines section 15064(f)(3), the Planning Commission finds that the public comment provided on the IS/MND does not provide substantial evidence that the project may result in a significant effect on the environment.

m) Pursuant to CEQA Guidelines section 15064(f)(4), public controversy over the environmental effects of a project alone does not trigger an EIR. The Planning Commission has considered the application, public comment, technical studies/reports, the staff

report that reflect the County's independent judgment, and information and testimony presented during public hearing and finds that 1) there is no substantial evidence submitted to the Lead Agency indicating either inaccuracies or that the proposed project may have a significant effect on the environmental and 2) that Mitigated Negative Declaration properly analyzes the project's potential impacts. See the evidence of this Finding, and Finding Nos. 2, 3, 6, and the supporting evidence referenced in each respective Finding.

n) The County of Monterey Planning Commission considered the Mitigated Negative Declaration, along with the Combined Development Permit, at a duly noticed public hearing held on June 11, 2025.

o) County of Monterey HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

p) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN210331.

6. **FINDING:** **DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT** - The subject project avoids or minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the Carmel Area LUP, Coastal Implementation Plan, and applicable zoning codes.

EVIDENCE:

a) The project includes an application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Carmel Area LUP and the County of Monterey Zoning Ordinance (Title 20), a Coastal Development Permit is required, and the authority to grant said permit has been met.

b) The policies in Chapter 2.3 of the Carmel Area LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. Policy 2.3.3.1 of the Carmel Area LUP requires that the construction of structures be avoided within critical and sensitive habitat areas and sites of known rare and endangered species of plants and animals. Development within 100 feet of ESHA shall be at a density compatible with the protection and maintenance of the adjoining resources and compatible with the long-term maintenance of the resource. As sited and mitigated, the project is consistent with applicable policies regarding the avoidance and minimization of habitat disruption.

c) A Biological Report was prepared pursuant to Carmel Area LUP Policy 2.3.3.5 to determine whether ESHA exists on the subject property. Biotic Resources Group (BRG) conducted a comprehensive assessment of biological resources on the subject property in 2003. BRG subsequently amended their initial assessment with results from a survey conducted in 2022, which focused on the location of the

proposed ADU (County of Monterey Library No. LIB230104). In 2003, a revegetation plan was required to mitigate a previous project's removal of coastal dune scrub; however, results of the 2022 assessment showed the restoration area (south corner of the property) had been encroached by nonnative, invasive ice plant and nonnative landscape plantings over the last 20 years. Therefore, the biologist recommended that the previously designated dune scrub revegetation area should be restored and enhanced during construction of the new ADU. Inadvertent impacts to native dune scrub in the Project area during ADU construction would also be mitigated by this restoration. This requirement has been incorporated as Mitigation Measure BIO-1 (Condition No. 18). No other special status plants or animal species were identified in 2022.

d) Carmel Area LUP Policy 2.3.3.2 stipulates land uses adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resources. Further, Carmel Area LUP Policy 2.3.3.3 requires that new development be proposed at a density that ensures the maintenance of adjacent sensitive habitat. Although the footprint of the ADU is not within dune scrub habitat, construction of the ADU may inadvertently remove native, sensitive dune scrub habitat vegetation. In accordance with Carmel Area LUP Policy 2.3.3.7, the project minimizes the amount of indigenous vegetation removal. Mitigation Measure BIO-1 requires a qualified biologist to prepare a Coastal Dune Scrub Revegetation Plan that 1) restores the southern corner of the property and other native vegetation areas that are disturbed by the implementation of the proposed project; and 2) eradicates invasive species. Condition No. 5 requires the introduction of native species into the landscaping. Implementation of Mitigation Measure BIO-1 and Condition No. 5 is consistent with the requirements of Carmel Area LUP Policies 2.3.3.2 (long-term maintenance of habitat), 2.3.3.3 (compatible density), and 2.3.3.8 (native landscaping).

e) Condition No. 13 requires that the Applicant/Owner obtain a bird nesting survey. Should protected avian species or their nests occupy nearby trees, the Applicant/Owner shall incorporate the biologist's recommendations to avoid impacts to avian species

f) The project planner conducted a site inspection on April 27, 2023, to verify that the proposed project on the subject parcel conforms to the applicable plans and Title 20 requirements relating to EHSA.

g) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in project file PLN210331.

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

1. The lot line adjustment is between four or fewer existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and

3. The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

As proposed, the project meets these standards.

EVIDENCE: a) The parcels are zoned Medium Density Residential, 2 units per acre, with a Design Control overlay and 18-foot height limit (Coastal Zone) [MDR/2-D (18) (CZ)].

b) The lot line adjustment is between four or fewer existing adjoining parcels. The three existing legal lots of record have a total combined area of 0.85 acres (see Finding 1, evidence "e"). After the adjustment, there will be one lot containing 0.85 acres or 36,914 square feet.

c) The lot line adjustment will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be merged, resulting in one legal lot of record. Therefore, no new parcels will be created.

d) The lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 20). County staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, and that no violations exist on the property (see Finding Nos. 1, 2, 3, and 4; and supporting evidence).

e) The subject properties are zoned for residential purposes. After implementation of the project, the resulting parcel will be developed with a single-family dwelling, an accessory dwelling unit, accessory structure, and a driveway. No changes in use are proposed. None of the property area is under Williamson Act contract or used for agricultural purposes.

f) The lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged.

g) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, execution and recordation of deeds reflecting the lot line adjustment as well as a Certificate of Compliance for each adjusted lot is required per incorporated standard conditions of approval (Condition Nos. 7 and 8).

h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN210331.

8. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

EVIDENCE: a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 1,056 square foot detached Accessory Dwelling Unit that includes independent living facilities, as shown in the attached plans.

b) The ADU is below the maximum 1,200 square foot floor area and will be the first ADU on the lot. The ADU is sited approximately 40 feet east of the existing single-family dwelling and meets all setback standards.

c) Consistent with Title 20 section 20.58.040, the ADU will have one parking space located in the auto court.

d) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.12.060 and Chapter 20.44 (See Finding 1, Evidence "f" and "g").

e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3).

f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN210331.

9. **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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210331.

8. **FINDING:** **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

a) Board of Supervisors. Pursuant to CEQA Guidelines section 15074(f), when a non-elected decision-making body within a local lead agency adopts a negative declaration, that adoption may be appealed to the agency's elected decision-making body. Additionally, pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because the site involves a conditionally allowed use (lot line adjustment, and development within 750 feet of known archaeological resources and 100 feet of environmentally sensitive habitat).

DECISION

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

1. Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074; and
4) Approve a Combined Development Permit consisting of:
    a. Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot Accessory Dwelling Unit;
    b. Coastal Development Permit to allow a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot (0.85 acre) lot;
    c. Coastal Development Permit to allow development within 750 feet of archaeological resources; and
    d. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area;
2. Adopt a Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 11th day of June, 2025:

_____

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN210331

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN210331) allows 1) a Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit; 2) a Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot; 3) a Coastal Development Permit for development within 750 of archaeological resources; and 4) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area. The properties are located at 26489 Scenic Road & 26454 Carmelo Street, Carmel (Assessor's Parcel Number 009-471-014-000, 009-471-025-000, and 009-471-026-000), Carmel Area Land Use Plan, Coastal Zone.This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Numbers 009-471-014-000, 009-471-025-000, and 009-471-026-000 on June 11, 2025. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- 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, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

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

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

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

Responsible Department: 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 HCD - 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. The landscape plan shall implement the recommendations of the Coastal Dune Scrub Restoration Plan (Mitigation Measure BIO-1). 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 HCD - 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. (HCD - 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 HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Coastal Dune Scrub Revegetation Plan. 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 HCD-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 HCD-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 HCD - 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.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

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

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

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

7. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

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

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

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor’s Office.

8. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled “Exhibit A” and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit “A,” or be entitled Exhibit “B.”
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled “Exhibit A” and shall have the planning permit no. (PLN) in the heading. The plat may be incorporated by reference into Exhibit “A,” or be entitled Exhibit “B.” The deed shall comply with the Monterey County Recorder's guidelines as to form and content.

a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
c. The purpose of the deed shall be stated on the first page of the deed, as follows:

“The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN210331. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment.”

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

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:

a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services 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.

11. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: 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 HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

12. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

14. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: 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. (HCD - 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 HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

15. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

Responsible Department: 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. (HCD - 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 HCD - 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 HCD - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

17. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: 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. (HCD- 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 HCD-Planning.

18. MM001 (BIO-1) - COASTAL DUNE SCRUB REVEGETATION PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a coastal dune scrub revegetation plan to enhance the property's environmentally sensitive habitat areas per the Carmel Area LUP. The plan shall be prepared by a qualified biologist and shall detail efforts to eradicate invasive species and restore and enhance the previously designated dune scrub revegetation area, located along the portion of the property that abuts Scenic Road. The revegetation plan shall include the use of locally collected native dune species and should occur concurrently with Project activities. Native plants within the Project impact area shall be salvaged and transplanted to the restoration area whenever feasible.
The restoration plan shall include success criteria and contingency measures. Revegetation and enhancement should be completed within one (1) year of construction of the Project and should implement a post-restoration monitoring plan to ensure restoration success. If the botanist finds that restoration is successful after the first site assessment, no further action is required. If the botanist finds that restoration is not successful after the first site assessment, remedial measures, as recommended by the qualified botanist, should be included in the revegetation plan, and implemented, and further monitoring would be required.

Compliance or Monitoring Action to be Performed: Prior to issuance of any building or grading permits, the applicant shall submit a biologist-prepared coastal dune scrub revegetation plan to HCD-Planning for review and approval

Prior to issuance of any building or grading permit, the construction plans shall depict measures to protect all dune scrub vegetation that is adjacent to the construction area. The plan shall specify the placement of both silt fencing and plastic construction fencing along the edge of the dune scrub vegetation to be retained. The plans shall specify that no construction work, equipment staging, or other activities are to occur in these protected areas.

One year from the final inspection, the applicant shall demonstrate to HCD-Planning whether restoration activities were successful or if additional remedial measures are required.
Prior to final inspection, the applicant shall demonstrate to HCD-Planning that restoration activities have been initiated (eradicate invasive species and replant/restore dune scrub habitat areas).

19. MM002 (CUL-1) - LIMITED SUBSURFACE EXCAVATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Consistent with the recommendations from Basin Research Associates' 2022 Archaeological Assessment, the subsurface disturbance associated with the ADU, and surrounding area shall not exceed a maximum of 24-30 inches below the existing surface contour for installation of the floating foundation. If the disturbance is to exceed 24-30 inches, archaeological testing shall be completed by a qualified archaeologist.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction or grading permits, the applicant shall submit documentation that the recommendations from the Basin Research Associates 2022 Archaeological Assessment have been incorporated into the Project's final design plans, specifically that the foundation and other project components will not exceed 24-30 inches below existing surface contours. A qualified archaeologist shall review the final design plans and provide a statement of compliance. The final design plans and statement of compliance shall be submitted to HCD-Planning for review and approval.

20. MM003 (TR-1) - ON-SITE TRIBAL MONITOR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure that tribal cultural resources incur a less than significant impact if encountered, a Tribal Monitor approved by the appropriate tribe shall be onsite and observe project-related grading and excavation associated with the foundation, utilities, and tree removal, but not the moving of soils previously excavated for the project . This Tribal Monitor shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features. If resources are discovered, the Applicant/Owner/contractor shall refer to and comply with County condition of approval PD003(B) as applicable. This mitigation is not intended to alleviate the responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are
discovered.

Compliance or Monitoring Action to be Performed:

Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. TR-1, including all compliance actions. The Applicant/Owner shall submit said plans to HCD-Planning for review and approval.

Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a Tribal Monitor 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 AB52 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 initial project-related grading and excavation related to the foundation, utilities, and tree removal, but not the moving of soils previously excavated for the project.

Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor shall take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the Property Owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the NAHC, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the fieldwork. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University prior to the finalization of construction permits. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and the penalty for violation pursuant to PRC section 5097.994.

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Drawing Index:

A0.1	ADU SITE CONTEXT PLAN
A0.2	ADU CONTEXT PHOTOS
A1.1	ADU SITE/CONSTRUCTION PLAN
A2.1	ADU FLOOR PLAN
A2.2	PLUMBING FIXTURE TRANSFER PLAN
A3.1	ADU EXTERIOR ELEVATIONS
C1	TITLE SHEET
C2	GRADING PLAN
C3	EROSION CONTROL PLAN
L1	EXISTING CONDITION PLAN
L2	FUEL MODIFICATION PLAN
L3	PLANTING & IRRIGATION PLAN

Project Information:

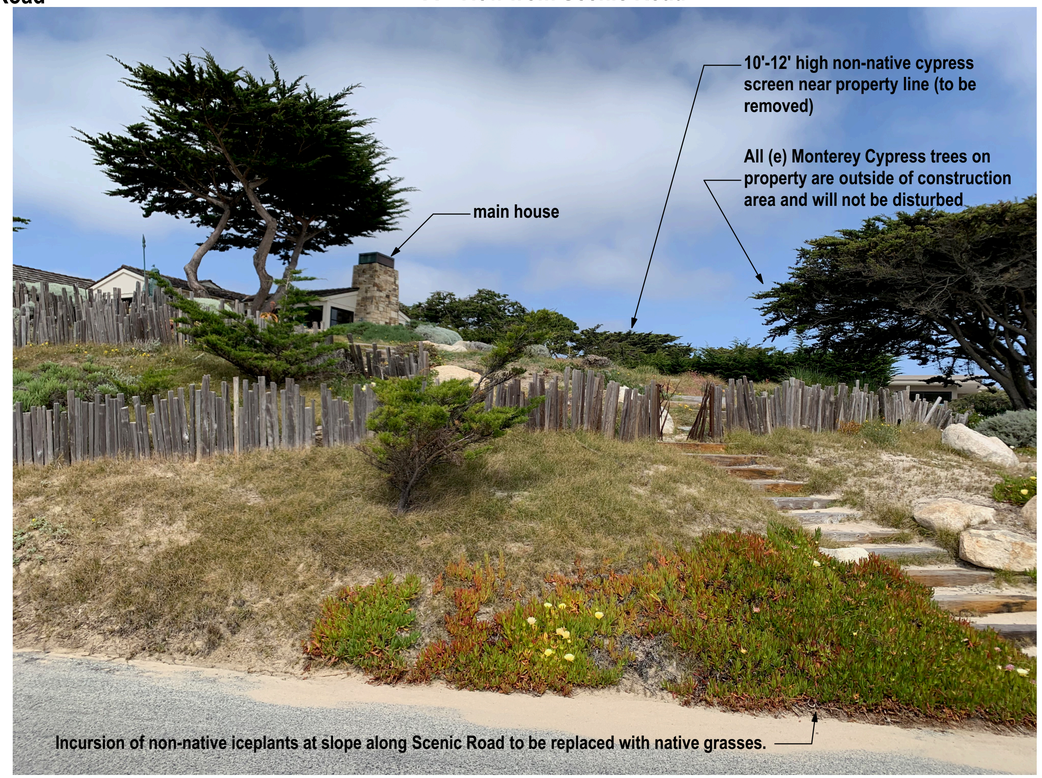
Owner:	Jon Q. Reynolds And Ann S. Reynolds Family Trust Jon Reynolds jonqrey@gmail.com 1200 Concord Blvd. Ste. 200 Concord, CA 94520
Architect:	Flynn Architecture, Inc. / Teri Flynn tflynn@flynnarchitecture.com 2335 Broadway Ste. 101 Oakalnd, CA 94612
Contractor:	t.b.d.
Scope of Work:	1) Three (e) parcels to be merged into a single 36,914 s.f. parcel. 2) Construction of a new 1056 s.f. 2-bedroom/ 2-bath ADU per Monterey County Ord. 5343, California law AB 68 and The California Coastal Commission Directive Re: ADU's dated April 21, 2020. New ADU is set back 95' from Scenic Road property line with 10' (rear) and 6' (side) setbacks in order to limit impact on neighbors and protect ocean views from the main house.
(E) Parcel No. & Address:	009-471-014, 6489 Scenic Dr. 009-471-026, 26454 Carmelo 009-471-025, 6489 Scenic Dr.
Combined Lot Size:	36,914 / .85 acres
General Plan Land Use:	Residential
Zoning:	MDR/2-D(18)(CZ)
Required Setbacks Accessory Structure:	Rear setback: 6' (10' proposed) Side setback: 6' (6' proposed) Front setback: 50' (95' proposed) Max. Structure Height: 15' (12'-8" proposed)
Water Credits:	Existing main house and garage have existing plumbing fixtures which will be demoed in order to transfer 15 water credits to the new ADU (see A2.2).
Type of Construction:	Type V-N construction with concrete matt foundation (fire sprinklers not required)
Utilities:	water: California American Water sewer: Carmel Area Wastewater District
Cut and Fill:	net 32 CY cut; see Grading Plan
Building Coverage:	
Existing Main House	2,852 s.f.
Existing Garage Bldg.	625 s.f.
New ADU	1,056 s.f.
Total s.f. structures	4,673 s.f.
Percentage	4,673 s.f./36,914 sf=12.6%
Impervious Coverage:	
total s.f. structures	4,673 s.f.
(e) paved driveway	1,800 s.f.
(e) imp. patios/walks	2,200 s.f.
(n) ADU imp. patios/walks	325 s.f.
Percentage:	8,998 s.f./36,914 s.f. = 24.4%
Off-street parking:	(e) 2 car parking in garage (e) 3+ car parking in circular driveway
Native species:	No Monterey Cypress or other protected plants or trees exist within the construction area. Non-native iceplants at slope along Scenic Road to be removed and replaced with native grasses; see landscape plan.

D - View from water's edge at Carmel River Beach

C - View from Scenic Road

A - View from Scenic Road

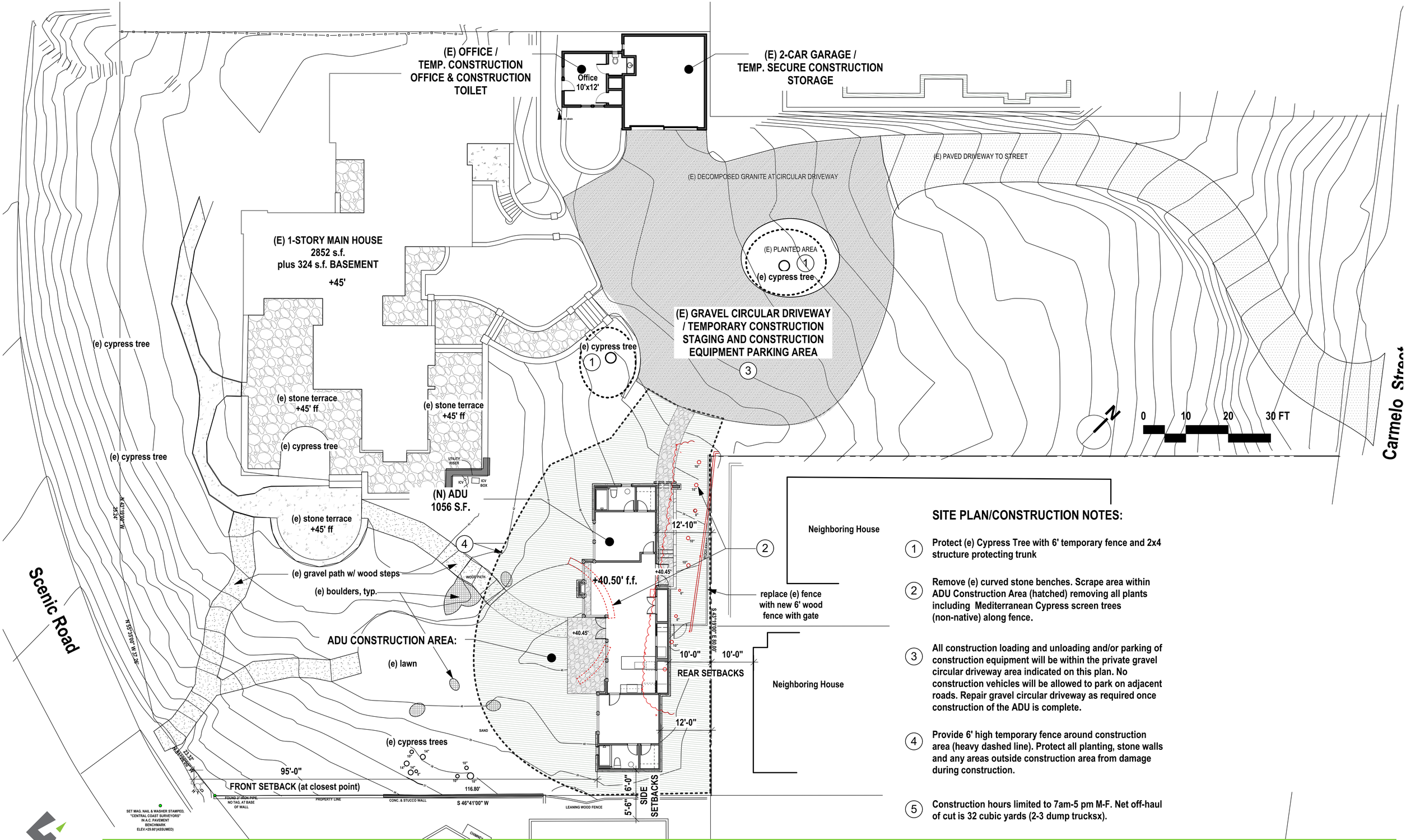
E - View of ADU site



B - View from Scenic Road

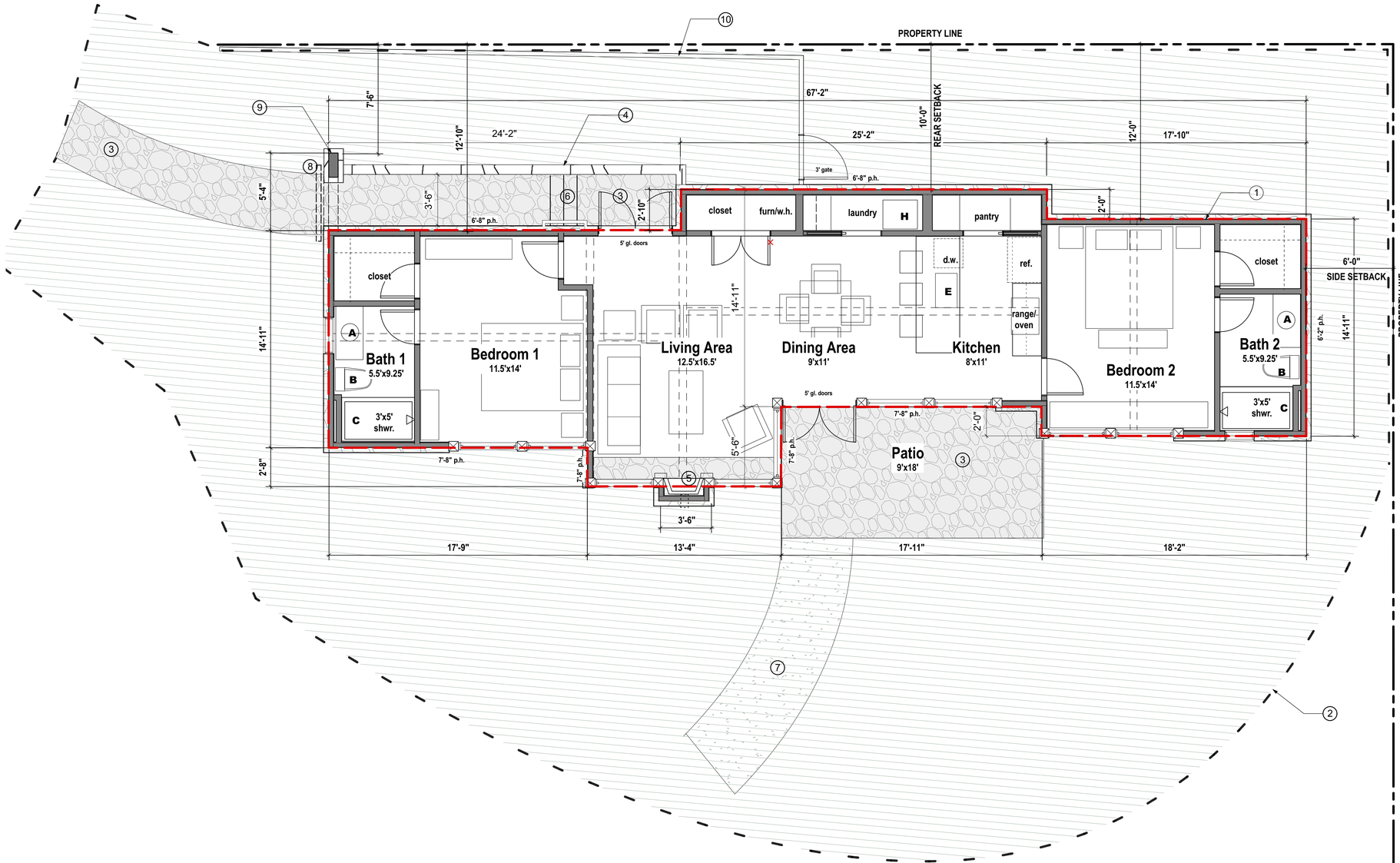
G - View from ADU site

F - View from ADU site



SITE PLAN/CONSTRUCTION NOTES:

1. Protect (e) Cypress Tree with 6' temporary fence and 2x4 structure protecting trunk
2. Remove (e) curved stone benches. Scrape area within ADU Construction Area (hatched) removing all plants including Mediterranean Cypress screen trees (non-native) along fence.
3. All construction loading and unloading and/or parking of construction equipment will be within the private gravel circular driveway area indicated on this plan. No construction vehicles will be allowed to park on adjacent roads. Repair gravel circular driveway as required once construction of the ADU is complete.
4. Provide 6' high temporary fence around construction area (heavy dashed line). Protect all planting, stone walls and any areas outside construction area from damage during construction.
5. Construction hours limited to 7am-5 pm M-F. Net off-haul of cut is 32 cubic yards (2-3 dump trucksx).



ADU PLUMBING FIXTURE SYMBOLS:

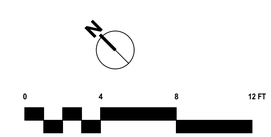
Note: Plumbing for ADU totals 15 fixture units transferred from main house.

- **A** Washbasins (2)
- **B** Toilet, Ultra Low-Flush (1.6 gallons-per-flush) (2)
- **C** Standard Bathtub or Shower Stall w/one showerhead (2)
- **D** Shower, each additional fixture (0)
- **E** Kitchen Sink with Dishwasher (1)
- **F** Dishwasher, each additional (0)
- **G** Laundry Sink/Utility Sink (0)
- **H** Clothes Washer (1)

FLOOR PLAN NOTES:

note: Dimensions are to outside of finished exterior wood siding; decorative stone wainscoat where occurs not included (adds additional 3-4" at lower portion of wall; see elevations)

1. Construction floor area measured to outside of finished exterior wood siding (red dashed line): 1056 sq. ft.
2. Temporary 6' fence to protect (e) landscaped areas outside construction area
3. Carmel stone patio surface to match existing terraces at main house
4. Carmel stone curb to match existing stone at main house
5. Direct vent gas fireplace: https://www.regency-fire.com/en/Products/Gas/Traditional-Gas-Fireplaces/P33#divFullSpecs
6. Step(s) in stone path, see civil plan. Provide black metal handrail at wall per CBC.
7. Crushed granite walk to (e) walk; see landscape plan
8. Driftwood trellis around arched gateway to be design-built by artist
9. Arched gateway column encroaches 2'-6" (max.) into rear setback
10. New 6' high property line fence to replace (e) fence where shown; distance of fence from property line may be adjusted in the field .



(E) PLUMBING FIXTURE SYMBOLS: (fixtures to be removed in red)

A Washbasins (5) - *5 washbasins to be removed where shown red*

B Toilet, Ultra Low-Flush (1.6 gallons-per-flush) (6)

C Standard Bathtub or Shower Stall w/one showerhead (5) - *1 shower to be removed*

D Shower, each additional fixture (3)

E Kitchen Sink with Dishwasher (1)

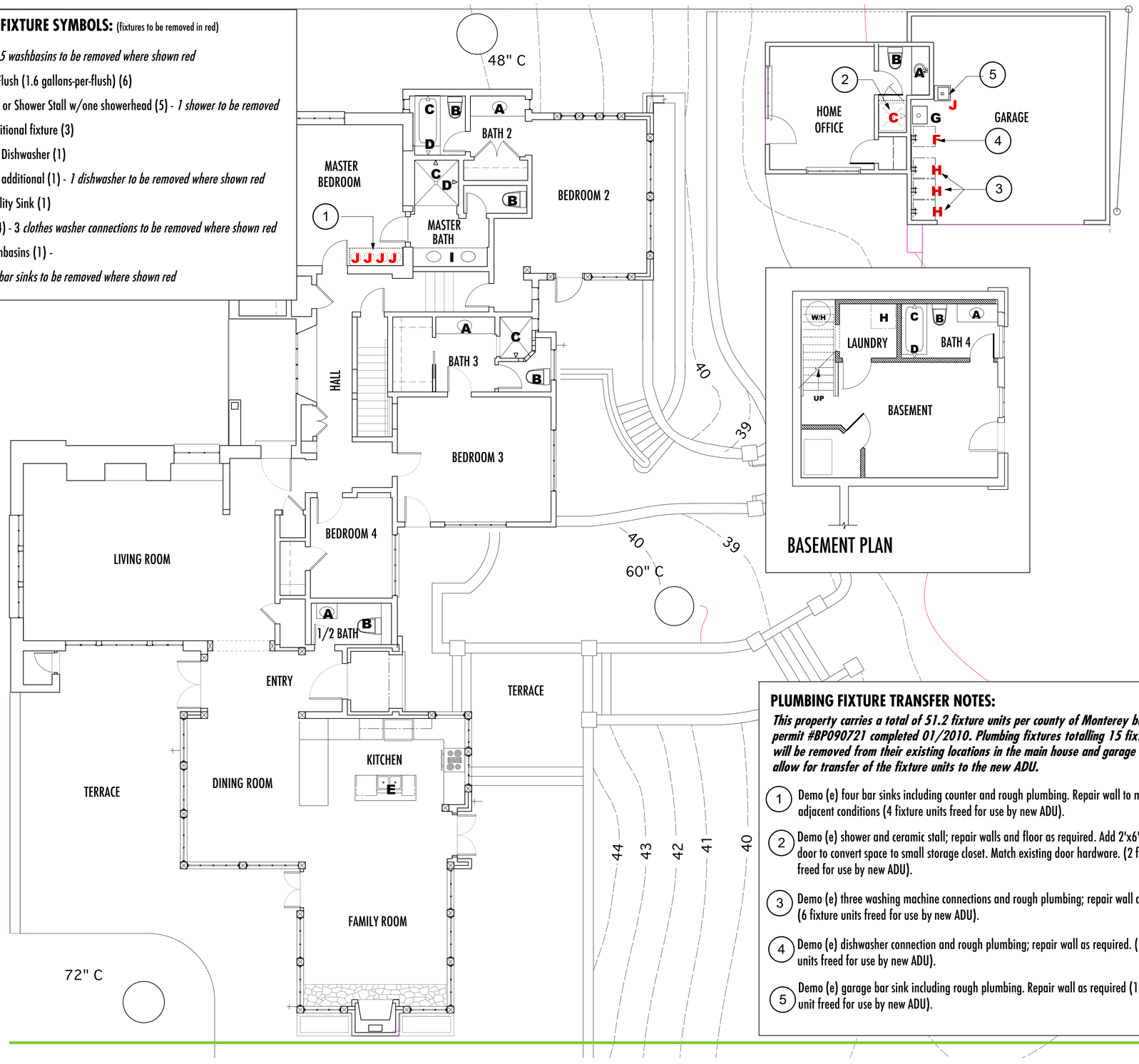
F Dishwasher, each additional (1) - *1 dishwasher to be removed where shown red*

G Laundry Sink/Utility Sink (1)

H Clothes Washer (4) - 3 *clothes washer connections to be removed where shown red*

I *Pair* M. Bath Washbasins (1) -

J Bar Sinks (5) - *5 bar sinks to be removed where shown red*



PLUMBING FIXTURE TRANSFER NOTES:

This property carries a total of 51.2 fixture units per county of Monterey building permit #BP090721 completed 01/2010. Plumbing fixtures totalling 15 fixture units will be removed from their existing locations in the main house and garage building to allow for transfer of the fixture units to the new ADU.

1. Demo (e) four bar sinks including counter and rough plumbing. Repair wall to match adjacent conditions (4 fixture units freed for use by new ADU).
2. Demo (e) shower and ceramic stall; repair walls and floor as required. Add 2'x6'8" painted door to convert space to small storage closet. Match existing door hardware. (2 fixture units freed for use by new ADU).
3. Demo (e) three washing machine connections and rough plumbing; repair wall as required. (6 fixture units freed for use by new ADU).
4. Demo (e) dishwasher connection and rough plumbing; repair wall as required. (2 fixture units freed for use by new ADU).
5. Demo (e) garage bar sink including rough plumbing. Repair wall as required (1 fixture unit freed for use by new ADU).

COPY

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT,BLDG. G - POST OFFICE BOX 85
MONTEREY, CA 93942-0085
PHONE (831)658-5601 - FAX (831)644-9558

MPWMD WATER PERMIT NO. 30117 **ASSESSOR PARCEL NUMBER: 009-471-025-000**

ISSUE DATE: 11/23/2009 EXPIRES: 11/23/2011 OR UPON EXPIRATION OF THE BUILDING PERMIT.

FINAL INSPECTION REQUIRED BY MPWMD

APPLICANT: JQR DEVELOPMENT GROUP TR ET AL PHONE: -

AGENT: - PHONE: -

APPLICANT MAILING ADDRESS: 1200 CONCORD AVE STE 200, CONCORD, CA 94520

PROPERTY ADDRESS: 26454 CARMELO, CARMEL, CA 93923 JURISDICTION: MONTEREY COUNTY

APPLIED RULE: ORD #60/80 **DEED RESTRICTION REQUIRED**

WATER DISTRIBUTION SYSTEM: CAL-AM ALLOCATION DEBITED: -

PERMIT TYPE: Addition (Residential)

NUMBER OF PROPOSED CONNECTIONS: 0

EXISTING LAND USE: SFD PROPOSED LAND USE: ADD WATER FIXTURES

REMARKS: ULF TOILETS,2.5GPM SHOWERHEADS,2.2GPM FAUCETS REQUIRED.FORMERLY KNOWN AS APN 009-471-009.**ON-SITE CREDIT WITH PARCEL NUMBER 009-471-014 PURSUANT TO RULE 25.5 I (1)**

Fixtures	No of Existing Fixtures	No of Post Project Fixtures		Fixture Unit Value		Existing Capacity	Post Project Capacity
Washbasin (lavatory sink) each	5.000	5.000	x	1.00000	=	5.000	5.000
Toilet, Ultra Low Flush (1.6 gallons-per-flush)	6.000	6.000	x	1.70000	=	10.200	10.200
Standard Bathtub (may have Showerhead above)	2.000	2.000	x	2.00000	=	4.000	4.000
Shower, Separate Stall (One Showerhead)	2.000	2.000	x	2.00000	=	4.000	4.000
Kitchen Sink (including optional adjacent Dishwasher)	1.000	1.000	x	2.00000	=	2.000	2.000
Laundry Sink/Utility Sink (one per site)	1.000	1.000	x	2.00000	=	2.000	2.000

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COPY

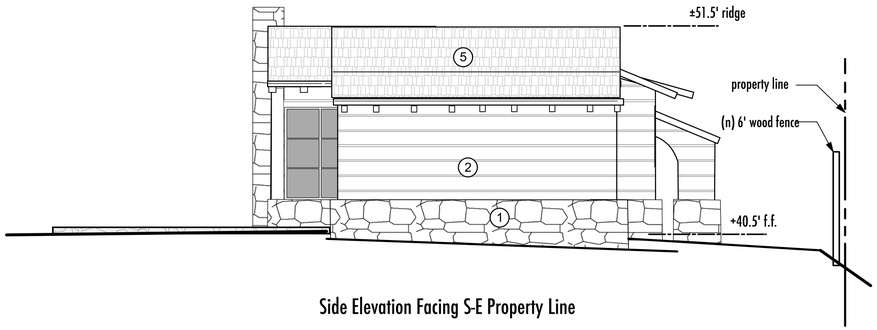
MPWMD WATER PERMIT NO. 30117 **ASSESSOR PARCEL NUMBER: 009-471-025-000**

ISSUE DATE: 11/23/2009 EXPIRES: 11/23/2011 OR UPON EXPIRATION OF THE BUILDING PERMIT.

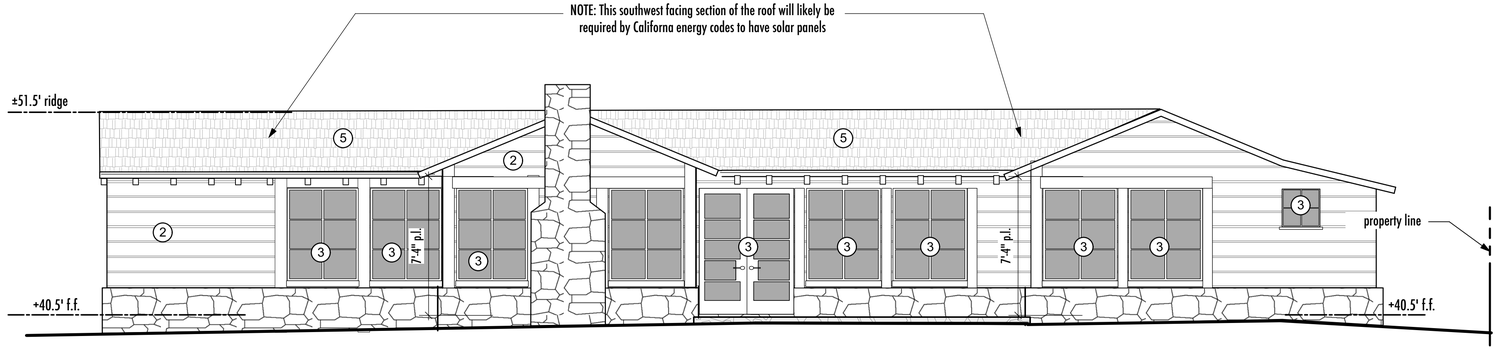
Washing Machine	2.000	4.000	x	2.00000	=	4.000	8.000
Bar Sink	1.000	5.000	x	1.00000	=	1.000	5.000
Shower, each additional fixture (Showerheads, Body Sprays Nozzles, etc.)	4.000	4.000	x	2.00000	=	8.000	8.000
Dishwasher, each additional (including optional adjacent sink)	0.000	1.000	x	2.00000	=	0.000	2.000
Master Bathroom:1st WashBasin of Two	1.000	1.000	x	1.00000	=	1.000	1.000
Master Bathroom:2nd WashBasin of Two	1.000	1.000	x	0.00000	=	0.000	0.000
					Total (AF)	0.412	0.512
					Total Available (AF):	0.412	0.512
					Other Applicable Credits (AF):	0.111	
					Proposed Water Usage (AF):	0.100	

Fee Description	Fixture Rate	Quantity	Fees
Legal Review Fee (per Deed Restriction)			106.00
Processing Fee (Residential per Dwelling)			210.00
Deed Restriction/Recording Fee(First Pages)			20.00
Deed Restriction/Recording (Additional Pages)			9.00
Deed Restriction Prep.			105.00
Recording Copy Page			4.00
Courier Fees			13.00
Total			467.00

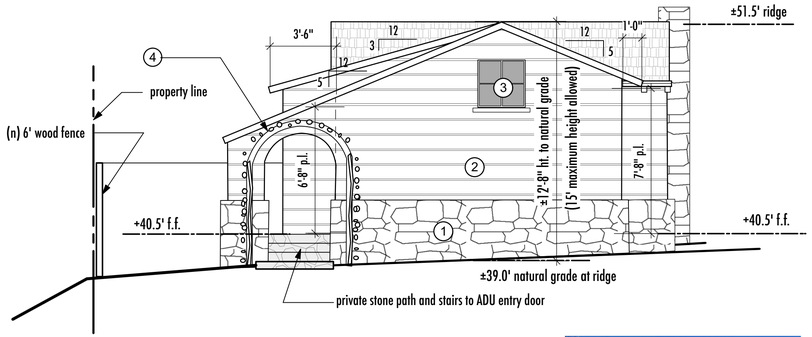
The Monterey Peninsula Water Management District issues this permit for the above project. This permit constitutes your receipt for the total fees shown. This permit may be revoked or other penalties imposed upon discovery of any substantial inaccuracy with respect to the referenced application or if water fixtures are added or changes in water use occur on this site without amendment of the water permit.



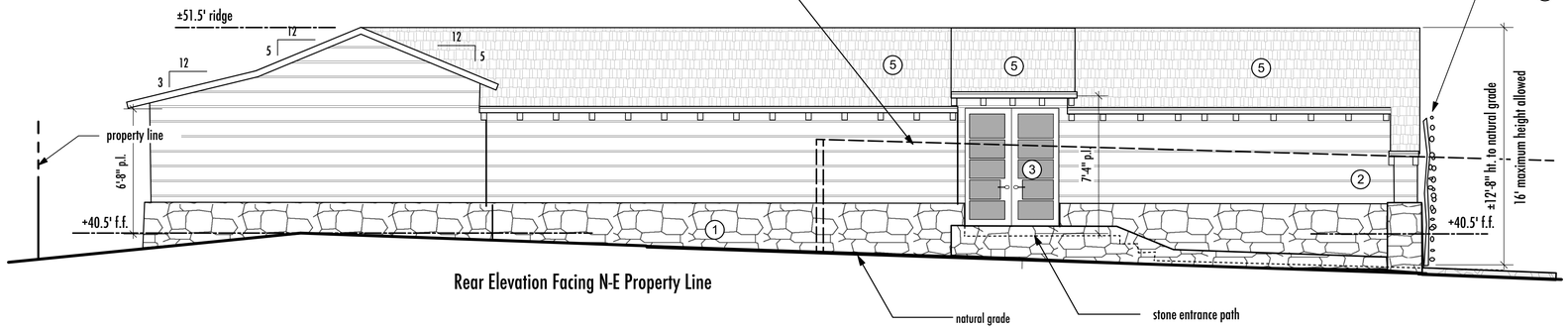
Side Elevation Facing S-E Property Line



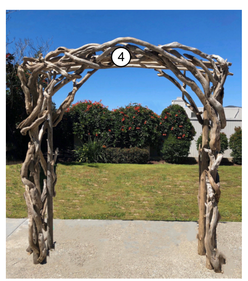
Front Elevation Facing Landscaped Yard and Scenic Drive Beyond



Side Elevation Facing Circular Driveway/Parking



Rear Elevation Facing N-E Property Line



Rustic Driftwood Trellis (example only)

Main House Exterior Facing Circular Driveway

EXTERIOR ELEVATION NOTES:

1. "Carmel Stone" exterior wainscoat and stone walls to match carmel stone at main house
2. Painted 8" horizontal wood siding to match main house; color to match main house
3. Hope dual pane steel frame windows and doors (mfr. bronze color frame) to match (e) steel windows at main house
4. Driftwood trellis around arched gateway to be design-built by artist; natural weathered finish
5. Wood shake roofing to match (e) roof at main house
6.

0 4 6 8 10 12 FT

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (#2535) AND THE EROSION CONTROL ORDINANCE (#2806).

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

NOTES FROM SOILS REPORT (ATI ARCHITECTS AND ENGINEERS MARCH 7, 2003):

5.4 SOIL CONDITIONS
THE UPPER SOILS AT THE BORING LOCATIONS WERE DESCRIBED AS POORLY GRADED CLEAN SANDS THAT WERE WHITE, DRY AND LOOSE TO MEDIUM DENSE. THESE STRATA EXTEND TO DEPTHS OF ABOUT 7 TO 8 FEET BELOW GROUND SURFACE (BGS). UNDERLYING THESE MATERIALS WERE POORLY GRADED SANDS. THESE MATERIALS WERE DESCRIBED AS BLACK, MOIST AND MEDIUM DENSE. GROUNDWATER WAS NOT ENCOUNTERED IN ANY OF THE EXPLORATORY BORINGS. MATERIALS ENCOUNTERED DURING THE SUBSURFACE EXPLORATION ARE DESCRIBED ON THE BORING LOGS LOCATED WITHIN THE APPENDIX. THE LOGS DEPICT SUBSURFACE CONDITIONS AT THE LOCATIONS AND ON THE DATE THE HOLES WERE DRILLED. SUBSURFACE CONDITIONS AT OTHER LOCATIONS ARE EXPECTED TO DIFFER. STRATIFICATION LINES SHOWN ON THE LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN SOIL TYPES; THE ACTUAL TRANSITIONS FROM ONE SOIL TYPE TO ANOTHER MAY BE GRADUAL.

6.0 CONCLUSIONS AND RECOMMENDATIONS
THE FOLLOWING SECTION PROVIDES OUR CONCLUSIONS AND RECOMMENDATIONS CONCERNING THE PROPOSED DEVELOPMENT OF THE SITE.

6.1 SUITABILITY OF PROJECT
BASED ON THE RESULTS OF THE SUBSURFACE INVESTIGATION AND THE LABORATORY TESTING PROGRAM, AND FROM A GEOTECHNICAL ENGINEERING STANDPOINT, WE CONSIDER THE SUBJECT SITE TO BE SUITABLE FOR THE INTENDED DEVELOPMENT PROVIDED THAT THE FINDINGS AND RECOMMENDATIONS CONTAINED HEREIN ARE STRICTLY CONSIDERED AND ADHERED TO DURING THE DESIGN AND CONSTRUCTION PHASES OF THE PROJECT.

6.2 GENERAL
OUR RECOMMENDATIONS ARE PRESENTED AS GUIDELINES TO BE USED BY PROJECT PLANNERS AND DESIGNERS FOR THE DEVELOPMENT. THESE RECOMMENDATIONS HAVE BEEN PREPARED ASSUMING THAT ATI WILL BE COMMISSIONED TO REVIEW PROJECT GRADING AND FOUNDATION PLANS PRIOR TO CONSTRUCTION, AND TO OBSERVE AND TEST EARTHWORK OPERATIONS. THIS ADDITIONAL OPPORTUNITY TO EXAMINE THE SITE WILL ALLOW US TO COMPARE SUBSURFACE CONDITIONS EXPOSED DURING CONSTRUCTION WITH THOSE ENCOUNTERED DURING THIS INVESTIGATION. ·

6.3 SITE PREPARATION, GRADING AND COMPACTION
PRIOR TO GRADING, THE SITE SHOULD BE CLEARED OF OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS ABANDONED UTILITY LINES (IF PRESENT), DEBRIS AND MATERIALS ARISING FROM CLEARING AND REMOVAL OPERATIONS SHOULD BE PROPERLY DISPOSED OF OFF-SITE. SURFACE VEGETATION PRESENT IN BUILDING AND PAVING AREAS SHOULD BE STRIPPED TOGETHER WITH ORGANIC TOPSOIL. SOIL CONTAINING MORE THAN 2 PERCENT BY WEIGHT OF ORGANIC MATTER SHOULD BE CONSIDERED ORGANIC. FOR PLANNING PURPOSES, A STRIPPING DEPTH OF 6 INCHES SHOULD BE ASSUMED. THE GEOTECHNICAL CONSULTANT IN THE FIELD SHOULD DETERMINE THE ACTUAL STRIPPING DEPTH AT THE TIME OF STRIPPING. STRUCTURAL FILL SHOULD BE PLACED ON FIRM NATIVE MATERIAL THAT HAS BEEN APPROVED BY THE GEOTECHNICAL CONSULTANT. LOOSE MATERIAL SHOULD BE REMOVED BEFORE PLACEMENT OF STRUCTURAL FILL. THE GEOTECHNICAL CONSULTANT SHOULD DETERMINE THE DEPTH OF REMOVAL AT THE TIME OF CONSTRUCTION. PRIOR TO PLACEMENT OF FILL, THE SOIL SURFACE SHOULD BE SCARIFIED A MINIMUM OF 8 INCHES, MOISTURE CONDITIONED, AND RE-COMPACTED TO A MINIMUM 90 PERCENT RELATIVE COMPACTION BASED ON THE ASTM
01557-00 TEST PROCEDURE. SURFACES TO RECEIVE SLABS, EXTERIOR FLATWORK, OR OTHER IMPROVEMENTS SHOULD BE SCARIFIED AND RE-COMPACTED IN A SIMILAR MANNER. STRUCTURAL FILL SHOULD BE PLACED AND WATER-CONDITIONED IN LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS (BEFORE COMPACTION). STRUCTURAL FILL SHOULD BE COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION, BASED ON THE ASTM 01557-00 TEST PROCEDURE. THE SOILS SHOULD BE CONDITIONED WITH WATER TO PRODUCE MINIMUM WATER CONTENT OF 1 TO 3 PERCENT ABOVE THE LABORATORY OPTIMUM. THE UPPER 8 INCHES OF FINISHED SUB GRADE SOIL IN PAVEMENT AREAS, AND THE AGGREGATE BASE AND SUB BASE, SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION BASED ON THE ASTM 01557-00 TEST PROCEDURE. STRUCTURAL FILL MAY CONSIST OF EITHER NATIVE SOILS, OR APPROVED IMPORTED MATERIAL. SOILS TO BE USED AS STRUCTURAL FILL SHOULD NOT CONTAIN DELETERIOUS MATERIAL, ROCKS OR CLODS OVER 4 INCHES IN GREATEST DIMENSION, AND MORE THAN 15 PERCENT BY WEIGHT OF ROCKS OR CLODS LARGER THAN 2.5 INCHES. SOILS TO BE USED AS STRUCTURAL FILL SHOULD ALSO CONTAIN LESS THAN 2 PERCENT ORGANIC MATTER. IMPORT SOILS SHOULD HAVE A PLASTICITY INDEX LESS THAN 15 AND HAVE ENOUGH BINDER TO ALLOW FOOTING AND UTILITY TRENCHES TO STAND WITHOUT CAVING. THE GEOTECHNICAL CONSULTANT SHOULD EVALUATE PROPOSED IMPORTED MATERIAL BEFORE BEING IMPORTED TO THE SITE AND ON A PERIODIC BASIS DURING GRADING.
SCARIFICATION AND RE-COMPACTION OF NATIVE SOILS DIRECTLY BENEATH THE FOOTINGS WILL BE REQUIRED BECAUSE OF THE RELATIVELY LOOSE NATURE OF THE SANDY SURFACE SOILS. PRIOR TO PLACEMENT OF STEEL REINFORCING AND CONCRETE, THE UPPER 8 INCHES OF NATIVE SOIL BENEATH ALL FOOTINGS SHOULD BE SCARIFIED A MINIMUM OF 8 INCHES, MOISTURE CONDITIONED, AND RE-COMPACTED TO A MINIMUM 90 PERCENT RELATIVE COMPACTION BASED ON THE ASTM 01557-00 TEST PROCEDURE. FINAL CUT AND FILL SLOPES SHOULD HAVE GRADIENTS NO STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). FINISHED CUT AND FILL SLOPE AREAS SHOULD BE PROTECTED FROM EROSION AS SOON AS POSSIBLE AFTER CONSTRUCTION. PLEASE REFER TO THE SECTION "SURFACE DRAINAGE" FOR ADDITIONAL RECOMMENDATIONS.

6.4 CONVENTIONAL SHALLOW FOOTINGS
THE PROPOSED STRUCTURES MAY BE SUPPORTED BY CONVENTIONAL CONTINUOUS OR SPREAD FOOTINGS AS OUTLINED HEREIN. THE FOOTINGS SHOULD HAVE MINIMUM DEPTHS OF 18 INCHES BELOW THE LOWEST ADJACENT GRADE AND SHOULD BE REINFORCED PER THE SPECIFICATIONS OF THE DESIGN ENGINEER. THE FOOTINGS SHOULD BE A MINIMUM OF 15 INCHES WIDE. THE FOOTINGS MAY BE DESIGNED TO IMPOSE PRESSURES ON FOUNDATION SOILS UP TO 1,500 POUNDS PER SQUARE FOOT FROM DEAD PLUS NORMAL LIVE LOADING. THIS VALUE MAY BE INCREASED BY ONE-THIRD FOR WIND OR SEISMIC LOADING, USING THESE CRITERIA, THE ESTIMATED TOTAL AND DIFFERENTIAL SETTLEMENTS ARE EXPECTED TO BE LESS THAN 1.0 INCH AND 0.75 INCHES RESPECTIVELY. CONCRETE SHOULD BE PLACED IN FOUNDATION EXCAVATIONS THAT HAVE BEEN KEPT MOIST, ARE FREE FROM DRYING CRACKS, AND CONTAIN NO LOOSE OR SOFT SOIL OR DEBRIS. SUB GRADE IN FOOTING AREAS SHOULD BE PREPARED PER THE RECOMMENDATIONS OF THE "SITE PREPARATION, GRADING AND COMPACTION" SECTION OF THIS REPORT PRIOR TO FOOTING CONSTRUCTION. A REPRESENTATIVE FROM ATI SHOULD OBSERVE AND TEST FOR MINIMUM RELATIVE COMPACTION OF THE FOOTING EXCAVATIONS PRIOR TO PLACING FORMWORK AND STEEL REINFORCING.

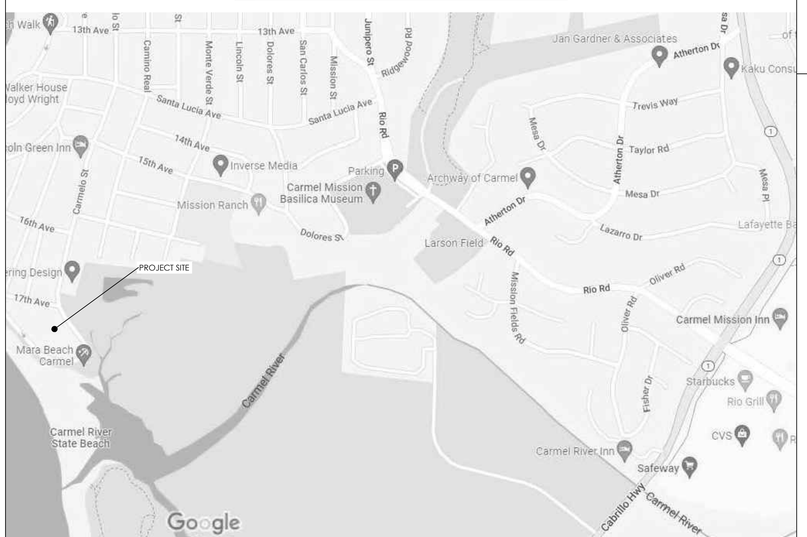
6.5 CONCRETE SLABS-ON-GRADE
SLAB-ON-GRADE AREAS SHOULD HAVE THE TOP 8 INCHES OF SCARIFIED AND RE-COMPACTED AS STRUCTURAL FILL. AS DESCRIBED IN THE "SITE PREPARATION, GRADING AND COMPACTION" SECTION OF THIS REPORT. TO REDUCE FLOOR DAMPNESS, A MINIMUM 4-INCH SECTION OF CAPILLARY BREAK MATERIAL SHOULD BE PLACED BETWEEN THE FLOOR SLAB AND THE SOIL SUB GRADE. CAPILLARY BREAK MATERIAL SHOULD BE FREE-DRAINING, CLEAN 3/4-INCH CRUSHED GRAVEL. A VAPOR BARRIER IS RECOMMENDED TO FURTHER REDUCE FLOOR DAMPNESS. THE DESIGN ENGINEER SHOULD SPECIFY THE TYPE OF VAPOR BARRIER, BUT IF VISQUEEN OR SIMILAR MATERIAL IS TO BE UTILIZED, IT SHOULD HAVE A MINIMUM THICKNESS OF 1 O MILS. A 2-INCH SAND CUSHION TO PROTECT THE MEMBRANE AND TO AID IN THE CURING OF THE CONCRETE SHOULD COVER THE VAPOR BARRIER.
IF JOINTS WILL EXIST BETWEEN FOOTINGS AND SLABS WE RECOMMEND 30 POUND FELT TO BE USED AS A SEPARATOR BETWEEN THE EDGES OF SLABS-ON-GRADE AND FOOTING AREAS.

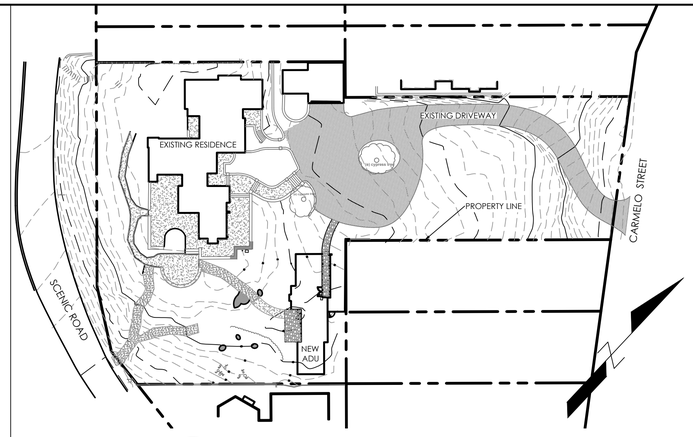
6.6 1997 USC SEISMIC DESIGN CONSIDERATIONS
IF THE 1997 USC IS UTILIZED FOR STRUCTURAL DESIGN OF THE PROPOSED ADDITION, THE FOLLOWING DESIGN CRITERIA SHOULD APPLY. THE PALO COLORADO-SUR FAULT (SEISMIC SOURCE TYPE S) IS CONSIDERED THE CRITICAL FAULT SEGMENT WITH RESPECT TO 1997 USC SEISMIC DESIGN. AT A DISTANCE OF APPROXIMATELY 6 KILOMETERS FROM THE SITE, WITH SOIL PROFILE TYPE SD THIS FAULT GENERATES THE FOLLOWING VALUES: NA = 1.0; NV = 1.1; CA= 0.44; AND CV = 0.73. THESE ARE RECOMMENDED VALUES. THE STRUCTURAL DESIGNER MAY UTILIZE MORE CONSERVATIVE VALUES AT HIS OR HER DISCRETION.

6.7 UTILITY TRENCHES
FOR THE PURPOSE OF THIS SECTION OF THE REPORT, BACKFILL IS DEFINED AS MATERIAL PLACED IN A TRENCH STARTING 1 FOOT ABOVE THE PIPE, AND BEDDING IS ALL MATERIAL PLACED IN A TRENCH BELOW THE BACKFILL.
UNLESS CONCRETE BEDDING IS REQUIRED AROUND UTILITY PIPES, FREE-DRAINING SAND SHOULD BE USED AS BEDDING. SAND BEDDING SHOULD BE COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION BASED ON ASTM 01557-00 TEST PROCEDURE, OR TO THE DEGREE OF COMPACTION SPECIFIED BY THE UTILITY DESIGNER. CLEAN SAND MAY BE USED FOR UTILITY TRENCH BACKFILL. BACKFILL IN TRENCHES LOCATED UNDER AND ADJACENT TO STRUCTURAL FILL, FOUNDATIONS, CONCRETE SLABS AND PAVEMENTS SHOULD BE PLACED IN HORIZONTAL LAYERS NO MORE THAN 8 INCHES THICK. EACH LAYER OF TRENCH BACKFILL SHOULD BE WATER CONDITIONED AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION BASED ON THE ASTM 01557-00 TEST PROCEDURE. THE UPPER FOOT OF BACKFILL IN PAVEMENT AREAS SHOULD BE COMPACTED TO A MINIMUM 95 PERCENT RELATIVE COMPACTION. COMPACTION OF BACKFILL BY WATER JETTING SHOULD NOT BE PERMITTED. WE RECOMMEND THAT WITHIN THREE FEET OF THE STRUCTURE FOUNDATION, A CLAYEY MATERIAL OR CONTROL DENSITY FILL (CDF) BE USED FOR THE TRENCH BACKFILL AND BEDDING TO SEAL THE TRENCH AND PREVENT A CONDUIT FOR WATER TO ENTER BENEATH THE STRUCTURE FOUNDATION.
6.8 SURFACE DRAINAGE
SURFACE DRAINAGE GRADIENTS SHOULD BE PLANNED TO PREVENT PONDING AND TO PROMOTE DRAINAGE OF SURFACE WATER AWAY FROM STRUCTURE FOUNDATIONS, SLABS, EDGES OF PAVEMENTS AND SIDEWALKS TOWARD SUITABLE COLLECTION AND DISCHARGE FACILITIES. WE RECOMMEND THAT WITHIN 5 FEET OF THE PERIMETER FOUNDATIONS, THE GROUND SURFACE BE SLOPED AT LEAST 2 PERCENT AWAY FROM THE STRUCTURE.
BUILDING ROOF EAVES SHOULD HAVE RAIN GUTTERS, WITH THE OUTLETS FROM THE DOWN SPOUTS PROVIDED WITH ADEQUATE CAPACITY TO CARRY THE STORM WATER AWAY FROM THE STRUCTURE TO REDUCE THE POSSIBILITY OF SOIL SATURATION AND EROSION. THE CONNECTION SHOULD BE IN A CLOSED CONDUIT THAT DISCHARGES AT AN APPROVED LOCATION AWAY FROM THE STRUCTURE. DISCHARGE POINTS SHOULD BE PROTECTED FROM EROSION BY COBBLE BLANKETS OR OTHER SUITABLE MEASURES.

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1)Prior to backfilling	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1)During fill placement	Soils Engineer		
	2)Subgrade, prior to baserock placement	Soils Engineer		
	3)Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		

VICINITY MAP





A / C1 OVERALL SITE PLAN
SCALE: 1"=40'

LAND DISTURBANCE

LAND DISTURBANCE AREA =3,385 SF

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 43 CY
FILL = 11 CY
NET = 32 CY CUT

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY AND ASSUMES NO FILL IN RAISED FOUNDATION AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

SHEET INDEX

C1 TITLE SHEET
C2 GRADING PLAN
C3 EROSION CONTROL PLAN

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
EASEMENT (ESMT)		
DRAINAGE FLOW LINE		
SAWCUT		
GRADE BREAK		
MAJOR CONTOUR	50	50
MINOR CONTOUR	49	49
FENCE	X	X
SPOT ELEVATION	X105.46	TC 49.99
DRAINAGE FLOW		
TREE	17"EUC	
PERVIOUS SURFACE		
DECK		
BUILDING		

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDISH
No. 07625
EXP. 06-30-23
CIVIL
STATE OF CALIFORNIA

TITLE SHEET

NEW ACCESSORY DWELLING UNIT
26454 CARMELO STREET
CARMEL, CA

SCALE:	AS NOTED
DATE:	9/28/2022
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF 3 SHEETS	
PROJECT#	122147

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Drawing file: Z:\Projects\122147 26454 Carmelo Street\dwg\122147 GRADING PLAN.dwg
Plotted: Mar 03, 2023 – 4:53pm

ROOF DRAINS TO DRAIN DIRECT TO GROUND (SAND). GROUND SHALL BE GRADED AWAY FROM FOUNDATIONS TO PREVENT PONDING OR INUNDATION INTO CRAWLSPACE.

LEGEND

CUT AREA

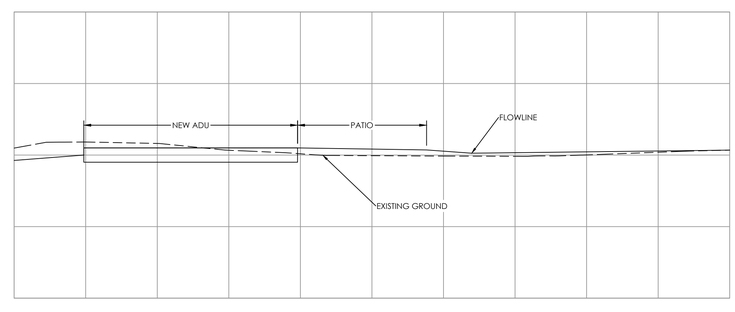
FILL AREA

5 0 2.5 5 10

GRAPHIC SCALE

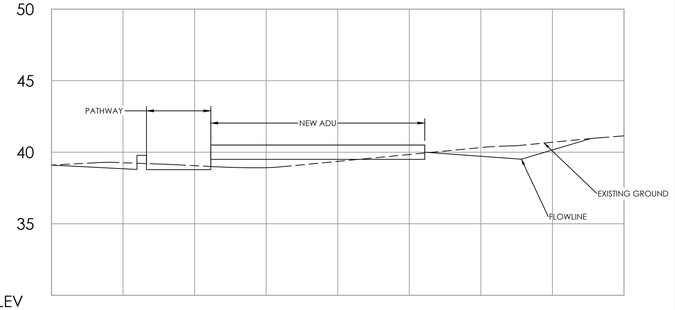
A / C2 GRADING PLAN

SCALE: 1"=5'



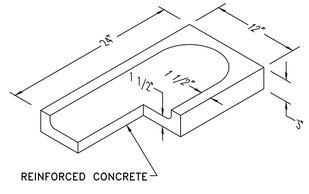
B / C2 SECTION 1

SCALE: 1"=5'



C / C2 SECTION 2

SCALE: 1"=5'



D / C3 SPLASH BLOCK

NTS

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Drawing file: Z:\Projects\122147 26454 Carmelo Street\dwg\122147 GRADING PLAN.dwg
Plotted: Mar 03, 2023 - 4:53pm

BY	DESCRIPTION	DATE	REV.
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C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 67625
EXP. 06-30-23
CIVIL
STATE OF CALIFORNIA

GRADING PLAN

NEW ACCESSORY DWELLING UNIT
26454 CARMELO STREET
CARMEL, CA

SCALE:	AS NOTED
DATE:	9/28/2022
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C2
OF 3 SHEETS	
PROJECT#	122147

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK. CONTRACTOR RESPONSIBLE FOR OBTAINING AND REVIEWING THE DOCUMENT.

MONTEREY COUNTY INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVEMNESS 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.
3. PRIOR TO FINAL INSPECTION, THE OWNER/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.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCRODANCE WITH THE RECOMEMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS, WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

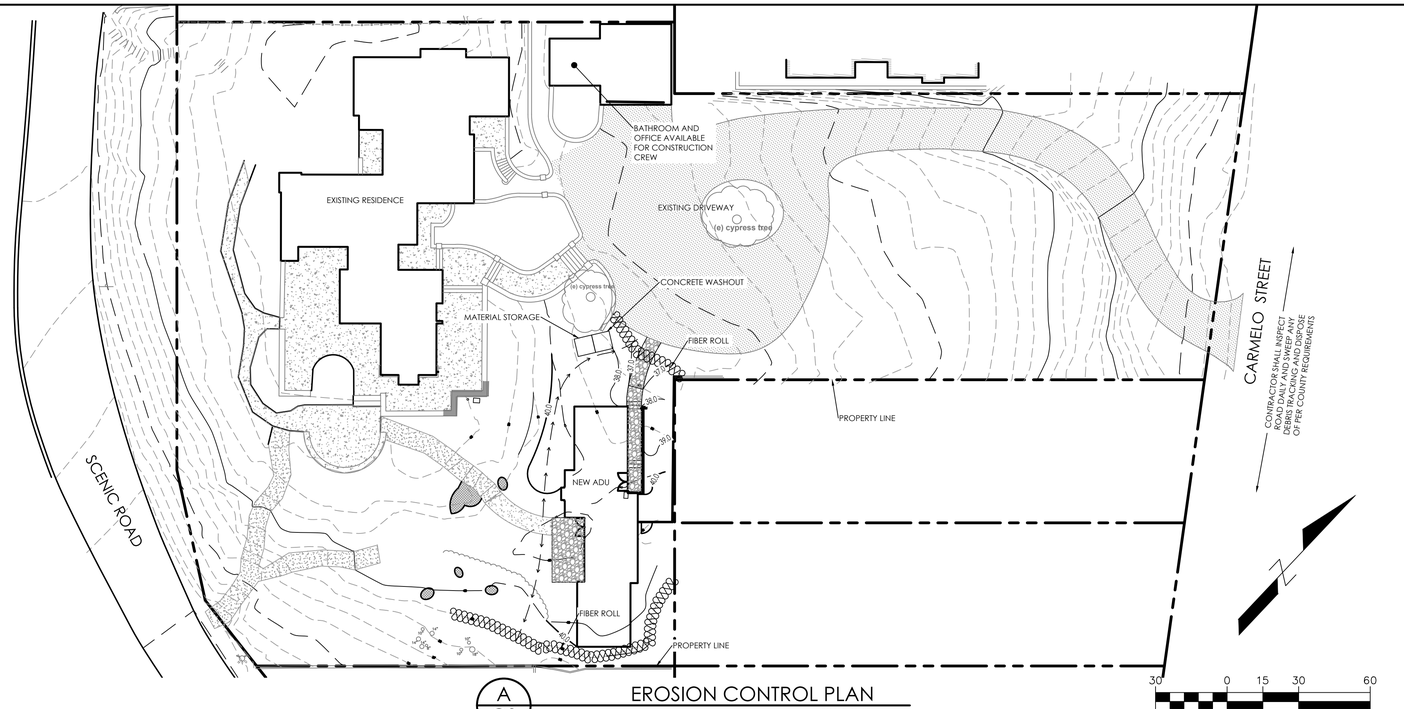
1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE, OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing File: Z:\Projects\122147 26454 Carmelo Street\dwg\122147 GRADING PLAN.dwg
Plotted: Mar 03, 2023 – 4:53pm



A C3 EROSION CONTROL PLAN
SCALE: 1"=30'

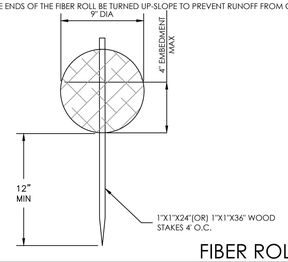
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

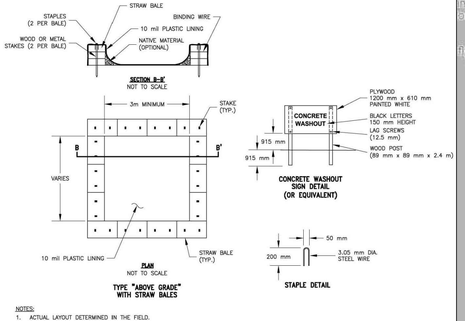
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



B C3 FIBER ROLL
NTS



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CALTRANS/TYC4-14.DWG SAC 8-14-02

SOURCE: CALTRANS

C C3 CONCRETE WASHOUT
NTS

D C3 CONSTRUCTION HAUL ROUTE
NTS

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

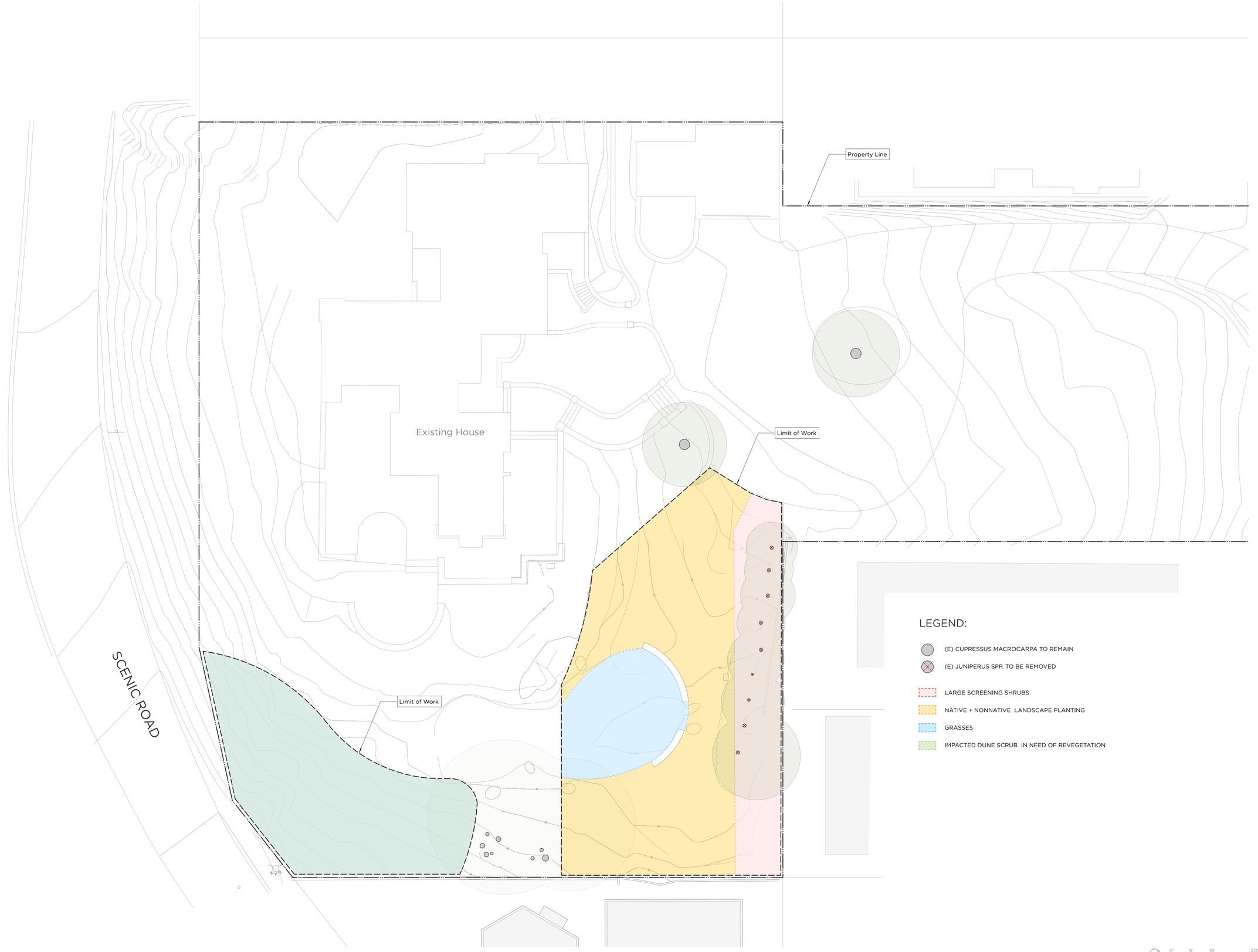
REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUSHING
No. 67625
EXP. 06-30-23
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN

NEW ACCESSORY DWELLING UNIT
26454 CARMELO STREET
CARMEL, CA

SCALE:	AS NOTED
DATE:	9/28/2022
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C3
OF 3 SHEETS	
PROJECT#	122147



GROUND STUDIO
LANDSCAPE ARCHITECTURE

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F/831.655.3462
537 Houston Street
Monterey, CA 93940
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NOT FOR CONSTRUCTION

Reynolds - Carmel

26454 Carmelo Street,
Carmel, CA 93923

APN: 009-471-014, 009-471-009

Issue set: Planning Revised
Issue date: 03.15.2023

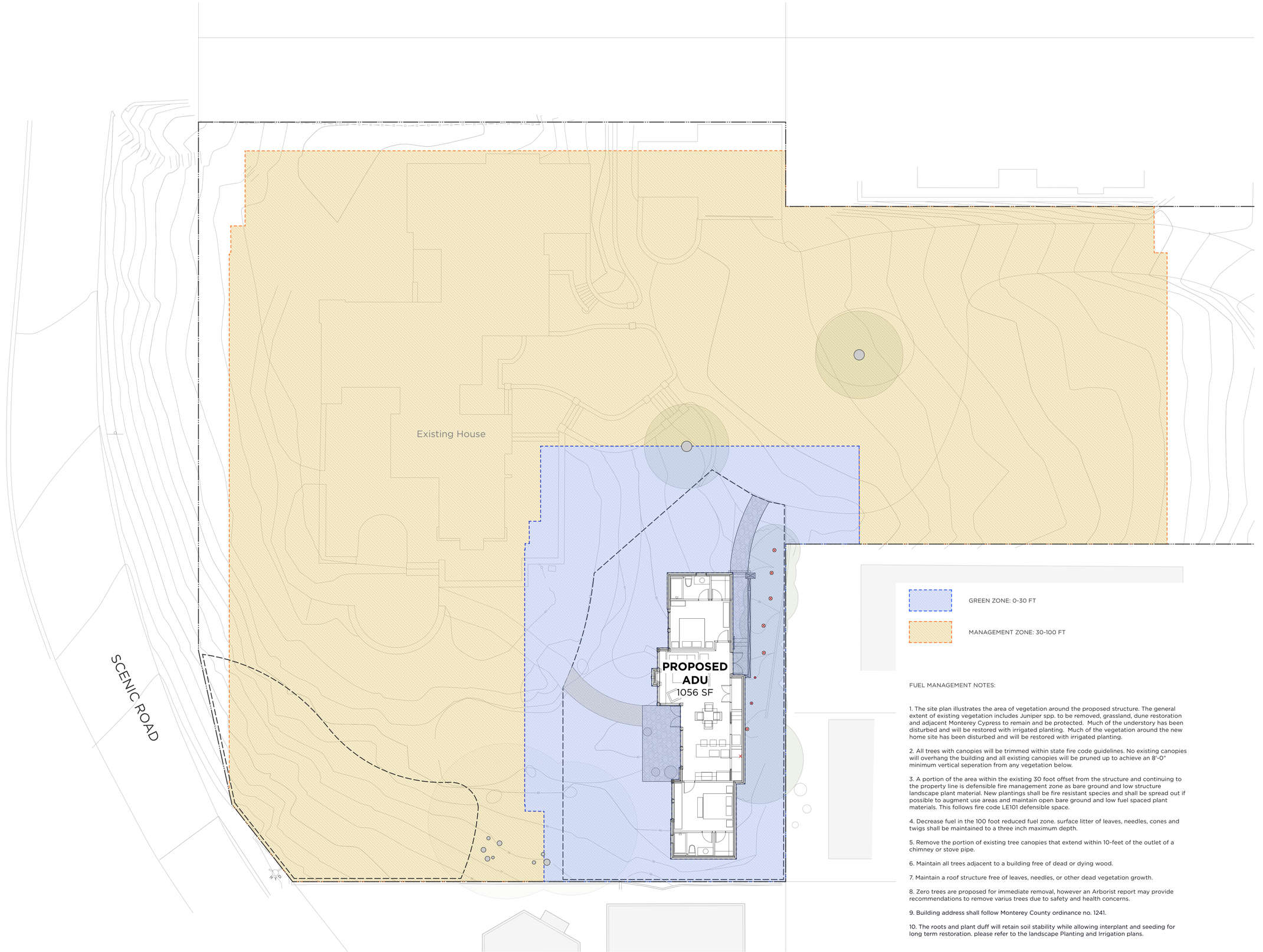
Revisions:

REV.	DESCRIPTION	DATE

Existing Conditions

Scale: 1" = 10'-0"
Drawn by: KH

L1.00



FUEL MANAGEMENT NOTES:

1. The site plan illustrates the area of vegetation around the proposed structure. The general extent of existing vegetation includes Juniper spp. to be removed, grassland, dune restoration and adjacent Monterey Cypress to remain and be protected. Much of the understory has been disturbed and will be restored with irrigated planting. Much of the vegetation around the new home site has been disturbed and will be restored with irrigated planting.

2. All trees with canopies will be trimmed within state fire code guidelines. No existing canopies will overhang the building and all existing canopies will be pruned up to achieve an 8'-0" minimum vertical seperation from any vegetation below.

3. A portion of the area within the existing 30 foot offset from the structure and continuing to the property line is defensible fire management zone as bare ground and low structure landscape plant material. New plantings shall be fire resistant species and shall be spread out if possible to augment use areas and maintain open bare ground and low fuel spaced plant materials. This follows fire code LE101 defensible space.

4. Decrease fuel in the 100 foot reduced fuel zone. surface litter of leaves, needles, cones and twigs shall be maintained to a three inch maximum depth.

5. Remove the portion of existing tree canopies that extend within 10-feet of the outlet of a chimney or stove pipe.

6. Maintain all trees adjacent to a building free of dead or dying wood.

7. Maintain a roof structure free of leaves, needles, or other dead vegetation growth.

8. Zero trees are proposed for immediate removal, however an Arborist report may provide recommendations to remove varius trees due to safety and health concerns.

9. Building address shall follow Monterey County ordinance no. 1241.

10. The roots and plant duff will retain soil stability while allowing interplant and seeding for long term restoration. please refer to the landscape Planting and Irrigation plans.

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Revisions:

REV.	DESCRIPTION	DATE

Fuel Management Plan

Scale: 1" = 10'-0"
Drawn by: KH

L2.00

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Residential	36.0	0.55	-	4,690	**57,574**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	36.0	1,975	-	**44,075**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU **13,499** **Project meets water budget.**

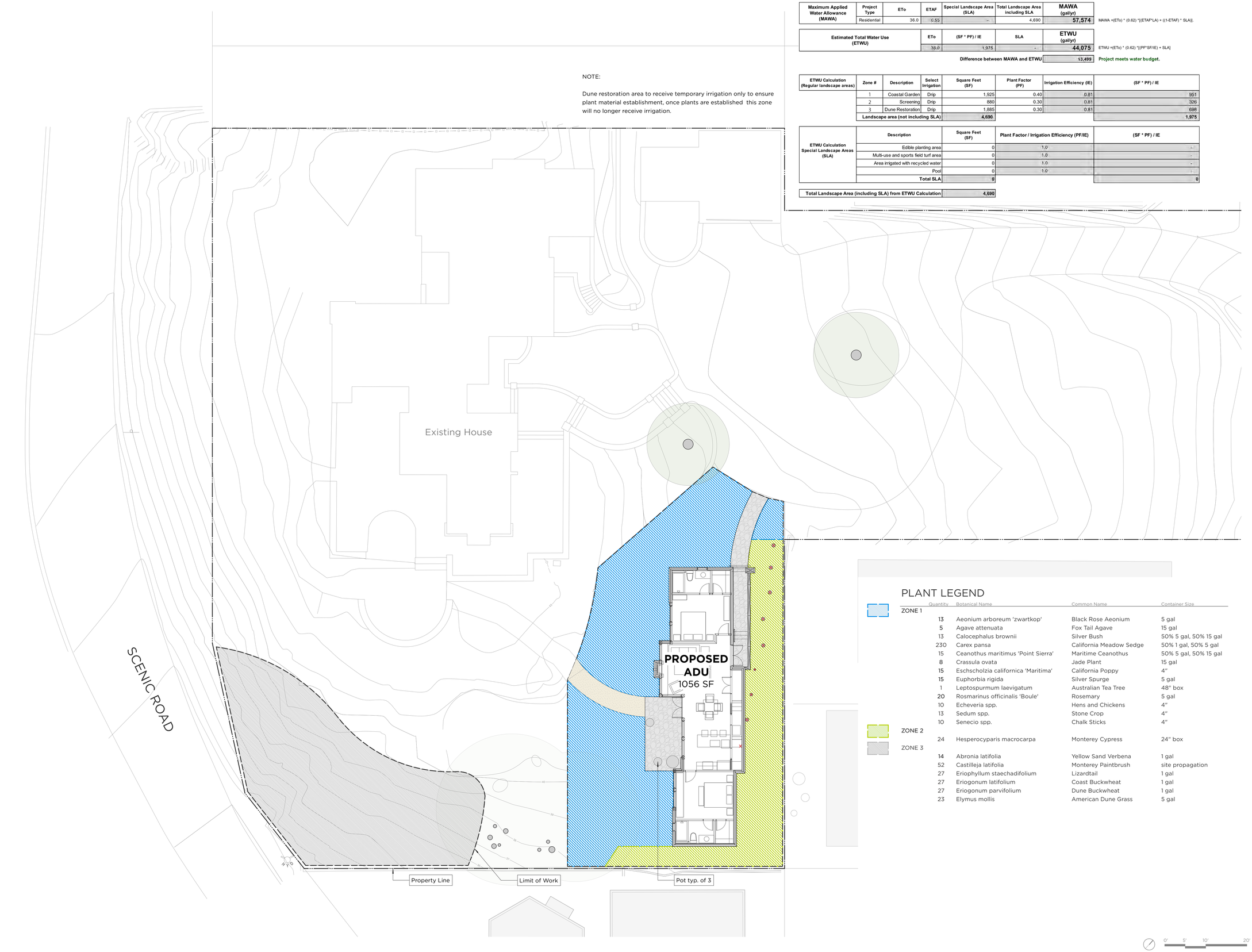
ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Coastal Garden	Drip	1,925	0.40	0.81	951
	2	Screening	Drip	880	0.30	0.81	326
	3	Dune Restoration	Drip	1,885	0.30	0.81	698
	Landscape area (not including SLA)			**4,690**			**1,975**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	0	1.0	-
	Multi-use and sports field turf area	0	1.0	-
	Area irrigated with recycled water	0	1.0	-
	Pool	0	1.0	-
	Total SLA	**0**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	4,690

NOTE:

Dune restoration area to receive temporary irrigation only to ensure plant material establishment, once plants are established this zone will no longer receive irrigation.



PLANT LEGEND

	Quantity	Botanical Name	Common Name	Container Size
ZONE 1				
	13	Aeonium arboreum 'zwartkop'	Black Rose Aeonium	5 gal
	5	Agave attenuata	Fox Tail Agave	15 gal
	13	Calocephalus brownii	Silver Bush	50% 5 gal, 50% 15 gal
	230	Carex pansa	California Meadow Sedge	50% 1 gal, 50% 5 gal
	15	Ceanothus maritimus 'Point Sierra'	Maritime Ceanothus	50% 5 gal, 50% 15 gal
	8	Crassula ovata	Jade Plant	15 gal
	15	Eschscholzia californica 'Maritima'	California Poppy	4"
	15	Euphorbia rigida	Silver Spurge	5 gal
	1	Leptospurmum laevigatum	Australian Tea Tree	48" box
	20	Rosmarinus officinalis 'Boule'	Rosemary	5 gal
	10	Echeveria spp.	Hens and Chickens	4"
	13	Sedum spp.	Stone Crop	4"
	10	Senecio spp.	Chalk Sticks	4"
ZONE 2				
	24	Hesperocyparis macrocarpa	Monterey Cypress	24" box
ZONE 3				
	14	Abronia latifolia	Yellow Sand Verbena	1 gal
	52	Castilleja latifolia	Monterey Paintbrush	site propagation
	27	Eriophyllum staechadifolium	Lizardtail	1 gal
	27	Eriogonum latifolium	Coast Buckwheat	1 gal
	27	Eriogonum parvifolium	Dune Buckwheat	1 gal
	23	Elymus mollis	American Dune Grass	5 gal

0' 5' 10' 20'

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Issue date: 03.15.2023

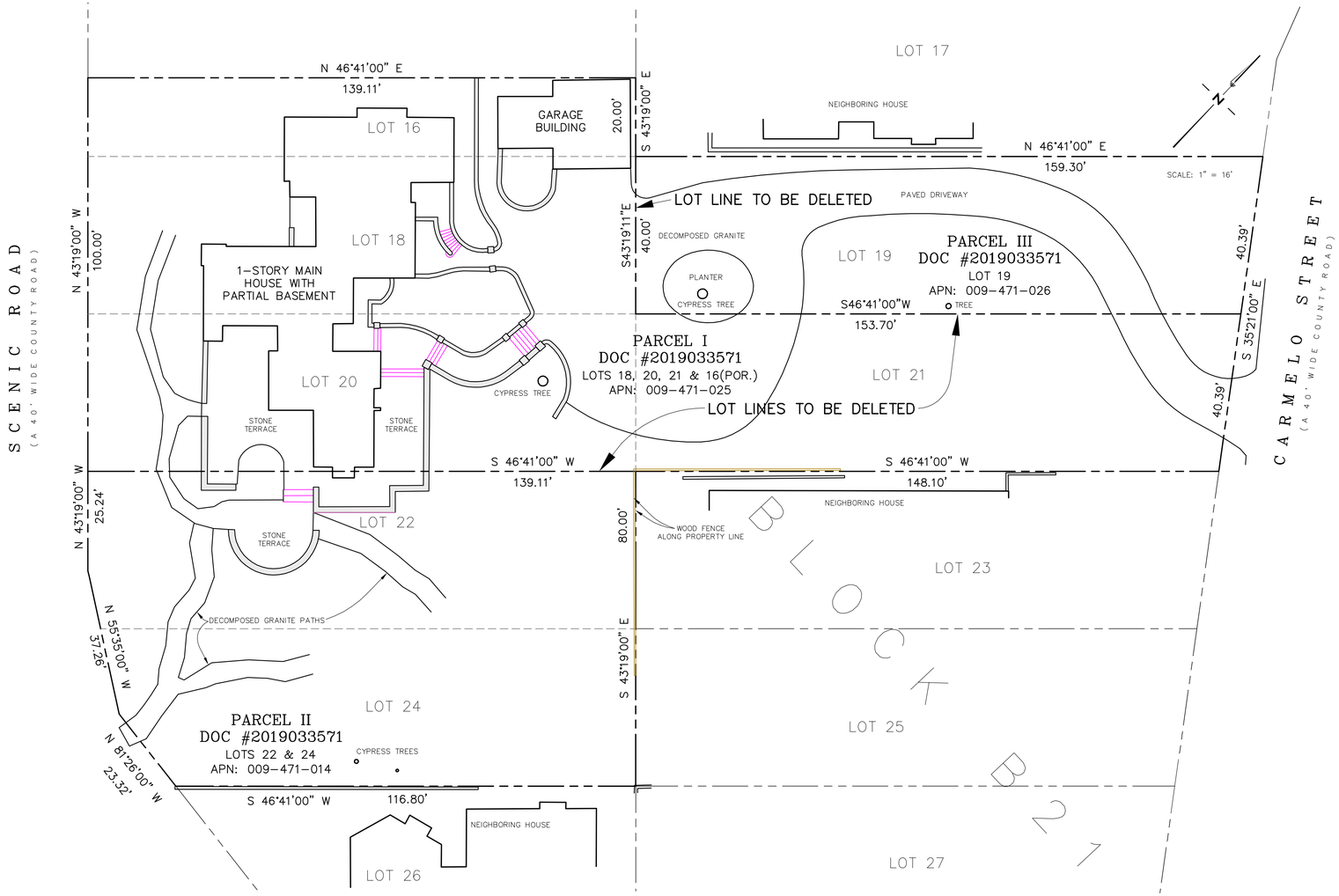
Revisions:

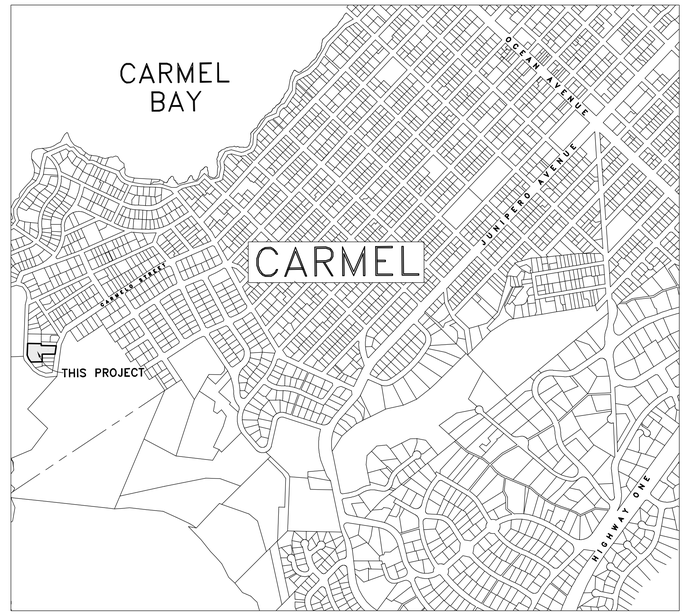
REV.	DESCRIPTION	DATE

Planting + Irrigation Plan

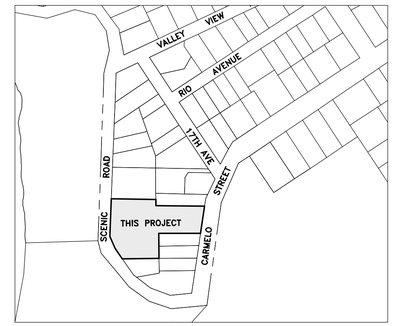
Scale: 1" = 10'-0"
Drawn by: KH

L3.00





VICINITY MAP
NOT TO SCALE



AREA MAP
NOT TO SCALE

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON ARE FROM RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.

LEGEND:

DENOTES A STEP

DENOTES A WALL

SUMMARY

TOTAL NUMBER OF PARCELS = 3

PARCEL 1, AREA = 19,946.92 SQUARE FEET, 0.46 ACRES

PARCEL 2, AREA = 10,707.47 SQUARE FEET, 0.25 ACRES

PARCEL 3, AREA = 6,260.02 SQUARE FEET, 0.14 ACRES

AFTER LOT MERGER, TOTAL AREA = 36,873.41 SQUARE FEET, 0.85 ACRES

LICENSED LAND SURVEYOR
DAVID T. EDSON
No. 4974
STATE OF CALIFORNIA

LOT MERGER MAP

OF

PARCELS I, II & III, AS DESCRIBED IN DOC. #2019033571, BEING LOTS 18, 19, 20, 21, 22, 24 AND A PORTION OF LOT 16 IN BLOCK B21, AS SHOWN ON "MAP OF ADDITION NO. 7 TO CARMEL-BY-THE-SEA" FILED IN VOL. 2, "CITIES & TOWNS", PG. 24 OFFICIAL RECORDS OF MONTEREY COUNTY

UNINCORPORATED COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Jon & Ann Reynolds

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 22-93 JULY 2022

PREPARER: JI

APNs 009-471-014, -025, -026

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