



## Monterey County Board of Supervisors

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### Board Order

#### Adopted Resolution No. 19-121 and Resolution No. 19-122

A motion was made by Supervisor Luis A. Alejo, seconded by Supervisor Chris Lopez, with Supervisor Jane Parker and Supervisor Mary L. Adams voting no, to:

1) Adopt Resolution No. 19-121 (Attachment C-1) to:

- a) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission's approval of a Combined Development Permit (PLN170611) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26307 Isabella Avenue;
- b) Adopt a Mitigated Negative Declaration (MND) for the Project (PLN170611);
- c) Approve a Combined Development Permit (PLN170611) at 26307 Isabella Avenue consisting of:
  1. Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,397 square-foot single family dwelling with a 437 square-foot attached garage, 1,366 square-foot basement, and 620 cubic yards of cut; and
  2. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
- d) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for the project (PLN170611) at 26307 Isabella Avenue; and

2) Adopt Resolution No. 19-122 (Attachment C-2) to:

- a) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission's approval of a Combined Development Permit (PLN170612) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26338 Valley View Avenue;
- b) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission's approval of a Combined Development Permit (PLN170613) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26346 Valley View Avenue;
- c) Adopt a Mitigated Negative Declaration (MND) for the project (PLN170612 & PLN170613);
- d) Approve a Combined Development Permit (PLN170612) to abate Code Violation (17CE00360) at 26338 Valley View Avenue and consisting of the following:
  1. Coastal Administrative Permit and Design Approval to allow construction of a split level, 2,285 square-foot single family dwelling with a 450 square-foot attached garage, 1,687 square-foot basement, and 830 cubic yards of cut;

2. After-the-fact Coastal Development Permit to allow relocation of a 15" Coast live oak; and
3. After-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources;
- e) Approve a Combined Development Permit (PLN170613) to abate Code Violation (17CE00361) at 26346 Valley View Avenue and consisting of the following:
  1. Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,028 square-foot single family dwelling with a 440 square-foot attached garage, 2,413 square-foot basement, and 1,255 cubic yards of cut; and
  2. After-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources;
- f) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for the project (PLN170612) at 26338 Valley View Avenue; and
- g) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for the project (PLN170613) at 26346 Valley View Avenue; and
- 3) Grant of the appellant request to not provide postage-paid envelopes as requested by the Clerk of the Board for appeal noticing.

Resolutions, including findings and evidence, are attached for consideration (Attachment C-1 for the Isabella project and Attachment C-2 for the two Valley View projects).

Staff recommends adoption of the Mitigated Negative Declarations and approval of the three Combined Development Permits (PLN170611, PLN170612, and PLN170613) subject to the twenty-seven (27) Conditions of Approval, including four (4) Mitigation Measures, for each of the three (3) projects. Carried 3 to 2.

PASSED AND ADOPTED on this 23<sup>rd</sup> day of April 2019, by the following vote, to wit:

AYES: Supervisors Alejo, Salinas and Phillips

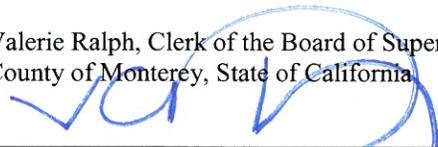
NOES: Supervisors Parker and Adams

ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting April 23, 2019.

Dated: April 26, 2019  
Legistar File ID: RES 19-037  
Agenda Item No. 17

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

  
Valerie Ralph, Clerk of the Board

# Attachment C -1

## ATTACHMENT C-1 RESOLUTION

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

#### RESOLUTION NO. 19-121

Resolution by the Monterey County Board of Supervisors to:

- 1) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission's approval of a Combined Development Permit (PLN170611) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26307 Isabella Avenue;
- 2) Adopt a Mitigated Negative Declaration (MND) for the project (PLN170611);
- 3) Approve a Combined Development Permit (PLN170611) at 26307 Isabella Avenue consisting of:
  - a. Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,397 square-foot single family dwelling with a 437 square-foot attached garage, 1,366 square-foot basement, and 620 cubic yards of cut; and
  - b. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
- 4) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for project (PLN170611) at 26307 Isabella Avenue; and
- 5) Approve the request to waive provision of the postage paid envelopes by the appellant for noticing of appeal with the Clerk of the Board challenging the Planning Commission's approval of a Combined Development Permit (PLN170611).

[PLN170611 PIETRO FAMILY INVESTMENTS LP (CHRIS ADAMSKI) 26307 Isabella Avenue, Carmel Area Land Use Plan (APN: 009-463-012-000)]

**The appeal by The Open Monterey Project and Save Carmel Point Cultural Resources from the Planning Commission's adoption of the Mitigated Negative Declaration and approval of the Combined Development Permit (PLN170611/Pietro Family Investments LP/Chris Adamski) (PC Resolution No. 18-047) to allow construction of a single-family dwelling, attached garage, and basement came on for public hearing before the Monterey County Board of Supervisors on March 12, 26, and April 23, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:**

#### FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) The project includes a Combined Development Permit (CDP) allowing construction of the first single-family dwelling on a vacant parcel at 26307 Isabella Avenue [PLN170611/Pietro Family Investments LP (Chris Adamski)] including a Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,397 square-foot single family dwelling with a 437 square-foot attached garage, 1,366 square-foot basement, and 620 cubic yards of cut; and a Coastal Development Permit to allow development within 750 feet of known archaeological resources.
  - b) During the course of review of this application, the projects have been reviewed for consistency with the text, policies, and regulations in the:
    - *1982 Monterey County General Plan*;
    - Carmel Area Land Use Plan;
    - Monterey County Zoning Ordinance (Title 20);
    - Monterey County Coastal Implementation Plan, Title 20, Part 4 (Regulations for Development in the Carmel Area Land Use Plan).
- No conflicts were found to exist.
- c) The subject property located at 26307 Isabella Avenue (PLN170611), Carmel (Assessor’s Parcel Number 009-463-012-000) is in the Carmel Area Land Use Plan (LUP) area. The parcel is zoned “MDR/2-D(18)(CZ)” (Medium Density Residential with gross maximum density 2 units/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone). Pursuant to Section 20.12.040.A of Title 20 - Coastal Implementation Plan (CIP) of the Monterey County Code, the first single-family dwelling per legal lot of record is allowed with approval of a Coastal Administrative Permit (CAP) in each case. Therefore, construction of a single-family residence on the subject parcel is a principal use allowed with approval of a CAP; however, pursuant to Section 20.146.090.A.1 of the Coastal Implementation Plan, Part 4, the project also requires a Coastal Development Permit because it is within 750 feet of known archaeological resources.
  - d) Pursuant to Section 20.146.090 of the CIP, an archaeological report was required for the proposed development within 750 feet of known archaeological resources. The following archaeological reports were prepared:
    - “Cultural Resources Assessment of APNs 009-463-003, 009-463-017, & 009-463-012” (LIB170269) prepared March 2016 by Albion Environmental Group, Inc., Santa Cruz, CA
    - “Preliminary Archaeological Assessment of the Isabella Avenue Parcel” (LIB170435) prepared 6 December 2017 by Gary S. Breschini, Salinas, CA
    - “Cultural Resources Auger Testing for APNs 009-463-003, 009-463-017, & 009-463-012” (LIB190038) prepared November 2018 by Susan Morley, Marina, CA

- e) In accordance with Section 20.146.040 of the Carmel Area CIP, a biological report was prepared to determine the presence of environmentally sensitive habitat (ESHA):
  - “Biological Assessment for 26307 Isabella Avenue in Carmel” (LIB180290) prepared 25 September 2017 by Thompson Wildland Management, Monterey, CA
 No ESHA was identified on the parcel. One relatively small Coast live oak tree was identified and, as a protected tree, will be retained.
- f) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC because the property has a design control (D) overlay subject to a public hearing. The Carmel Highlands LUAC reviewed the application materials for the project on 16 January 2018 and voted not to support the project as proposed as follows: (3 ayes – 1 no, 1 absent).
- g) One appeal was filed on the decisions of the Planning Commission approving three Combined Development Permits, including the subject project on Isabella (PLN170611) and two projects on Valley View (PLN170612, PLN170613) and adopting two Mitigated Negative Declarations, one for the Isabella project and one for the Valley View projects. Each permit application is subject to a *de novo* hearing which the Board has discretion to approve or deny. Therefore, the decision on each of the three Combined Development Permits is independent of each other, although the Board has been able to consider any relationship among them and any cumulative impact by hearing them together on April 23, 2019.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170611; documents associated with the Board of Supervisors’ hearing on the appeal on file with the Clerk of the Board.

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

- EVIDENCE:**
- a) The project was reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Environmental Services, Cypress Fire Protection District (FPD), RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) The subject parcel is along the Cypress Point fault. In accordance with Section 20.146.080.B of the Carmel Area Coastal Implementation Plan, development within 1/8 mile of an active or potentially active fault requires preparation of a geologic report by a registered geologist or registered engineering geologist. The following geologic report and geotechnical report were prepared:
    - “Geologic Evaluation, Proposed Residence, 26307 Isabella Avenue” (LIB180354) prepared 22 November 2017 by

Chris S. Harwood, Ben Lomond, CA  
- "Geotechnical Investigation for a New Residence at 26307  
Isabella Avenue" (LIB180355) prepared 18 December  
2017 by Haro, Kasunich and Associates, Inc., Watsonville,  
CA

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that render the site unsuitable for the use proposed. County staff has independently reviewed the reports and concurs with their conclusions.

- c) Pursuant to the Carmel Area Land Use Plan (LUP) Policy 2.7.3.4, development projects in a location determined to have a significant hazard are required to record a deed restriction describing the nature of the hazard. Therefore, Condition No. 14 requires a deed restriction be recorded for the parcel that states, "The parcel is located within 660 feet, or 1/8 mile, of an active or potentially active fault and development may be subject to certain restrictions as per Section 20.146.080 of the CIP and per standards for development of residential property, including recommendations made in the Geotechnical Report prepared by Haro, Kasunich, and Associates on December 18, 2017."
- d) Staff conducted a site inspection on 20 August 2018 to verify the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development is found in Project File PLN170611.

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

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

4. **FINDING:** **NO VIOLATION** – The subject property is in compliance with all rules and regulations pertaining to zoning uses and any other

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

- a) No violations have been found to exist on the subject property at Isabella Avenue (PLN170611). Allegations of grading, vegetation and tree removal, and heavy equipment storage on the Isabella property were reported on 7 March 2019. Staff made a site visit on 20 March 2019 and observed no violations at the property. Heavy equipment and construction materials had been stored at the site and have been removed by the applicant. There was no sign of fill or trenching during the site visit. No protected trees have been removed. See also Finding 11.
- b) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development is found in Project File PLN170611.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program (LCP), and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County CIP can be demonstrated.
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development is found in Project File PLN170611.

6. **FINDING:** **CEQA (MITIGATED NEGATIVE DECLARATION):** The Board of Supervisors finds, on the basis of the whole record before it, that there is no substantial evidence the project will have a significant effect on the environment, and the Mitigated Negative Declaration (MND) reflects the County's independent judgment and analysis.

- EVIDENCE:**
- a) Pursuant to California Environmental Quality Act (CEQA) Guidelines §15063(a), an Initial Study (IS) may be conducted to determine if a proposed project may have a significant impact on the environment. Staff prepared an Initial Study/proposed MND for the proposed project.
  - b) Pursuant to §15070(b) of CEQA Guidelines, a MND may be prepared for a project when an Initial Study identifies potential environmental impacts, but project revisions would avoid or mitigate the effects to less than significant. The Initial Study identified potential impacts to Cultural Resources and Tribal Cultural Resources.
  - c) Proposed mitigations that would reduce the potential impacts to less than significant have been agreed upon by the applicant.

- d) The Initial Study for the Isabella application (PLN170611) application was circulated for public review 6 September to 8 October 2018.
- e) The project proposal is infill development within an existing Carmel housing tract. The proposal includes construction of the first single-family dwelling which is a principally allowed use within the MDR zone. The circulated Initial Study, prior to the revisions, had originally identified impacts to both Cultural and Tribal Cultural Resources and proposed elimination of the basement to reduce impacts to less than significant. Revisions made to the Initial Study in November 2018 were made to clarify information and amplify mitigation measures in response to comments and at the direction of the Planning Commission at its hearing on the project. The revised mitigation measures substitute equally or more effective mitigation measures in place of elimination of the basement, as further described in Finding 7 below. Additional clarifications have been made in response to the appeal. The revisions made in response to the appeal provide amplification and clarification, and do not identify or result in new avoidable significant effects (See Finding 7). Therefore, recirculation of the Mitigated Negative Declaration is not required pursuant to Section 15073.5 of the CEQA Guidelines.
- f) There is no substantial evidence in light of the whole record that the project, as conditioned and mitigated, would have significant adverse effect on the environment.
- g) The custodian of documents and materials which constitute the record of proceedings upon which the decision is based is the County Resource Management Agency, 1441 Schilling Place South, 2<sup>nd</sup> floor, Salinas, California.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development is found in Project File PLN170611.

**7. FINDING:**

**INITIAL STUDY – POTENTIAL ENVIRONMENTAL IMPACTS LESS THAN SIGNIFICANT WITH MITIGATIONS**

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

**EVIDENCE:**

- a) Pursuant to Section 20.146.090.B of the Coastal Implementation Plan (CIP) Part 4, an archaeological report was required by the County due to location in an area of high archaeological sensitivity. Three archaeological reports (LIB170269, LIB170435, and LIB190038) were prepared for the Isabella parcel by three different archaeological experts. The first archaeological report prepared by Albion (LIB170269) concluded there was no need for further testing, notwithstanding a finding of cultural materials during both a Phase 1 surface reconnaissance and an Extended Phase 1 sub-surface survey

using shovel probes (SPs). The cultural material found in the SPs gave inconclusive information as to the certain presence of Cultural or Tribal Cultural Resources. Subsequent surface reconnaissance was conducted and reported in a Preliminary Archaeological Assessment (LIB170435) prepared by Gary S. Breschini in December 2017. This second report on the Isabella parcel concludes that none of the materials frequently associated with prehistoric cultural resources were observed in the soil of the project area; however, two large piles of imported soil of unknown origin produced four pieces of cultural material associated with local archaeological sites. Results from the third report (LIB190038), prepared by Susan Morley, concluded fragments found were not considered archaeologically significant and the report was deemed negative for archaeological resources. However, nine other sites located near the subject property have previously been recorded as archaeological sites. Therefore, recommendations from all three archaeologists have been incorporated. The three archaeologists came to the same conclusion that although no evidence of cultural resources is present on any of the three parcels, implementation of development could accidentally uncover unknown resources due to location in CA-MNT-17. To ensure less than significant impact to potential Cultural Resources, a qualified archaeological monitor is required to be present onsite during soil disturbing activities. This monitor requirement is MM#1, incorporated as Condition No. 9, in which staff clarified the definition of a “qualified archaeological monitor” and amplified the effectiveness of the condition by prohibiting use of the same observer during concurrent soil-disturbing activities at either the 26338 or 26346 Valley View property.

- b) MM#2, incorporated as Condition No. 10, requires adherence to State laws governing the uncovering of human remains and associated grave goods pursuant to CEQA Guidelines Section 15064.5(e). This mitigation includes a design contingency for the basement proposal if human remains and associated grave goods are found onsite, with penalty for violation pursuant to Public Resources Code Section 5097.994. Staff provided clarification in MM#2 of the definition of a “Tribal Monitor” that aligns with the provisions of AB 52 and the process by which accidentally uncovered tribal cultural artifacts would be carefully excavated. Effectiveness of the mitigation is amplified by identifying the Public Resources Code process for a redesign in case of Native American remains found onsite that could not be reburied elsewhere on the parcel.
- c) MM#3, incorporated as Condition No. 11, requires that if Native American remains are uncovered onsite, and will remain onsite, the applicant/owner shall record a Conservation Easement over the parcel that will retain the remains, excepting areas such as for the residence and landscaping. Staff clarified the extent and boundaries of the Conservation Easement to include the entire parcel rather than specifically over the location of the remains, so as to maintain confidentiality of the location of the resource. The action required for MM#3 has been amplified for effectiveness by adding that if

uncovered human remains found onsite are confirmed by the County Coroner to be Native American, the applicant/owner shall contact RMA-Planning within 24 hours of this confirmation that a Conservation Easement is to be surveyed and submitted.

- d) The subject parcel is located in the aboriginal territory of Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to AB 52, tribal consultation took place on 10 October 2017 regarding the proposed project. The outcome of the consultation with OCEN was an objection to the basement portion of the project and included a recommendation to have a Native American Monitor from OCEN, approved by the OCEN Tribal Council, be present onsite during any ground disturbance for the project. Although the archaeological reports stated that there is no known or listed historical resource, the reports could not rule out that significant cultural resources exist. This report, when combined with the recommendation from OCEN, support mitigation through monitoring. To ensure less than significant impacts to Tribal Cultural Resources, a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, is required in Mitigation Measure MM#4, which is incorporated as Condition No. 13. This Tribal Monitor will be retained for the duration of any project-related grading or excavation. Staff provided clarification in MM#4 of the definition of a “Tribal Monitor” that aligns with the provisions of AB 52 and the process by which accidentally uncovered tribal cultural artifacts would be carefully excavated. Effectiveness of the mitigation is amplified by identifying the Public Resources Code process for a redesign in case of Native American remains found onsite that could not be reburied elsewhere on the parcel.
- e) The revised mitigation measures that reduce impacts to less than significant for Cultural Resources and Tribal Cultural Resources are included as Conditions of Approval in accordance with Public Resources Code sec. 21081.6(b).
- f) The project would not cause or contribute to a cumulative impact on either Cultural or Tribal Cultural Resources. Staff found no substantial evidence in the three archaeological reports to support a fair argument that the parcel contains Cultural or Tribal Cultural Resources. However, mitigations were included in the circulated Initial Study (6 September – 8 October 2018) for protection of potentially uncovered resources. The revised Initial Study (27 November 2018) amplifies mitigation measures. Amplifications include a provision for protecting non-human cultural artifacts by abandoning mechanical methods of excavation and proceeding with hand-digging only, a process for appropriate submission of cultural artifacts to the affiliated tribe, a requirement for a subsequent technical report in the event of accidentally uncovered cultural artifacts, and a requirement for the applicant to record a conservation easement on the parcel if Native American remains are accidentally uncovered. The mitigations have been further clarified and amplified

in response to the appeal, as described above. These mitigations ensure that potential incremental effect of the project on accidentally uncovered resources would not be cumulatively considerable when considered with other past, present, and probable future projects.

8. **FINDING:** **PROCEDURAL BACKGROUND** – The project has been processed in compliance with County regulations.
- EVIDENCE:**
- a) On 25 July 2017, Chris Adamski on behalf of applicant Pietro Family Investments, LP applied for three Combined Development Permits (PLN170611, PLN170612 & PLN170613) to allow construction of a single-family dwelling on each of three parcels, the subject parcel and two parcels on Valley View.
  - b) During the application process, the two parcels on Valley View were served notices of code violations in September 2017. Therefore, the project description for those two applications was augmented to include abatement of the code violations (17CE00360 & 17CE00361).
  - c) The Carmel Highlands Land Use Advisory Committee (LUAC) reviewed the application materials for each of the three projects on 16 January 2018 and voted not to support the projects as proposed in the following decisions: 26307 Isabella Avenue (3 ayes – 1 no, 1 absent), and 26338 & 26346 Valley View Avenue (4 ayes – 1 no)
  - d) The application submittals were deemed complete on 8 February 2018 (PLN170612 & PLN170613) and 14 April 2018 (PLN170611).
  - e) Staff circulated the Initial Study for the Isabella project from 6 September – 8 October 2018. See Finding 6.
  - f) The Isabella project (PLN170611) had been scheduled for the Planning Commission meeting of 10 October 2018. The applicant requested a continuance for his attorney to be present at the hearing.
  - g) The three projects were brought to public hearing before the Planning Commission on 31 October 2018. At least 10 days prior to the public hearing before the Planning Commission, notices were published in the *Monterey County Weekly* and were posted on and near the property and mailed to the property owners within 300 feet of the subject property as well as interested parties. The Planning Commission held the hearing and then continued the hearing on the three projects to 5 December 2018.
  - h) The Planning Commission held the continued hearing on 5 December 2018. At least 10 days prior to the public hearing before the Planning Commission, notices were published in the *Monterey County Weekly* and were posted on and near the property and mailed to the property owners within 300 feet of the subject property as well as interested parties. The Planning Commission approved the projects with revised conditions (PC Resolution Nos. 18-048 and 18-049, including PC Resolution No. 18-047 for the Isabella project, the subject project).
  - i) Resolutions for the three projects were signed and made available to the public on 2 January 2019. These resolutions included language that was mistakenly deleted for Condition Nos. 11 and 13 due to clerical error. RMA corrected the resolutions to include the language that had been mistakenly deleted from Condition Nos. 11

and 13 (the “Corrected Resolutions”). On 3 January 2019, RMA sent the Corrected Resolutions with all attachments to applicant, agent, and interested parties. The Corrected Resolutions were also made available to the public on 3 January 2019. Because these were clerical corrections and in an effort to make the corrections available to the public in a timely manner, staff did not require a later signature on the Corrected Resolutions.

- j) An appeal of the decisions by the Planning Commission on the three projects was timely filed on 14 January 2019 by The Open Monterey Project and Save Carmel Point Cultural Resources, represented by attorney Molly Erickson. Staff brought the application before the Board of Supervisors at a duly noticed public hearing on 12 March 2019. The hearing was continued to 26 March 2019.
- k) On 26 March 2019, Staff requested the Board continue the appeal hearing on the three applications to 23 April 2019 to allow staff adequate time to fully investigate issues raised on each of the three parcels, address public comments for each of the three projects, and fully analyze all of the issues. The applicant agreed to continue to this date, and staff notified the appellant. The Board continued the hearing to 23 April 2019. At least 10 days prior to the April 23, 2019 hearing, notices which included the new additions of after-the-fact permits to cure the 2019 code violation were published in the *Monterey County Weekly* and were posted on and near the property and mailed to the property owners within 300 feet of the subject property as well as interested parties.
- l) Staff Report, minutes of the Planning Commission and Board of Supervisors, information and documents in Project Files PLN170611, PLN170612, & PLN170613; records relating to the appeal on file with the Clerk of the Board.

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

The contentions are contained in the Notice of Appeal (**Attachment E** of the April 23, 2019 Board of Supervisors Staff Report) and summarized below followed by responses to those contentions as relevant to the Isabella project. The Board of Supervisors finds that there is not substantial evidence to support the appeal and makes the following findings regarding the appellant’s contentions:

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

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

**Response:**

Carmel Area LUP Policy 2.8.3.3, as the appellant paraphrases above, is one of a suite of policies regarding archaeological resources. The complete Policy 2.8.3.3 text is as follows:

“All available measures, including purchase of archaeological easements, dedication to the County, tax relief, purchase of development rights, etc., shall be explored to avoid development on sensitive prehistoric or archaeological sites.” Pursuant to Policy 2.8.3.1 & .2 of the Carmel Area LUP, the applicant was required to provide an archaeological report describing the sensitivity of the site and recommending appropriate levels of development and mitigation consistent with the site’s need for protection. The first report (LIB170269) determined, after Albion’s Phase 1 and Extended Phase 1 Assessments, that no additional archaeological testing was necessary; however, measures protective of potential archaeological deposits were recommended. The second report (LIB170435) prepared for the Isabella parcel concluded the proposed projects should not be delayed for archaeological reasons; however, because the prehistoric archaeological materials on nearby parcels were found at considerable depth during basement and cistern excavations, archaeological monitoring was recommended. The third report (LIB190038) determined there is no reason to delay the project due to concerns about cultural resources; however, because the project parcel is located in the neighborhood of three recorded archaeological sites, both an archaeologist and a Native American monitor were recommended mitigation measures. Further, a mitigation measure requires that if Native American human remains are accidentally uncovered, the applicant/owner shall record a Conservation Easement over the parcel excepting the house and landscaping. Given that all three archaeological experts found no substantial evidence to support a fair argument that cultural resources exist on the parcel, minimizing potential impacts is reasonable while avoidance is not feasible. (See Contention #7 – Excavations below for the reasons avoidance is not a feasible mitigation).

Design proposal of the home includes dark gray standing seam metal roof. The home is infill development within an existing Carmel housing tract zoned medium density. The aesthetic of the neighborhood is urbanized rural village with eclectic home designs removed from wooded, rocky visual resources. Standing seam metal roofs are available in a range of color/style combinations that lend the material versatility in a design setting such as unincorporated Carmel where the

County requires matte finish and low value color roofing material. Therefore, use of the standing seam metal roofing material is in accordance with Carmel LUP Policy 2.2.3.6 that requires structures be subordinate to and blended into the environment, using appropriate materials to that effect.

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

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

**Response:**

A visual aid that displays the three parcels on one map is made available as part of the staff report for the April 23, 2019 Board hearing on the project (**Attachment B** to staff report).

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

The decision by the County of whether to prepare an EIR was weighed judiciously, and County finds there is no fair argument supported by substantial evidence that the project, as mitigated, would have a significant impact on Cultural Resources or Tribal Cultural Resources. In accordance with Section 15064(f)(2), when there is substantial evidence that the project may have a significant effect on the environment, but the applicant agrees to mitigations that reduce the effects to a point where clearly no significant effect would occur, a mitigated negative declaration is appropriate, and an EIR is not required. In this case, the County is requiring and the applicant has agreed to mitigation measures that would reduce

potential impacts to Cultural Resources and Tribal Cultural Resources to less than significant.

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

The proposed project could disturb unknown subsurface human remains or cultural artifacts, and mitigation measures have been required as conditions of approval to mitigate potential impact. With respect to cumulative impacts, staff recognized that projects with basements in the immediate vicinity have been implemented in the past and are reasonably assumed to take place in the future, and brought the Isabella and Valley View applications together to hearing at the Planning Commission, recognizing the potential cumulative impact. Staff recommended during the 31 October 2018 Planning Commission hearing to approve construction of the single-family dwellings with reduced or no basements. Upon requesting and receiving cumulative data from staff about past approved projects with basements on Carmel Point that included comparison of archaeological report preliminary conclusions as compared to actual finds once construction began, the Planning Commission directed substitute mitigation measures. The Board of Supervisors likewise considered the Isabella project and the two Valley View projects together at the same hearing. See Finding 7.

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

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

**Response:**

A qualified archaeological monitor is a licensed professional archaeologist on the County-approved list of archaeological consultants. In response to appellant contentions, the mitigations have been revised to consistently use the term

“qualified archaeological monitor” and to prohibit sharing the same observer (Condition No. 9) during concurrent soil disturbing activities (See Conditions of Approval). The archaeologist has the authority to halt work per three of the four archaeological resource related mitigations; a monitor is not appropriate for the Conservation Easement mitigation. Performance criteria and standards are listed in the Mitigation Measure Monitoring Action No. 1b (Condition No. 9) as requirements for the contract with the monitor: specific construction activities for which the monitor shall be present, any construction activities for which the monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. Monitors are obligated under CEQA Guidelines Section 15064.5(e), Public Resources Code Section 5097.98, and California Health and Safety Code Section 7050.5 to follow specific protocols for treatment of any human remains encountered during ground-disturbing activities.

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

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

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

**Response:**

In accordance with AB 52, Ohlone Costanoan Esselen Nation (OCEN) has provided the requisite formal written request to be contacted by the County regarding any project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015 (Public Resources Code sec. 21080.3.1). Without this request, there is no statutory requirement that a lead agency engage in AB 52 tribal consultation. The tribe must respond in writing, within 30 days of receipt of the formal notification and request consultation. Response to the County must include designation of a lead contact person. If the tribe does not designate a lead contact person or

designates multiple lead contact persons, the County shall defer to the person listed on the contact list maintained by the Native American Heritage Commission (NAHC). OCEN has consistently designated a lead contact person for consultation with the County. Therefore, the conventional approach by the County to requiring a “tribal monitor” has been that this is the same as an “OCEN” monitor. During the 5 December 2018 Planning Commission hearing, the Commission voted to require more inclusive language in County documents requiring a tribal monitor so that instead of references to OCEN, specifically, the monitoring condition will now refer to an “appropriate tribe associated with the vicinity of the subject parcel that has consulted with the County in accordance with AB 52 requirements”. The participation by the MLD in the event of discovery of human remains determined to be Native American is required by state law and is different than the state law procedure for tribal consultation. The mitigation measure language involves the MLD in the context of finding human remains and pursuant to CEQA Guidelines Section 15064.5(e) while reference to the Tribal Monitor is in the context of identifying uncovered non-human materials and defined in accordance with AB 52 requirements. The two are not conflated anywhere in the mitigation measures.

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

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

**Response:**

CEQA accounts for the differing meanings of “significance” through distinction between “archaeological resources” and “Tribal Cultural Resources” in environmental review and were analyzed separately in the Initial Study. Archaeological resources were analyzed under the category of “Cultural Resources” while tribal cultural resources were analyzed under the category of “Tribal Cultural Resources” (Appendix G of the CEQA Guidelines), and each category resulted in “less than significant impacts with mitigations incorporated,”

as reviewed separately. Mitigation measures include both a qualified archeological monitor (Condition No. 9) and a tribal monitor (Condition No. 13) from a tribe associated with the vicinity of the subject parcel (See Conditions of Approval).

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

A potentially significant resource is determined based on substantial evidence. The archaeological reports provided no substantial evidence to support a fair argument that archaeological resources exist on the subject parcels but could not rule out the possibility of finding cultural resources during deeper excavations in the future. Therefore, the reports recommended protection measures and onsite monitoring was recommended. These recommendations have been incorporated as mitigation measures which have been clarified and amplified in response to the appeal. (See Finding 7)

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

**Response:**

The language has been clarified in the mitigation to replace the word “removed”, and the revised mitigation is as follows: “The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be surgically uncovered and extracted by a qualified archaeologist, and stored safely throughout the duration of excavation.”

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

**Response:**

The alternative method presented during the Planning Commission 31 October 2018 was Geoprobe testing. Recommendation by the County of Geoprobe testing for Extended Phase 1 Assessment is still in the exploratory phase and is not ruled out as a future method for investigation and evaluation of sites for potential findings of remains and artifacts. However, prior to a decision requiring Geoprobe investigation for estimating potential archaeological resources, the

County would need to do a comprehensive study of the method; therefore, this method is not a feasible substitute mitigation for this project.

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

Further context for excavation in the Carmel Medium Density Residential (MDR) zone is that subgrade square footage is not accounted in floor area calculations. Maximum Floor Area Ratio (FAR) in MDR is 45%. The Isabella project is within the maximum FAR threshold of 3,797 sf. The basement provides 10.3% additional floor area.

Additional context for excavation proposals includes the loose soils at the parcel that requires sub-excavation and scarification to a depth of 5 to 9 feet in order to support a residential structure without total and differential settlement that would destabilize the structure over time. Loose soils anticipated at footing grade necessitate either A) Sub-excavation and scarification or B) Helical piers. Option "A" requires sub-excavation 4-9 feet (actual depth determined at the time of construction by a geotechnical engineer) of loose soil, scarification 12 inches deep at the bottom of the excavation, and a mat of engineered fill extended a minimum 5 horizontal feet beyond the outer edge of the foundation and slab elements in each direction. Option "B" requires the helical piers penetrate through the entire zone of loose soil to embed in firm sand at 5-9 feet depth. Staff analyzed the range of grading that could be anticipated at the subject property without a basement in the loose soil conditions. Although the Option A foundation would be shallower than the depth of the basement, it would require significantly wider horizontal over-excavation that could result in a range of 652 - 1,304 cy of cut. The subject project at Isabella with the basement proposes 620 cy of cut. The least amount of excavation possible for a foundation without the basement (4 feet deep + 1 foot scarification x 5 horizontal feet beyond the edge of the 2,954 sf footprint) is 652 cy which is approximately the same amount as the proposed 620 cy with the basement. However, the loose soils may actually necessitate deeper excavation, possibly down to 9 feet. Another foot down for scarification and extension of 5 horizontal feet beyond the edge of

the 2,954 sf footprint could require potential excavation of approximately 1,300 cy which would be approximately 110% more grading than the proposed 620 cy with the basement. The Isabella property has the potential to necessitate much more excavation without the basement for Option A foundation implemented using the sub-excavation and scarification method. Helical piers would require significantly less excavation than either Option A or a basement component; however, ground disturbance would not be eliminated and would require Mitigation Measures to reduce to less than significant potential impacts to Cultural and Tribal Cultural Resources. Excavation for either the basement or the foundation and ground disturbance for helical piers, as necessary to build a house, would require mitigation of avoidable environmental impacts caused by implementation of the principally allowed residential use on this lot.

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

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

**Response:**

The shovel probes (SPs) were executed by Albion (LIB170269) in March 2016, prior to reporting of dirt mounds in the subsequent 2017 report (LIB170435) prepared by Breschini for the Isabella site. Breschini’s report on the Isabella parcel concludes that none of the materials frequently associated with prehistoric cultural resources were observed in the soil of the project area. Two large piles of imported soil of unknown origin produced four pieces of cultural material associated with local archaeological sites; however, because the imported soil was not native to the subject parcel, Breschini concluded the materials had not come from the native soils of the subject parcel. The applicant had used the Isabella property as a staging area for construction under permit (PLN150598) at 26324 Valley View Avenue which is adjacent to the eastern boundary of the subject Isabella property.

Auger Test Holes (ATHs) are constrained to depths allowed by manual tools as were available to expert archaeologists

that surveyed the subject parcels. Testing done by Morley (LIB190038) was limited to a six-foot manual auger along with a five-foot auger extension, which could auger to a maximum depth of eleven feet. Although the ATHs and SPs (Albion, LIB170269) were taken from the locations of proposed excavation at each of the parcels, the maximum ATH could reach a maximum depth of eleven feet. The basements are proposed for excavation to depths of 14 to 15 feet from average natural grade. Geoprobe testing can reach a depth of 50 feet with 2-inch diameter drill holes; however, this method is not yet recommended by the County (See response to appeal Contention #7 above).

The appellant's contention about County records showing "insignificant" items buried with humans misunderstands County's analysis. The County recognizes that grave goods associated with a Native American burial are cultural resources, and would therefore, be considered significant and prompt a "positive" report. In this case, the results from the second report, which is the subject of this appeal contention, concludes there is no evidence of Native American burials or artifacts buried with a Native American, and therefore, the archaeological report was considered "negative".

***Contention #9 – Mitigation Measures.*** *The appellant states concern that mitigation measures do not protect resources and instead, provide incentive to destroy resource so it is not intact. The appellant contends that mitigations are listed as conditions, are not enforceable, use unclear and confusing language, and not effective for protecting Cultural or Tribal Cultural Resources. The appellant requests the County to adopt mitigations to prevent damage to resources beforehand and questions why some mitigations are referred to as "conditions of approval". The appellant has specific issues with mitigation measures as follows:*

- *Mitigation Measure Action 1b is lacking these features – 1) performance or criteria for responsibilities and involvement of arch monitor, 2) requirement for accountability by the archaeologist to the County, 3) requirement as to who at the County should review the proposed contracts*
- *Mitigation Measure 2 is lacking these features – 1) clear, unambiguous grammar and writing, 2) standards and objectives, 3) statement of what occurs after remains are determined Native American, 4) recommendation language that guarantees proper handling of human remains and that requires the project applicant respect the wishes of the MLD, 5) requirement that soil disturbance halt within 50 meters, or 164 feet, at each of the three projects if an artifact is found on any one of the parcels during ground disturbance; this would make sense since the Pietro projects are within 50 meters of each other*

- *Mitigation Measure for Conservation Easement is lacking these features – 1) specific performance standards, criteria, or objectives, 2) language that would prevent all excavation and all development as defined in the Coastal Act, 3) requirement for applicant to pay for the easement, 4) requirement that easement be in place before building permits are issued, 5) inclusion of surroundings adjacent to human remains as a portion of the easement dedication since it is known that possessions and household items are buried with them as well*
- *Mitigation Measure 4c is lacking these features – 1) effective and enforceable action, 2) statement as to whom the letter shall be submitted, accuracy of the letter, or submission of the letter under penalty of perjury, 3) specific timing that explains “final” reference and imposes a definite, enforceable date, 4) protection of sites in perpetuity from further excavation, 5) requirement to remove basement component of project if human remains are found, 6) scenario of reburial being impossible to fit due to site constraints*

**Response:**

The County has clarified the Mitigation Measures in response to these comments, as fully described in Finding 7. Revisions to the Mitigation Measure language are included in ~~strike out~~ and underline in Conditions of Approval (**Attachment C**). Specifically, revisions have been made to the Mitigation Measures that are listed as Conditions 9 to 13 ((highlighted headings) to make clarifications and provide language that strengthens the effectiveness of the mitigation measures. It is appropriate for the mitigation measures to be required as Conditions of Approval pursuant to Public Resources Code sec. 21081.6(b). See Finding 7.

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

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

**Response:**

The Final Technical Report is required as an assessment of uncovered artifacts that are not considered grave goods. Artifacts identified as grave goods would be interred with the associated human remains in accordance with state law.

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

California Government Code sec. 6254.10 and other state laws require confidentiality of records that relate to archaeological site information maintained by, or in the possession of, federal, state, and local agencies, including the records that an agency obtains through a consultation process between a tribe and that agency. Section 15120(d) of the CEQA Guidelines explicitly prohibits disclosure of “information about the location of archaeological sites and sacred lands.” Therefore, the County is prohibited by State law from making archaeological reports available to the public, except in heavily redacted form that protects confidentiality of archaeological site information.

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

**Response:**

Staff signed the Planning Commission resolutions on 20 December 2018. The signed resolutions that had been sent out contained errors. The errors were corrected, and because they were not material, the resolution that was sent with corrections did not require a repeat signature. See Finding 8.

10. **FINDING:**

**REQUEST TO NOT PROVIDE POSTAGE-PAID**

**ENVELOPES** – The appellant filed a Fee Waiver for the request to not provide stamped envelopes as requested by the Clerk of the Board at the time the appeal was filed. The request is granted for the reasons herein.

**EVIDENCE:**

The projects are located in the coastal zone and in accordance with the Coastal Act, local agencies do not require appeal fees. Section 20.86.030 of the Monterey County Code provides that “no appeal fee shall be charged for Coastal Development Permits that are appealable to the Coastal Commission,” but authorizes the Board to establish a filing fee. The County did not charge an appeal fee for this appeal. Among other notice requirements for public hearings on land use entitlement applications, Title 20 (coastal zoning ordinance) requires notice of the public hearing to be mailed or delivered “to all owners and legal residents of real property as shown on the latest equalized assessment roll within 300 feet of the real property that is the subject of the public hearing.” As a standard practice, the Clerk of the Board appeal application requires submittal of pre-addressed,

stamped envelopes for noticing of appeals, at the time an appeal is filed. Appellants did not provide the stamped envelopes and requested a waiver of this requirement as “illegal and unauthorized.” Cognizant of the potential ambiguity as to whether or not the request for stamped envelopes is an appeal fee or a filing fee and because staff has not located a Board resolution establishing the filing fee, appellant’s request not to submit postage-paid envelopes for notice of the appeal is granted.

11. **FINDING:** **PUBLIC COMMENT** – Staff received public comments regarding the Isabella parcel along with claims of potential unpermitted activities. Staff confirmed there are no violations existing on the Isabella parcel.

- EVIDENCE:**
- a) Staff received an email on 7 March 2019 reporting allegations of grading, vegetation and tree removal, and heavy equipment storage on the 26307 Isabella Avenue parcel.
  - b) Staff received a phone message from a member of the public on 15 March 2019 relaying concerns about trucks going in and out from the Isabella parcel throughout the week, along with Cypress tree-trimming, and that the property has not been sitting dormant. The applicant had used the Isabella property as a staging area for landscaping at 26324 Valley View Avenue which is adjacent to the eastern boundary of the Isabella property.
  - c) Staff made a site visit on 20 March 2019 and observed no violations at the property. Heavy equipment, construction materials, and a pile of mulch had been stored at the site and have been removed by the applicant. There was no sign of fill or trenching during the site visit. No protected trees have been removed.
  - d) Staff received four public comment letters summarized as follows:
    - ***Gayle Totton, M.A., Ph.D., Associate Governmental Program Analyst, Native American Heritage Commission*** Mitigation appears to be adequate to cover inadvertent finds of Cultural Resources and Tribal Cultural Resources; however, the Carmel Area Land Use Plan (CALUP) asserts that the best preferred mitigation practice is avoidance first. Interpretation of analysis led the author to believe that as an unnecessary component of the residence, elimination of the basement would significantly reduce the potential to disturb resources. The author would like the Supervisors to examine the intent of the CALUP and decide the adequacy of the revised document.

**Response:** Issues considered in analysis of these two applications include policies that protect aesthetic, archaeological, and tribal cultural resources, zoning regulations, and building code standards. Construction of either a basement or a foundation and ground disturbance for helical piers, as necessary to build a house, would

require mitigation of avoidable environmental impacts caused by residential use on these lots. See Contention #7 in Finding 9 above.

- ***Linda Yamane, Rumsen (Ohlone) heritage, former Most Likely Descendant (MLD) for the Native American Heritage Commission*** Serving as MLD for 25 years, the author made recommendations for the respectful treatment and disposition of Native American remains and associated grave goods encountered during construction or other ground disturbance activities in Monterey County. In particular, the author learned a lot about the cultural resources present on Carmel Point in working alongside archaeologists at three projects on Carmel Point. A “Mitigated Negative Declaration” is misleading and renders an unintentional disservice in protecting cultural resources especially when artifacts, human remains, and ancient cooking-related materials are excavated on a parcel that had been assessed as having “a low sensitivity for cultural resources.”

**Response:** In accordance with Section 15064(f)(2), when there is substantial evidence that the project may have a significant effect on the environment, but the applicant agrees to mitigations that would reduce the effects to less than significant, a mitigated negative declaration is appropriate. In this case, the County is requiring and the applicant has agreed to mitigation measures that would reduce potential impacts to Cultural Resources and Tribal Cultural Resources to less than significant.

- ***Louise J. Miranda Ramirez, OCEN Tribal Chairwoman*** The author clearly states that OCEN has always requested and continues to request that the tribe’s known cultural lands not be disturbed and contends that RMA-Planning has never agreed to halt any project during formal AB52 consultation. Further, the author contends that the Planning Commission removed mitigation agreements staff made with OCEN during AB52 consultation under Mitigation Measure Action 4b. The OCEN tribe requests that the Board of Supervisors not approve basement projects within the Carmel Point Area where there is a village site more than 9,000 years old and a known cemetery where the remains of more than 2,000 Native Americans may be buried.

**Response:** First, Mitigation Measure Action 4b (Condition No. 13) has not been removed. Second, ground disturbance to construct residences on Carmel Point is unavoidable with or without a basement component, and therefore, avoidance is not feasible (See response to Contention #7). The County follows state law Public Resources Code section 21080.3.2(b) for conclusion to an AB52 consultation when either: a) Staff and tribal representative agree to measures to mitigate or avoid significant effect, if significant effect

exists to a tribal cultural resource, or b) Staff or tribal representative, acting in good faith and after reasonable effort, conclude that mutual agreement cannot be reached. Pursuant to Public Resources Code sections 21082.3 and 21084.3, to the extent the County and the tribe have not been able to reach agreement through consultation, the County has considered and required feasible mitigation. [See Condition Nos. 9-13 (Mitigation Measures 1-4)].

- ***Louise J. Miranda Ramirez, OCEN Tribal Chairwoman***  
The author requests the tribe be provided the following: archaeological reports/surveys, including subsurface testing, and presence/absence of testing, inclusion in mitigation and recovery programs, that Cultural and Tribal mitigation measures reflect request for OCEN Tribal Monitor, reburial of any ancestral remains and burial artifacts, placement/return of all cultural items to OCEN, that a Native American Monitor from OCEN, approved by the OCEN Tribal Council, is used within the tribe's aboriginal territory. The author contends that removal of OCEN's name from mitigation measures is disrespectful and violates the tribe's sovereignty.

***Response:*** State law AB52 governs all tribal consultation with the County. OCEN has been consistent in requests for consultation in accordance with the requirements of AB52 (See response to Contention #4). This does not supersede the sovereignty of any other appropriate tribe associated with the vicinity that has consultation with the County in accordance with AB 52 requirements. The state law governs the reburial of Native American remains and grave goods or the distribution of cultural artifacts, and designation by NAHC of the MLD. [See Condition Nos. 9-13 (Mitigation Measures 1-4)].

11. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the California Coastal Commission (CCC).
- EVIDENCE:**
- a) In an email from the Coastal Commission staff to County staff, the projects were determined as appealable to the CCC because the project is not designated as "the" principally permitted use. (March 19, 2019 email from Watson to Dugan.)
  - b) County staff finds the project is appealable to the CCC because development within 750 feet of known archaeological resources in the Coastal Zone is a conditional use; and in accordance with Section 30603(a)(4) of the Public Resources Code (California Coastal Act) and Section 20.86.080.A.3 of the Monterey County Code, a Coastal Development Permit is required for any development that is a conditional use. Therefore, this project that includes a Coastal Development Permit, required for development within 750 feet of known archaeological resources, is appealable to the CCC.

**DECISION**

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

- a) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources from the Planning Commission's adoption of a Mitigated Negative Declaration and approval of a Combined Development Permit (PLN170611) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26307 Isabella Avenue;
- b) Adopt a Mitigated Negative Declaration (MND) for the project (PLN170611);
- c) Approve a Combined Development Permit (PLN170611) at 26307 Isabella Avenue consisting of the following:
  - 1. Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,397 square-foot single family dwelling with a 437 square-foot attached garage, 1,366 square-foot basement, and 620 cubic yards of cut; and
  - 2. Coastal Development Permit to allow development within 750 feet of known archaeological resources;
- d) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for project (PLN170611) at 26307 Isabella Avenue; and
- e) Approve the request to waive provision of the postage paid envelopes by the appellant for noticing of appeal with the Clerk of the Board challenging the Planning Commission's approval of a Combined Development Permit (PLN170611), in general conformance with the attached Plan set and subject to the twenty-seven (27) Conditions of Approval, including four (4) Mitigation Measures, all being attached hereto, and incorporated herein by reference.

**PASSED AND ADOPTED** upon motion of Supervisor Alejo, seconded by Supervisor Lopez, and carried this 23<sup>rd</sup> day of April 2019, by the following vote, to wit:

AYES: Supervisors Alejo, Lopez and Phillips

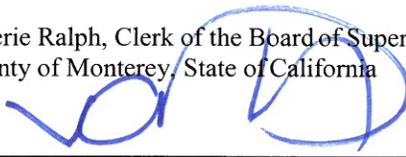
NOES: Supervisors Parker and Adams

ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on April 23, 2019.

Dated: April 24, 2019  
Legistar File ID No. RES 19-037  
Agenda Item No, 17

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

By   
Valerie Ralph, Clerk of the Board

# Monterey County RMA Planning

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

PLN170611

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

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

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number 19-121) was approved by the Board of Supervisors for Assessor's Parcel Number 009-463-012-000 on 23 April 2019. The permit was granted subject to 27 Conditions of Approval, including 4 Mitigation Measures which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

### 3. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

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

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

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

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

### 4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

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

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

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

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

## 5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** RMA-Planning

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

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

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

**Responsible Department:** RMA-Planning

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

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

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

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

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

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

## 7. PD005 - FISH & GAME FEE NEG DEC/EIR

**Responsible Department:** RMA-Planning

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

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

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

## 8. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

**Responsible Department:** RMA-Planning

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

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

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

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present onsite during soil disturbing activities. These activities include, but are not limited to: grading and foundation excavation. A qualified archaeological monitor is defined as a licensed professional archaeologist on the list of County-approved archaeological consultants. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by both the Tribal Monitor or other appropriate NAHC-recognized representative and the onsite qualified archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with concurrence of the County. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

The applicant/owner is prohibited from contracting the same observer for 26307 Isabella Avenue project during concurrent soil-disturbing activities at either 26338 or 26346 Valley View Avenue.

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

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include, but not be limited to: pre-construction meeting agenda, specific construction activities for which the monitor shall be present, any construction activities for which the archaeological monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site shall be halted. The contract shall be submitted to RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 1c:  
Prior to the issuance of grading or building permits, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any construction activity. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.

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

**Responsible Department:** RMA-Planning

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

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

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

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

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

Mitigation Measure Monitoring Action No. 2b.: Discovery of Human Remains

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

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

CONTINUED IN CONDITION NO. 11

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

**Responsible Department:** RMA-Planning

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

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

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

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

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

**12. PDSP003-NON-STANDARD CONDITION: MM#3 CONSERVATION EASEMENT**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If Native American human remains are uncovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over the entire parcel, excepting only those areas of the parcel where the residence and landscaping are authorized. An easement deed shall be submitted to, reviewed and approved by, the Chief of RMA - Planning and accepted by the Board of Supervisors prior to final building permits.

(RMA PLANNING)

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action 3a:  
Within 24 hours of confirmation by the County Coroner that uncovered remains found onsite have been identified as Native American, the applicant/owner shall notify RMA-Planning that a Conservation and Scenic Easement is to be surveyed and submitted.

Prior to issuance of final building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Mitigation Measure Action 3b:

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

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to ensure that Tribal Cultural Resources incur less than significant impacts, a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measure #2. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action 4a:  
Prior to issuance of a construction permit for grading and/or building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:  
Any artifacts found that are not associated with a finding of human remains shall be catalogued by both the Tribal Monitor and the Qualified Archaeological Monitor. Once catalogued, the Qualified Archaeological Monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A Final Technical Report shall be submitted by the qualified archaeologist to RMA-Planning within one year of the discovery. Artifacts associated with a finding of human remains shall be reburied in accordance with State law and penalty for violation pursuant to PRC section 5097.994, and a conservation easement shall be required to be recorded over the parcel, as required in MM#3.

Mitigation Measure Action 4c:  
Prior to final building inspection, the Tribal Monitor or other appropriately NAHC-recognized representative shall submit a letter to RMA-Planning confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

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

**Responsible Department:** RMA-Planning

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

(RMA-Planning)

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

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

**15. PD016 - NOTICE OF REPORT**

**Responsible Department:** RMA-Planning

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

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

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

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

(RMA - Planning)

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

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

## 16. PD041 - HEIGHT VERIFICATION

**Responsible Department:** RMA-Planning

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

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

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

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

## 17. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel

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

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

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

## 18. EROSION CONTROL PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

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

## 19. GEOTECHNICAL CERTIFICATION

**Responsible Department:** Environmental Services

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

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

## 20. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Haro, Kasunich, and Associates, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

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

## 21. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

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

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

## 22. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

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

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

## 23. INSPECTION-PRIOR TO LAND DISTURBANCE

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

## 24. STORMWATER CONTROL PLAN (PR1)

**Responsible Department:** Environmental Services

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

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

## 25. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to the Resource Management

Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic

impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will

be generated, truck routes, number of construction workers, parking areas for both equipment and

workers, and locations of truck staging areas. Approved measures included in the CMP shall be

implemented by the applicant during the construction/grading phase of the project.

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

## 26. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** RMA-Public Works

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

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

## 27. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

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

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

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

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

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

| CODE COMPLIANCE   |  |
|---|--|
| ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AGENCIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.  |  |
| CALIFORNIA ADMINISTRATIVE CODE<br>CALIFORNIA BUILDING CODE, 2013<br>CALIFORNIA PLUMBING CODE, 2013<br>CALIFORNIA MECHANICAL CODE, 2013<br>CALIFORNIA ELECTRICAL CODE, 2013<br>CALIFORNIA ENERGY CODE, 2013<br>CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS)<br>CITY OF CARMEL-BY-THE-SEA AND ADOPTING ORDINANCES |  |
| NOTE: THIS PROJECT TO BE REGISTERED WITH CALCERTS   |  |
| GREEN BUILDING NOTES  |  |
| ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AGENCIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.  |  |
| HERS INSPECTIONS  |  |
| PROJECT REQUIRES THIRD PARTY HERS TESTING AND/OR DUCT LEAKAGE TEST. SEE CF-1R PAGES FOR ADDITIONAL HERS INSPECTIONS IF ANY.<br>SUBCONTRACTORS TO PROVIDE SIGNED CF-2R FORMS THAT MATCH OR EXCEED COMPLIANCE CALCS.  |  |
| PLUMBING FIXTURES   |  |
| EXISTING PLUMBING FIXTURES MAY REQUIRE RETROFITTING TO CURRENT CPC REQUIREMENTS AND NEW PLUMBING FIXTURES WILL MEET THE FOLLOWING MIN. REQUIREMENTS: WATER CLOSETS 1.28 GALLONS MAX./FLUSH; URINALS 0.5 GALLONS MAX./FLUSH.   |  |
| CONSTRUCTION WASTE MGMT REQ.TS  |  |
| CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS OF CRC R324.1. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CGBC CHAP. 4, DIVISION 4.4 (CALGREEN CODE).   |  |

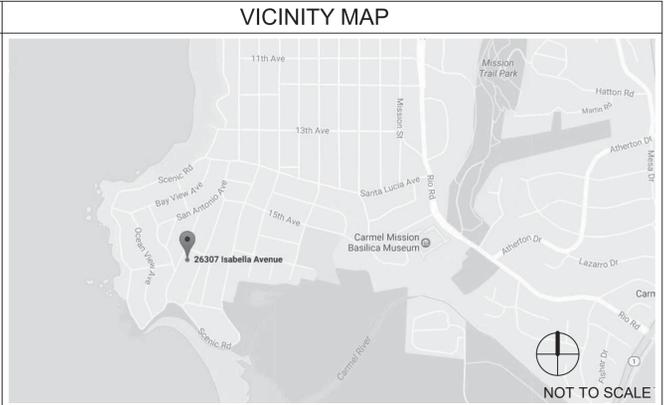
| ARCHITECTURAL |                                     |
|---------------|-------------------------------------|
| NO.           | DESCRIPTION                         |
| A0            | TITLE SHEET                         |
| A1.0          | SURVEY                              |
| A1.1          | SITE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

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

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

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

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



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

| TITLE SHEET         |  |
|---------------------|--|
| DATE: 2017-08-30    |  |
| SCALE: As indicated |  |
| DRAWN: ATW          |  |
| JOB #: ISAB-2016-11 |  |
| SHEET               |  |
| <b>A0</b>           |  |

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| Revision Schedule |      |             |
|-------------------|------|-------------|
| #                 | Date | Description |
|                   |      |             |

T O M M E A N E Y A R C H I T E C T

26307 ISABELLA AVE.  
CARMEL BY THE SEA, CA

629 STATE STREET • SUITE 240 • SANTA BARBARA, CA • 93101 • TEL. (CARMEL) 831.624.4278  
(SANTA BARBARA) 805.966.7668 • FAX 805.966.7698 • WWW.TOMMEANEY.COM

LICENSED ARCHITECT  
 THOMAS MEANEY  
 No. C14606  
 Renew 03/17  
 STATE OF CALIFORNIA



**ISABELLA AVENUE**  
 PROJECT BENCHMARK  
 MAG NAIL & DISC  
 ELEV=60.00

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

**SURVEY**

1/8" = 1'-0"



| # | Date | Description |
|---|------|-------------|
|---|------|-------------|

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

SURVEY



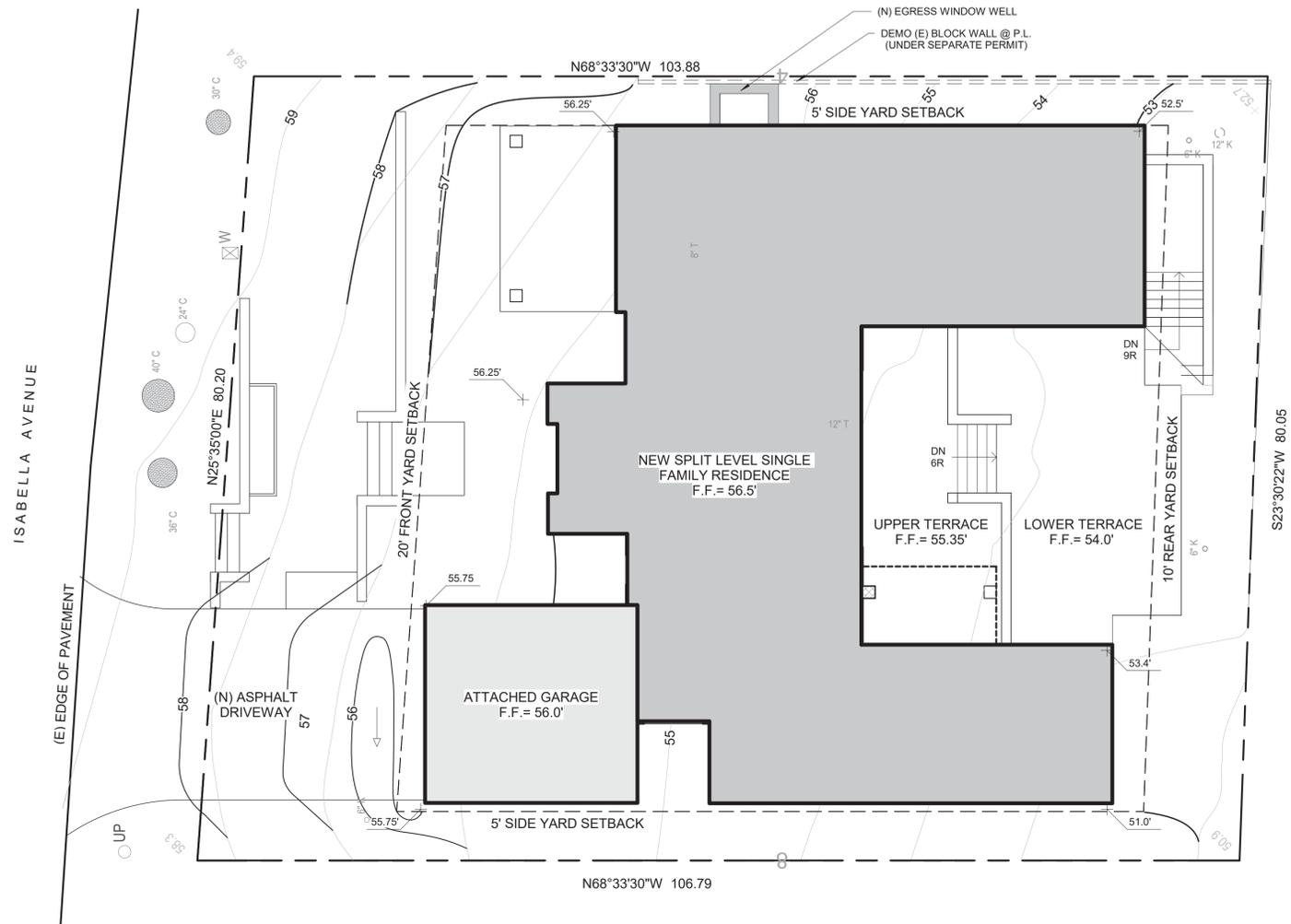
Date: 2017-04-06  
 Scale: 1/8" = 1'-0"  
 Drawn: ATW  
 Job #: ISAB-2016-11

Sheet

**A1.0**

**T M**  
**T O M M E A N E Y** | **A R C H I T E C T**

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**SITE PLAN**

1/8" = 1'-0"

**Revision Schedule**

| # | Date | Description |
|---|------|-------------|
|   |      |             |

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

SITE PLAN



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

Sheet

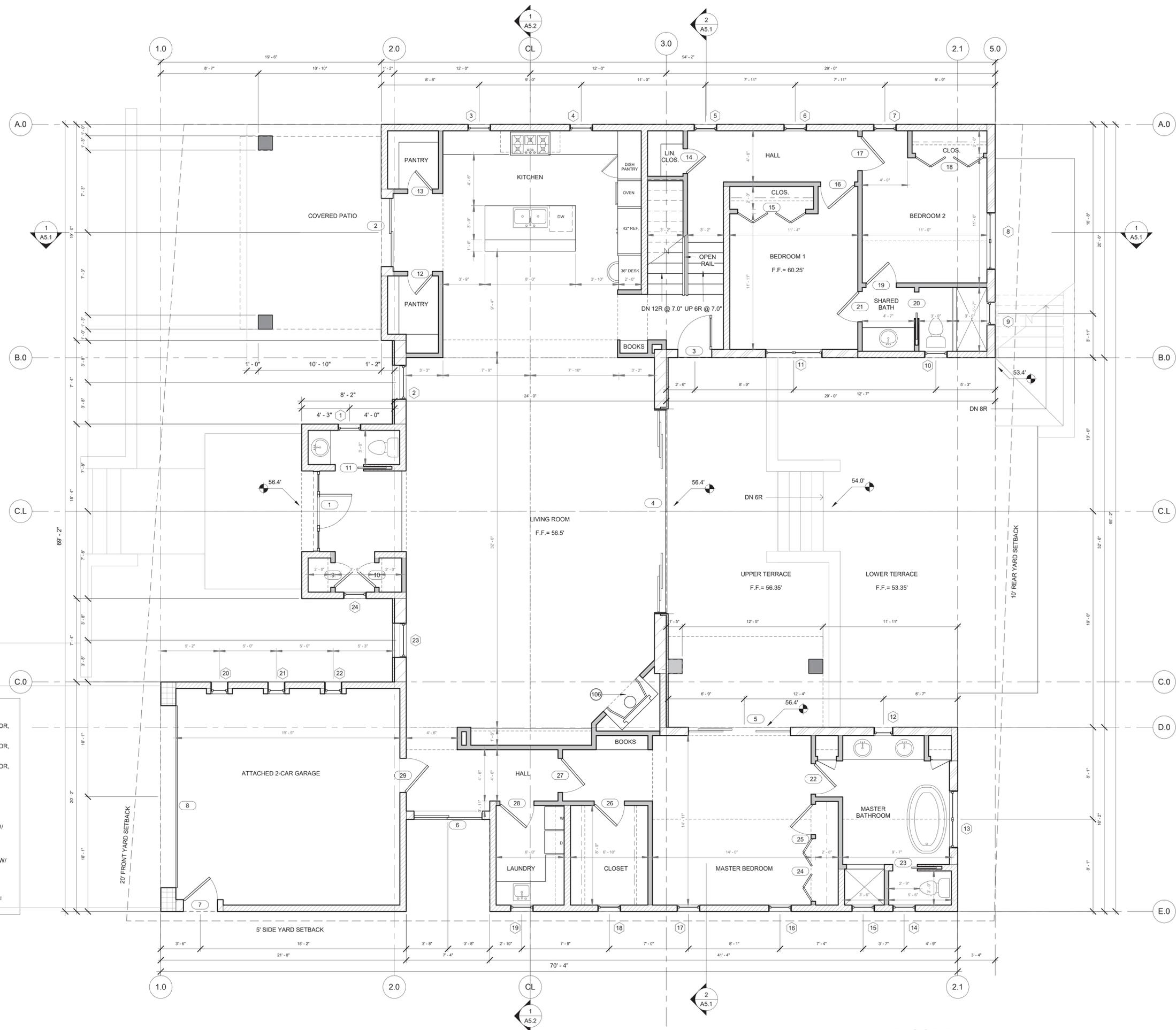
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**T M**  
**T O M M E A N E Y** | **A R C H I T E C T**

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

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

**MAIN FLOOR PLAN**

1/4\" = 1'-0\"

**Revision Schedule**

| # | Date | Description |
|---|------|-------------|
|   |      |             |

**T M**  
**TOM MEANEY ARCHITECT**  
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 (SANTA BARBARA) 805.966.7668 • FAX 805.966.7698 • WWW.TOMMEANEY.COM

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

**MAIN FLOOR PLAN**



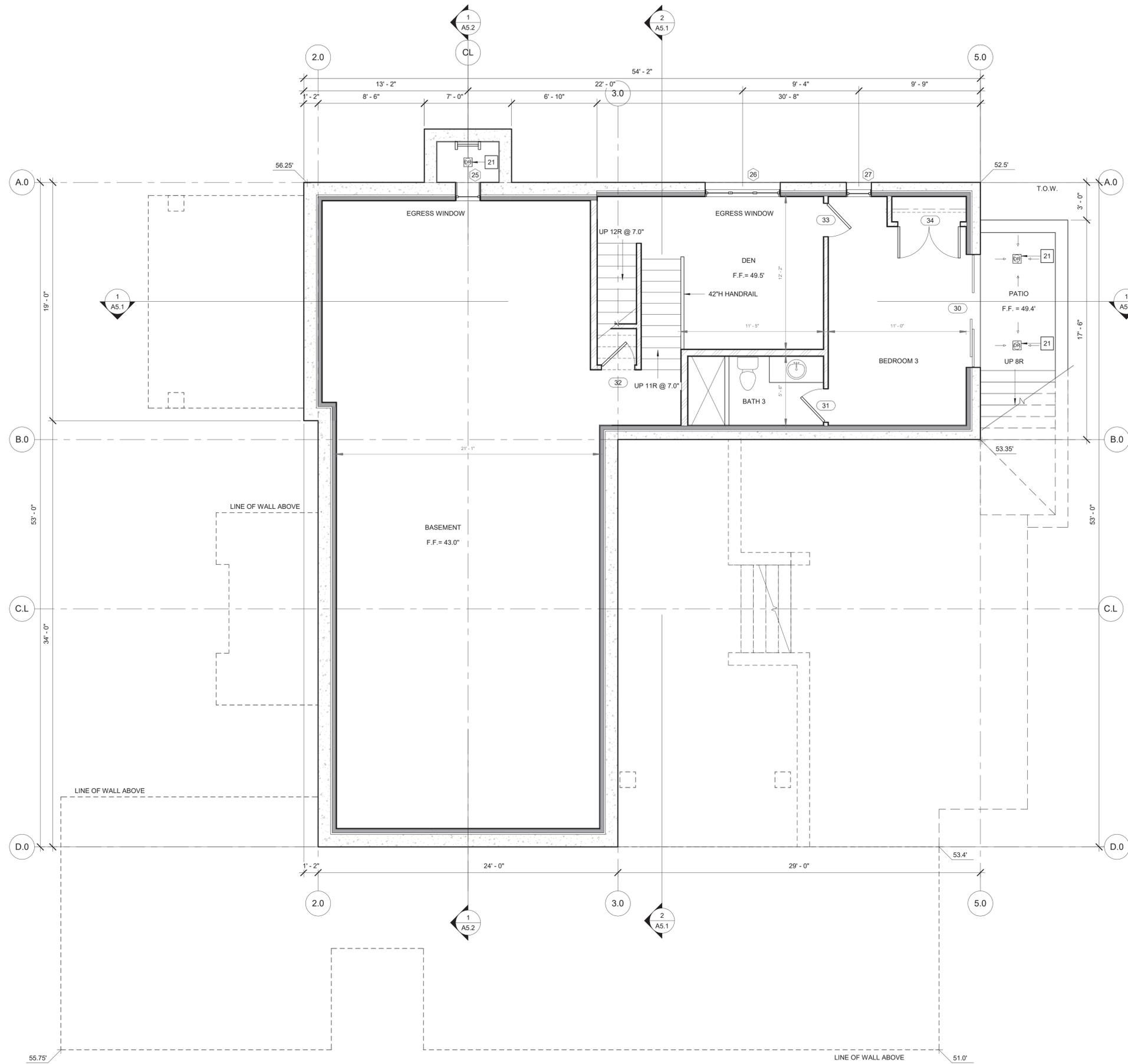
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Sheet **A2.1**

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

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



**BASEMENT AND DEN FLOOR PLANS**

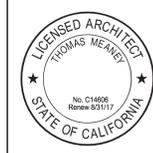
1/4" = 1'-0"

| Revision Schedule |      |             |
|-------------------|------|-------------|
| #                 | Date | Description |
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**LOWER FLOOR PLAN**



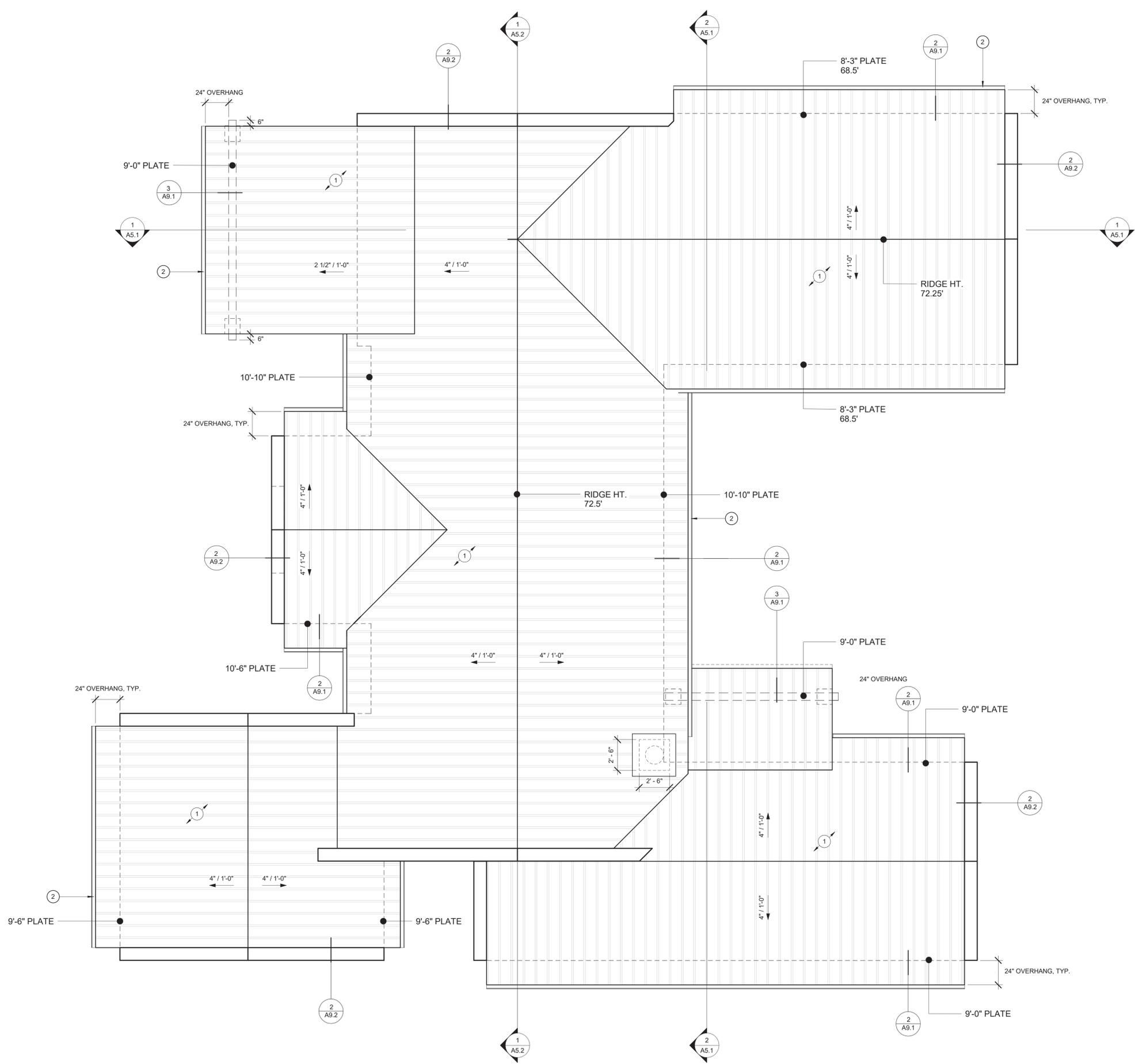
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**ROOF PLAN**

1/4" = 1'-0"



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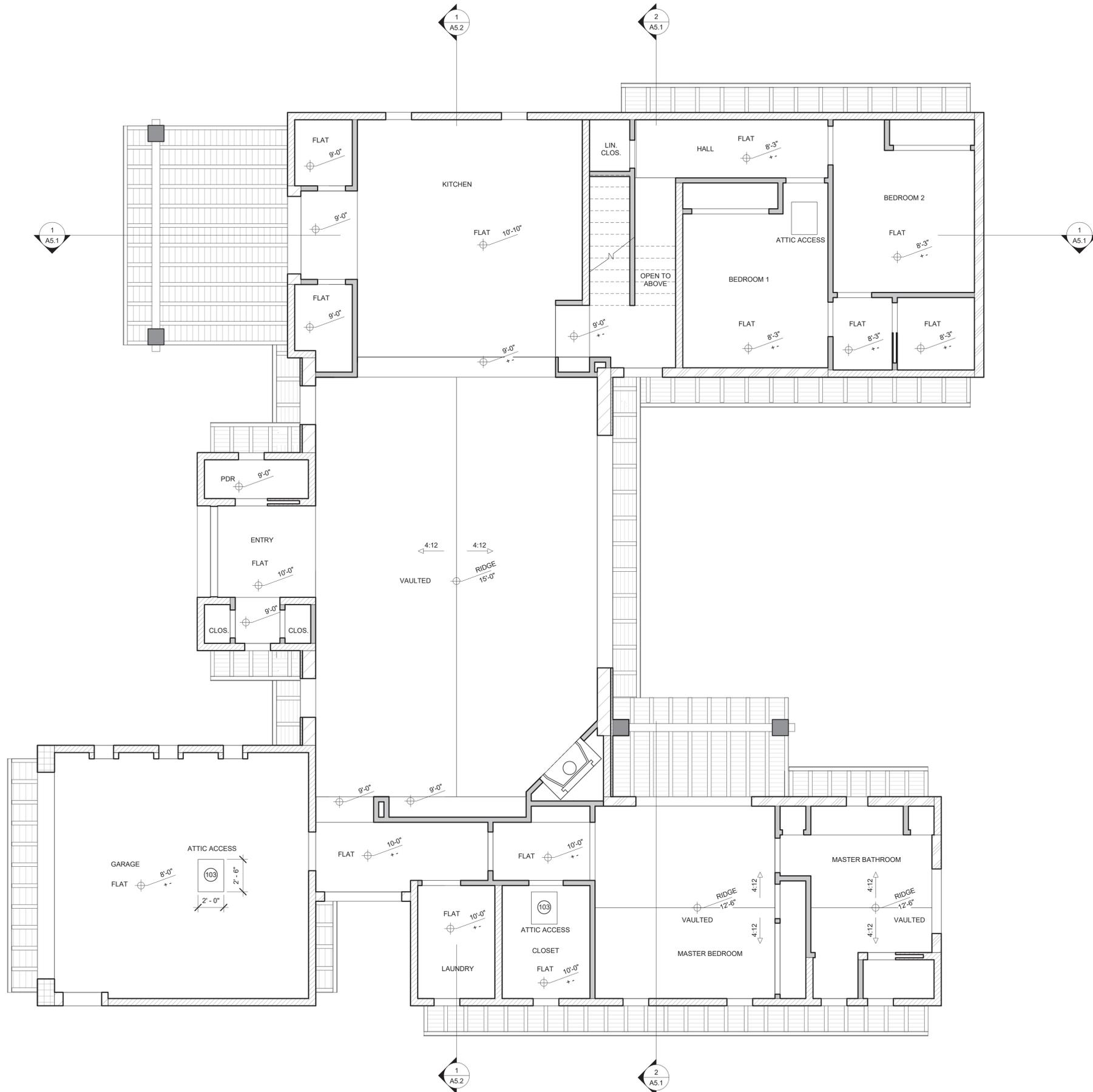
**ROOF PLAN**



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**FINISH FLOOR RCP**

1/4" = 1'-0"

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REFLECTED  
 CEILING PLAN

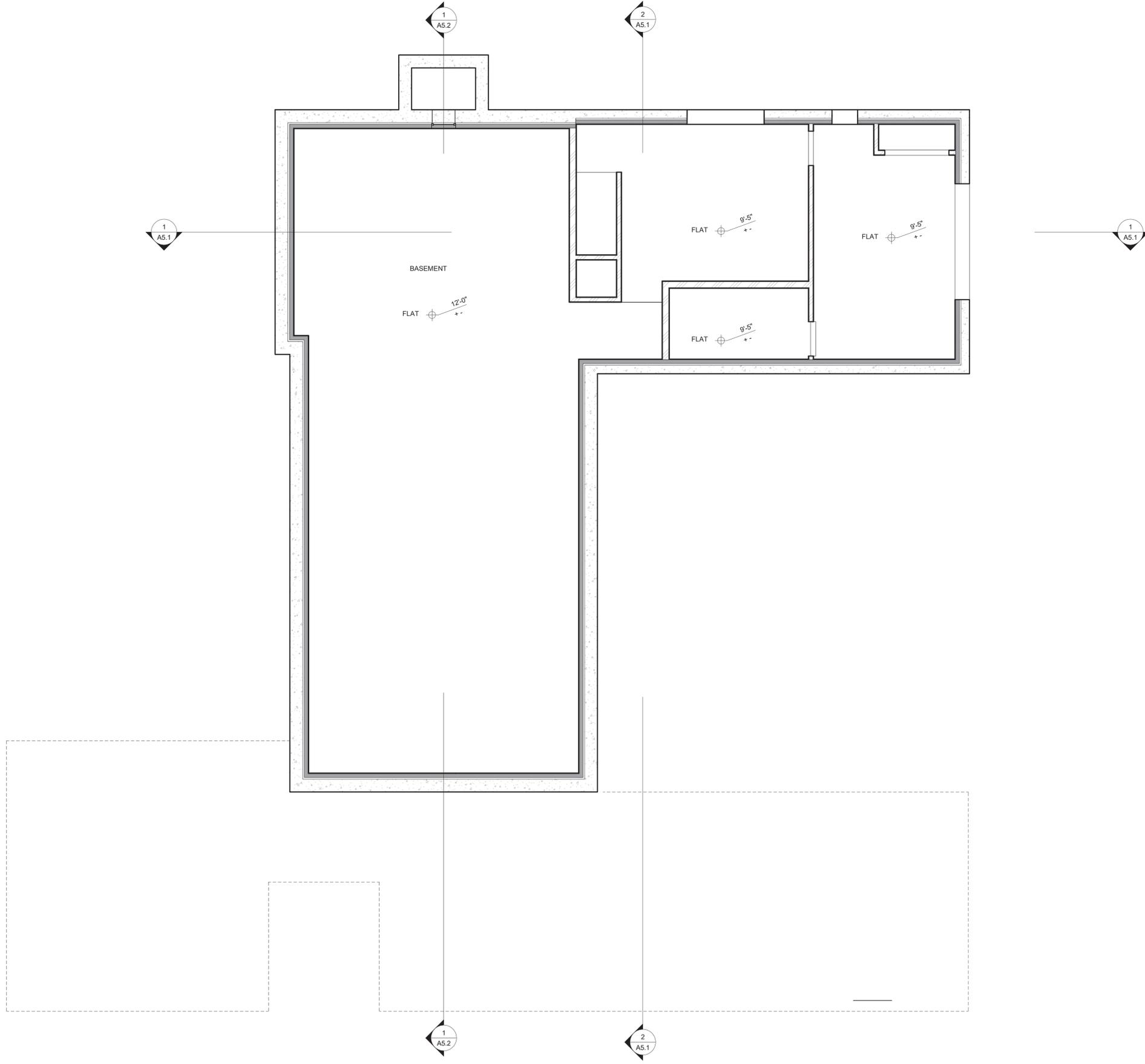


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**BASEMENT AND DEN RCP**

1/4" = 1'-0"

**Revision Schedule**

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LOWER LEVEL  
REFLECTED  
CEILING PLANS



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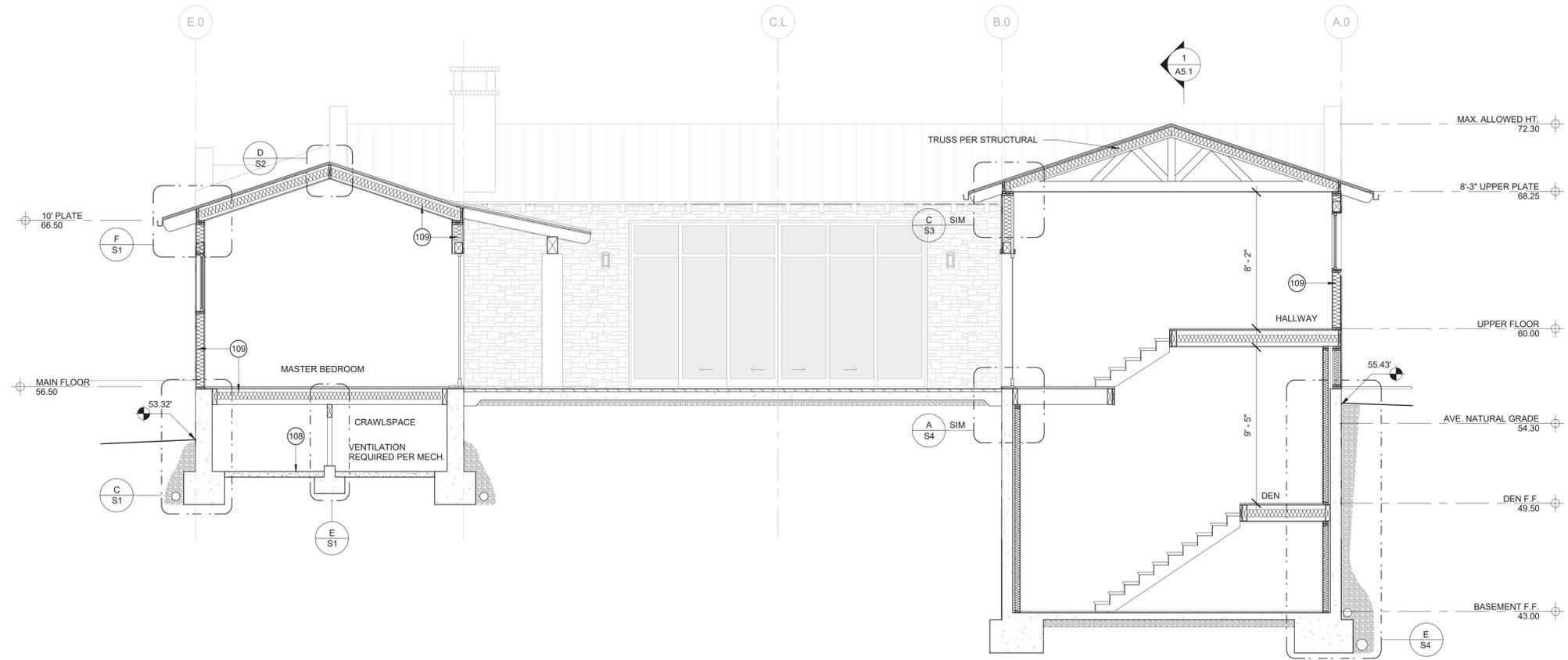
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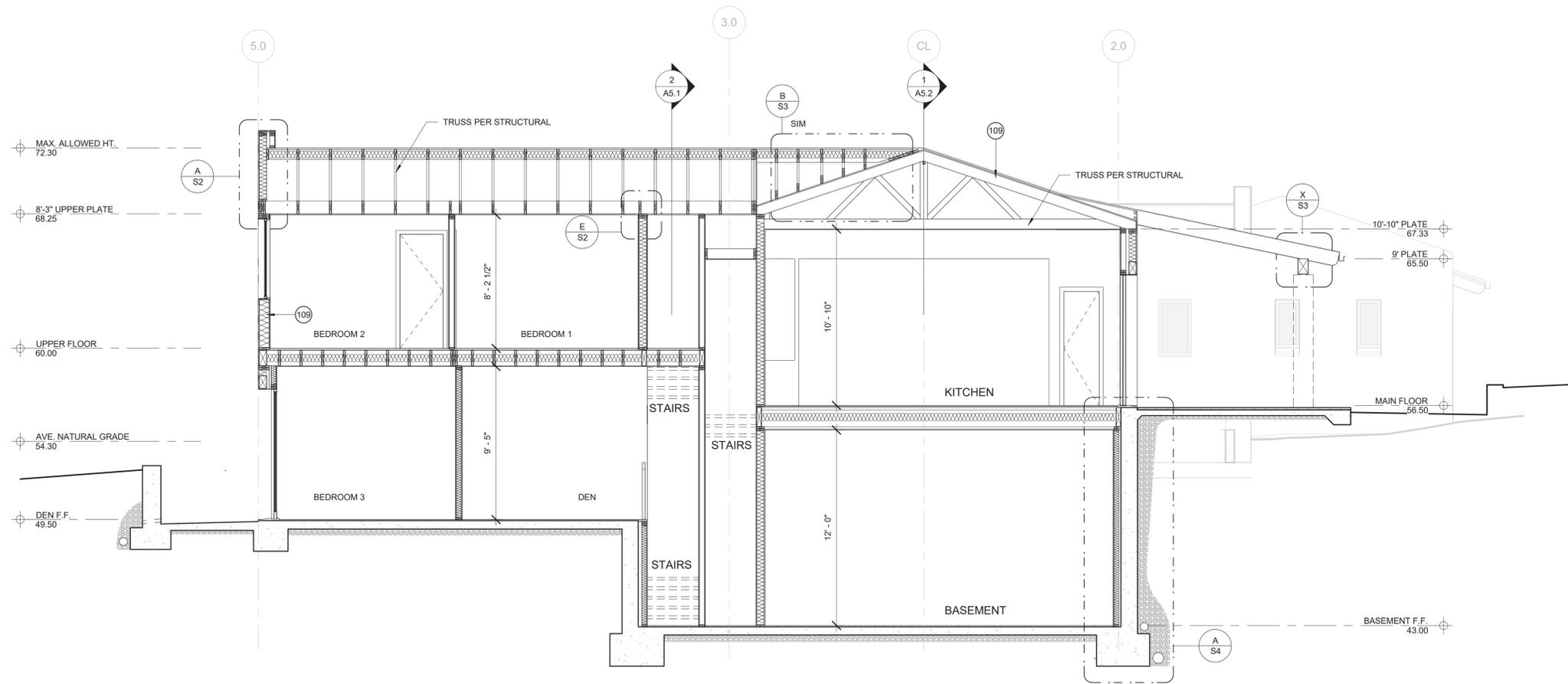
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**BUILDING SECTION 2**

1/4" = 1'-0"



**BUILDING SECTION 1**

1/4" = 1'-0"

| # | Date | Description |
|---|------|-------------|
|---|------|-------------|

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BUILDING SECTIONS

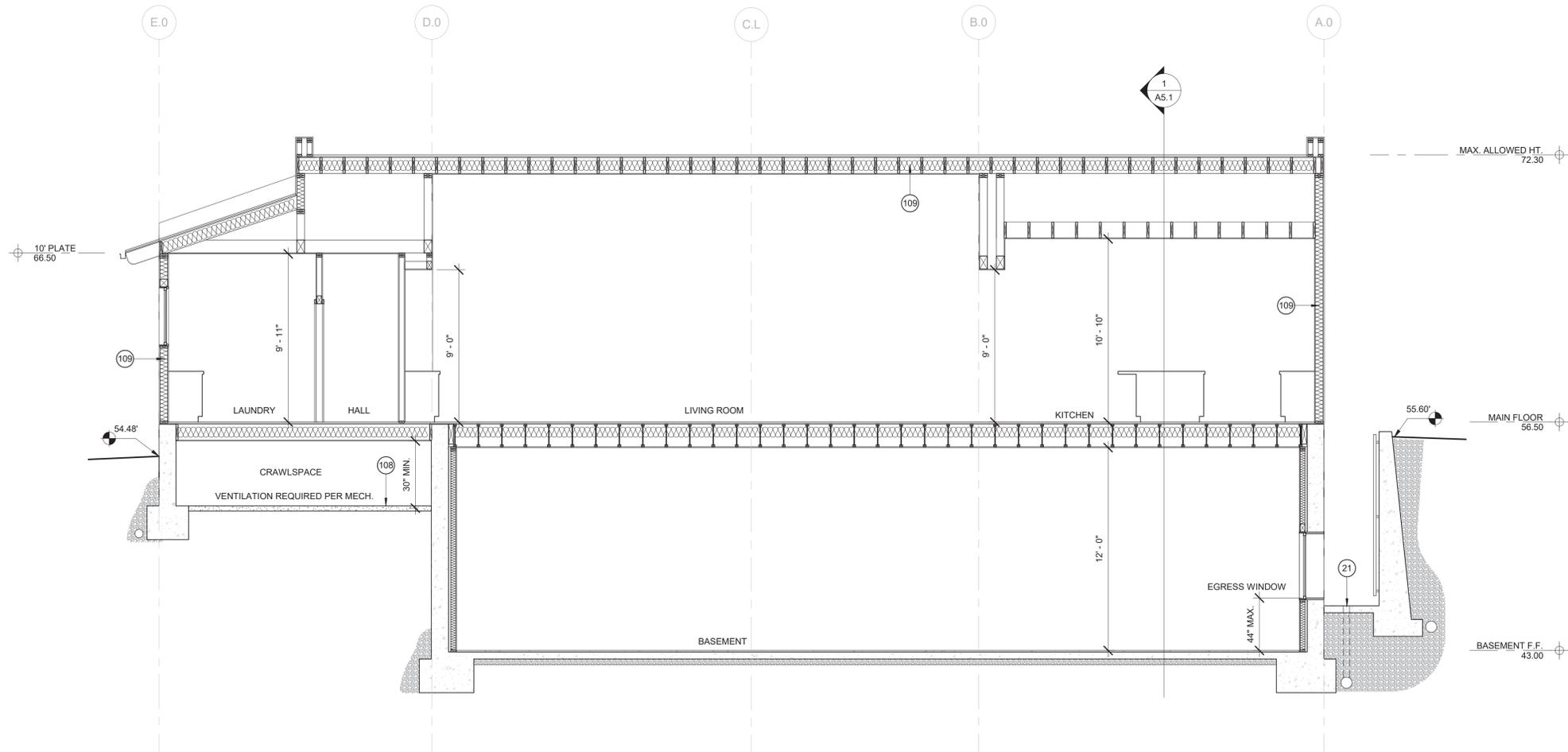


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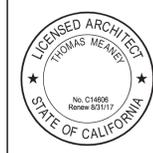
**BUILDING SECTION 1**  
1/4" = 1'-0"

| # | Date | Description |
|---|------|-------------|
|---|------|-------------|

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BUILDING SECTIONS



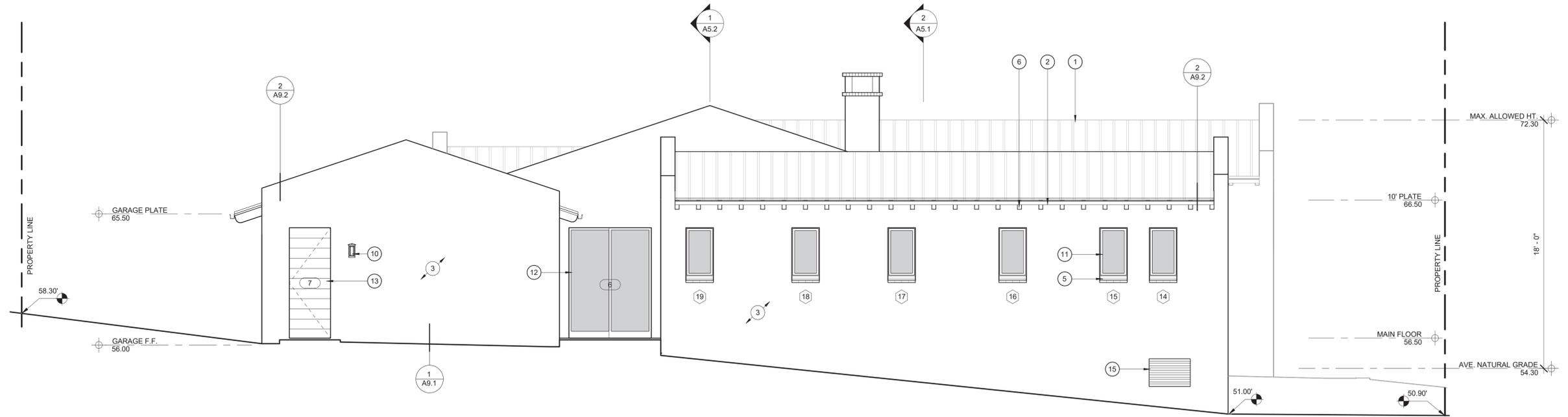
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 Job #: ISAB-2016-11

Sheet **A5.2**

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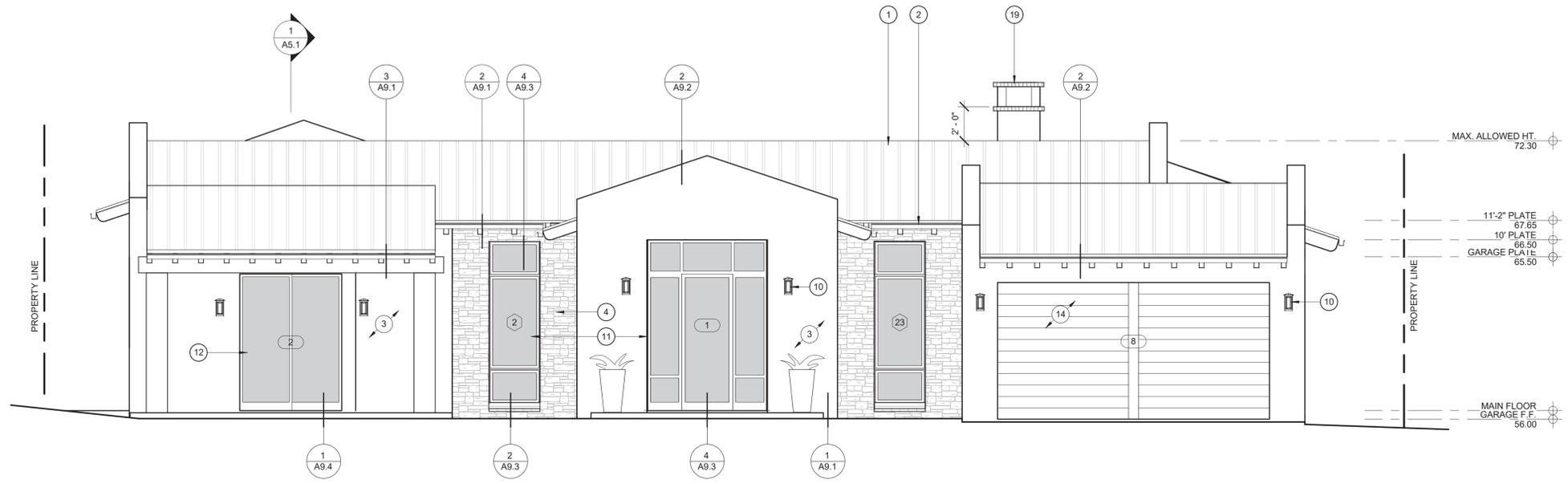
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**SOUTH**

1/4" = 1'-0"



**WEST**

1/4" = 1'-0"

Revision Schedule

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EXTERIOR ELEVATIONS



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## WINDOW

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

**WINDOW/DOOR**

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

## WINDOW

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

**NOTES**

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

## DOOR

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

**DOOR NOTES**

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

VERIFY OPENING WIDTH, DOOR PER OWNER

## DOOR TYPES

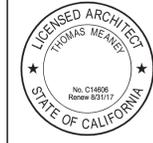
### Revision Schedule

| # | Date | Description |
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WINDOW DOOR SCHEDULES, FINISH NOTES



Date: 2017-04-06  
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 Job #: ISAB-2016-11

Sheet: **A8.1**

KEY NOTES - INTERIOR

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

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

WINDOW

KEY NOTES - EXTERIOR

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

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

DOOR TYPES

Revision Schedule

| # | Date | Description |
|---|------|-------------|
|---|------|-------------|

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4/8/2017 7:00:15 PM

**NOT FOR CONSTRUCTION**

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

FINISHES  
SCHEDULE



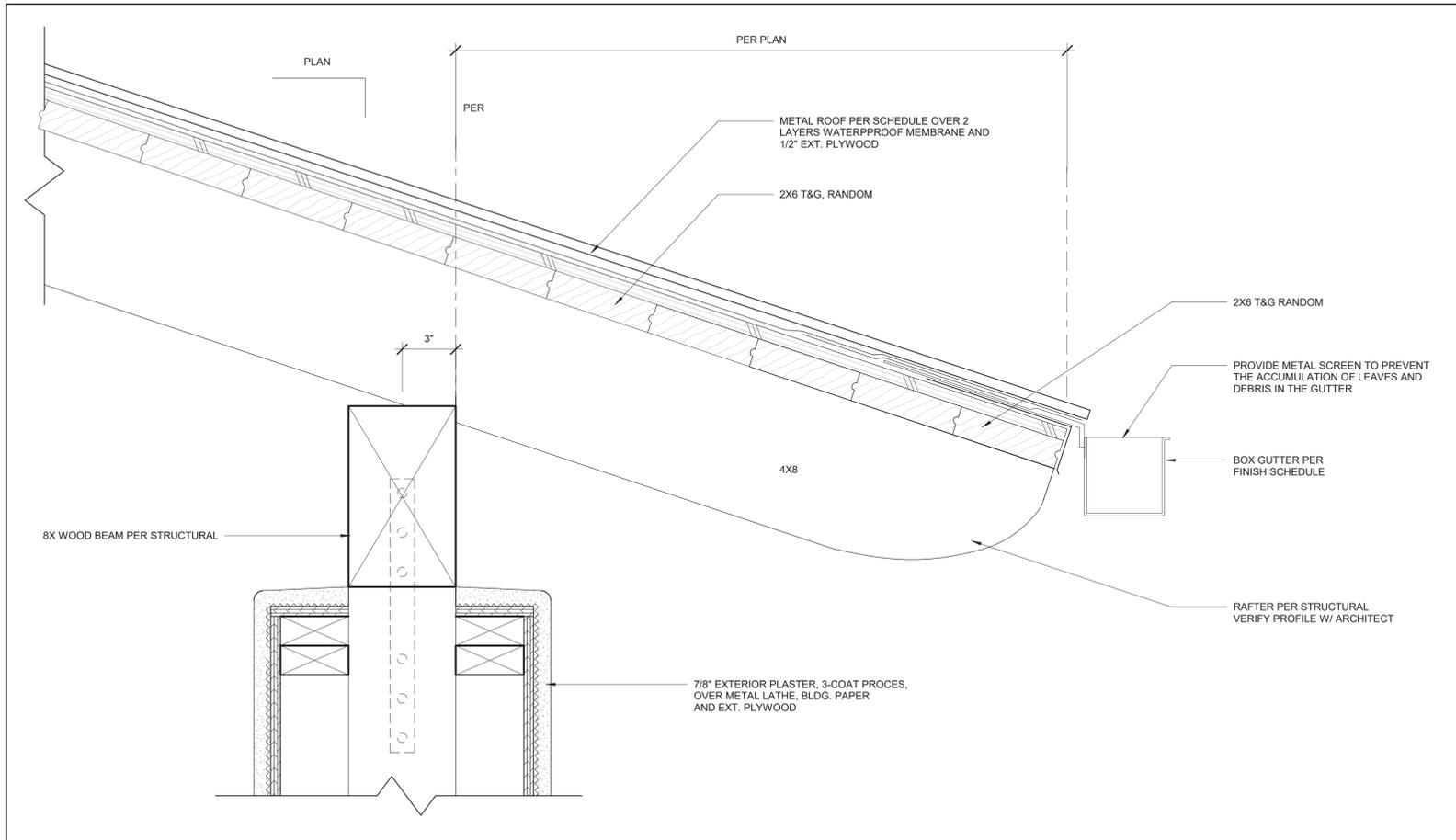
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Drawn: ATW  
Job #: ISAB-2016-11

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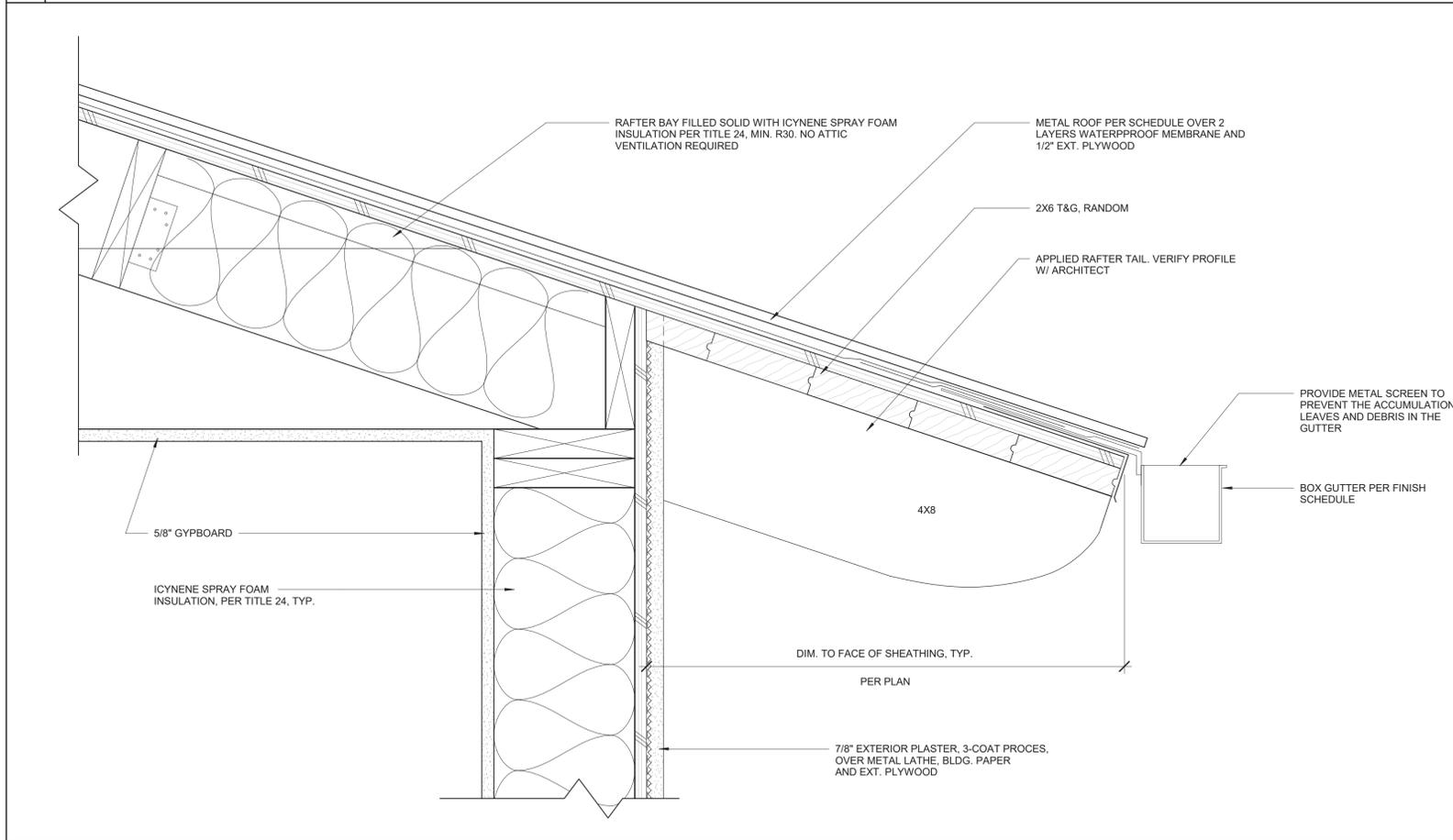
**T M**

T O M M E A N Y A R C H I T E C T  
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(SANTA BARBARA) 805.966.7668 • FAX 805.966.7698 • WWW.TOMMEANY.COM

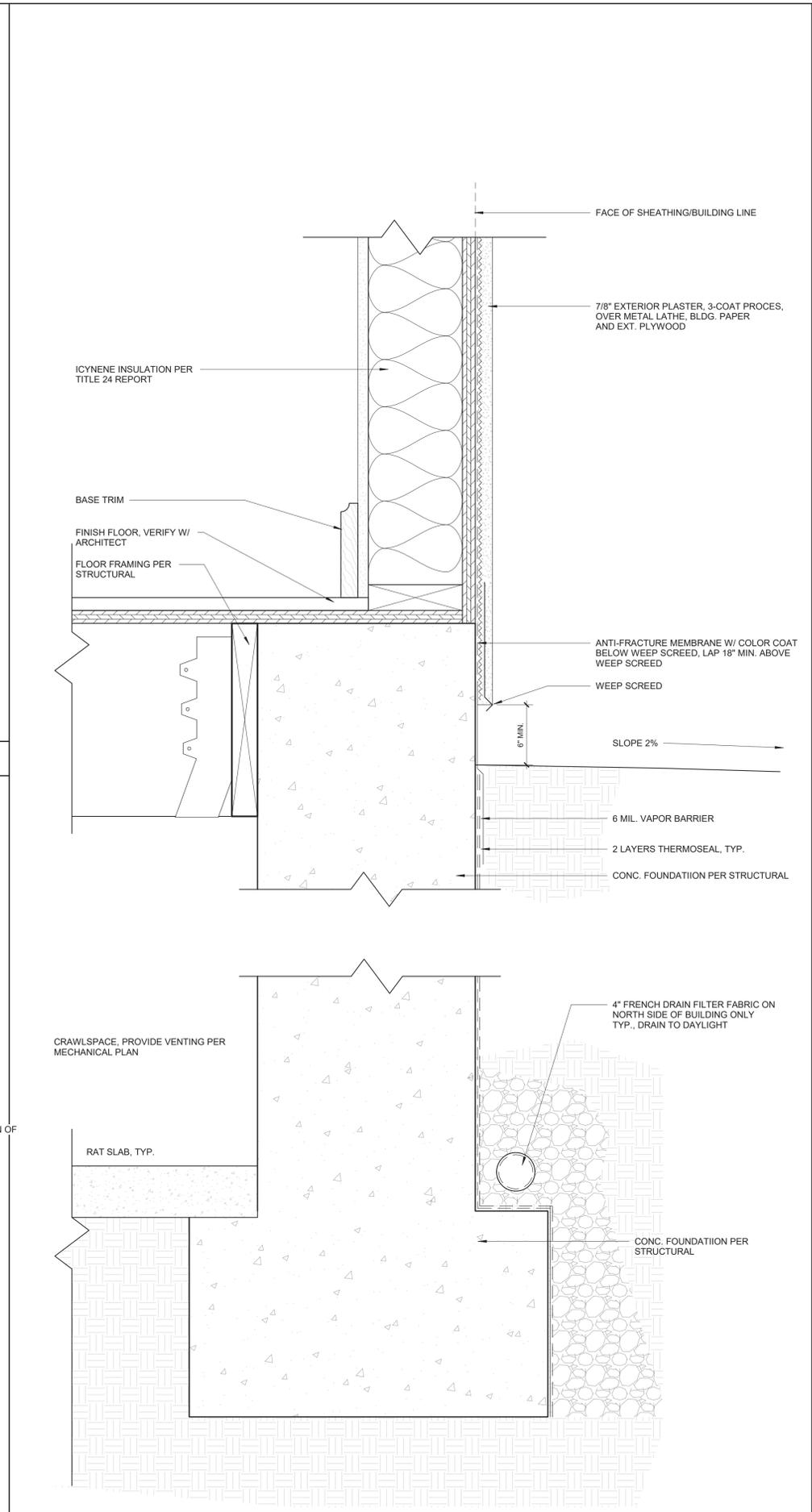
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3 ROOF EAVE @ COLUMN 3" = 1'-0"



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



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

| Revision Schedule |      |             |
|-------------------|------|-------------|
| #                 | Date | Description |
|                   |      |             |

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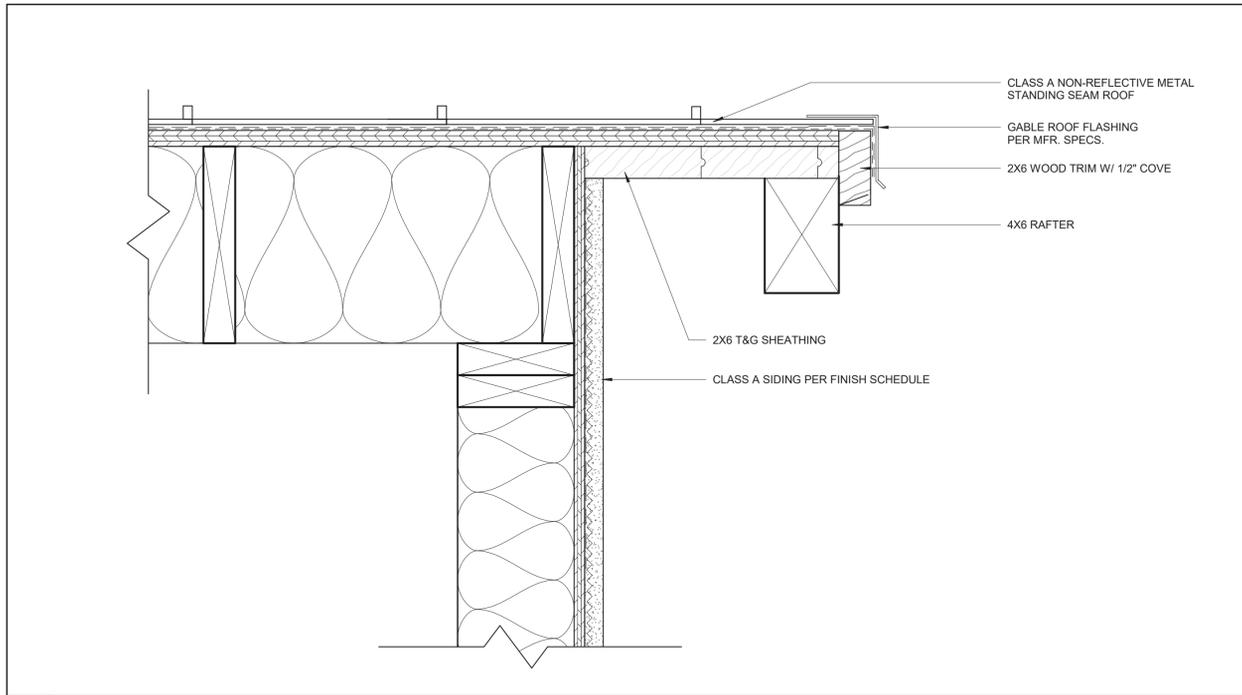
ARCHITECTURAL DETAILS



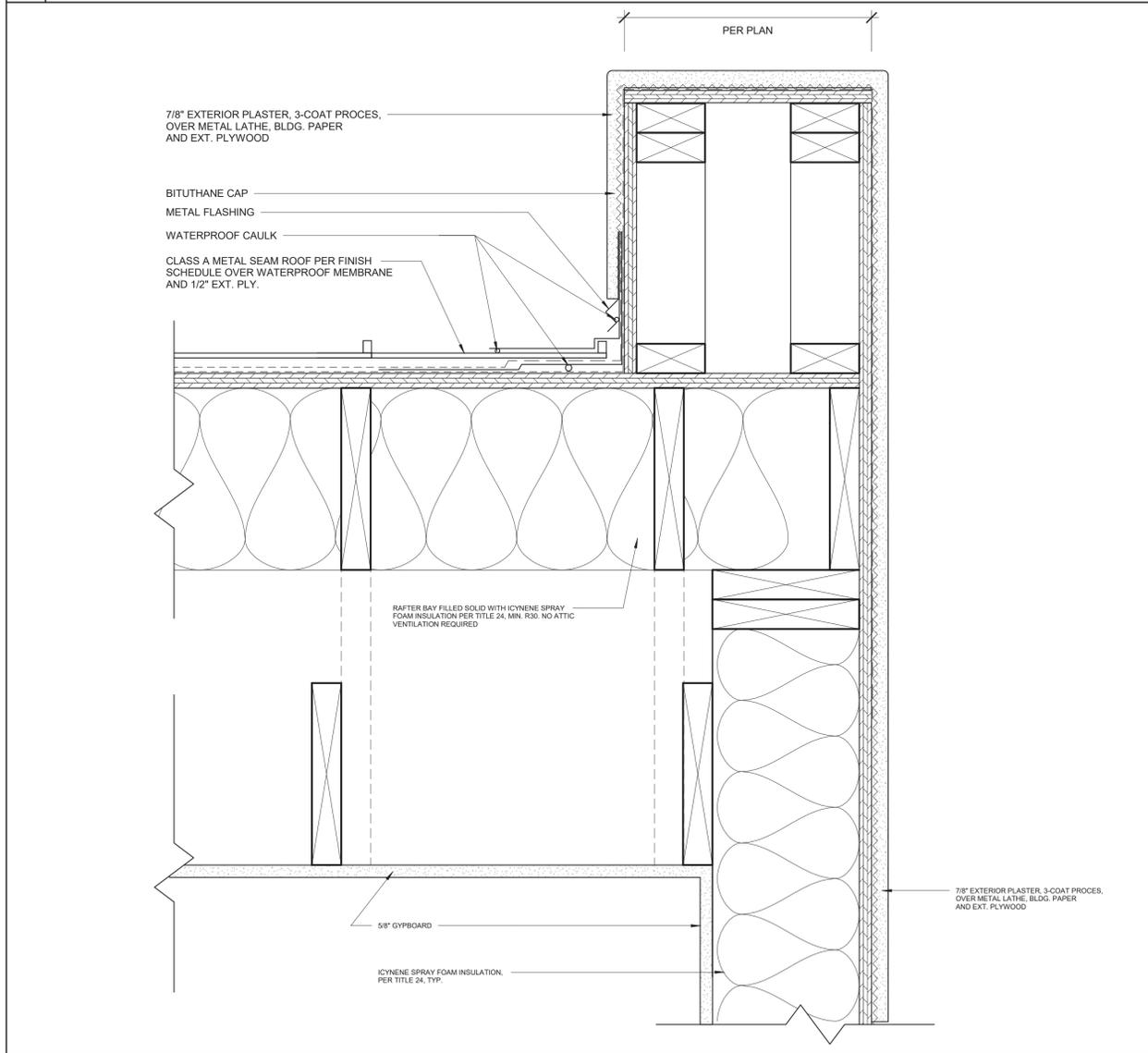
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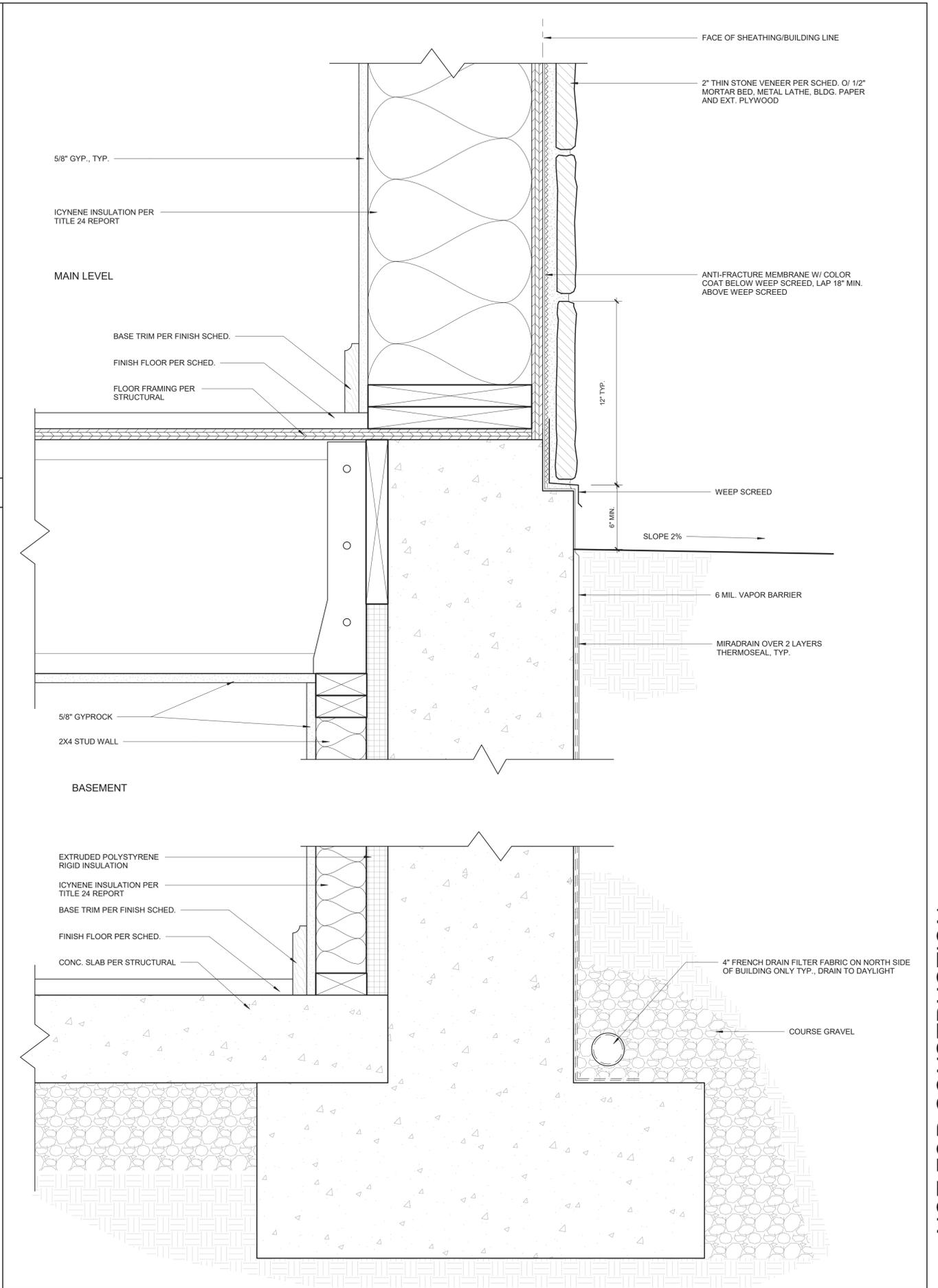
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3 ROOF EAVE, TYP. 3" = 1'-0"



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



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

| Revision Schedule |      |             |
|-------------------|------|-------------|
| #                 | Date | Description |
|                   |      |             |

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ARCHITECTURAL DETAILS

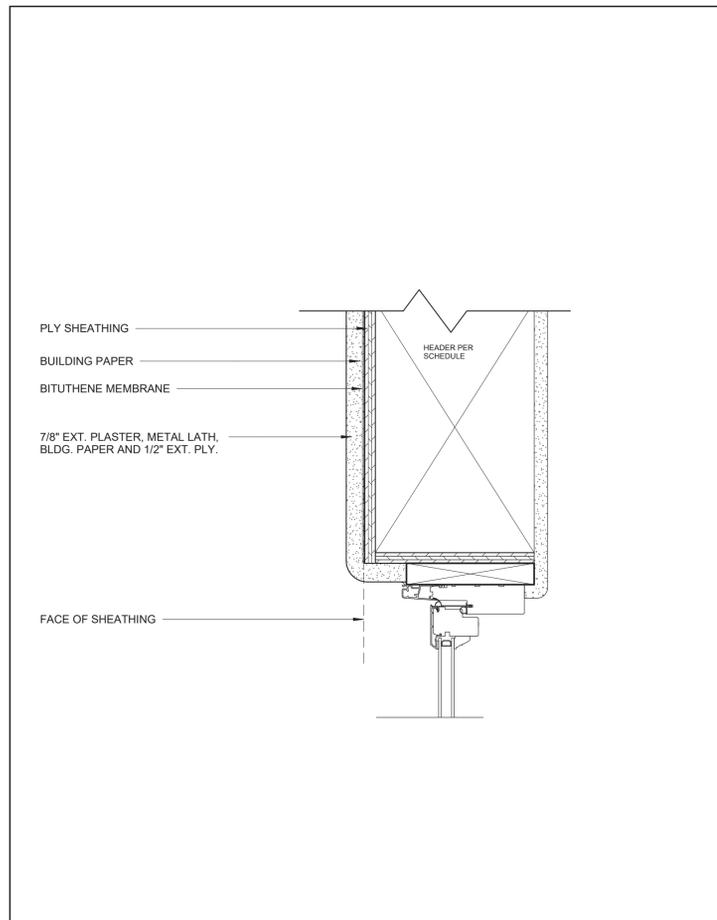


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 Job #: ISAB-2016-11

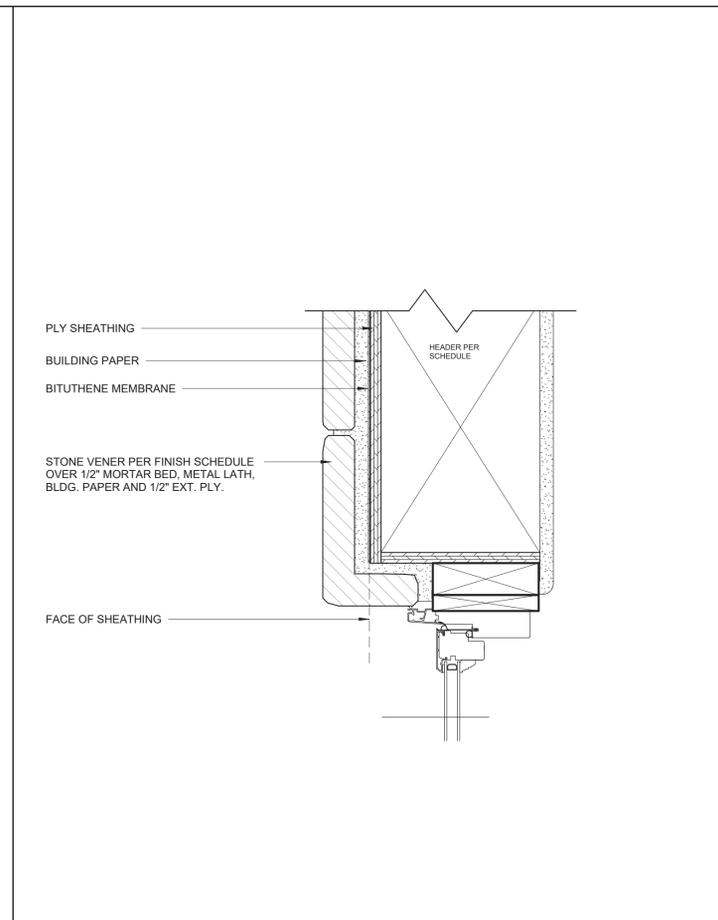
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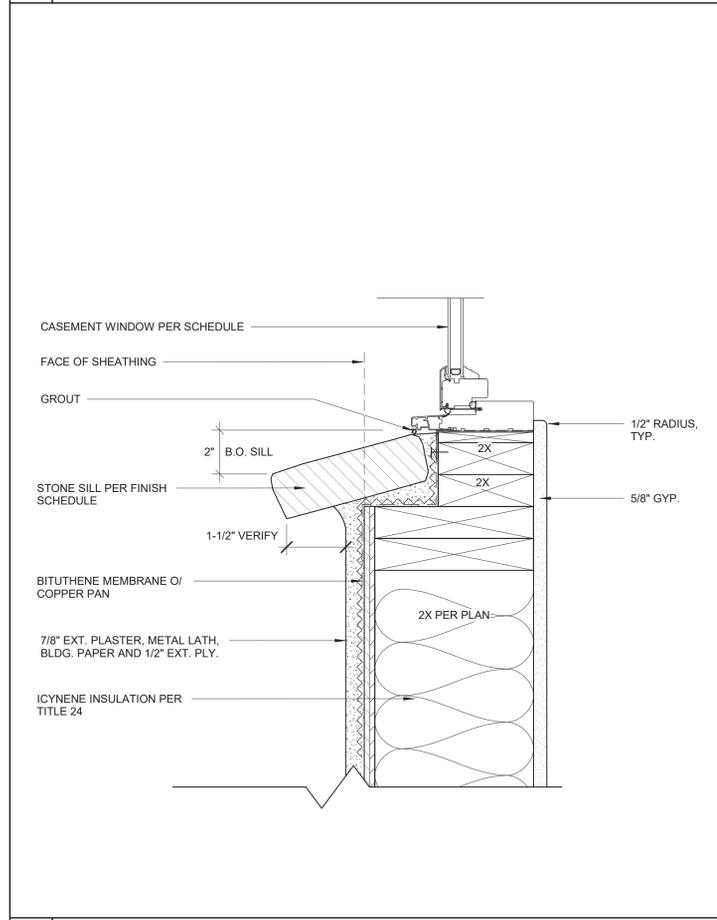
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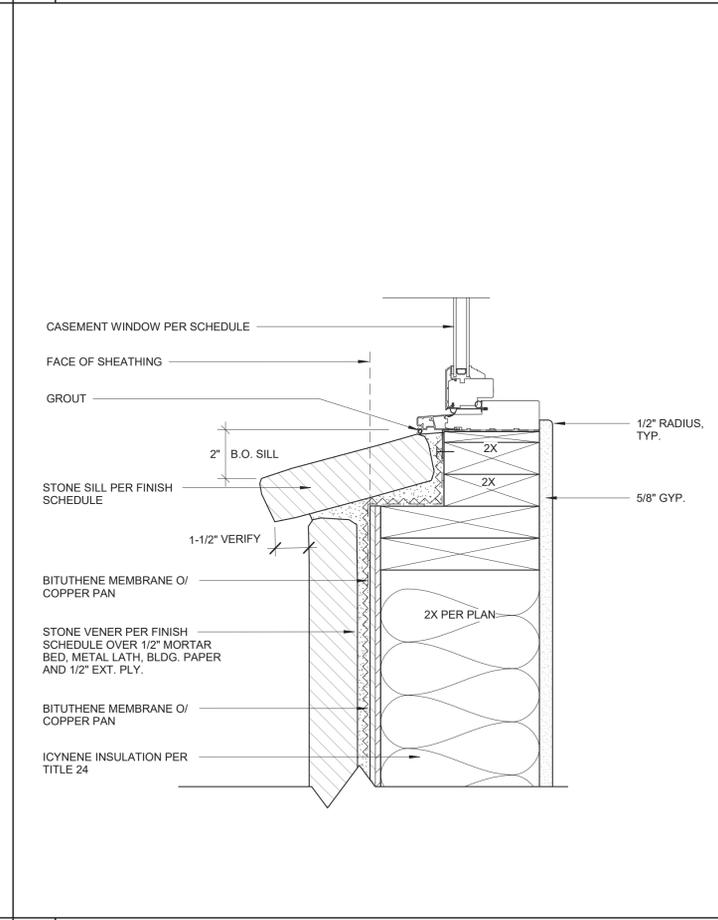
5 WINDOW HEAD @ STONE VENEER 3" = 1'-0"



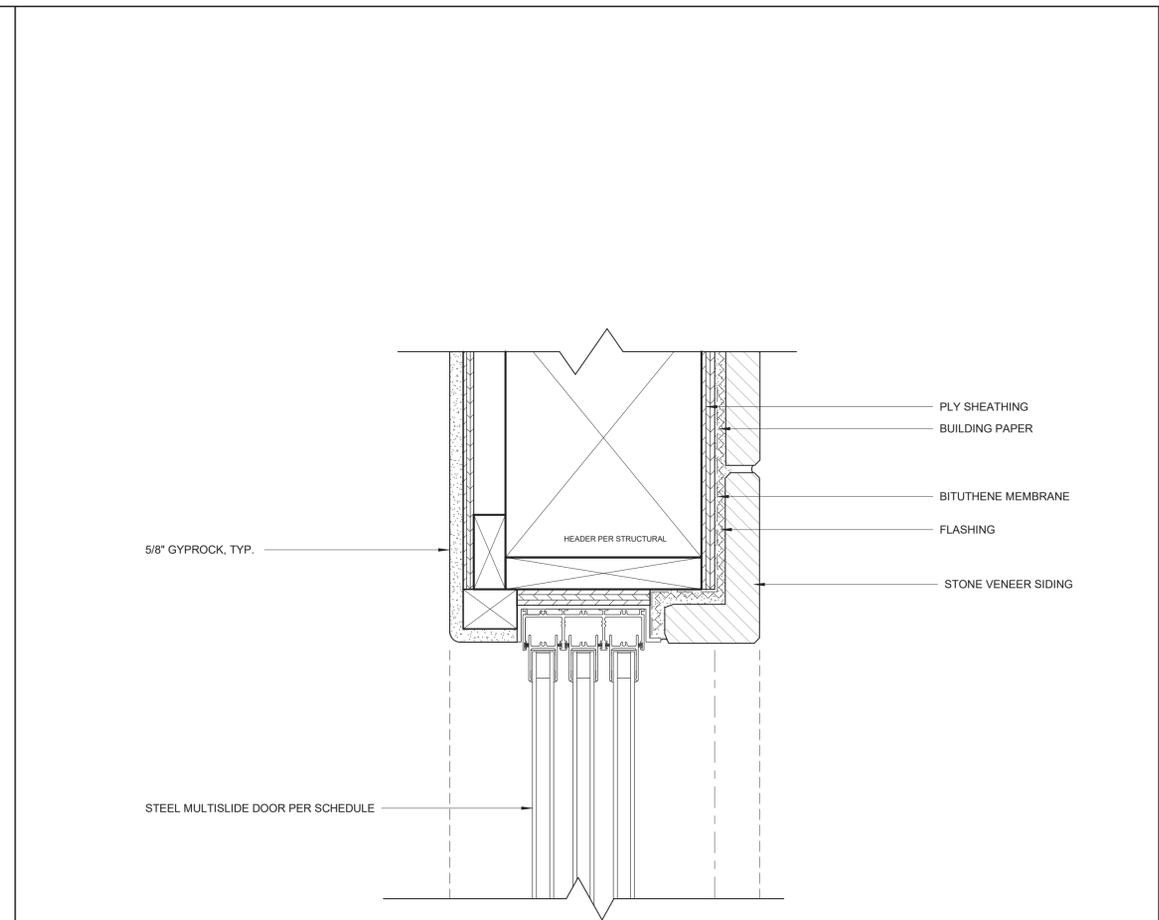
4 WINDOW HEAD @ STONE VENEER



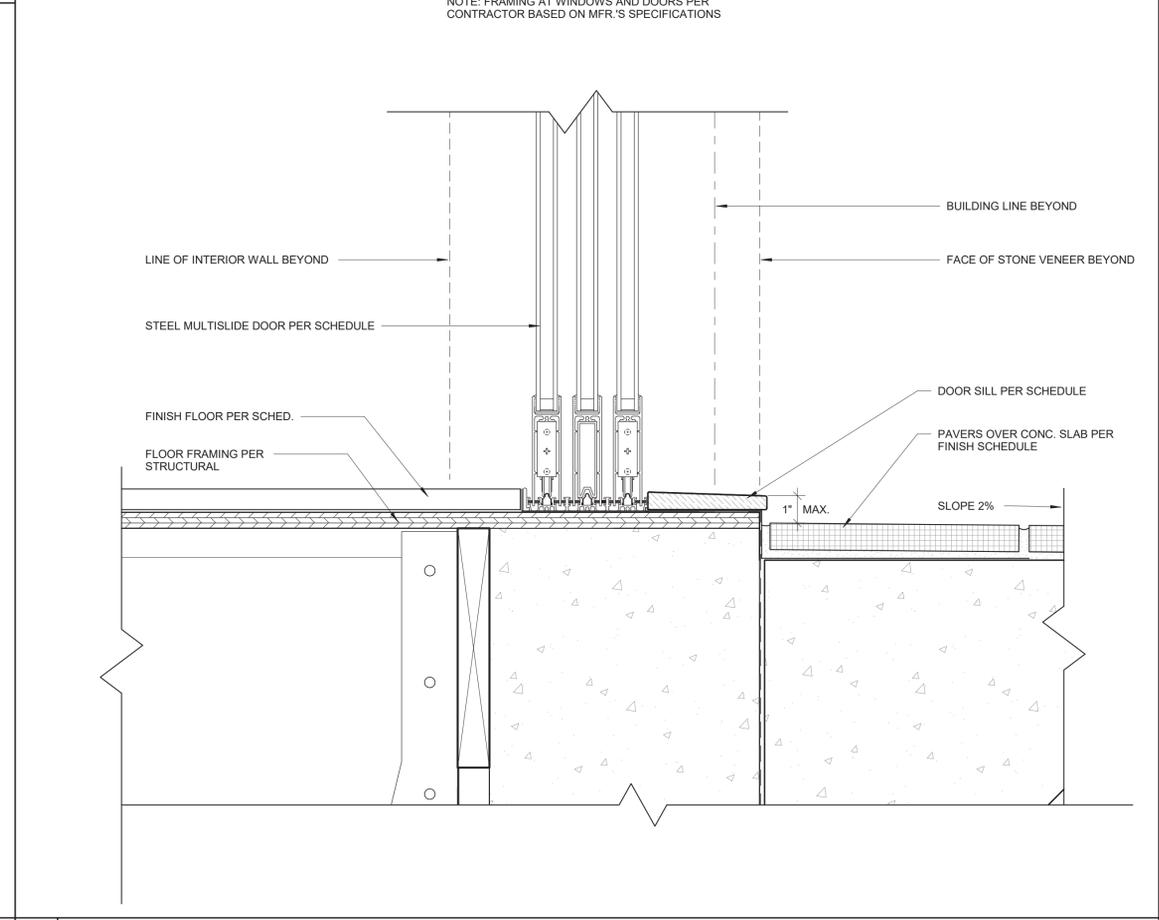
3 WINDOW SILL W/STONE SILL 3" = 1'-0"



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



1 MULTIPANEL SLIDING DOOR @ STONE VENEER



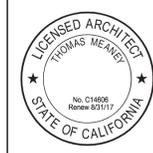
NOTE: FRAMING AT WINDOWS AND DOORS PER CONTRACTOR BASED ON MFR.'S SPECIFICATIONS

| # | Date | Description |
|---|------|-------------|
|   |      |             |

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DOOR AND WINDOW DETAILS

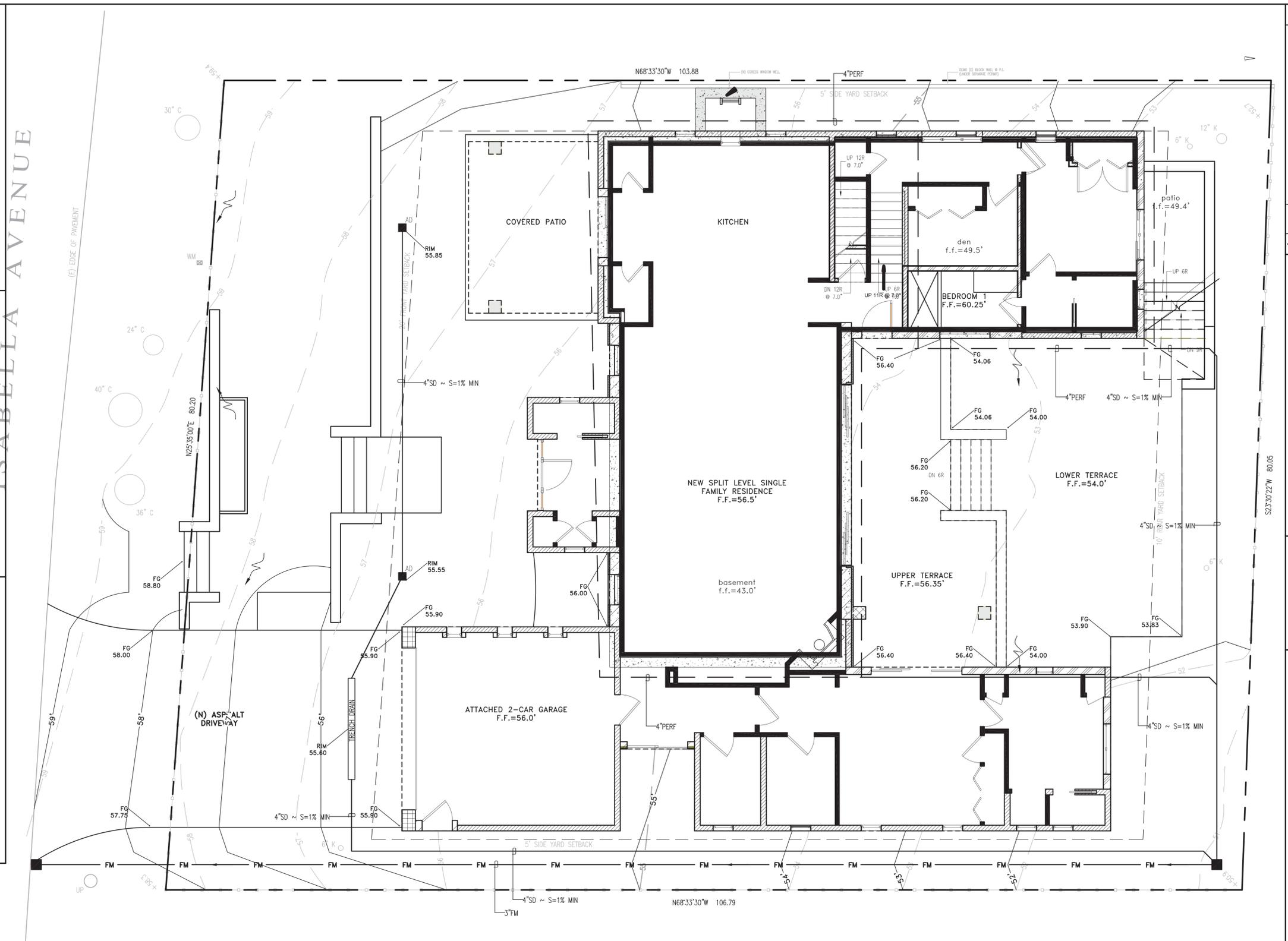
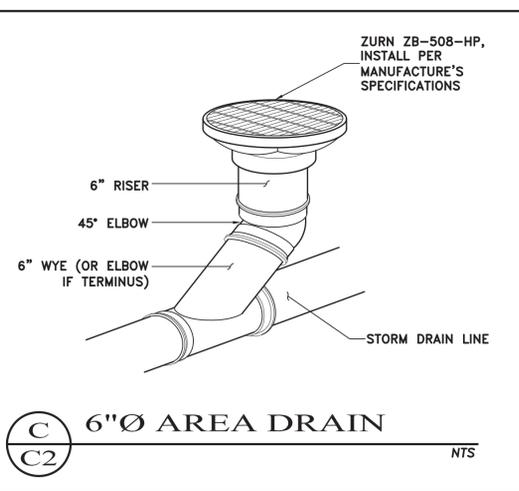
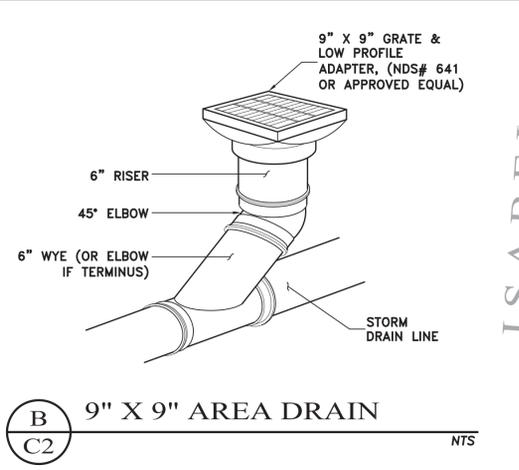
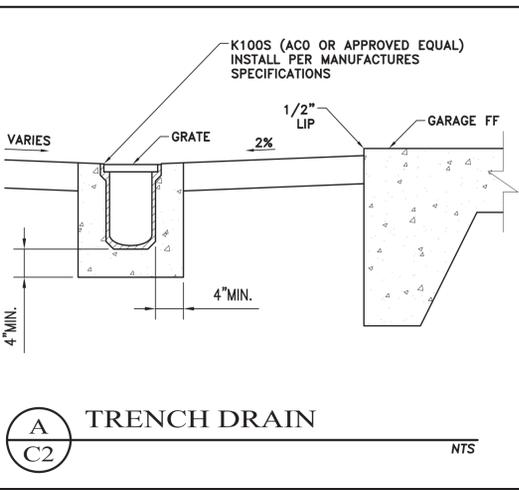


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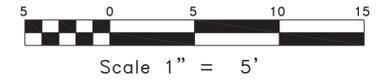
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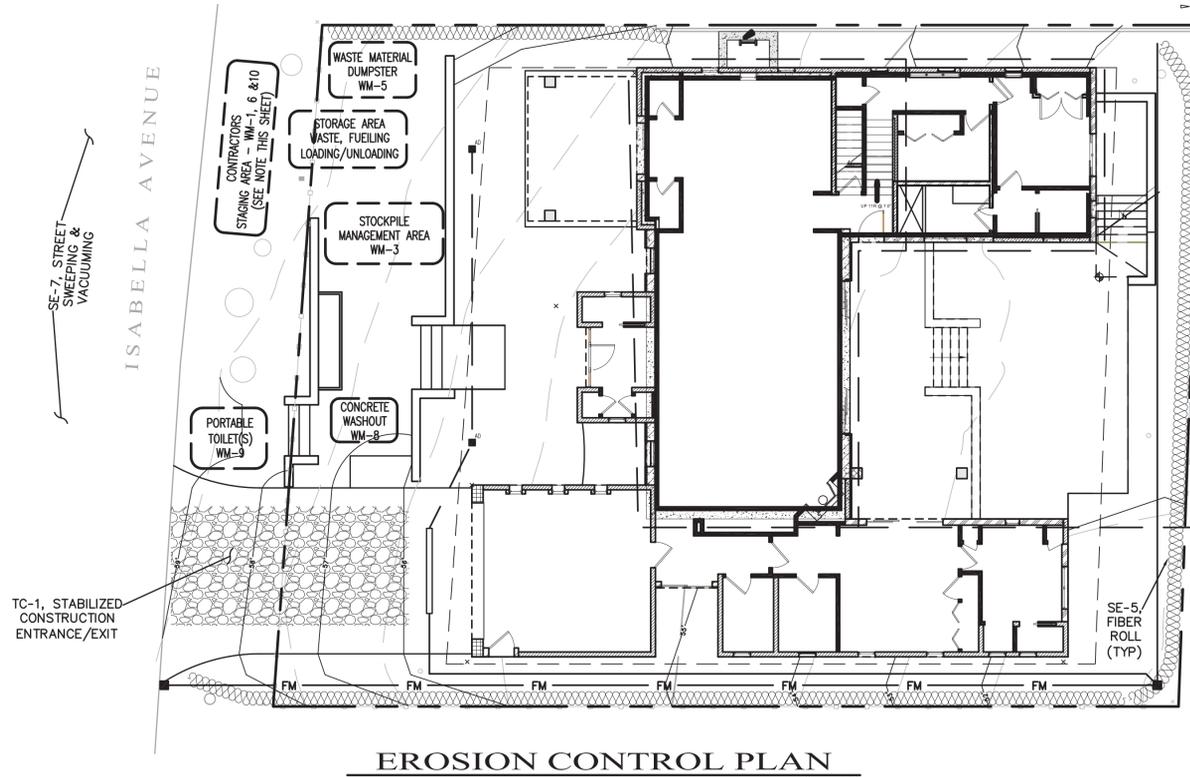


**GRADING & DRAINAGE PLAN**  
1" = 5'



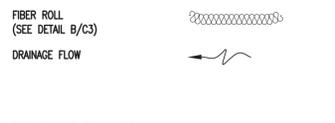
|  |  |
|--|--|
| <p><b>C3 ENGINEERING INCORPORATED</b></p> <p>Civil Engineering Land Development<br/>Stormwater Control</p> <p>1226 Bonifacio Place, Suite C, Monterey, CA 93940<br/>Phone: (931) 647-1192 Fax: (931) 647-1194<br/>mail@C3Engineering.net</p> | <p>REGISTERED PROFESSIONAL ENGINEER<br/>FRANK J. CAMPO<br/>No. 61390<br/>Exp. 06/30/17<br/>CIVIL<br/>STATE OF CA</p> |
| <p><b>GRADING &amp; DRAINAGE</b></p> <p>26307 ISABELLA AVE<br/>NEW RESIDENCE<br/>APN# 009-463-012-000<br/>Address: CARMEL-BY-SEA, CA 93923<br/>PREPARED FOR: CHRIS ADAMSKI</p>   |  |
| <p>SCALE: AS NOTED<br/>DATE: 04/25/2017<br/>DESIGN BY: FJC<br/>DRAWN BY: ECH<br/>CHECKED BY: FJC<br/>SHEET NUMBER:</p>   |  |
| <p><b>C2</b></p> <p>OF 3 SHEETS<br/>PROJECT# 117-122</p>   |  |

Drawing file: Z:\Projects\17122 EDC-26307 Isabella Ave\DWG\17122 EBase.dwg  
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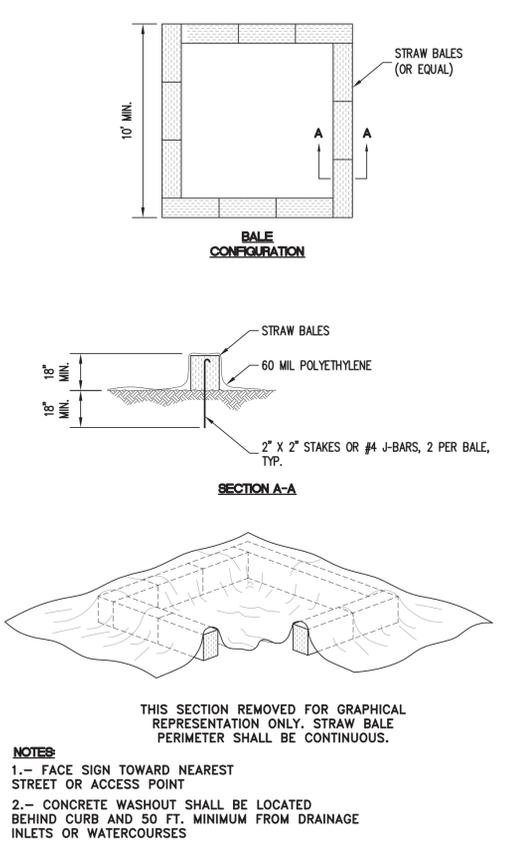
**EROSION CONTROL PLAN**  
1" = 10'

**LEGEND**

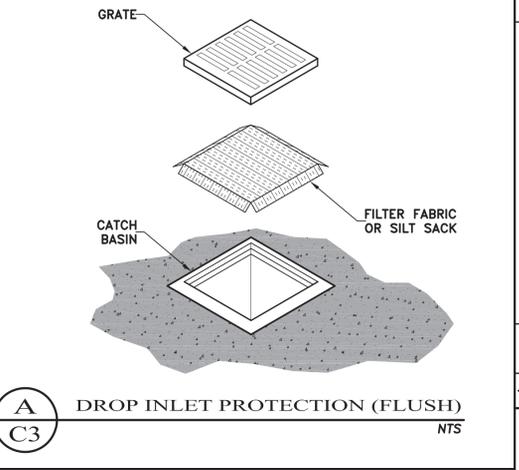


**BMP'S**

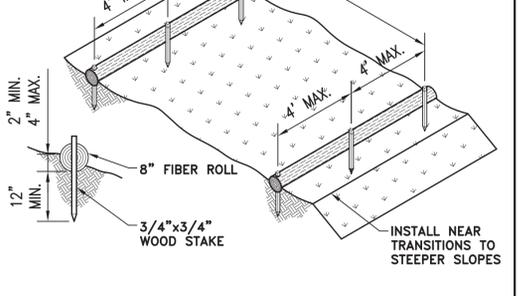
- EROSION CONTROL:**  
 EC-1 SCHEDULING  
 EC-2 PRESERVATION OF EXISTING VEGETATION  
 EC-8 WOOD MULCHING
- SEDIMENT CONTROL:**  
 SE-1 SILT FENCE  
 SE-5 FIBER ROLL  
 SE-6 GRAVEL BAG BERM  
 SE-7 STREET SWEEPING AND VACUUMING  
 SE-8 SANDBAG BARRIER  
 SE-10 STORM DRAIN INLET PROTECTION  
 SE-14 BIOFILTER BAGS
- TRACKING CONTROL:**  
 TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT  
 TC-2 STABILIZED ROADWAY  
 TC-3 ENTRANCE/OUTLET TIRE WASH
- WIND EROSION CONTROL:**  
 WE-1 WIND EROSION CONTROL
- NON-STORM WATER MANAGEMENT:**  
 NS-1 WATER CONSERVATION PRACTICES  
 NS-3 PAVING AND GRINDING OPERATIONS  
 NS-5 CLEAR WATER DIVERSION  
 NS-6 ILLICIT CONNECTION/DISCHARGE  
 NS-7 POTABLE WATER/IRRIGATION  
 NS-8 VEHICLE AND EQUIPMENT CLEANING  
 NS-9 VEHICLE AND EQUIPMENT FUELING  
 NS-10 VEHICLE AND EQUIPMENT MAINTENANCE  
 NS-12 CONCRETE CURING  
 NS-13 CONCRETE FINISHING  
 NS-14 MATERIAL AND EQUIPMENT USE
- WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:**  
 WM-1 MATERIAL DELIVERY AND STORAGE  
 WM-2 MATERIAL USED  
 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
- REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.



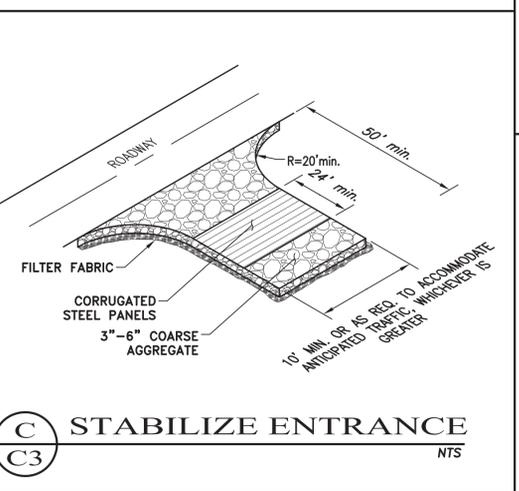
**(D) CONCRETE WASHOUT**  
NTS



**(A) DROP INLET PROTECTION (FLUSH)**  
NTS



**(B) FIBER ROLL**  
NTS



**(C) STABILIZE ENTRANCE**  
NTS

**EROSION CONTROL NOTES**

- AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILTING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY FREE FROM DEBRIS AND DIRT. ALL BMP'S SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, DAILY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BMP.
- NO GRADING OPERATIONS SHALL BE CONDUCTED DURING THE RAINY SEASON (OCTOBER 15TH - APRIL 15TH) EXCEPT UPON A CLEAR DEMONSTRATION, TO THE SATISFACTION OF THE CITY ENGINEER, THAT ADEQUATE SITE EROSION CONTROL MEASURES ARE TO BE TAKEN TO MINIMIZE RISK OF INCREASED EROSION AND SEDIMENT DISCHARGE FROM THE SITE.
- SHOULD GRADING BE PERMITTED DURING THE RAINY SEASON, THE SMALLEST PRACTICABLE AREA OF ERODIBLE LAND SHALL BE EXPOSED AT ANY ONE TIME DURING GRADING OPERATIONS AND THE TIME OF EXPOSURE SHALL BE MINIMIZED.
- NATURAL FEATURES, INCLUDING VEGETATION TERRAIN, WATERCOURSES AND SIMILAR RESOURCES SHALL BE PRESERVED WHEREVER POSSIBLE.
- PERMANENT VEGETATION AND STRUCTURES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO OCTOBER 15TH.
- PERMITEE SHALL IMPLEMENT BMP'S TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS INTO PUBLIC STREETS AND SHALL IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS. SEDIMENT SHALL BE PREVENTED OR CONTROLLED FROM BEING TRACKED OFF-SITE BY VEHICLES LEAVING THE CONSTRUCTION AREA USING APPROPRIATE BEST MANAGEMENT PRACTICES SUCH AS STABILIZE CONSTRUCTION ENTRANCES/EXITS, STABILIZED CONSTRUCTION ROADWAYS, AND ENTRANCE/EXIT TIRE WASHES.
- TEMPORARY AND PERMANENT SEDIMENT AND DEBRIS CONTROL FACILITIES SHALL BE INSTALLED WHENEVER AND WHEREVER NECESSARY TO PROTECT AND DOWNSTREAM PROPERTIES FROM EROSION AND SEDIMENT/DEBRIS DISCHARGE.
- TEMPORARY VEGETATION SUFFICIENT TO STABILIZE THE SOIL AS PERMANENT VEGETATION COVER IS MATURING SHALL BE ESTABLISHED ON A DISTURBED AREAS AS NEEDED AND AS EACH STAGE OF GRADING IS COMPLETED.
- GRADING PROJECTS THAT ARE STARTED BUT NOT COMPLETED BY OCTOBER 15TH OF EACH YEAR ARE TO BE "WINTERIZED" BY INSTALLATION OF PLANNED EROSION AND SEDIMENT CONTROL MEASURES, WHICH SHALL BE MAINTAINED IN GOOD REPAIR THROUGH THE FOLLOWING APRIL 15TH, AND UNTIL THE PROJECT IS COMPLETED.
- WHEN WORK IS ALLOWED, EXISTING GROUND COVER SHALL NOT BE CLEARED, DESTROYED, OR DISTURBED MORE THAN FIFTEEN (15) DAYS PRIOR TO GRADING OR CONSTRUCTION WORK UNLESS APPROVED IN ADVANCE BY THE CITY ENGINEER.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. DUST CONTROL SHALL CONSIST OF APPLYING WATER OR OTHER DUST PALLIATIVES, OR COVERING SMALL STOCKPILES OR AREAS, AS NECESSARY TO PREVENT OR ALLEVIATE DUST NUISANCE GENERATED BY CONSTRUCTION ACTIVITIES. PERIODIC STREET SWEEPING MAY ALSO BE REQUIRED BY THE CITY ENGINEER.
- ALL ON-SITE EROSION CONTROL FACILITIES SHALL BE PROPERLY MAINTAINED BY THE OWNERS FOR THE LIFE OF THE PROJECT SO THAT THEY DO NOT BECOME NUISANCES WITH STAGNANT WATER, HEAVY ALGAE GROWTH, INSECT BREEDING, ODOORS, DISCARDED DEBRIS, AND/OR SAFETY HAZARDS. VEGETATIVE MAINTENANCE REQUIRED MAY INCLUDE MOWING, FERTILIZATION, IRRIGATION AND/OR RESIZING.
- BMP'S TO BE UTILIZED TO ACHIEVE THE PRECEDING MAY INCLUDE BUT ARE NOT NECESSARILY LIMITED TO:

- GRAVEL BAG BARRIERS**
- GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
  - GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
  - GRAVEL BAGS SHALL BE INSTALLED ON ALL ONSITE INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.
- STOCKPILE MANAGEMENT**
- PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER SEDIMENT BARRIERS SUCH AS COMPOST BERMS (SE-13), TEMPORARY SILT DIKES (SE-12), FIBER ROLLS (SE-5), SILT FENCES (SE-1), SANDBAGS (SE-8), GRAVEL BAGS (SE-6), OR BIO-FILTER BAGS (SE-14).
  - IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL FOR SPECIFIC INFORMATION, SEE (WE-1).
  - MANAGE STOCKPILES OF CONTAMINATED SOILS IN ACCORDANCE WITH (WM-7)
  - PLACE BAGGED MATERIALS ON PALLETS AND UNDER COVER.
  - ENSURE THAT STOCKPILE COVERINGS ARE INSTALLED SECURELY TO PROTECT FROM WIND AND RAIN.

**EROSION CONTROL NOTES**

- CONSTRUCTION ENTRANCE**
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
  - RUN-OFF FROM CONSTRUCTION ENTRANCES SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
  - ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE PUBLIC RIGHT-OF-WAY.
  - ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
  - THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.
- FIBER ROLL**
- FIBER ROLL SHALL BE INSTALLED ON LEVEL CONTOURS AND SHOULD REMAIN IN PLACE THROUGH THE RAINY SEASON AND OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
  - THE ENDS OF THE FIBER ROLL SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LADEN RUN-OFF FROM FLOWING AROUND THE ROLL.
  - FIBER ROLL BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE ROLL. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE ROLL.
  - FIBER ROLL SHALL NOT BE USED FOR CONCENTRATED FLOW.

**STORMWATER MANAGEMENT**

- THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:
- PAINTING:**
- MINIMIZE USE OF OIL-BASED PAINTS
  - STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
  - SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND HAZARDOUS PAINT AS A HAZARDOUS WASTE.
  - NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**
- STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
  - CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
  - IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
  - ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
- READY-MIXED CONCRETE:**
- HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
  - IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
  - PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
  - ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
  - BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
- EARTH MOVING/GRADING:**
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
  - PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
  - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
  - USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
  - COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
  - SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
- REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.
- NOTE:**  
 CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

MADE IN THE USA  
 DESCRIPTION  
 REV. DATE  
 C3 ENGINEERING INCORPORATED  
 Civil Engineering Land Development  
 Stormwater Control  
 126 Bonifacio Place, Suite C, Monterey, CA 93940  
 Phone: (931) 647-1192 Fax (931) 647-1194  
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 REGISTERED PROFESSIONAL ENGINEER  
 FRANK J. CAMPO  
 No. 61390  
 Exp. 06/30/17  
 CIVIL  
 STATE OF CALIFORNIA  
**EROSION CONTROL PLAN**  
 26307 ISABELLA AVE  
 NEW RESIDENCE  
 APN# 009-463-012-000  
 Address: CARMEL-BY-THE-SEA, CA 93923  
 PREPARED FOR: CHRIS ADAMSKI  
 SCALE: AS NOTED  
 DATE: 04/25/2017  
 DESIGN BY: FJC  
 DRAWN BY: ECH  
 CHECKED BY: FJC  
 SHEET NUMBER:  
**C3**  
 OF 3 SHEETS  
 PROJECT# 117-122

# Attachment C -2

**ATTACHMENT C-2  
RESOLUTION**

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

**RESOLUTION NO. 19-122**

Resolution by the Monterey County Board of Supervisors to:

- 1) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission's approval of a Combined Development Permit (PLN170612) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26338 Valley View Avenue;
- 2) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission's approval of a Combined Development Permit (PLN170613) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26346 Valley View Avenue;
- 3) Adopt a Mitigated Negative Declaration (MND) for the projects (PLN170612 & PLN170613);
- 4) Approve a Combined Development Permit (PLN170612) to abate Code Violation (17CE00360) at 26338 Valley View Avenue and consisting of the following:
  - a. Coastal Administrative Permit and Design  
Approval to allow construction of a split level, 2,285 square-foot single family dwelling with a 450 square-foot attached garage, 1,687 square-foot basement, and 830 cubic yards of cut;
  - b. After-the-fact Coastal Development Permit to allow relocation of a 15" Coast live oak; and
  - c. After-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources;
- 5) Approve a Combined Development Permit (PLN170613) to abate Code Violation (17CE00361) at 26346 Valley View Avenue and consisting of the following:
  - a. Coastal Administrative Permit and Design  
Approval to allow construction of a split level, 3,028 square-foot single family dwelling with a 440 square-foot attached garage, 2,413 square-foot basement, and 1,255 cubic yards of cut; and
  - b. After-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources;

- 6) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for project PLN170612 at 26338 Valley View Avenue; and
- 7) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for project PLN170613 at 26346 Valley View Avenue; and
- 8) Approve the request to waive provision of the postage-paid envelopes by the appellant for noticing of appeal by the Clerk of the Board challenging the Planning Commission's approval of Combined Development Permits (PLN170612 & PLN170613).

[PLN170612/PIETRO FAMILY INVESTMENTS LP/CHRIS ADAMSKI & PLN170613/VALLEY POINT LLC (CHRIS ADAMSKI), 26338 & 26346 Valley View Avenue, Carmel Area Land Use Plan (APNs: 009-463-017-000 and 009-463-003-000, respectively)]

**The appeal by The Open Monterey Project and Save Carmel Point Cultural Resources from the Planning Commission's adoption of the Mitigated Negative Declaration and approval of the Combined Development Permits [PLN170612/Pietro Family Investments LP/Chris Adamski and PLN170613/Valley Point LLC (Chris Adamski)] (PC Resolution Nos. 18-048 and 18-049) to allow construction of a single-family dwelling, attached garage, and basement on each of the two parcels came on for public hearing before the Monterey County Board of Supervisors on March 12, 26, and April 23, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:**

### FINDINGS

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

**EVIDENCE:** a) Each of the two projects approved herein, include a Combined Development Permit (CDP) allowing construction of the first single-family dwelling on a vacant parcel within 750 feet of known archaeological resources. The projects are located at 26338 Valley View Avenue [PLN170612/ Pietro Family Investments LP/Chris Adamski] and 26346 Valley View [PLN170613/Valley Point LLC (Chris Adamski)]. The projects include a Combined Development Permit for each individual parcel as follows:

  - Combined Development Permit (PLN170612) abates the existing Code Violation (17CE00360) at 26338 Valley View Avenue and includes a Coastal Administrative Permit and Design Approval to allow construction of a 2,285 square-foot single-family dwelling with a 450 square-foot attached garage, 1,687 square-foot basement, and 830 cubic yards of cut; an after-the-fact Coastal Development Permit to allow relocation of a 15" Coast live oak; and an after-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources at 26338 Valley View Avenue; and

- Combined Development Permit (PLN170613) abates the existing Code Violation (17CE00361) at 26338 Valley View Avenue and includes a Coastal Administrative Permit and Design Approval to allow construction of a 3,028 square-foot single-family dwelling with a 440 square-foot attached garage, 2,413 square-foot basement, and 1,255 cubic yards of cut; and an after-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources at 26346 Valley View Avenue.
- b) During the course of review of this application, the projects have been reviewed for consistency with the text, policies, and regulations in the:
- *1982 Monterey County General Plan*;
  - Carmel Area Land Use Plan;
  - Monterey County Zoning Ordinance (Title 20);
  - Monterey County Coastal Implementation Plan Part 4.

No conflicts were found to exist.

- c) The subject properties located at 26338 and 26346 Valley View Avenue (PLN170612 and PLN170613), Carmel (Assessor's Parcel Numbers 009-463-017-000 and 009-463-003-000, respectively), are in the Carmel Area Land Use Plan (LUP) area. The parcels are zoned "MDR/2-D(18)(CZ)" (Medium Density Residential with maximum gross density of 2 units/per acre with Design Control overlay and 18-foot maximum height in the Coastal Zone). Pursuant to Section 20.12.040.A of Title 20 - Coastal Implementation Plan (CIP) of the Monterey County Code, the first single-family dwelling per legal lot of record is allowed with approval of a Coastal Administrative Permit (CAP) in each case. Therefore, construction of a single-family residence on each of the subject parcels is a principal use allowed with approval of a CAP for each parcel; however, pursuant to Section 20.146.090.A.1 of the Coastal Implementation Plan, Part 4, each project also requires Coastal Development Permit to allow development within 750 feet of known archaeological resources.
- d) Pursuant to Section 20.146.090 of the CIP, an archaeological report was required for the proposed development on each lot. The Valley View parcels are side-by-side adjacent within 750 feet of known archaeological resources. The following archaeological reports were prepared:
- "Cultural Resources Assessment of APNs 009-463-003, 009-463-017, & 009-463-012" (LIB170269) prepared March 2016 by Albion Environmental Group, Inc., Santa Cruz, CA
  - "Preliminary Archaeological Assessment of APN 009-463-017" (LIB170436) prepared 7 December 2017 by Gary S. Breschini, Salinas, CA
  - "Preliminary Archaeological Assessment of APN 009-463-003" (LIB170448) prepared 7 December 2017 by Gary S. Breschini, Salinas, CA

- “Cultural Resources Auger Testing for APNs 009-463-003, 009-463-017, & 009-463-012” (LIB190038) prepared November 2018 by Susan Morley, Marina, CA
- e) Electrical permits 18CP01784 and 18CP01785 were issued on 5 July 2018 to allow construction of a 400 AMP electrical service panel at each of the Valley View parcels, prior to discretionary permit approvals of the projects. Appeal from the Planning Commission’s adoption of a Mitigated Negative Declaration and approvals of Combined Development Permits (PLN170612 and PLN170613) was filed on 14 January 2019; and grading activity, in association with the Construction Permits (18CP01784 and 18CP01785), was reported 14 February 2019, after the appeal was filed. Once appeal of the Planning Commission’s approvals of the Combined Development Permits were filed, the Planning Commission’s approvals were effectively stayed until the Board of Supervisors and/or the Coastal Commission resolve the appeal, pursuant to Section 20.86.090 of Title 20. Thus, the Board needs to act on the appeal prior to further development activity at the subject parcels. The Board may not issue the entitlement unless the entitlement is part of the administrative remedy for the violation. (MCC section 20.90.120.) Therefore, to address the grading done without discretionary entitlement, each Combined Development Permit (PLN170612 and PLN170613) includes an after-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources at each parcel.
- f) In accordance with Section 20.146.040 of the Carmel Area CIP, a biological report was prepared for each of the parcels to determine the presence of environmentally sensitive habitat (ESHA):
- “Biological Assessment for 26338 Valley View Avenue in Carmel” (LIB180289) prepared 23 September 2017 by Thompson Wildland Management, Monterey, CA
  - “Biological Assessment for 26346 Valley View Avenue in Carmel” (LIB180288) prepared 24 September 2017 by Thompson Wildland Management, Monterey, CA
- No environmentally sensitive habitat (ESHA) was identified on the parcels.
- g) None of the project proposals included removal of protected native species trees. However, an 18-inch dbh protected oak tree was relocated from the public right-of-way to the 26338 Valley View Avenue parcel, at the property owner’s expense, without the benefit of a discretionary permit. Therefore, the project requires application of an after-the-fact Coastal Development Permit in accordance with Section 20.146.060 of the Carmel Area Coastal Implementation Plan (Title 20). The Combined Development Permit (PLN170612) includes the after-the-fact Coastal Development Permit to allow tree relocation at the 26338 Valley View Avenue parcel.
- h) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), these applications warranted referral to the LUAC because the properties have a design control

(D) overlay subject to a public hearing. The Carmel Highlands LUAC reviewed the application materials for each of the projects on 16 January 2018 and voted in a (4 ayes – 1 no) decision not to support the projects.

- i) One appeal was filed on the decisions of the Planning Commission approving three Combined Development Permits, including the project on Isabella Avenue (PLN170611) and the two subject projects on Valley View (PLN170612, PLN170613) and adopting two Mitigated Negative Declarations, one for the Isabella project and one for the subject Valley View projects. However, each permit application is subject to a *de novo* hearing and action to approve or deny. Therefore, Combined Development Permits PLN170612 and PLN170613 may be considered separately in accordance with Monterey County Code Section 20.86.070 of Title 20. Therefore, the decision on each of the three Combined Development Permits is independent of each other, although the Board has been able to consider any relationship among them and any cumulative impact by hearing them together on April 23, 2019.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN170612 and PLN170613; documents associated with the Board of Supervisors' hearing on the appeal on file with the Clerk of the Board.

2. **FINDING:** **SITE SUITABILITY** – The two sites are physically suitable for the use proposed.

- EVIDENCE:**
- a) The projects were reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Environmental Services, Cypress Fire Protection District (FPD), RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies the three sites are not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) The subject parcels are along the Cypress Point fault. In accordance with Section 20.146.080.B of the Carmel Area Coastal Implementation Plan (CIP), development within 1/8 mile of an active or potentially active fault requires preparation of a geologic report by a registered geologist or registered engineering geologist. The following geologic reports and geotechnical reports were prepared:
    - “Geologic Evaluation, Proposed Residence, 26338 Valley View Avenue” (LIB180256) prepared 22 November 2017 by Chris S. Harwood, Ben Lomond, CA
    - “Geotechnical Investigation for a New Residence at 26338 Valley View Avenue” (LIB180449) prepared 18 December 2017 by Haro, Kasunich and Associates, Inc., Watsonville, CA
    - “Geologic Evaluation, Proposed Residence, 26346 Valley View Avenue” (LIB180257) prepared 22 November 2017 by Chris S. Harwood, Ben Lomond, CA

- “Geotechnical Investigation for a New Residence at 26346 Valley View Avenue” (LIB180448) prepared 18 December 2017 by Haro, Kasunich and Associates, Inc., Watsonville, CA

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that render the site unsuitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Pursuant to the Carmel Area Land Use Plan (LUP) Policy 2.7.3.4, development projects in a location determined to have a significant hazard are required to record a deed restriction describing the nature of the hazard. Therefore, Condition Nos. 14 (PLN170612) and 15 (PLN170613), require a deed restriction be recorded for each respective parcel that states, “The parcel is located within 660 feet, or 1/8 mile, of an active or potentially active fault and development may be subject to certain restrictions as per Section 20.146.080 of the CIP and per standards for development of residential property, including recommendations made in the Geotechnical Report prepared by Haro, Kasunich, and Associates on December 18, 2017.”
- d) Staff conducted inspection of both sites (26338 & 26346 Valley View Ave.) on 21 November 2017 to verify the sites are suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN170612 and PLN170613.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA-Planning, RMA-Public Works, Cypress Fire Protection District (FPD), RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) See Finding 2.
  - c) Staff conducted inspection of both sites on 21 November 2017 to verify the sites are appropriate for this use.
  - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development in Project Files PLN170612 and PLN170613.

4. **FINDING:** **VIOLATIONS** – The subject properties are not in compliance with all rules and regulations pertaining to County zoning uses. The violations existing on these properties will be corrected upon approval of the Combined Development Permits (PLN170612 & PLN170613) which will bring the properties into compliance.
- EVIDENCE:**
- a) Clearing of indigenous vegetation (ground cover), placement of approximately 100 cubic yards of fill within 750 feet of known archaeological resources, and alterations likely to cause conditions for accelerated erosion were alleged activities on the two properties without first securing the proper planning permits. Therefore, code violation cases 17CE00360 (26338 Valley View) & 17CE00361 (26346 Valley View) were opened on 27 September 2017. The applicant had a remodel project at 26324 Valley View (PLN150598) for which the adjacent property at 26338 Valley View was being utilized as a staging area. Two large piles of soil (less than 100 cubic yards) at the staging area were removed and utilized at the remodel project. Staff confirmed that no indigenous vegetation was removed. Abatement of the issues that opened the code enforcement cases was confirmed during a staff site visit on 20 March 2019.
  - b) Subsequent to filing of the appeal on 14 January 2019 of the Planning Commission’s decisions to approve Combined Development Permits (PLN170612 & PLN170613), and prior to an appeal hearing, trenching and Coast live oak tree relocation were executed without the benefit of Coastal Development Permits. Therefore, the violations (17CE00360 & 17CE00361) remain open. The Combined Development Permits (PLN170612 & PLN170613) include after-the-fact Coastal Development Permits to allow development (trenching) within 750 feet of known archaeological resources and allow after-the-fact relocation of the Coast live oak, thereby remedying each respective code violation.
  - c) The trenching onto the property for utility connection within 750 feet of known archaeological resources is a conditional use that is allowed with approval of a Coastal Development Permit in each case. Although building permits were issued July 2018 to allow construction of a 400 AMP electrical service panel at each parcel, the trenching was executed without the benefit of land use entitlements. The approval of Combined Development Permits for these projects (PLN170612 and PLN170613) now include respective after-the-fact Coastal Development Permits to allow trenching for utility extension onto each subject parcel.
  - d) The applicant’s agent contends that removal of the tree is covered under CPUC General Order 95. Rule 35 – Vegetation Management of General Order No. 95 addresses appropriate handling of vegetation applicable to “all overhead electrical supply and communication facilities that are covered by this General Order, including facilities on lands owned and maintained by California State and local agencies.” Rule 35 supports vegetation removal as follows:
    - Dead, rotten, or diseased trees or portions, thereof, that overhang or lean toward and may fall into a span of supply, should be removed;

- In the event an electric supply circuit that is energized at 750 volts or less shows strain or evidences abrasion from vegetation contact, pruning of vegetation is a component of a suite of corrections that include reducing conductor tension, rearranging or replacing the conductor, or placing mechanical protection on the conductor;
- Requirements of Rule 35 do not apply where the utility has made a “good faith” effort to obtain permission to trim or remove vegetation but permission was refused or unobtainable.

The General Order does not provide authority for utility companies to remove a non-hazardous protected tree from the public right-of-way without the benefit of a land use entitlement in the Coastal Zone and does not apply on the facts of this case. Approval of Combined Development Permit for 26338 Valley View Avenue (PLN170612) during this appeal includes approval of an after-the-fact Coastal Development Permit to allow relocation of the Coast live oak from the public right-of-way onto the property.

- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN170612 and PLN170613.

5. **FINDING:** **PUBLIC ACCESS** – The projects are in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program (LCP), and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County CIP can be demonstrated.
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project Files PLN170612 and PLN170613.

6. **FINDING:** **CEQA (MITIGATED NEGATIVE DECLARATION):** The Board of Supervisors finds, on the basis of the whole record before it, that there is no substantial evidence the projects will have a significant effect on the environment, and the Mitigated Negative Declaration (MND) reflects the County’s independent judgment and analysis.

- EVIDENCE:**
- a) Pursuant to California Environmental Quality Act (CEQA) Guidelines §15063(a), an Initial Study (IS) may be conducted to determine if a proposed project would have a significant impact on

the environment. Staff prepared one MND for both project files PLN170612 & PLN170613.

- b) Pursuant to §15070(b) of CEQA Guidelines, a MND may be prepared for a project when the Initial Study identifies potential environmental impacts. The Initial Study identified potential impacts to Cultural Resources and Tribal Cultural Resources for both projects.
- c) Proposed mitigations that would reduce potential impacts to less than significant have been agreed upon by the applicant.
- d) The Initial Study for the Valley View applications (PLN170612 & PLN170613) was circulated for public review 13 September to 15 October 2018.
- e) The project proposals are infill development within an existing Carmel housing tract and include construction of the first single-family dwelling which is a principally allowed use within the MDR zone. The circulated Initial Study, prior to the revisions, had originally identified impacts to both Cultural and Tribal Cultural Resources for which proposed Mitigation Measures would reduce impacts to less than significant. Revisions made to the Initial Study in November 2018 clarify information and amplify mitigation measures in response to comments and at the direction of the Planning Commission at its hearing on the projects. Additional clarifications have been made in response to the appeal. The revised mitigation measures substitute equally or more effective mitigation measures in place of elimination of the basement, as further described in Finding 7 below. The revisions made in response to the appeal provide amplification and clarification, and do not identify or result in new avoidable significant effects (See Finding 7). Therefore, recirculation of the Mitigated Negative Declaration is not required pursuant to Section 15073.5 of the CEQA Guidelines.
- f) There is no substantial evidence in light of the whole record that the projects, as conditioned and mitigated, would have significant adverse effect on the environment.
- g) The custodian of documents and materials which constitute the record of proceedings upon which the decision is based is the County Resource Management Agency, 1441 Schilling Place South, 2<sup>nd</sup> floor, Salinas, California.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN170612 and PLN170613.

## 7. FINDING:

### **INITIAL STUDY – POTENTIAL ENVIRONMENTAL IMPACTS LESS THAN SIGNIFICANT WITH MITIGATIONS**

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

- EVIDENCE:**
- a) Pursuant to Section 20.146.090.B of the Coastal Implementation Plan (CIP) Part 4, archaeological reports for each respective parcel were required by the County due to location in an area of high archaeological sensitivity. Four total archaeological reports (LIB170269, LIB170436, LIB170448, and LIB190038) were prepared for the Valley View parcels by three different archaeological experts. The first archaeological report prepared by Albion (LIB170269) concluded there was no need for further testing, notwithstanding a finding of cultural materials during both a Phase 1 surface reconnaissance and an Extended Phase 1 sub-surface survey using shovel probes (SPs). The cultural material found in the SPs gave inconclusive information as to the certain presence of Cultural or Tribal Cultural Resources. Subsequent surface reconnaissance was conducted and reported in a Preliminary Archaeological Assessment (LIB170436 and LIB170448) prepared by Gary S. Breschini in December 2017. These second reports on the Valley View parcels conclude that none of the materials frequently associated with prehistoric cultural resources were observed in the soil of the project area. Results from the third report (LIB190038), prepared by Susan Morley, concluded fragments found were not considered archaeologically significant and the reports were deemed negative for archaeological resources. However, nine other sites located near the subject properties have previously been recorded as archaeological sites. Therefore, recommendations from all three archaeologists have been incorporated. The three archaeologists came to the same conclusion that although no evidence of cultural resources is present at either of the Valley View parcels, implementation of development could accidentally uncover unknown resources due to location in CA-MNT-17. To ensure less than significant impacts to potential archaeological resources, a qualified archaeological monitor is required to be present onsite during soil disturbing activities. Each of the projects includes this monitor requirement in MM#1, incorporated as Condition No. 9, in which staff clarified the definition of a “qualified archaeological monitor” and amplified the effectiveness of the condition by prohibiting use of the same observer during concurrent soil-disturbing activities at either the 26338 or 26346 Valley View property or the 26307 Isabella property.
  - b) MM#2, incorporated as Condition No. 10, requires adherence to State laws governing the uncovering of human remains and associated grave goods pursuant to CEQA Guidelines Section 15064.5(e). This mitigation includes a design contingency for the basement proposal if human remains and associated grave goods are found onsite, with penalty for violation pursuant to Public Resources Code Section 5097.994. Staff provided clarification in MM#2 of the definition of a “Tribal Monitor” that aligns with the provisions of AB 52 and the process by which accidentally uncovered tribal cultural artifacts would be carefully excavated. Effectiveness of the mitigation is amplified by identifying the Public Resources Code process for a redesign in case of Native American remains found onsite that could not be reburied elsewhere on the parcel.

- c) MM#3, incorporated as Condition No. 11, requires that if Native American remains are uncovered onsite, and will remain onsite, the applicant/owner shall record a Conservation Easement over the parcel that will retain the remains, excepting areas such as for the residence and landscaping. Staff clarified the extent and boundaries of the Conservation Easement to include the entire parcel rather than specifically over the location of the remains so as to maintain confidentiality of the resource. The action required for MM#3 has been amplified for effectiveness by adding that if uncovered human remains found onsite are confirmed by the County Coroner to be Native American, the applicant/owner shall contact RMA-Planning within 24 hours of this confirmation that a Conservation Easement is to be surveyed and submitted.
- d) The subject parcels are located in the aboriginal territory of Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to AB 52, tribal consultation took place on 10 October 2017 regarding the proposed projects. The outcome of the consultation with OCEN was an objection to the basement portion of the projects and included a recommendation to have a Native American Monitor from OCEN, approved by the OCEN Tribal Council, be present onsite during any ground disturbance for each project. Although the archaeological reports stated that there is no known or listed historical resource, the reports could not rule out that significant cultural resources exist. These reports, when combined with the recommendation from OCEN, support mitigation through monitoring. To ensure less than significant impacts to potential Tribal Cultural Resources, a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, is required in Mitigation Measure MM#4 as Condition No. 13. This Tribal Monitor will be retained for the duration of any project-related grading or excavation. Staff provided clarification in MM#4 of the definition of a “Tribal Monitor” that aligns with the provisions of AB 52 and the process by which accidentally uncovered tribal cultural artifacts would be carefully excavated. Effectiveness of the mitigation is amplified by identifying the Public Resources Code process for a redesign in case of Native American remains found onsite that could not be reburied elsewhere on the parcel.
- e) The Initial Study for the projects provide mitigation measures that reduce impacts to less than significant for Cultural Resources and Tribal Cultural Resources, and are included as Conditions of Approval in accordance with PRC §21081.6(b).
- f) Neither project would cause or contribute to a cumulative impact on either Cultural or Tribal Cultural Resources. Staff found no substantial evidence in the four archaeological reports to support a fair argument that either parcel contains Cultural or Tribal Cultural Resources. However, mitigations were included in the circulated Initial Study (13 September – 15 October 2018) for protection of potentially uncovered resources. The revised Initial Study (28

November 2018) amplifies mitigation measures. Amplifications include a provision for protecting non-human cultural artifacts by abandoning mechanical methods of excavation and proceeding with hand-digging only, a process for appropriate submission of cultural artifacts to the affiliated tribe, a requirement for a subsequent technical report in the event of accidentally uncovered cultural artifacts, and a requirement for the applicant to record a conservation easement on the parcel if Native American remains are accidentally uncovered. The mitigations have been further clarified and amplified in response to the appeal, as described above. These mitigations ensure that potential incremental effect of the projects on accidentally uncovered resources would not be cumulatively considerable when considered with other past, present, and probable future projects.

8. **FINDING:** **PROCEDURAL BACKGROUND** – The projects have been processed in compliance with County regulations.
- EVIDENCE:**
- a) On 25 July 2017, the applicant applied for three Combined Development Permits (PLN170611, PLN170612 & PLN170613) to allow construction of a single-family dwelling on each of three parcels.
  - b) During the application process, the two subject parcels on Valley View were served notices of code violations in September 2017. Therefore, the project description for these two applications was augmented to include abatement of the code violations (17CE00360 & 17CE00361).
  - c) The Carmel Highlands Land Use Advisory Committee (LUAC) reviewed the application materials for each of the three projects on 16 January 2018 and voted not to support the project as proposed in the following decisions: 26307 Isabella Avenue (3 ayes – 1 no, 1 absent), and 26338 & 26346 Valley View Avenue (4 ayes – 1 no)
  - d) The application submittals were deemed complete on 8 February 2018 (PLN170612 & PLN170613).
  - e) Staff circulated the Initial Study for the two projects 13 September – 15 October 2018. See Finding 6.
  - f) The three project files were brought to public hearing before the Planning Commission 31 October 2018. At least 10 days prior to the public hearing before the Planning Commission, notices were published in the *Monterey County Weekly* and were posted on and near the property and mailed to the property owners within 300 feet of the subject property as well as interested parties. The Planning Commission held the hearing and then continued hearing on the three projects to 5 December 2018.
  - g) The Planning Commission held the continued hearing on 5 December 2018. At least 10 days prior to the public hearing before the Planning Commission, notices were published in the *Monterey County Weekly* and were posted on and near the property and mailed to the property owners within 300 feet of the subject property as well as interested parties. The Planning Commission approved the projects with revised conditions (PC Resolution Nos. 18-048 and 18-

049 for the subject projects and PC Resolution No. 18-047 for the Isabella project).

- h) Resolutions for the three projects were signed and made available to the public 2 January 2019. These resolutions included language that was mistakenly deleted for Condition Nos. 11 and 13 due to clerical error. Staff corrected the resolutions to include the language that had been mistakenly deleted from Condition Nos. 11 and 13 (the “Corrected Resolutions”). On 3 January 2019, staff sent the Corrected Resolutions with all attachments to applicant, agent, and interested parties. The Corrected Resolutions were also made available to the public on 3 January 2019. Because these were clerical corrections, and in an effort to make the corrections available to the public in a timely manner, staff did not require a later signature on the Corrected Resolutions.
- i) An appeal of the decision by the Planning Commission was timely filed on 14 January 2019 by The Open Monterey Project and Save Carmel Point Cultural Resources, represented by attorney Molly Erickson. Staff brought the application before the Board of Supervisors at a duly noticed public hearing on 12 March 2019. The hearing was continued to 26 March 2019.
- j) On 26 March 2019, staff requested the Board continue the appeal hearing to 23 April 2019 to allow staff adequate time to fully investigate issues raised on each of the three parcels, address public comments for each of the three projects, and fully analyze all of the issues. The applicant agreed to continue to this date, and staff notified the appellant. The Board continued the hearing to 23 April 2019. At least 10 days prior to the April 23, 2019 hearing, notices which included the new additions of after-the-fact permits to cure the 2019 code violation were published in the *Monterey County Weekly* and were posted on and near the property and mailed to the property owners within 300 feet of the subject property as well as interested parties.
- k) Staff Report, minutes of the Planning Commission hearings, information and documents in Project Files PLN170611, PLN170612, & PLN170613; records of the appeal on file with the Clerk of the Board.

9. **FINDING:**

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

The contentions are contained in the Notice of Appeal (**Attachment E** of the 26 March 2019 Board of Supervisors Staff Report) and summarized below followed by responses to those contentions as relevant to both Valley View projects. The Board of Supervisors finds that there is not substantial evidence to support the appeal and as such, provides the following evidence:

**EVIDENCE:**

***Contention #1 – Carmel Area Land Use Plan (LUP) Inconsistency.***  
*The appellant contends County approvals do not incorporate all site planning and design features needed to minimize or avoid impacts to archaeological resources because the Carmel Area LUP General Policy states “all available measures shall be explored to avoid development on sensitive prehistoric and archaeological sites” and County approvals are not in compliance with this policy and objective. The appellant states concern regarding design being inconsistent with the LUP requirement for the structure to blend into the wooded, rocky environment and be subordinate to the area.*

**Response:**

Carmel Area LUP Policy 2.8.3.3, as the appellant paraphrases above, is one of a suite of policies regarding archaeological resources. The complete Policy 2.8.3.3 text is as follows, “All available measures, including purchase of archaeological easements, dedication to the County, tax relief, purchase of development rights, etc., shall be explored to avoid development on sensitive prehistoric or archaeological sites.” Pursuant to Policy 2.8.3.1 and 2.8.3.2 of the Carmel Area LUP, the applicant was required to provide archaeological reports describing the sensitivity of each site and recommending appropriate levels of development and mitigation consistent with each site’s need for protection. The first report (LIB170269) prepared for each Valley View parcel, determined that after Albion’s Phase 1 and Extended Phase 1 Assessments at each of the three parcels, no additional archaeological testing was necessary; however, measures protective of potential archaeological deposits were recommended. The second reports (LIB170436 & LIB170448) prepared for the Valley View parcels concluded the proposed projects should not be delayed for archaeological reasons; however, because the prehistoric archaeological materials on nearby parcels were found at considerable depth during basement and cistern excavations, archaeological monitoring was recommended. The third report (LIB190038) prepared for each Valley View parcel determined there is no reason to delay the project due to concerns about cultural resources; however, because the project parcels are located in the neighborhood of three recorded archaeological sites, both an archaeologist and a Native American monitor were recommended mitigation measures. Further, a mitigation measure requires that if Native American human remains are accidentally uncovered, the applicant/owner shall record a Conservation Easement over the parcel excepting the house and landscaping. Given that all three archaeological experts found no substantial evidence to support a fair argument that cultural resources exist on the parcel, minimizing potential impacts is reasonable if appropriate mitigation measures are applied to potential resource finds.

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

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

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

**Response:**

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

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

The decision by the County of whether to prepare an EIR was weighed judiciously, and County finds there is no fair argument supported by substantial evidence that the project, as mitigated, would have a significant impact on Cultural Resources or Tribal

Cultural Resources. In accordance with Section 15064(f)(2), when there is substantial evidence that the project may have a significant effect on the environment, but the applicant agrees to mitigations that would reduce the effects to less than significant, a mitigated negative declaration is appropriate, and an EIR is not required. In this case, the County is requiring and the applicant has agreed to mitigation measures that would reduce potential impacts to Cultural Resources and Tribal Cultural Resources to less than significant.

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

The proposed project could disturb unknown subsurface human remains or cultural artifacts, and mitigation measures have been required as conditions of approval to mitigate potential impacts. With respect to cumulative impacts, staff recognized that projects with basements in the immediate vicinity have been implemented in the past and are reasonably assumed to take place in the future, and brought the Isabella and Valley View applications together to hearing at the Planning Commission, recognizing the potential cumulative impact. Staff recommended during the 31 October 2018 Planning Commission hearing to approve construction of the single-family dwellings with reduced or no basements. Upon requesting and receiving cumulative data from staff about past approved projects with basements on Carmel Point that included comparison of archaeological report preliminary conclusions as compared to actual finds once construction began, the Planning Commission directed substitute mitigation measures. The Board of Supervisors likewise considered the Isabella project and the two Valley View projects together at the same hearing. See Finding 7.

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

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

*each site*

**Response:**

A qualified archaeological monitor is a licensed professional archaeologist on the County-approved list of archaeological consultants. The mitigations have been revised to consistently use the term “qualified archaeological monitor” and to prohibit sharing the same observer (Condition No. 9) for all three sites during concurrent soil disturbing activities (See Conditions of Approval). The archaeologist has the authority to halt work in three of the four archaeological resource related mitigations; a monitor is not appropriate for the Historic Resource request mitigation. Performance criteria and standards are listed in the Mitigation Measure Monitoring Action No. 1b (Condition No. 9) as requirements for the contract with the monitor: specific construction activities for which the monitor shall be present, any construction activities for which the monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. Monitors are obligated under California Code of Regulations Section 15064.5(e), Public Resources Code Section 5097.98, and California Health and Safety Code Section 7050.5 as to treatment of any human remains encountered during ground-disturbing activities.

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

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

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

**Response:**

In accordance with AB 52, Ohlone Costanoan Esselen Nation (OCEN) has provided the requisite formal written request to be contacted by the County regarding any project for which a Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015. Without this request, there is no statutory requirement that a lead agency engage in AB 52 tribal consultation. The tribe must respond in writing, within 30

days of receipt of the formal notification and request consultation. Response to the County must include designation of a lead contact person. If the tribe does not designate a lead contact person or designates multiple lead contact persons, the County shall defer to the person listed on the contact list maintained by the Native American Heritage Commission (NAHC). OCEN has consistently designated a lead contact person for consultation with the County. Therefore, the conventional approach by the County to requiring a “tribal monitor” has been that this is the same as an “OCEN” monitor. During the 5 December 2018 Planning Commission hearing, a motion was carried to use more inclusive language in County documents requiring a tribal monitor. Discussion resulted in any references to OCEN, specifically, will now refer to an “appropriate tribe associated with the vicinity of the subject parcel that has consulted with the County in accordance with AB 52 requirements”. The participation by the MLD in the event of discovery of human remains determined to be Native American is required by state law and is different than the state law procedure for tribal consultation. The mitigation measure language involves the MLD in the context of finding human remains and pursuant to CEQA Guidelines Section 15064.5(e) while reference to the Tribal Monitor is in the context of identifying uncovered non-human materials and defined in accordance with AB 52 requirements. The two are not conflated anywhere in the mitigation measures.

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

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

**Response:**

CEQA accounts for the differing meanings of “significance” through distinction between “archaeological resources” and “tribal cultural resources” in environmental review and were analyzed separately in the Initial Study. Archaeological resources were analyzed under the category of “Cultural Resources” while tribal cultural resources were analyzed under the category of “Tribal Cultural Resources”

(Appendix G of the CEQA Guidelines), and each category resulted in “less than significant impacts with mitigations incorporated,” as reviewed separately. Mitigation measures include both a qualified archeological monitor (Condition No. 9) and a tribal monitor (Condition No. 13) from a tribe associated with the vicinity of the subject parcel (See Conditions of Approval).

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

A potentially significant resource is determined based on substantial evidence. The archaeological reports provided no substantial evidence to support a fair argument that archaeological resources exist on the subject parcels but could not rule out the possibility of finding cultural resources during deeper excavations in the future. Therefore, the reports recommended protection measures, and onsite monitoring was recommended. These recommendations have been incorporated as mitigation measures which have been clarified and amplified in response to the appeal. (See Finding 7)

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

**Response:**

The language has been clarified in the mitigation to replace the word “removed”, and the revised mitigation is as follows: “The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be surgically uncovered and extracted by a qualified archaeologist, and stored safely throughout the duration of excavation.

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

**Response:**

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

estimating potential archaeological resources, the County would need to do a comprehensive study of the method.

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

Further context for excavation in the Carmel Medium Density Residential (MDR) zone is that subgrade square footage is not accounted in floor area calculations. Maximum Floor Area Ratio (FAR) in MDR is 45%. Each project is within the maximum FAR thresholds of 2,889 sf at 26338 Valley View and 3,977 sf at 26346 Valley View. The basement provides additional floor area for each of the parcels as follows: 37.49% for 26338 Valley View and 28.66% for 26346 Valley View.

Additional context for excavation proposals includes the loose soils at both parcels that require sub-excavation and scarification to a depth of 5 to 9 feet in order to support a residential structure without total and differential settlement that would destabilize the structure over time. Loose soils anticipated at footing grade necessitate either A) Sub-excavation and scarification or B) Helical piers (LIB. Option "A" requires sub-excavation 4-9 feet (actual depth determined at the time of construction by a geotechnical engineer) of loose soil, scarification 12 inches deep at the bottom of the excavation, and a mat of engineered fill extended a minimum 5 horizontal feet beyond the outer edge of the foundation and slab elements in each direction. Option "B" requires the helical piers penetrate through the entire zone of loose soil to embed in firm sand at 5-9 feet depth. Staff analyzed the range of grading that could be anticipated at each of the properties without a basement in the loose soil conditions. Each of the Valley View parcels has the potential to reduce excavation by removing the basement from the project (up to 38% less of the 830 cy proposed at 26338 Valley View and up to 54% less than the 1,255 cy proposed at 26346 Valley View). Concurrently, there is potential for needing to excavate approximately as much soil without the basement as with the basement (up to 846 cy at 26338 Valley View compared to the proposed 830 cy, and up to 1,145 cy at 26346 Valley View compared to the proposed 1,255 cy). Helical piers would require significantly less excavation than either Option A or a basement component; however, ground disturbance would not be eliminated and would require Mitigation Measures to reduce to less

than significant potential impacts to Cultural and Tribal Cultural Resources. The Mitigation Measures that had been proposed in the circulated Initial Study to reduce to less than significant impacts to Cultural and Tribal Cultural Resources, were amplified in the November 28 revision adopted by the Planning Commission. Excavation for either the basement or the foundation and ground disturbance for helical piers, as necessary to build a house, would require mitigation of avoidable environmental impacts caused by implementation of the principally allowed residential use on these lots.

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

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

**Response:**

The shovel probes (SPs) were executed by Albion (LIB170269) in March 2016, prior to reporting of the large mound of soil at the western end of 26346 Valley View parcel in the subsequent 2017 report (LIB170448) prepared by Breschini. Breschini’s reports on both Valley View parcels conclude that none of the materials frequently associated with prehistoric cultural resources were observed in the native soils of the project area.

Auger Test Holes (ATHs) are constrained to depths allowed by manual tools as were available to expert archaeologists that surveyed the subject parcels. Testing done by Morley (LIB190038) was limited to a six-foot manual auger along with a five-foot auger extension, which could auger to a maximum depth of eleven feet. Although the ATHs and SPs (Albion, LIB170269) were taken from the locations of proposed excavation at each of the parcels, the maximum ATH could reach a maximum depth of eleven feet. The basements are proposed for excavation to depths of 14 to 15 feet from average natural grade. Geoprobe testing can reach a depth of 50 feet with 2-inch diameter drill holes; however, this method is not yet a method recommended by the County (See response to appeal Contention #7 above).

The appellant's contention about County records showing "insignificant" items buried with humans misunderstands County's analysis. The County recognizes that grave goods associated with a Native American burial are cultural resources, and would therefore, be considered significant and prompt a "positive" report. In this case, the results from the second report, which is the subject of this appeal contention, concludes there is no evidence of Native American burials or artifacts buried with a Native American, and therefore, the archaeological report was considered "negative".

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

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

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

**Response:**

The County has clarified the Mitigation Measures in response to these comments, as fully described in Finding 7. Revisions to the Mitigation Measure language are included in ~~strike out~~ and underline in Conditions of Approval (**Attachment C**). Specifically, revisions have been made to the Mitigation Measures that are listed as Conditions 9 to 13 ((highlighted headings) to make clarifications and provide language that strengthens the effectiveness of the mitigation measures. It is appropriate for the mitigation measures to be required as Conditions of Approval pursuant to Public Resources Code sec. 21081.6(b). See Finding 7.

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

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

**Response:**

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

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

California State Government Code §6254.10 and other state laws require confidentiality of records that relate to archaeological site information maintained by, or in the possession of, federal, state, and local agencies, including the

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

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

**Response:**

Staff signed the Planning Commission resolutions on 20 December 2018. The signed resolutions that had been sent out contained errors. The errors were corrected and because they were insubstantial, the resolution that was sent with corrections did not require a repeat signature. See Finding 8.

10. **FINDING:**

**PUBLIC COMMENT** – Staff received several public comments regarding both Valley View projects along with claims of potential unpermitted activities.

**EVIDENCE:**

- a) Staff received seven comment letters from neighbors supporting appeal of the projects, summarized as follows:
- The County should require a focused EIR for the three contiguous basement proposals (Isabella and Valley View)
  - Pervasive belief in the construction industry that it is easier and cheaper to just pay fines if caught for a violation
  - Increased fines for cutting down trees without permission to reflect an actual penalty rather than a calculated risk
  - Requirement that both remodel and new construction replace all removed trees at a two to one ratio with compliance monitoring for at least five years
  - Opposition to large homes with basements in Carmel Point that may cause great disturbance to the land and possible native burial grounds
  - Developer's actions have the appearance of thoughtlessness, insensitivity, and disrespect with regard to the neighborhood and rules
  - Minimal attempts at dust and erosion control have been ineffective causing erosion to downhill properties
  - Trucks and tractors were going in and out routinely for two years
  - Traffic was routinely blocked on the Valley View block and no detour signs were provided
  - Emergency vehicles would not have access
  - Valley View lots appear to have been used as a construction yard for storing soil, gravel, machinery, implements, portable toilets, trash, debris trailers, and an unused construction trailer
  - Valley View lots appear to have been used as dumping grounds while developing on a nearby lot

- Industrial business is inappropriate in a residential zone
- Loud noise from sawing of masonry
- Mass, bulk, and scale of the proposed houses do not meet the goal of neighborhood compatibility
- Re-evaluation of building and patio footprint coverages to allow more space for replacement trees

**Response:** Staff investigated both parcels for the existing code enforcement cases from 2017 and the allegations of illegal trenching and tree removal from 2019. Abatement of the activities documented in the code enforcement cases has been confirmed while approval of applications (PLN170612 and PLN170613) include after-the-fact Coastal Development Permits to bring the properties into compliance (See Finding 4). Neither project includes removal of any protected trees. Staff confirmed the relocated 15-inch Coast live oak that was removed from the public right-of-way during electrical work by PG&E was planted successfully on the property, at the property owner's expense. The property owner is a contractor with projects in the neighborhood, such as the adjacent 26324 Valley View residence, and has confirmed utilizing 26338 and 26346 Valley View parcels as staging areas. Staff has not found in County records violations reported due to erosion to downhill properties, illegal dumping, noise disturbance, or blocked traffic in the Valley View vicinity.

The Initial Study/Mitigated Negative Declaration identified potential impacts to Cultural Resources and Tribal Cultural Resources. The four archaeological reports from three expert archaeologists came to the same conclusion that although no evidence of cultural resources is present at either of the Valley View parcels, implementation of development could accidentally uncover unknown resources due to location in CA-MNT-17. Mitigation measures have been developed that ensure potential impacts are less than significant to archaeological resources and Tribal Cultural Resources. These include both a qualified archaeological monitor and a tribal monitor, design contingency for the basement proposal if human remains and associated grave goods are found onsite, and if Native American remains are uncovered onsite, and will remain onsite, the applicant/owner shall record a Conservation Easement over the parcel that will retain the remains, excepting areas such as for the residence and landscaping (See Finding 7).

- b) Staff received four additional public comment letters summarized as follows:
- ***Gayle Totton, M.A., Ph.D., Associate Governmental Program Analyst, Native American Heritage Commission*** Mitigation appears to be adequate to cover inadvertent finds of Cultural Resources and Tribal Cultural Resources; however, the Carmel Area Land Use Plan (CALUP) asserts that the best preferred mitigation practice is avoidance first. Interpretation of analysis led

the author to believe that as an unnecessary component of the residence, elimination of the basement would significantly reduce the potential to disturb resources. The author would like the Supervisors to examine the intent of the CALUP and decide the adequacy of the revised document.

**Response:** Issues considered in analysis of these two applications include policies that protect aesthetic, archaeological, and tribal cultural resources, zoning regulations, and building code standards. Construction of either a basement or a foundation and ground disturbance for helical piers, as necessary to build a house, would require mitigation of avoidable environmental impacts caused by residential use on these lots. See Contention #7 in Finding 9 above.

- ***Linda Yamane, Rumsen (Ohlone) heritage, former Most Likely Descendant (MLD) for the Native American Heritage Commission*** Serving as MLD for 25 years, the author made recommendations for the respectful treatment and disposition of Native American remains and associated grave goods encountered during construction or other ground disturbance activities in Monterey County. In particular, the author learned a lot about the cultural resources present on Carmel Point in working alongside archaeologists at three projects on Carmel Point. A “Mitigated Negative Declaration” is misleading and renders an unintentional disservice in protecting cultural resources especially when artifacts, human remains, and ancient cooking-related materials are excavated on a parcel that had been assessed as having “a low sensitivity for cultural resources.”

**Response:** In accordance with Section 15064(f)(2), when there is substantial evidence that the project may have a significant effect on the environment, but the applicant agrees to mitigations that would reduce the effects to less than significant, a mitigated negative declaration is appropriate. In this case, the County is requiring and the applicant has agreed to mitigation measures that would reduce potential impacts to Cultural Resources and Tribal Cultural Resources to less than significant.

- ***Louise J. Miranda Ramirez, OCEN Tribal Chairwoman*** The author clearly states that OCEN has always requested and continues to request that the tribe’s known cultural lands not be disturbed and contends that RMA-Planning has never agreed to halt any project during formal AB52 consultation. Further, the author contends that the Planning Commission removed mitigation agreements staff made with OCEN during AB52 consultation under Mitigation Measure Action 4b. The OCEN tribe requests that the Board of Supervisors not approve basement projects within the Carmel Point Area where there is a

village site more than 9,000 years old and a known cemetery where the remains of more than 2,000 Native Americans may be buried.

**Response:** First, Mitigation Measure Action 4b (Condition No. 13) has not been removed. Second, ground disturbance to construct residences on Carmel Point is unavoidable with or without a basement component, and therefore, avoidance is not feasible (See response to Contention #7). The County follows state law Public Resources Code section 21080.3.2(b) for conclusion to an AB52 consultation when either: a) Staff and tribal representative agree to measures to mitigate or avoid significant effect, if significant effect exists to a tribal cultural resource, or b) Staff or tribal representative, acting in good faith and after reasonable effort, conclude that mutual agreement cannot be reached. Pursuant to Public Resources Code sections 21082.3 and 21084.3, to the extent the County and the tribe have not been able to reach agreement through consultation, the County has considered and required feasible mitigation. [See Condition Nos. 9-13 (Mitigation Measures 1-4)].

- **Louise J. Miranda Ramirez, OCEN Tribal Chairwoman**  
The author requests the tribe be provided the following: archaeological reports/surveys, including subsurface testing, and presence/absence of testing, inclusion in mitigation and recovery programs, that Cultural and Tribal mitigation measures reflect request for OCEN Tribal Monitor, reburial of any ancestral remains and burial artifacts, placement/return of all cultural items to OCEN, that a Native American Monitor from OCEN, approved by the OCEN Tribal Council, is used within the tribe’s aboriginal territory. The author contends that removal of OCEN’s name from mitigation measures is disrespectful and violates the tribe’s sovereignty.

**Response:** State law AB52 governs all tribal consultation with the County. OCEN has been consistent in requests for consultation in accordance with the requirements of AB52 (See response to Contention #4). This does not supersede the sovereignty of any other appropriate tribe associated with the vicinity that has consultation with the County in accordance with AB 52 requirements. The state law governs the reburial of Native American remains and grave goods or the distribution of cultural artifacts, and designation by NAHC of the MLD. [See Condition Nos. 9-13 (Mitigation Measures 1-4)].

**11. FINDING:**

**REQUEST TO NOT PROVIDE POSTAGE-PAID**

**ENVELOPES** – The appellant filed a Fee Waiver for the request to not provide stamped envelopes as requested by the Clerk of the Board at the time the appeal was filed. The request is granted for the reasons herein.

**EVIDENCE:**

The projects are located in the coastal zone and in accordance with the Coastal Act, local agencies do not require appeal fees. Section

20.86.030 of the Monterey County Code provides that “no appeal fee shall be charged for Coastal Development Permits that are appealable to the Coastal Commission,” but authorizes the Board to establish a filing fee. The County did not charge an appeal fee for this appeal. Among other notice requirements for public hearings on land use entitlement applications, Title 20 (coastal zoning ordinance) requires notice of the public hearing to be mailed or delivered “to all owners and legal residents of real property as shown on the latest equalized assessment roll within 300 feet of the real property that is the subject of the public hearing.” As a standard practice, the Clerk of the Board appeal application requires submittal of pre-addressed, stamped envelopes for noticing of appeals, at the time an appeal is filed. Appellants did not provide the stamped envelopes and requested a waiver of this requirement as “illegal and unauthorized.” Cognizant of the potential ambiguity as to whether or not the request for stamped envelopes is an appeal fee or a filing fee and because staff has not located a Board resolution establishing the filing fee, appellant’s request not to submit postage-paid envelopes for notice of the appeal is granted.

11. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the California Coastal Commission (CCC).
- EVIDENCE:**
- a) In an email from the Coastal Commission staff to County staff, the projects were determined as appealable to the CCC because the project is not designated as “the” principally permitted use. (March 19, 2019 email from Watson to Dugan.)
  - b) County staff finds the projects are appealable to the CCC because development within 750 feet of known archaeological resources in the Coastal Zone is a conditional use; and in accordance with Section 30603(a)(4) of the Public Resources Code (California Coastal Act) and Section 20.86.080.A.3 of the Monterey County Code, a Coastal Development Permit is required for any development that is a conditional use. Therefore, these two Valley View projects that each include a Coastal Development Permit, required for development within 750 feet of known archaeological resources, are appealable to the CCC.

### **DECISION**

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

- a) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission’s approval of a Combined Development Permit (PLN170612) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26338 Valley View Avenue;
- b) Deny the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources challenging the Planning Commission’s approval of a Combined Development Permit (PLN170613) to allow construction of a single-family dwelling, garage, and basement within 750 feet of known archaeological resources at 26346 Valley View Avenue;

- c) Adopt a Mitigated Negative Declaration (MND) for the projects (PLN170612 & PLN170613);
- d) Approve a Combined Development Permit (PLN170612) to clear Code Violation (17CE00360) at 26338 Valley View Avenue and consisting of the following:
  - 1. Coastal Administrative Permit and Design Approval to allow construction of a split level, 2,285 square-foot single family dwelling with a 450 square-foot attached garage, 1,687 square-foot basement, and 830 cubic yards of cut;
  - 2. After-the-fact Coastal Development Permit to allow relocation of a 15" Coast live oak; and
  - 3. After-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources;
- e) Approve a Combined Development Permit (PLN170613) to clear Code Violation (17CE00361) at 26346 Valley View Avenue and consisting of the following:
  - 1. Coastal Administrative Permit and Design Approval to allow construction of a split level, 3,028 square-foot single family dwelling with a 440 square-foot attached garage, 2,413 square-foot basement, and 1,255 cubic yards of cut; and
  - 2. After-the-fact Coastal Development Permit to allow development within 750 feet of known archaeological resources;
- f) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for project PLN170612;
- g) Adopt a Mitigation Monitoring & Reporting Program (MMRP) for project PLN170613; and
- h) Approve the request to waive provision of the postage- paid envelopes by the appellant for noticing of appeal by the Clerk of the Board challenging the Planning Commission's approval of Combined Development Permits (PLN170612 & PLN170613),

in general conformance with the attached Plan sets and subject to the twenty-seven (27) Conditions of Approval, including four (4) Mitigation Measures, for each of the two (2) projects (PLN170612 and PLN170613), all being attached hereto, and incorporated herein by reference.

**PASSED AND ADOPTED** upon motion of Supervisor Alejo, seconded by Supervisor Lopez, and carried this 23<sup>rd</sup> day of April 2019, by the following vote, to wit:

AYES: Supervisors Alejo, Lopez and Phillips

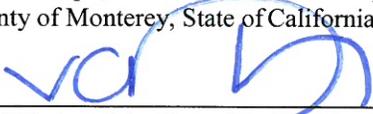
NOES: Supervisors Parker and Adams

ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on April 23, 2019.

Dated: April 24, 2019  
Legistar File ID No. RES 19-037  
Agenda Item No. 17

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

By   
Valerie Ralph, Clerk of the Board

# Monterey County RMA Planning

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

PLN170612

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN170612) allows the construction of a new 2,285-square foot single family dwelling, a 1,687-square foot basement, a 450-square foot attached garage, and associated grading. The property is located at 26338 Valley View Avenue (Assessor's Parcel Number 009-463-017-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Chief of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number 19-122 ) was approved by the Board of Supervisors for Assessor's Parcel Number 009-463-017-000 on 23 April 2019. The permit was granted subject to 27 Conditions of Approval, including 4 Mitigation Measures, which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

### 3. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

**Responsible Department:** RMA-Planning

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

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

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

### 4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

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

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

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

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

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

**Responsible Department:** RMA-Planning

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

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

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

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

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

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

## 6. PD005 - FISH & GAME FEE NEG DEC/EIR

**Responsible Department:** RMA-Planning

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

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

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

## 7. PD041 - HEIGHT VERIFICATION

**Responsible Department:** RMA-Planning

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

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

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

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

## 8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** RMA-Planning

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

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

**9. PDSP001- MITIGATION MEASURE #1: CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to reduce to less than significant impacts to potential archaeological resources that may be uncovered during site disturbance, a qualified archaeological monitor shall be present onsite during soil disturbing activities. These activities include, but are not limited to: grading and foundation excavation. A qualified archaeological monitor is defined as a licensed professional archaeologist on the list of County-approved archaeological consultants. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by both the Tribal Monitor or other appropriate NAHC-recognized representative and the onsite qualified archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with concurrence of the County. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring. The applicant/owner is prohibited from contracting the same observer for 26338 Valley View Avenue during concurrent soil-disturbing activities at either 26307 Isabella Avenue or 26346 Valley View Avenue.

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

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include, but not be limited to: pre-construction meeting agenda, specific construction activities for which the monitor shall be present, any construction activities for which the archaeological monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site shall be halted. The contract shall be submitted to RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 1c: Prior to the issuance of grading building permits, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any construction activity. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.

## 10. PDSP002- MITIGATION MEASURE #2: CULTURAL RESOURCES

**Responsible Department:** RMA-Planning

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

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

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

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

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

Mitigation Measure Monitoring Action No. 2b.: Discovery of Human Remains

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

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request determination that no investigation of the cause of death is required;
- The Owner/Applicant/Contractor shall contact Monterey County Resource Management Agency-Planning within 24 hours of the find to alert them to the discovery;
- If the County Coroner determines the remains to be Native American:
  - o The Coroner shall contact the Native American Heritage Commission and RMA-Planning within 24 hours of the determination.
  - o The Native American Heritage Commission shall identify the person or persons it believes to be the MLD (from a tribal group such as, though not limited to, the Esselen, Salinan, Costonoan/Ohlone or Chumash, as appropriate).
  - o The MLD 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 5097.98.

- If the remains are determined to be Native American, and the MLD, in concurrence with a qualified archaeologist, determines that:
  - a. The remains are evidence of a larger burial of human remains, which would qualify as a “unique archaeological resource”, as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or
  - b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation, then

The Owner will work with RMA Planning to move/shrink/modify/redesign the basement portions of the project which will have further impact on those areas of the site containing remains. Modified plans shall be submitted to RMA-Planning. The redesign shall be in accordance with the process codified in State law Public Resources Code section 5097.98 with penalty for violation pursuant to Public Resources Code section 5097.994. No work shall re-commence on site within 50 meters of the find until the County has approved the revisions to the approved plans.

CONTINUED IN CONDITION NO. 11

11. (CONT) MM#2

**Responsible Department:** RMA-Planning

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

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

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

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

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

**12. PDSP003-NON-STANDARD CONDITION: MM#3 CONSERVATION EASEMENT**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If Native American human remains are uncovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over the entire parcel, excepting only those areas of the parcel where the residence and landscaping are authorized. An easement deed shall be submitted to, reviewed and approved by, the Chief of RMA - Planning and accepted by the Board of Supervisors prior to final building permits.

(RMA PLANNING)

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action 3a:  
Within 24 hours of confirmation by the County Coroner that uncovered remains found onsite have been identified as Native American, the applicant/owner shall notify RMA-Planning that a Conservation and Scenic Easement is to be surveyed and submitted.

Prior to issuance of final building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Mitigation Measure Action 3b:

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

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to ensure that Tribal Cultural Resources incur less than significant impacts, a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measure #2. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action 4a:  
Prior to issuance of a construction permit for grading and/or building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:  
Any artifacts found that are not associated with a finding of human remains shall be catalogued by both the Tribal Monitor and the Qualified Archaeological Monitor. Once catalogued, the Qualified Archaeological Monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A Final Technical Report shall be submitted by the qualified archaeologist to RMA-Planning within one year of the discovery. Artifacts associated with a finding of human remains shall be reburied in accordance with State law and penalty for violation pursuant to PRC section 5097.994, and a conservation easement shall be required to be recorded over the parcel, as required in MM#3.

Mitigation Measure Action 4c:  
Prior to final building inspection, the Tribal Monitor or other appropriately NAHC-recognized representative shall submit a letter to RMA-Planning confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

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

**Responsible Department:** RMA-Planning

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

(RMA-Planning)

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

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

**15. PD016 - NOTICE OF REPORT**

**Responsible Department:** RMA-Planning

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

"A Geotechnical Report (Library No. LIB180049), was prepared by Haro, Kasunich and Associates, Inc. on December 18, 2017 and is on file in Monterey County RMA - Planning.

"A Geologic Evaluation (Library No. LIB180256), was prepared by Craig S. Harwood on November 22, 2017 and is on file in Monterey County RMA - Planning.

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

(RMA - Planning)

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

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

## 16. PD041 - HEIGHT VERIFICATION

**Responsible Department:** RMA-Planning

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

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

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

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

**17. CC01 INDEMNIFICATION AGREEMENT**

**Responsible Department:** County Counsel

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

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

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

**18. EROSION CONTROL PLAN**

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

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

## 19. GEOTECHNICAL CERTIFICATION

**Responsible Department:** Environmental Services

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

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

## 20. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Haro, Kasunich, and Associates, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

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

## 21. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

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

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

## 22. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

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

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

## 23. INSPECTION-PRIOR TO LAND DISTURBANCE

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

## 24. STORMWATER CONTROL PLAN (PR1)

**Responsible Department:** Environmental Services

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

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

## 25. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

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

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

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

## 26. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** RMA-Public Works

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

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

## 27. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

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

# Monterey County RMA Planning

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

PLN170613

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN170613) allows the construction of a 3,028-square foot single family dwelling, a 440-square foot attached garage, a 2,413-square foot basement, and associated grading. The property is located at 26346 Valley View Avenue (Assessor's Parcel Number 009-463-003-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number \*\*\*\*\*) was approved by the Board of Supervisors for Assessor's Parcel Number 009-463-003-000 on 23 April 2019. The permit was granted subject to 27 Conditions of Approval, including 4 Mitigation Measures, which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

### 3. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

**Responsible Department:** RMA-Planning

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

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

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

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

**Responsible Department:** RMA-Planning

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

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

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

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

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

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

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

**Responsible Department:** RMA-Planning

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

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

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

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

## 6. PD005 - FISH & GAME FEE NEG DEC/EIR

**Responsible Department:** RMA-Planning

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

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

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

## 7. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

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

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

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

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

## 8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** RMA-Planning

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

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

**9. PDSP001- MITIGATION MEASURE #1: CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to reduce impacts to less than significant to potential archaeological resources that may be uncovered during site disturbance, a qualified archaeological monitor shall be present onsite during soil disturbing activities. These activities include, but are not limited to: grading and foundation excavation. A qualified archaeological monitor is defined as a licensed professional archaeologist on the list of County-approved archaeological consultants. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by both the Tribal Monitor or other appropriate NAHC-recognized representative and the onsite qualified archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with concurrence of the County. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring. The applicant/owner is prohibited from contracting the same observer for 26346 Valley View Avenue during concurrent soil-disturbing activities at either 26307 Isabella Avenue or 26338 Valley View Avenue.

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

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include, but not be limited to: pre-construction meeting agenda, specific construction activities for which the monitor shall be present, any construction activities for which the archaeological monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site shall be halted. The contract shall be submitted to RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 1c: Prior to the issuance of grading building permits, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any construction activity. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.

## 10. PDSP002- MITIGATION MEASURE #2: CULTURAL RESOURCES

**Responsible Department:** RMA-Planning

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

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

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

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

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

Mitigation Measure Monitoring Action No. 2b.: Discovery of Human Remains

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

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request for determination that no investigation of the cause of death is required;
- The Owner/Applicant/Contractor shall alert Monterey County Resource Management Agency- Planning within 24 hours of a finding of human remains;
- If the County Coroner determines the remains to be Native American:
  - o The Coroner shall contact the Native American Heritage Commission and RMA-Planning within 24 hours of the determination.
  - o The Native American Heritage Commission shall identify the person or persons it believes to be the MLD (from a tribal group such as, though not limited to, the Esselen, Salinan, Costonoan/Ohlone, or Chumash, as appropriate).
  - o The MLD 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 5097.98.

- If the remains are determined to be Native American, and the MLD, in concurrence with a qualified archaeologist, determines that:

- a. The remains are evidence of a larger burial of human remains, which would qualify as a “unique archaeological resource”, as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or
- b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation, then

The Owner will work with RMA Planning to move/shrink/modify/redesign the basement portions of the project which will have further impact on those areas of the site containing remains. Modified plans shall be submitted to RMA-Planning. The redesign shall be in accordance with the process codified in State law Public Resources Code section 5097.98 with penalty for violation pursuant to Public Resources Code section 5097.994. No work will re-commence on site within 50 meters of the find until the County has approved the revisions to the approved plans.

CONTINUED IN CONDITION NO. 11

11. (CONT) MM#2

**Responsible Department:** RMA-Planning

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

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

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

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

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

**12. PDSP003-NON-STANDARD CONDITION: MM#3 CONSERVATION EASEMENT**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If Native American human remains are discovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over the entire parcel, excepting only those areas of the parcel where the residence and landscaping are authorized. An easement deed shall be submitted to, reviewed and approved by, the Chief of RMA - Planning and accepted by the Board of Supervisors prior to final building permits.

(RMA PLANNING)

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action 3a:  
Within 24 hours of confirmation by the County Coroner that uncovered remains found onsite have been identified as Native American, the applicant/owner shall notify RMA-Planning that a Conservation and Scenic Easement is to be surveyed and submitted.

Prior to issuance of final building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Mitigation Measure Action 3b:

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

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** In order to ensure that Tribal Cultural Resources incur less than significant impacts, a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measure #2. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action 4a:  
Prior to issuance of a construction permit for grading and/or building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:  
Any artifacts found that are not associated with a finding of human remains shall be catalogued by both the Tribal Monitor and the Qualified Archaeological Monitor. Once catalogued, the Qualified Archaeological Monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A Final Technical Report shall be submitted by the qualified archaeologist to RMA-Planning within one year of the discovery. Artifacts associated with a finding of human remains shall be reburied in accordance with State law and penalty for violation pursuant to PRC section 5097.994, and a conservation easement shall be required to be recorded over the parcel, as required in MM#3.

Mitigation Measure Action 4c:  
Prior to final building inspection, the Tribal Monitor or other appropriately NAHC-recognized representative shall submit a letter to RMA-Planning confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

#### 14. PD016 - NOTICE OF REPORT

**Responsible Department:** RMA-Planning

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

"A Geotechnical Report (Library No. LIB180048), was prepared by Haro, Kasunich and Associates, Inc. on December 18, 2017 and is on file in Monterey County RMA - Planning.

"A Geologic Evaluation (Library No. LIB180257), was prepared by Craig S. Harwood on November 22, 2017 and is on file in Monterey County RMA - Planning.

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

(RMA - Planning)

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

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

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

**Responsible Department:** RMA-Planning

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

(RMA-Planning)

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

## 16. PD041 - HEIGHT VERIFICATION

**Responsible Department:** RMA-Planning

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

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

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

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

## 17. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel

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

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

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

## 18. EROSION CONTROL PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

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

## 19. GEOTECHNICAL CERTIFICATION

**Responsible Department:** Environmental Services

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

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

## 20. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Haro, Kasunich, and Associates, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

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

## 21. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

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

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

## 22. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

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

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

## 23. INSPECTION-PRIOR TO LAND DISTURBANCE

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

## 24. STORMWATER CONTROL PLAN (PR1)

**Responsible Department:** Environmental Services

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

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

## 25. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic

impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will

be generated, truck routes, number of construction workers, parking areas for both equipment and

workers, and locations of truck staging areas. Approved measures included in the CMP shall be

implemented by the applicant during the construction/grading phase of the project.

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

## 26. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** RMA-Public Works

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

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

## 27. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

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

# NOTES

## GENERAL

- Project shall comply with the 2013 U.B.C and 2013 California Residential & Title 24, Plumbing, Mechanical, Electrical, Fire and Energy Codes. 2013 California Green Building Standards.
- All electrical, CTV, and phone lines shall be placed underground.
- Fire sprinklers under separate permit.
- Alarm under separate permit.
- Grading under separate permit.
- Truss plans and calculations under deferred submittal, Trusses shall not be installed until an approved job copy of the truss submittal is issued by the Monterey County Building Department.
- New buildings, building materials, systems, assemblies and methods of construction located within any Fire Hazard Severity Zone or Wildland-Urban Interface Fire Area shall be in accordance per (CRC R327) for exterior wildfire exposure requirements.
- Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906.
- Provide a copy of operation and maintenance manual to building occupant or owner per (CBGC 4.410).
- Refer to structural plans for site retaining walls and light well retaining walls.

## NOTIFICATIONS

Notify the Soils Engineer 48 hours before the following times:

- Prior to the time that the site grading work begins.
- After foundation excavations have been made and prior to placing reinforcing steel and formwork
- Prior to all concrete pours.
- 

Notify the Structural Engineer 48 hours before the following times:

- Prior to the time that the site grading work begins.
  - After foundation excavations have been made and prior to placing reinforcing steel and formwork
  - Prior to all concrete pours.
  - Prior to placing the first course of concrete masonry units.
  - When rough framing is completed and prior to start of finish work.
  - Prior to covering any plywood sheathing nailing.
  - Prior to covering any shear wall hold-down anchors.
- Contact County Fire Department for inspection requirements.

## TREE PROTECTION AND PLACEMENT

- All native trees within 25 ft. of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed 6 ft. outside the dripline of each native tree, and shall be staked every 6 ft., to the maximum extent
- No construction equipment shall be parked, stored, or placed within 6 ft. of any native tree dripline.
- No fill soil, rocks, or construction materials shall be stored or placed within 6 ft. of the dripline of all native trees.
- Any roots encountered that are 1 inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D approved arborist/biologist.
- Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
- No permanent irrigation shall occur within the dripline of any existing oak tree.
- Any construction activity required within 3 ft. of a native tree's dripline shall be done with hand tools.
- Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This condition may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.
- All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
- All native trees with grading or construction work occurring within 6 ft. of the dripline shall have trunk protection, constructed of solid material (wood), installed to protect said trunks from damage by machinery/implements.

## SPECIAL INSPECTIONS

- All special inspections shall conform to section 1701 of the Uniform Building Code.
- Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
- Required for all installation of epoxied anchors.

## STRUCTURAL

In accordance with the California building code (CBC) section 1701, the owner shall employ one or more special inspectors who shall provide inspections during construction on the types of work listed below. The special inspector shall be a qualified person who shall demonstrate competence to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection.

- Special grading, excavation and filling: during earthwork excavations, grading and filling operations inspection shall be provided by the project geotechnical engineer.
- Concrete: during the taking of test specimens and placing of reinforced concrete. exceptions:
  - Concrete for building foundations has been designed based on fc=2500 psi and is exempt from inspection during placing.
  - Non-structural slabs on grade
  - Site work concrete fully supported on earth and concrete
  - bolts installed in concrete: prior to and during the placement of concrete around bolts.
  - reinforcing steel: during placing of reinforcing steel for all concrete required to have special inspection by item 1. exceptions:
    - the special inspector need not be present continuously during placing of reinforcing steel, provided the special inspector has inspected for conformance to the approved plans prior to the closing of forms or the delivery of concrete to the jobsite.
    - installation of dowels, threaded rods, and anchors in epoxy.

## SOILS

- during excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities
- inspection of the finished building pad shall be conducted by the soils engineer.
- soils engineer to review foundation and grading plans prior to submittal for building permit.
- a representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.

## WASTE MANAGEMENT

- This project is new construction and there will be no demolition prior to the start of work.
- Contractor will divert from disposal & recycling any reusable or salvageable materials. All materials on site are to be sorted & source separated into any quality materials for reuse. Waste Management will remove the balance of construction waste in the form of bulk single stream disposal.

All sub-contractors are held to the same standard and procedure. All toxic materials are recycled per local ordinance.

- Waste Management hauls to one of the local County Regional Waste Management district locations where it is further sorted, separated for recycling and some landfill disposal, in compliance with county guidelines.
- Site construction materials are categorically separated out as a method for efficiency in both material use and to limit waste. Contractor will use storage area on site to store materials for reusable waste and surplus from other work already completed.
- Contractor takes every measure to ensure that materials are being used as efficiently as possible and that there is the minimum amount of waste generated during the construction of the project.

# SHEET INDEX

## ARCHITECTURAL

| NO.             | DESCRIPTION                             |
|-----------------|---|
| A0              | TITLE SHEET, VICINITY MAP, PROJECT DATA |
| A1.1            | SITE TOPO SURVEY                        |
| A1.2            | SITE PLAN                               |
| A2.1            | FLOOR PLANS 1/8"                        |
| A2.2            | FLOOR PLANS 1/4"                        |
| A3.1            | ROOF PLAN                               |
| A4.1            | REFLECTED CEILING BASEMENT              |
| A4.2            | REFLECTED CEILING PLAN FIRST FLOOR      |
| A5.1            | BUILDING SECTIONS                       |
| A6.1            | EXTERIOR ELEVATIONS                     |
| A6.2            | EXTERIOR ELEVATIONS                     |
| <del>A8.1</del> | <del>DOOR SCHEDULE</del>                |
| <del>A8.2</del> | <del>WINDOW SCHEDULE</del>              |
| A8.3            | FINISH SCHEDULE                         |

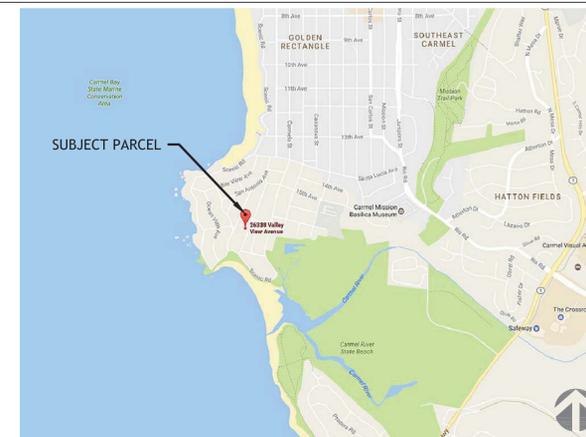
## LANDSCAPE

| NO.   | DESCRIPTION               |
|-------|---------------------------|
| L-1.0 | LANDSCAPE IRRIGATION PLAN |
| L-2.0 | LANDSCAPE PLANTING PLAN   |
| L-3.0 | LANDSCAPE LIGHTING PLAN   |

## CIVIL

| NO. | DESCRIPTION                 |
|-----|-----------------------------|
| C 1 | COVER SHEET & GENERAL NOTES |
| C 2 | GRADING & DRAINAGE          |
| C 3 | SECTIONS & DETAILS          |
| C 4 | EROSION CONTROL PLAN        |

# VICINITY MAP



NOT TO SCALE

## PROJECT DATA

|                                |   |
|--------------------------------|---|
| PROJECT ADDRESS                | 26338 VALLY VIEW AVE.<br>CARMEL, CA 93923 |
| OWNER                          | EMERSON DEVELOPMENT GROUP, INC.           |
| APN                            | 009-463-017-000                           |
| ZONE                           | MDR/2-D(18)(CZ)                           |
| COASTAL ZONE                   | YES                                       |
| HIGH FIRE HAZARD SEVERITY ZONE | NO  |
| ALLOWABLE HEIGHT               | 18'                                       |
| FIRE SPRINKLERS                | YES, UNDER SEPARATE PERMIT                |
| SEWER SERVICE                  | CARMEL AREA WASTEWATER DISTRICT           |
| WATER SERVICE                  | CAL-AM                                    |
| SETBACKS                       |   |
| FRONT                          | 20'                                       |
| SIDES                          | 5'  |
| REAR                           | 10'                                       |
| LOT SIZE                       | 6,420 SF                                  |

## SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE

## BUILDING DATA

|                      |     |
|----------------------|-----|
| OCCUPANCY GROUP      | R-3 |
| TYPE OF CONSTRUCTION | VB  |

## FLOOR AREAS

| PROPOSED FLOOR AREAS                             | GROSS / NET       |
|--|-------------------|
| RESIDENCE - MAIN <i>*INCLUDING STAIR</i>         | 2285 SF / 2161 SF |
| RESIDENCE - BASEMENT <i>*NOT INCLUDING STAIR</i> | 1687 SF / 1532 SF |
| GARAGE   | 450 SF / 365 SF   |
| RESIDENCE - STAIR                                | 107 SF            |
| COVERED PORCH                                    | 377 SF            |

## SITE DATA

|                            |          |
|----------------------------|----------|
| LOT SIZE                   | 6,533 SF |
| ALLOWABLE FAR 45%          | 2,940 SF |
| PROPOSED FAR 42%           | 2,735 SF |
| ALLOWABLE LOT COVERAGE 35% | 2,287 SF |
| PROPOSED LOT COVERAGE 35%  | 2,285 SF |
| AVERAGE GRADE              | 47.5'    |

## PROJECT DIRECTORY

### ARCHITECT

Tom Meaney Architect  
629 State Street, Suite 240  
Santa Barbara, CA 93101  
(805) 966-7668

### SURVEYOR

Lucido Surveyors  
2 Saucito Ave.  
Del Rey Oaks, California 93940  
831.620.5032

### ELECTRICAL

JMPE Electrical Engineering  
156 W. Alamar Ave.  
Santa Barbara, CA 93105  
(805) 569-9216

### MECHANICAL

Monterey Energy Group  
26465 Carmel Rancho Blvd., #8  
Carmel, CA 93923  
(831) 372-8328

### GENERAL CONTRACTOR

Emerson Development  
P.O. Box 5837  
Carmel, Ca. 93921  
931.915.3912

### LANDSCAPE

BFS Landscape Architects  
425 Pacific St. Ste.201  
Monterey Ca. 93940  
831.646.1383

### STRUCTURAL

Taylor & Syfan  
684 Clarion Court  
San Luis Obispo, Ca. 93401  
805.547.2000

### CIVIL

L&S Engineering  
2460 Garden Road Suite G  
Monterey, CA. 93940  
831-655-2723



**LEGEND:**

|  |                             |        |                            |
|--|-----------------------------|--------|----------------------------|
|  | RECORD BOUNDARY             | BP     | BRICK PLANTER              |
|  | RECORD RIGHT OF WAY         | BS     | BRICK STEP                 |
|  | RECORD LOT LINE             | BSW    | BRICK SIDEWALK             |
|  | OLD RECORD LINE             | BW     | BRICK WALL                 |
|  | PROJECT BENCHMARK           | CS     | CONCRETE STEP              |
|  | CONTOUR (MAJOR)             | CONC   | CONCRETE SLAB              |
|  | CONTOUR (MINOR)             | DG     | DECOMPOSED GRANITE         |
|  | GRADEBREAK                  | EX AGG | EXPOSED AGGREGATE          |
|  | EDGE OF PAVEMENT            | HOPE   | HIGH DENSITY POLY ETHYLENE |
|  | LIP OF GUTTER               | PCC    | PORTLAND CEMENT CONCRETE   |
|  | FACE OF CURB                | PS     | PAVER STONE                |
|  | CURB AND GUTTER             | PVC    | POLY VINYL CHLORIDE        |
|  | BACK OF CURB                | RCF    | REINFORCED CONCRETE PIPE   |
|  | EDGE OF DRIVEWAY            | PS     | PLANTER SECTION            |
|  | FLOWLINE                    | 12" T  | TREE WITH SIZE AND TYPE    |
|  | BUILDING OUTLINE            | A      | ACACIA                     |
|  | CHIMNEY                     | C      | CYPRESS                    |
|  | APPROXIMATE FLOOR ELEVATION | K      | OAK                        |
|  | DECK                        | P      | PINE                       |
|  | CONCRETE PAD                | R      | REDWOOD                    |
|  | STEP                        | T      | TREE                       |
|  | PLANTER                     |        |                            |
|  | WATER LINE                  |        |                            |
|  | WATER VALVE                 |        |                            |
|  | WATER METER                 |        |                            |
|  | FIRE HYDRANT                |        |                            |
|  | HOSE BIB                    |        |                            |
|  | IRRIGATION CONTROL VALVE    |        |                            |
|  | SANITARY SEWER LINE         |        |                            |
|  | SANITARY SEWER MANHOLE      |        |                            |
|  | SANITARY SEWER CLEAN-OUT    |        |                            |
|  | STORM DRAIN                 |        |                            |
|  | STORM DRAIN MANHOLE         |        |                            |
|  | AREA DRAIN                  |        |                            |
|  | STORM DRAIN CATCH BASIN     |        |                            |
|  | ELECTRIC LINE               |        |                            |
|  | UTILITY POLE                |        |                            |
|  | GUY WIRE                    |        |                            |
|  | ELECTRIC VAULT              |        |                            |
|  | UTILITY VAULT               |        |                            |
|  | STREET LIGHT                |        |                            |
|  | STREET LIGHT                |        |                            |
|  | GAS LINE                    |        |                            |
|  | GAS METER                   |        |                            |
|  | TELEPHONE LINE              |        |                            |
|  | TELEPHONE STANDARD          |        |                            |
|  | CABLE TELEVISION LINE       |        |                            |
|  | CABLE TELEVISION BOX        |        |                            |
|  | WOOD FENCE                  |        |                            |
|  | CHAIN LINK FENCE            |        |                            |
|  | STREET SIGN                 |        |                            |
|  | SIGN POST                   |        |                            |
|  | MAIL BOX                    |        |                            |
|  | BOLLARD                     |        |                            |
|  | PILLAR                      |        |                            |
|  | BLOCK WALL                  |        |                            |
|  | ROCK RETAINING WALL         |        |                            |
|  | STACKED BLOCK WALL          |        |                            |
|  | CARMEL STONE                |        |                            |



**IN PROGRESS DRAWING**  
**FOR REVIEW PURPOSES ONLY**  
**NOT FOR CONSTRUCTION**  
**THIS DRAWING IS SUBJECT TO REVISION**

**BENCHMARK:**  
 ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 60.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET NEAR THE NORTHERLY CORNER OF OF THE SUBJECT PROPERTY AS SHOWN HEREON.

- NOTES:**
- BOUNDARY LOCATIONS (IF ANY) SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
  - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - CONTOUR INTERVAL = ONE FOOT.
  - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
  - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
  - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
  - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JUNE OF 2015.

**TOPOGRAPHIC SURVEY**  
 OF  
**Valley View Property**  
 per  
**REEL 1898, PAGE 912**  
 Records of Monterey County  
 PREPARED FOR  
**Chris Adamski**



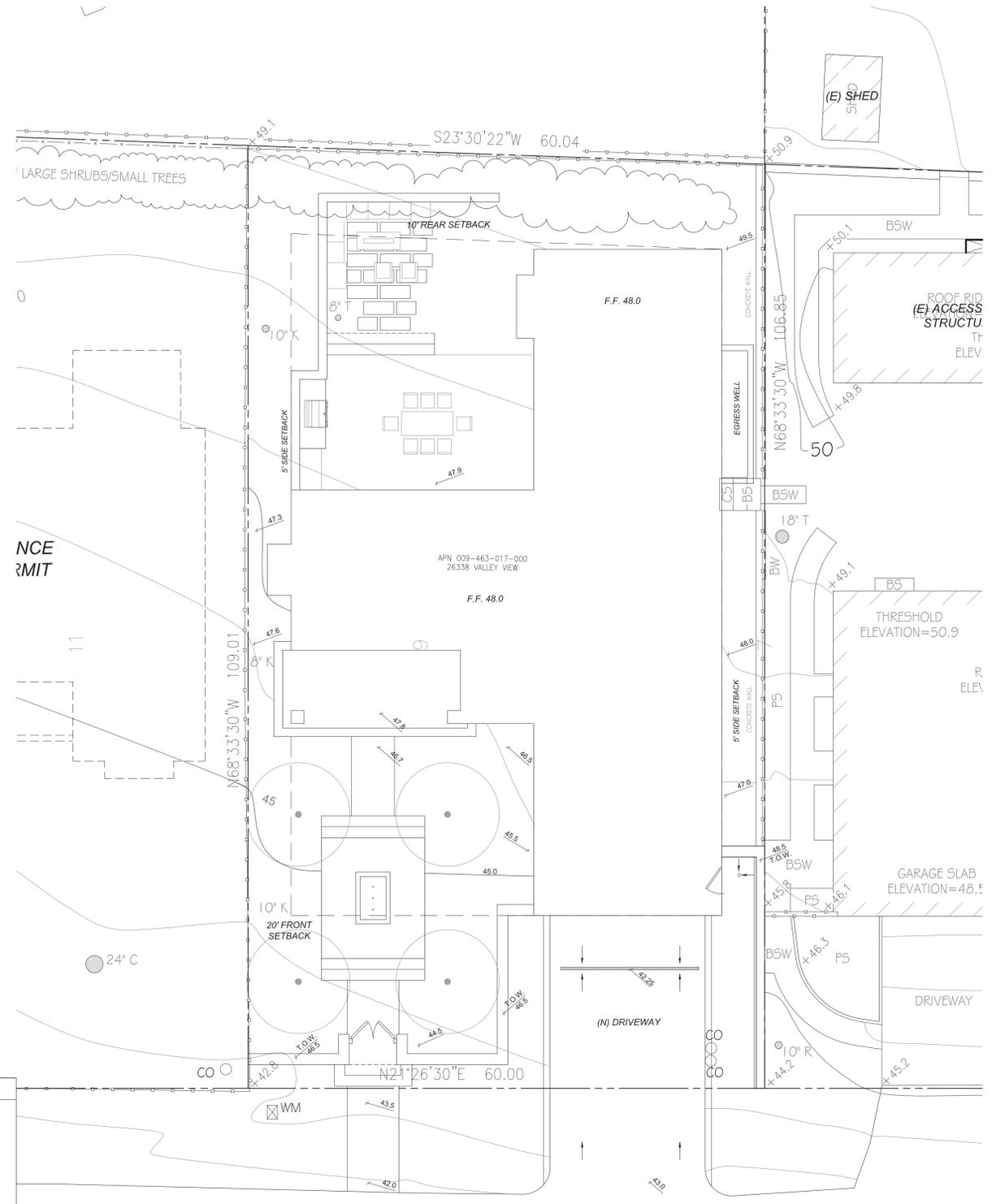
BY  
**LUCIDO SURVEYORS**  
 Boundary and Construction Surveys · Topographic and Planimetric Mapping  
 ALTA Surveys and GIS Database Management · Land Planning and Consulting

HOME OFFICE: 2 SAUCITO AVENUE, DEL REY OAKS, CALIFORNIA 93940, email: info@lucidosurveyors.com  
 FIELD OFFICE: 245 FOAM STREET, SUITE 200, MONTEREY, CALIFORNIA 93940, telephone: 831-420-5032

SCALE: 1"=16' PROJECT No. 1436 JUNE 2015  
 CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

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| SITE PLAN LEGEND |           |
|------------------|-----------|
| NEW SITE PAVING  | —————     |
| SITE DEMO        | - - - - - |
| EXISTING CONTOUR | —————     |
| DEMO CONTOUR     | - - - - - |
| NEW CONTOUR      | —————     |



VALLEY VIEW AVENUE

SITE PLAN  
SCALE: 1/8"=1'-0"



**26338 VALLEY VIEW RESIDENCE**  
CARMEL, CALIFORNIA, 93923

SITE PLAN



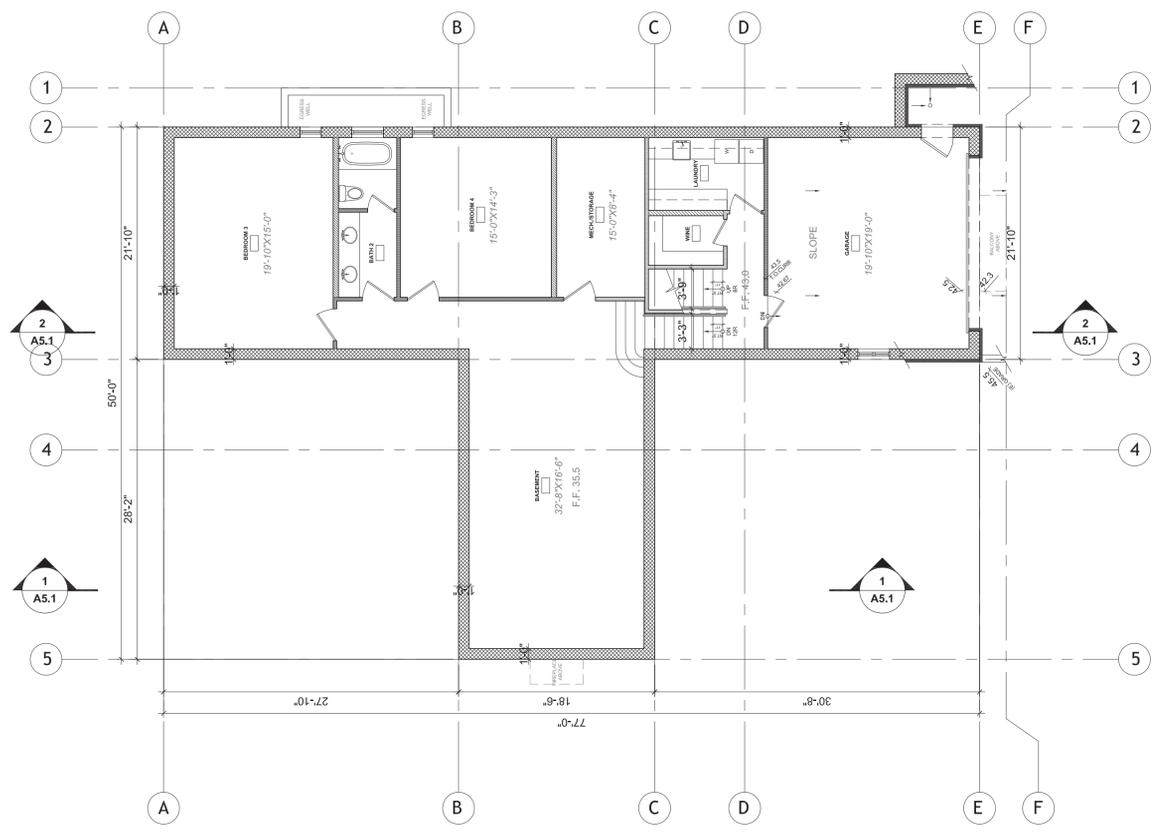
Date 2017-05-19  
Scale  
Drawn  
Job Number  
Sheet

**A1.2**

**T M**  
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**GARAGE & BASEMENT FLOOR PLAN**

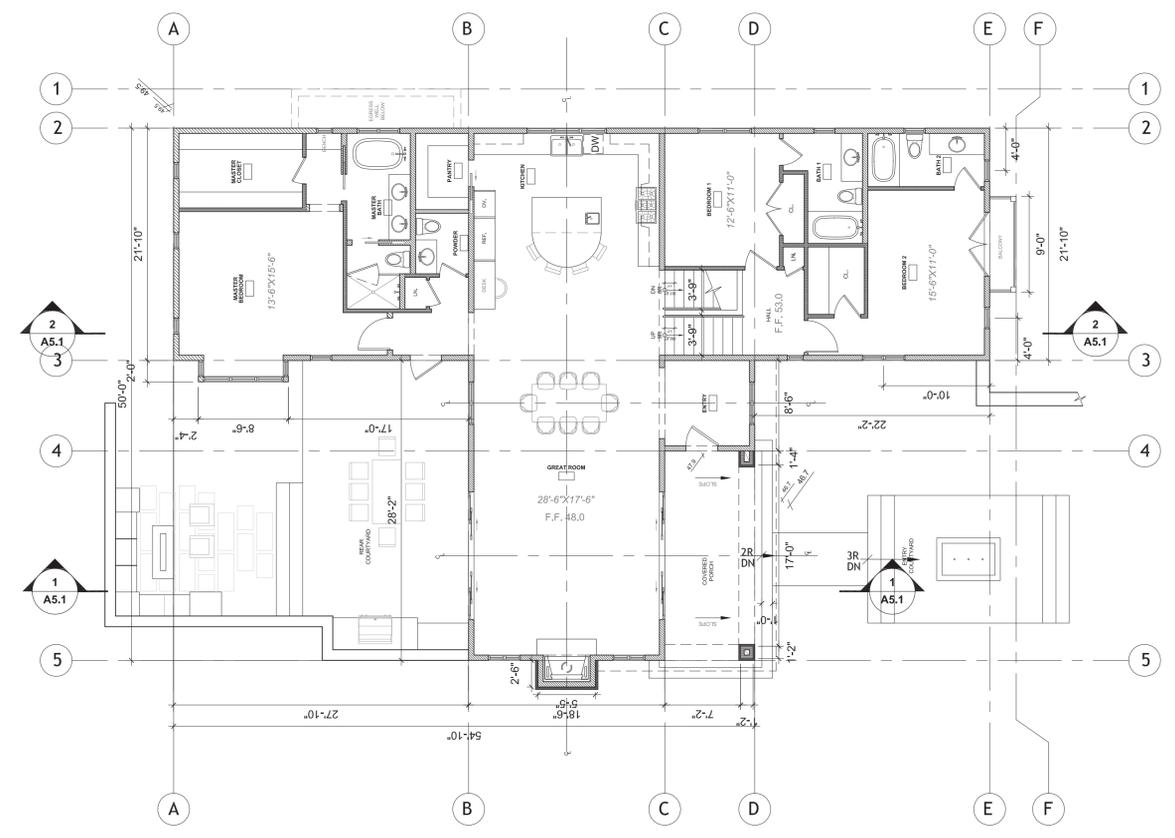
SCALE 1/8"=1'-0"



**WALL LEGEND: 1/8" SCALE**

|  |   |
|--|---|
|  | (E) BUILT OBJECT TO BE REMOVED            |
|  | (E) WALL TO REMAIN (P-1 ROSE, COLOR 13)   |
|  | FURR (E) WALL TO MATCH (N) WALL THICKNESS |
|  | (N) 2X8 STUD WALL U.N.O.                  |
|  | (N) 2X6 STUD WALL U.N.O.                  |
|  | (N) 2X4 STUD WALL                         |
|  | (N) MASONRY WALL                          |
|  | (N) STEEL STUD WALL                       |

1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.



**RESIDENCE MAIN FLOOR PLAN**

SCALE 1/8"=1'-0"



**NOT FOR CONSTRUCTION**

**26338 VALLEY VIEW RESIDENCE**  
CARMEL, CALIFORNIA, 93923

FLOOR PLANS



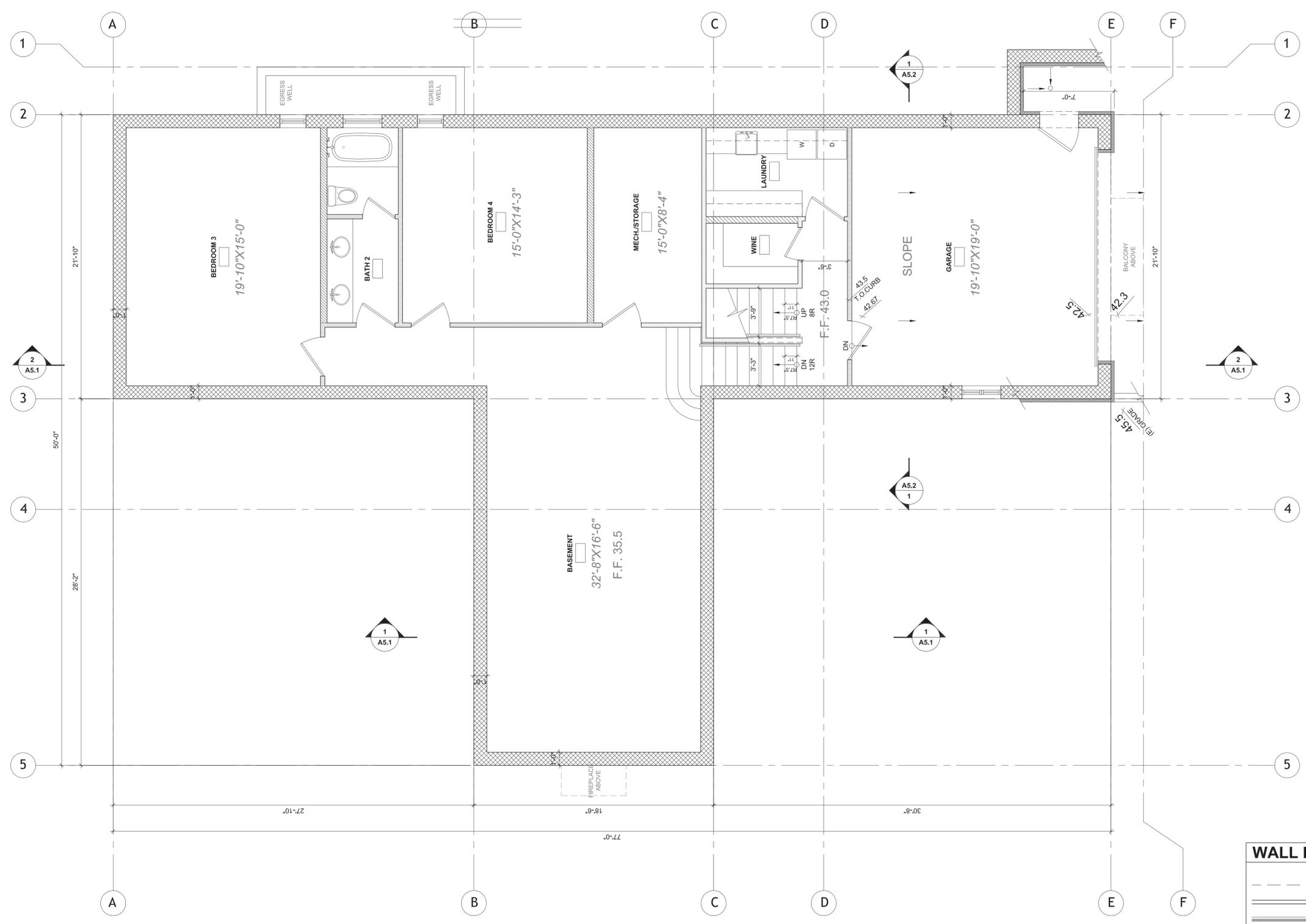
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Scale: 1/8"=10"  
Drawn:  
Job Number:  
Sheet:

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**A2.1**

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**GARAGE & BASEMENT FLOOR PLAN**  
SCALE 1/4"=1'-0"

**WALL LEGEND:**

|  |   |
|--|---|
|  | (E) BUILT OBJECT TO BE REMOVED            |
|  | (E) WALL TO REMAIN                        |
|  | FURR (E) WALL TO MATCH (N) WALL THICKNESS |
|  | (N) 2X8 STUD WALL U.N.O.                  |
|  | (N) 2X6 STUD WALL U.N.O.                  |
|  | (N) 2X4 STUD WALL                         |
|  | (N) CMU WALL                              |
|  | (N) STEEL STUD WALL                       |

**NOT FOR CONSTRUCTION**

**26338 VALLEY VIEW RESIDENCE**  
CARMEL, CALIFORNIA, 93923

BASEMENT & GARAGE FLOOR PLAN



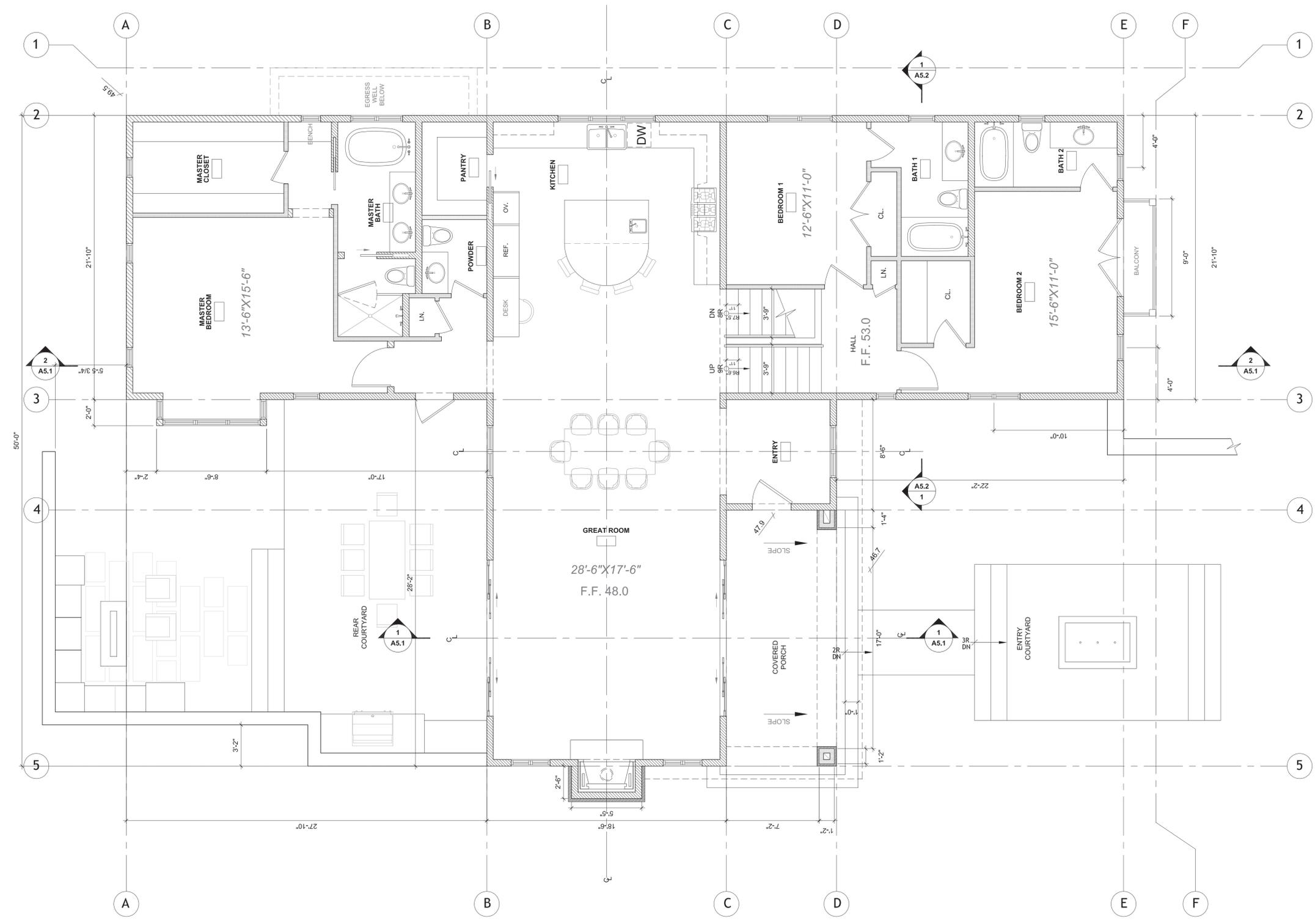
Date: 2017-04-27  
Scale: 1/4"=1'-0"  
Drawn:  
Job Number:  
Sheet:

**A2.2**

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RESIDENCE MAIN FLOOR PLAN

SCALE 1/4"=1'-0"



WALL LEGEND: Table with 2 columns: Wall Type (e.g., (E) BUILT OBJECT TO BE REMOVED) and corresponding line style/hatch pattern.

NOT FOR CONSTRUCTION

26338 VALLEY VIEW RESIDENCE CARMEL, CALIFORNIA, 93923

FIRST FLOOR AND SECOND FLOOR PLAN



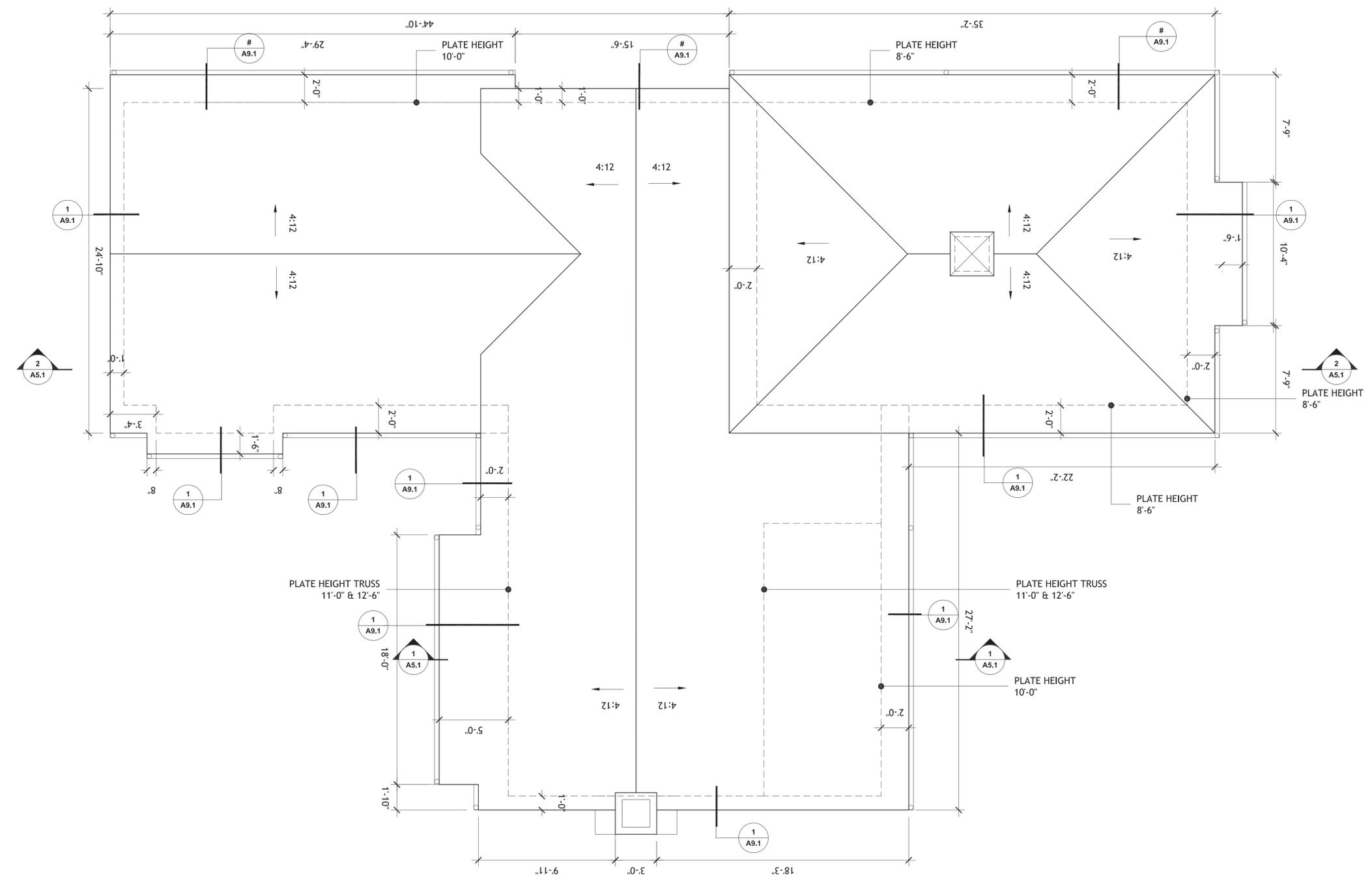
Date: 2017-05-16 Scale: 1/4"=10" Drawn: Job Number: Sheet:

A2.3

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**ROOF PLAN**  
 1/4" = 1'-0"



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**26338 VALLEY VIEW RESIDENCE**  
 CARMEL, CALIFORNIA, 93923

ROOF PLAN

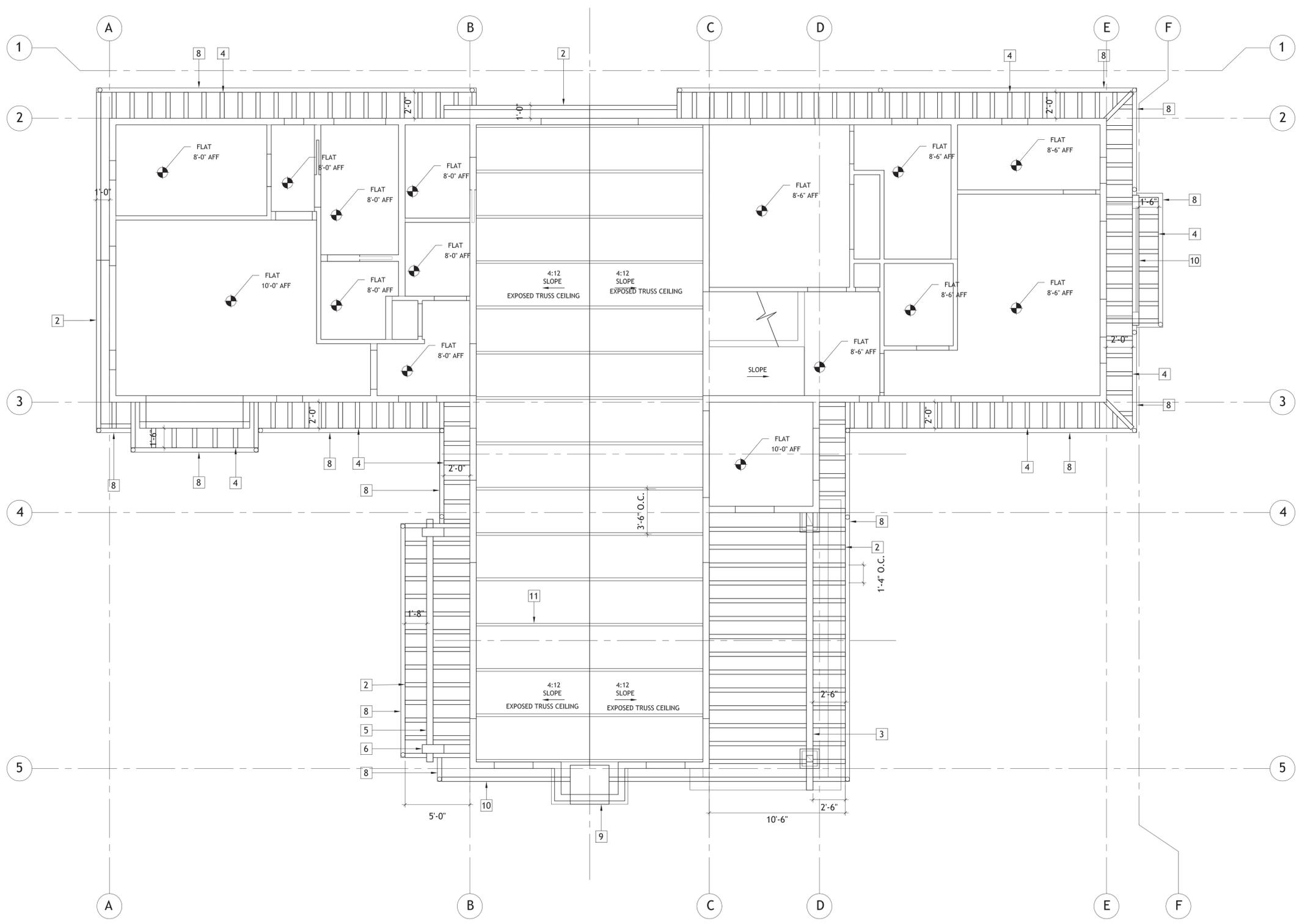


Date: 2017-05-16  
 Scale: 1/4"=1'-0"  
 Drawn:  
 Job Number:  
 Sheet:

**A3.1**

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| LIGHTING LEGEND |                                 |
|-----------------|---------------------------------|
|                 | RECESSED CAN LIGHT              |
|                 | RECESSED CAN LIGHT -WATER PROOF |
|                 | RECESSED CAN LIGHT -DIRECTIONAL |
|                 | CEILING MOUNTED LIGHT           |
|                 | WALL MOUNTED LIGHT              |
|                 | SWITCH                          |
|                 | SWITCH-MOTION                   |
|                 | FLUORESCENT LIGHT               |

**FIRST FLOOR REFLECTED CEILING PLAN**

1/4" = 1'-0"



**26338 VALLEY VIEW RESIDENCE**  
 CARMEL, CALIFORNIA, 93923

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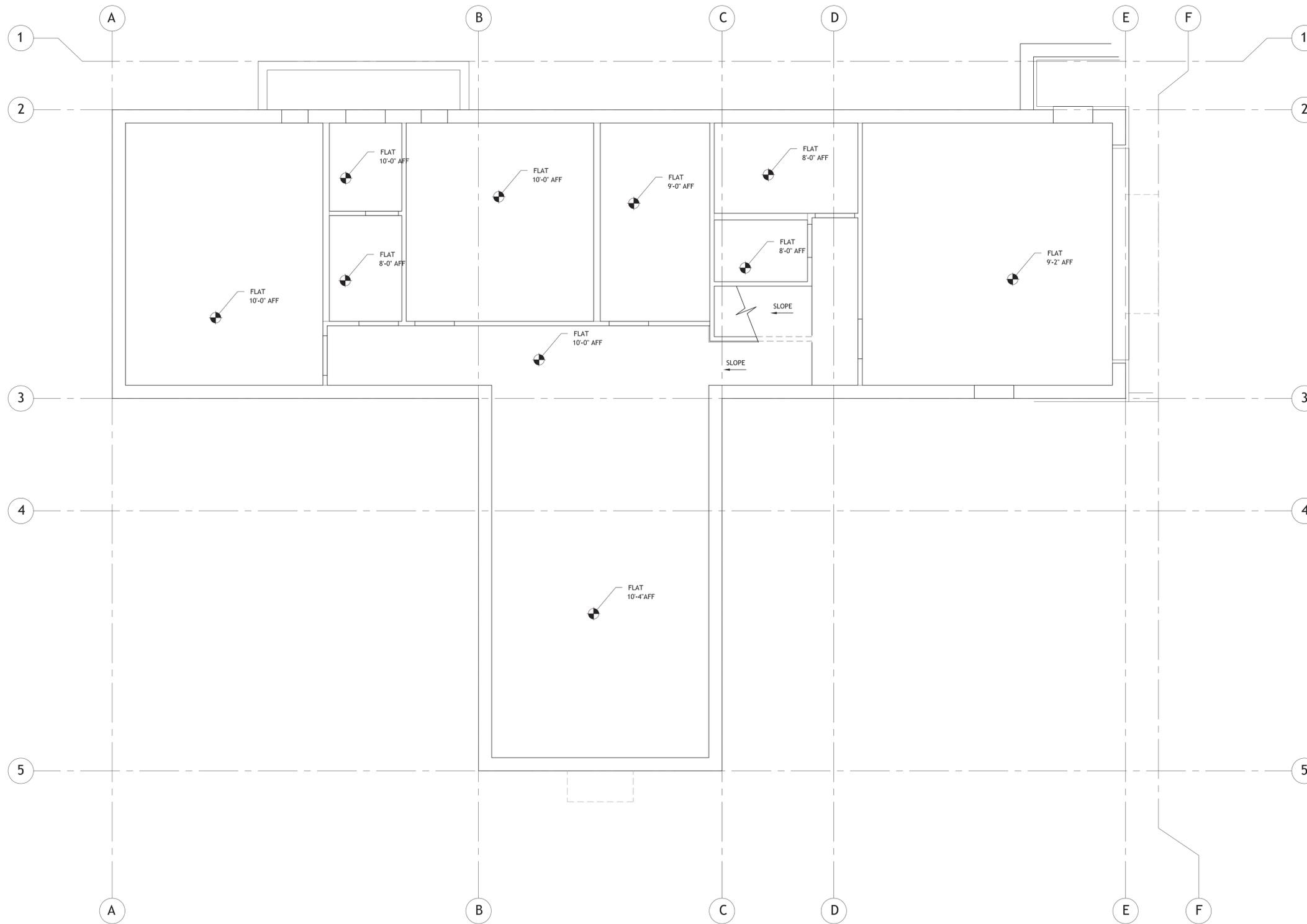
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REFLECTED CEILING PLAN  
 FIRST FLOOR

Date 2017-5-19  
 Scale 1/4" = 1'-0"  
 Drawn  
 Job Number  
 Sheet

**A4.1**

| LIGHTING LEGEND |                                 |
|-----------------|---------------------------------|
|                 | RECESSED CAN LIGHT              |
|                 | RECESSED CAN LIGHT -WATER PROOF |
|                 | RECESSED CAN LIGHT -DIRECTIONAL |
|                 | CEILING MOUNTED LIGHT           |
|                 | WALL MOUNTED LIGHT              |
|                 | SWITCH                          |
|                 | SWITCH-MOTION                   |
|                 | FLUORESCENT LIGHT               |



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**26338 VALLEY VIEW RESIDENCE**  
CARMEL, CALIFORNIA, 93923

REFLECTED  
CEILING PLAN  
BASEMENT

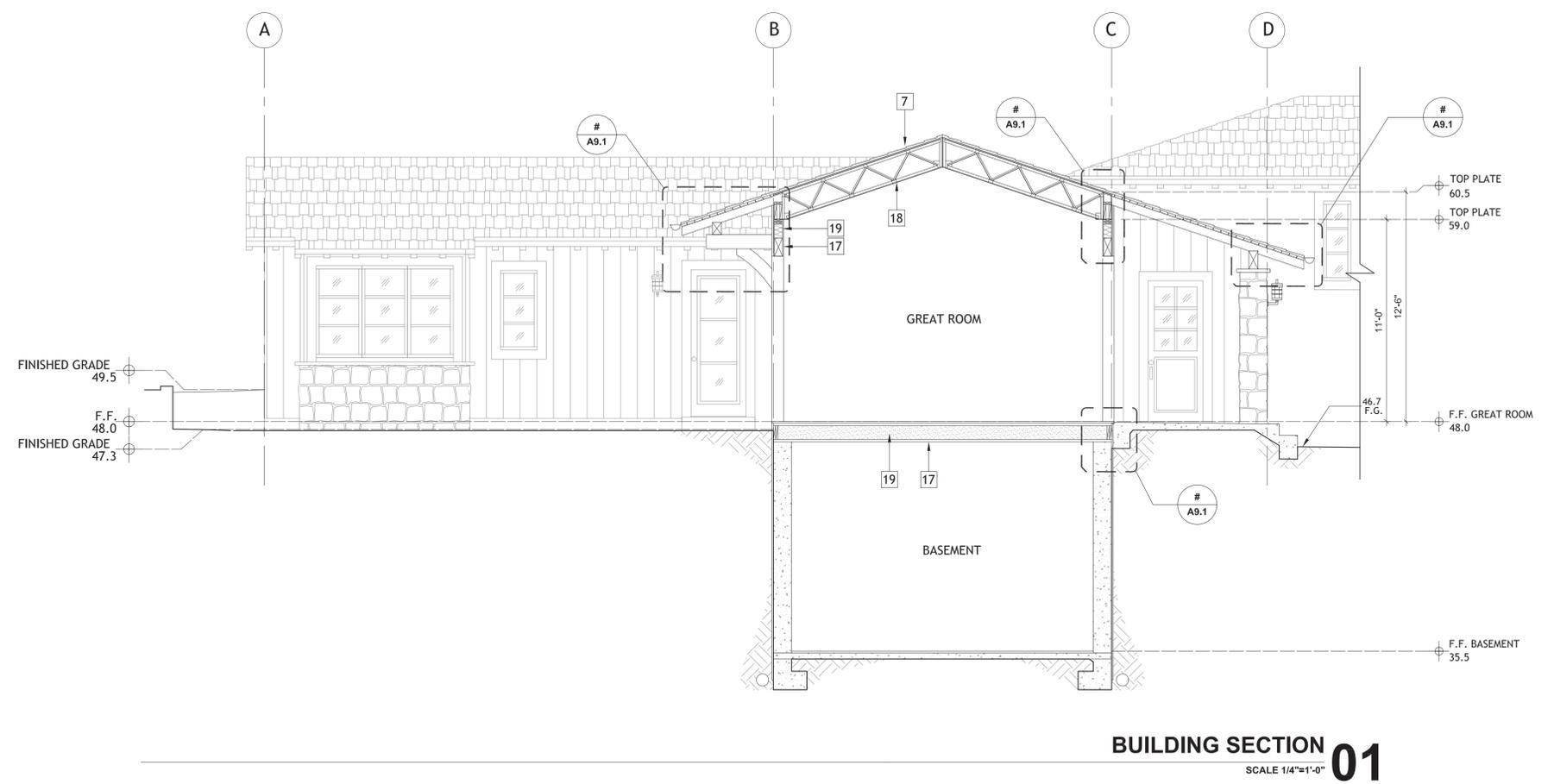
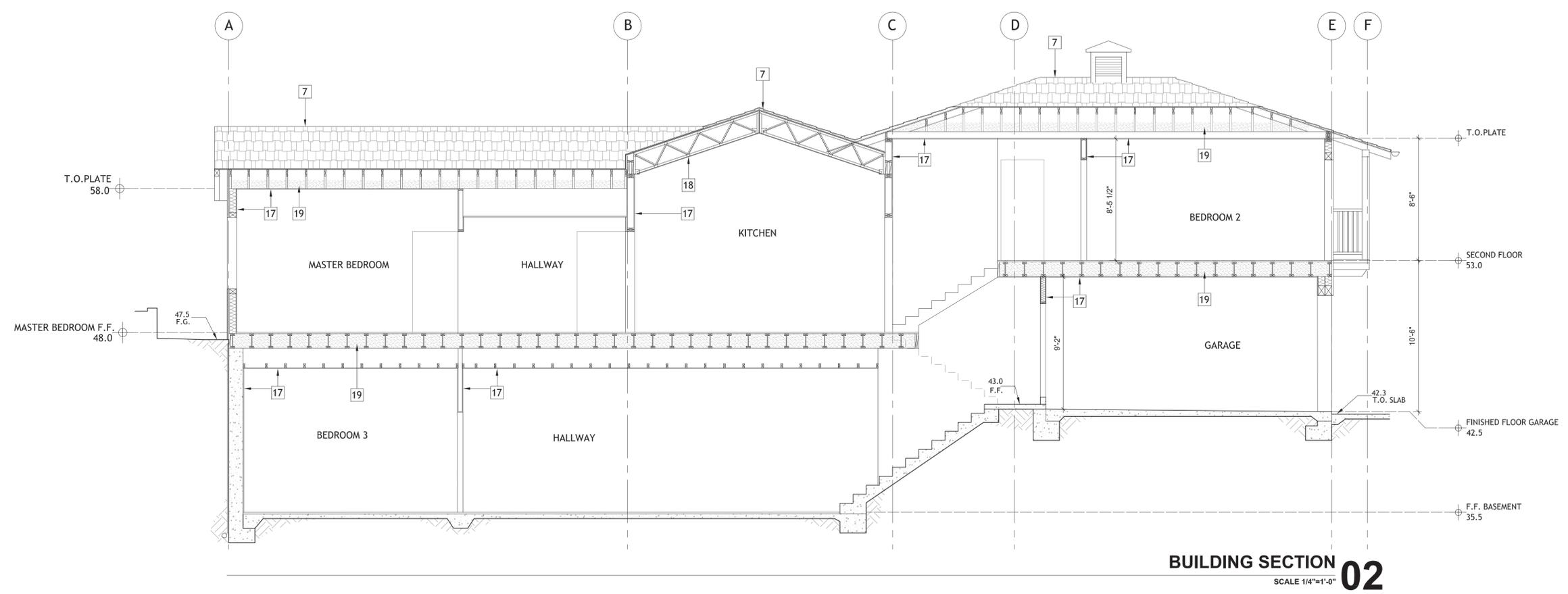
Date 2017-05-19  
Scale 1/4" = 1'-0"  
Drawn  
Job Number

Sheet

**SECOND FLOOR REFLECTED CEILING PLAN**  
1/4" = 1'-0"

**A4.2**

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**26338 VALLEY VIEW RESIDENCE**  
**CARMEL, CALIFORNIA, 93923**

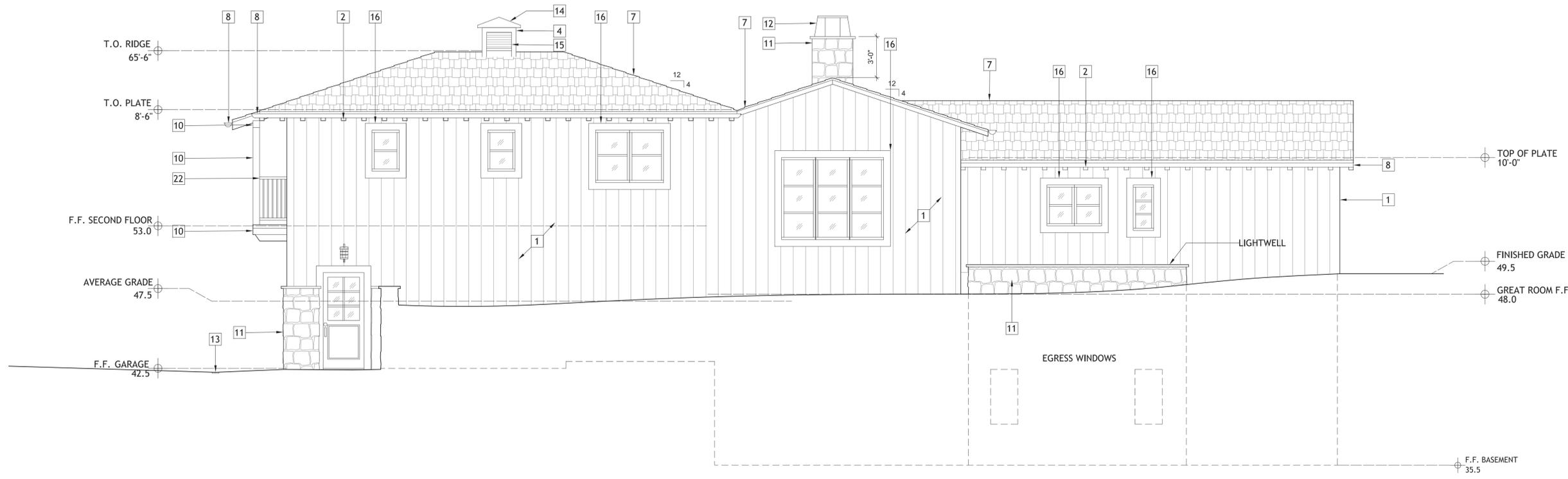
BUILDING SECTIONS

Date 2017-05-19  
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 Drawn  
 Job Number

Sheet

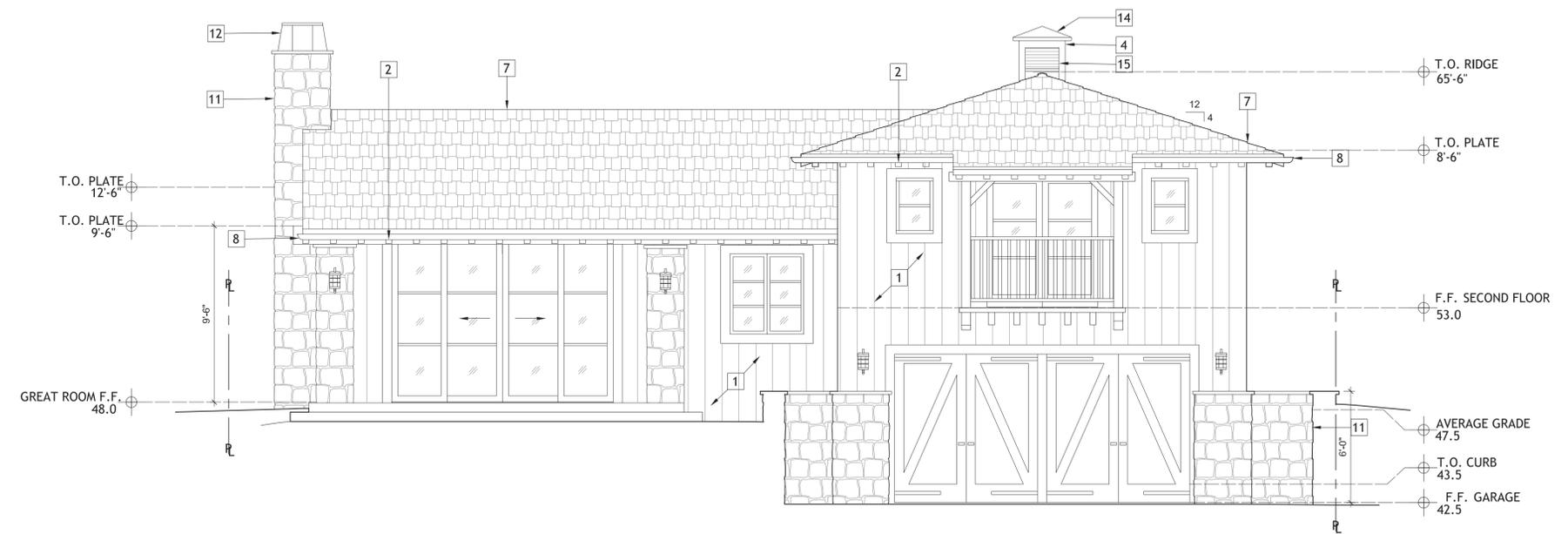
**A5.1**

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**NORTH EXTERIOR ELEVATION**

1/4" = 1'-0"



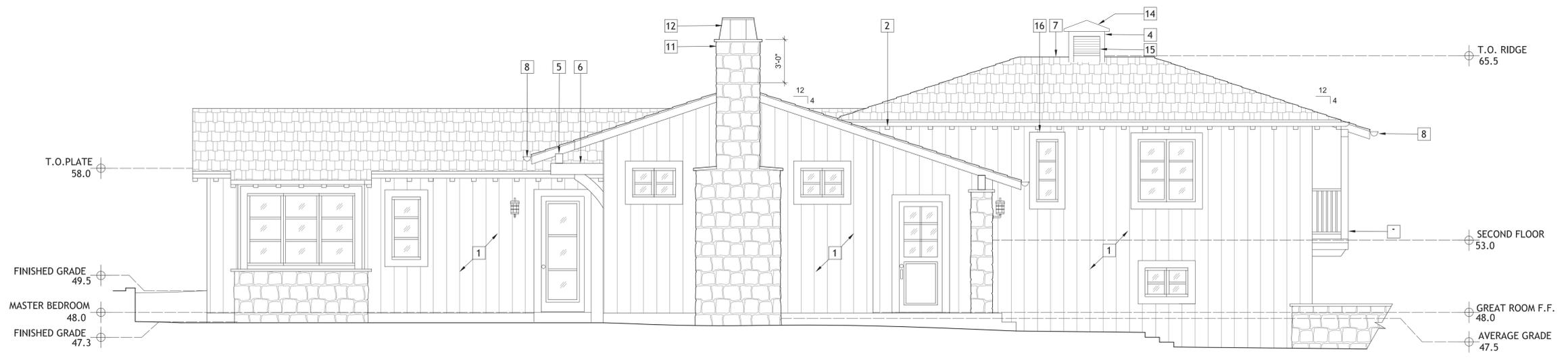
**EAST EXTERIOR ELEVATION**

1/4" = 1'-0"



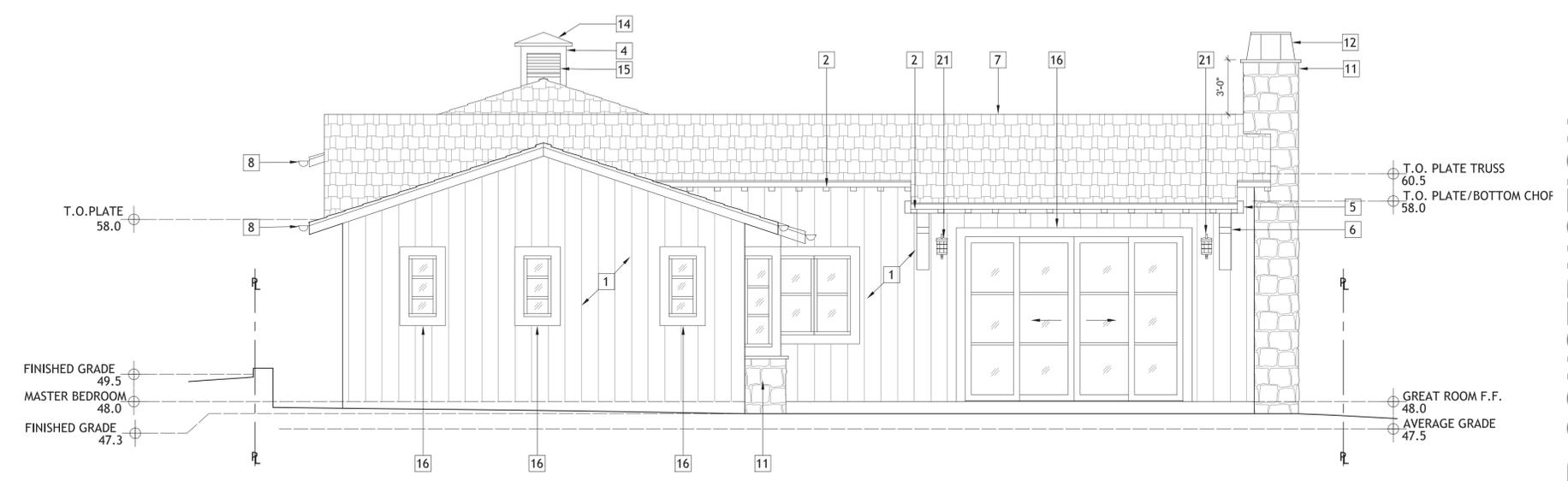
**NOT FOR CONSTRUCTION**

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**SOUTH EXTERIOR ELEVATION**

1/4" = 1'-0"



**WEST EXTERIOR ELEVATION**

1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

**26338 VALLEY VIEW RESIDENCE**  
CARMEL, CALIFORNIA, 93923

EXTERIOR ELEVATIONS



Date: 2017-03-30  
Scale: 1/4" = 1'-0"  
Drawn:  
Job Number:  
Sheet:

**A6.2**

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MATERIAL INDEX

NOTE: SUBSTITUTIONS PERMITTED IF EQUAL AND APPROVED BY ARCHITECT ONLY. CONTRACTOR TO SUBMIT ALL SUBSTITUTIONS TO THE ARCHITECT IN A TIMELY MANNER THAT DOES NOT IMPEDE THE PROGRESS OF THE CONSTRUCTION PROCESS.

Table with columns: NO., DESCRIPTION, MANUFACTURER, MANUFACTURER NO., COLOR / FINISH, REMARKS. Rows include items like 1"X12" VERTICAL WOOD BOARDS, 4X6 DOUGLAS FIR RAFTER TAILS, 6X12 WOOD BEAM, etc.

GENERAL MATERIAL NOTES

NOTE: PROVIDE SAMPLE SUBMITTALS OF EACH MATERIAL TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING
1) WALLS
A) GYP. BD. WALLS
1. All gypsum board installed on vertical surfaces shall have vertical joints only. No horizontal joints shall be installed below 9'-0" AFF.



TOM MEANEY ARCHITECT

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26338 VALLEY VIEW RESIDENCE CARMEL, CALIFORNIA, 93923

FINISH SCHEDULE

Date 2017-05-15

Scale

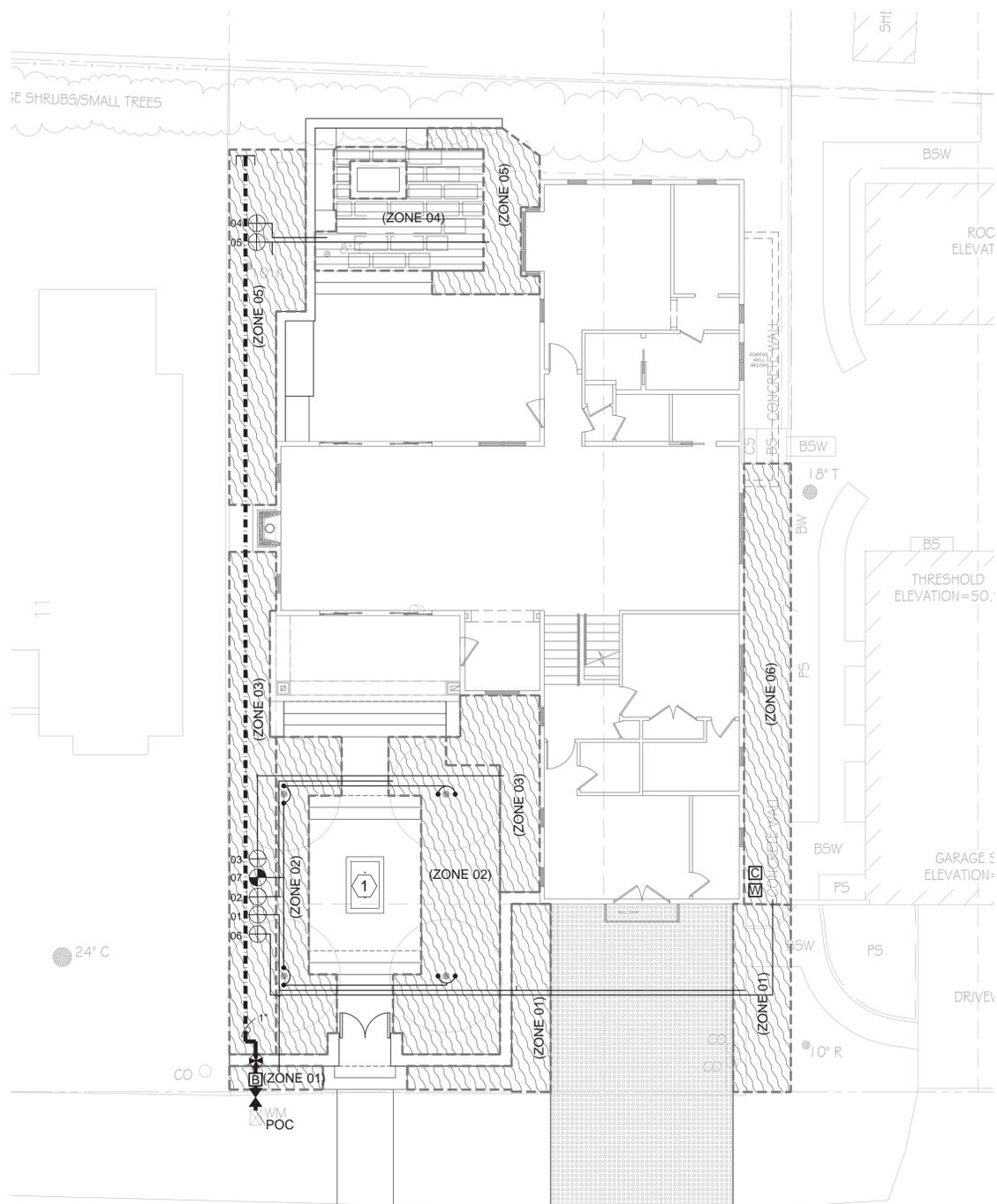
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Job Number

Sheet

A8.3

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VALLEY VIEW AVENUE

**GENERAL NOTES**

- 1. GUARANTEE:**  
Guarantee the irrigation system for one year from date of acceptance.
- 2. VERIFICATION:**  
For new systems, design is based on 50 P.S.I. and 15 G.P.M. required at discharge outlet of point of connection. Verify same and notify Owner's Representative if such data adversely affects the operation of the system. Such notice shall be made in writing and prior to commencing any irrigation work.
- 3. UTILITIES:**  
Verify location of all on-site utilities. Restoration of damaged utilities shall be made to the satisfaction of the Owner's Representative, and at no additional cost to the Owner.
- 4. SCHEMATIC:**  
System features are shown schematically for graphic clarity. Install all piping and valves in common trenches where feasible and inside planting areas adjacent to walkways and inside medians whenever possible.
- 5. CODES:**  
Irrigation system shall be installed in accordance with all local codes and manufacturer's specifications. Notify Owner's Representative by telephone and in writing of any conflicts prior to installation.
- 6. CHECK VALVES:**  
Install in-head check valves for sprinklers, and in-line check valves in drip irrigation supply lines, as required to minimize line drainage. Allow in bid price an amount sufficient to provide and install additional check valves to accommodate any necessary field changes.
- 7. SLEEVING:**  
Adequately size Sch. 40 PVC pipe for all wiring and irrigation lines installed under paving areas and that pass through drainage trenches with drain rock. Install (with ends clearly marked above grade) at the necessary depth prior to the construction of paving areas or field bases. Sleeving to extend 12" from edge of paving or drainage trench into adjacent subgrade. No unsleeved piping, angle-bends, 90-degree bends, or joints shall be allowed under paving.
- 8. DRIP VALVES:**  
Group drip valve run times together to ensure a minimum flow of X GPM as required by the flow sensor.
- 9. SUB-SURFACE DRIP IRRIGATION:**  
Sub-surface dripper line rows are shown for illustration only. Average no. of rows indicated. On slopes, increase row spacing by 25% for lowest 1/3 of zone.
- 10. CONTROLLER:**  
Install controller as shown on the Drawings. All above-grade conduit shall be rigid steel securely fastened to structure and to controller.
- 11. PROGRAMMING / SCHEDULING:**  
Prior to the end of the maintenance period, program the controller per manufacturer's directions.
- 12. MASTER VALVE / FLOW SENSOR:**  
Connect master valve and flow sensor to controller with communication cable. See Irrigation Details. Install in dedicated 1" diameter PVC conduit.

**REFERENCE NOTES**

- 1 Fountain: Install recirculating water system.

**WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL**

Project Name 26338 Valley View Status Calc By JL  
Project Number 17.018 Date 3/27/2017

| Hydrozone # / Planting Description <sup>a</sup> | Plant Factor (PF) | Irrigation Method <sup>b</sup> s or d | Irrigation Efficiency (IE) <sup>c</sup> | ETAF (PFIE) | Landscape Area (sq ft) | ETAF x Area | Estimated Total Water Use (ETWU) <sup>d</sup>             |                 |
|---|-------------------|---------------------------------------|---|-------------|------------------------|-------------|---|-----------------|
| <b>Regular Landscape Areas</b>                  |                   |                                       |   |             |                        |             |   |                 |
| Z01   | 0.3               | d                                     | 0.81                                    | 0.37        | 259                    | 95.93       | 2141.07   |                 |
| Z02 (meadow)                                    | 0.5               | d                                     | 0.81                                    | 0.62        | 475                    | 293.21      | 6544.44   |                 |
| Z03   | 0.3               | d                                     | 0.81                                    | 0.37        | 383                    | 141.85      | 3166.13   |                 |
| Z04   | 0.3               | d                                     | 0.81                                    | 0.37        | 192                    | 71.11       | 1587.20   |                 |
| Z05   | 0.3               | d                                     | 0.81                                    | 0.37        | 356                    | 131.85      | 2942.93   |                 |
| Z06   | 0.3               | d                                     | 0.81                                    | 0.37        | 234                    | 86.67       | 1934.40   |                 |
| Z07   | 0.3               | d                                     | 0.81                                    | 0.37        | 100                    | 37.04       | 826.67  |                 |
| Fountain  | 1                 |                                       | 0.75                                    | 1.33        | 15                     | 20.00       | 446.40  |                 |
|   |                   |                                       |   |             | Totals (A)             | 2014 (B)    | 877.65  | 19589.24        |
| <b>Special Landscape Areas</b>                  |                   |                                       |   |             |                        |             |   |                 |
|   |                   |                                       |   |             | Totals (C)             | 0 (D)       | 0.00  | 0.00            |
|   |                   |                                       |   |             |                        |             | <b>ETWU Total</b>   | <b>19589.24</b> |
|   |                   |                                       |   |             |                        |             | <b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b> | <b>24723.86</b> |

<sup>a</sup>Hydrozone #/Planting Description  
E.g. 1) front lawn  
2) low water use plantings  
3) medium water use planting

<sup>b</sup>Irrigation Method  
overhead spray or drip

<sup>c</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required)  
= Eto x 0.62 x ETAF x Area  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>e</sup>MAWA (Annual Gallons Allowed) = (Eto) / (0.62) [ (ETAF x LA) + ((1-ETAF) x SLA) ]  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

| Regular Landscape Areas | Total ETAF x Area | (B) | 877.65  |
|-------------------------|-------------------|-----|---------|
| Total Area              | (A+C)             |     | 2014.00 |
| Average ETAF            | B + A             |     | 0.44    |

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

| All Landscape Areas | Total ETAF x Area | (B+D) | 877.65  |
|---------------------|-------------------|-------|---------|
| Total Area          | (A+C)             |       | 2014.00 |
| Sitewide ETAF       | (B+D) / (A+C)     |       | 0.44    |

**LEGEND**

| SYMBOL  | MANUFACTURER             | DESCRIPTION   |
|---------|--------------------------|---|
| ---X--- |                          | Main Line: 24" minimum cover. Sch/Class per Specs. See Plan for sizes.  |
| ---     |                          | Lateral Line / Drip Irrigation Supply Line: 18" min. cover, 24" under AC paving Sch/Class per Specs. See chart for size.                      |
| --->--- |                          | Stub Out: See Irrigation Details  |
| KB      | King Brothers (kbi)      | Full Port, True Union, PVC Ball Valve: Line Size  |
| F       | Febco                    | 1-1/2" Backflow Preventer 825YA w/ Bronze Wye Strainer  |
| I       | Irritrol                 | Controller (TC-9 EX-R), Wall Mount  |
| H       | Hunter / Irritrol        | Wired Rain Sensor. RC / RS500   |
| R       | Rainbird / Hunter / Toro | PEB / ICV / P-220 Remote Control Valve: Size as shown on plan. For tree bubbler zones, include the MFR's adjustable pressure regulating dial. |
| POC     | Point of Connection      | VIF Verify in Field UON Unless Otherwise Noted  |

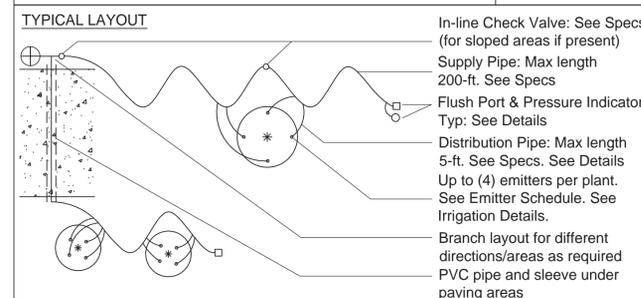
**LEGEND - BUBBLERS**

| SYMBOL | MANUFACTURER / DESCRIPTION          | MODEL/DESCRIPTION             | PSI | GPM | RAD | PRECIP In/hr |
|--------|-------------------------------------|-------------------------------|-----|-----|-----|--------------|
| •      | Rainbird / Hunter Root Watering Sys | RWS-M-B-C-1402 RZWS-18"-50-CV | 30  | .5  |     |              |

**LEGEND - DRIP IRRIGATION**

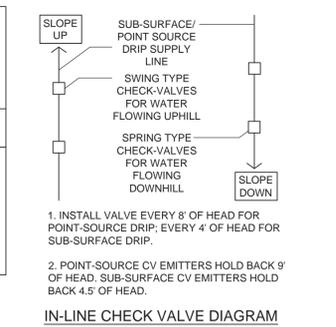
| SYMBOL    | MANUFACTURER              | DESCRIPTION  |
|-----------|---------------------------|--|
| (ZONE 00) |                           | POINT-SOURCE: 3/4" (0.820") I.D. PE supply pipe w/ flush ports & 1/4" I.D. PE distribution tubes. See drip irrigation typical layout below. Emitters: 1.0 GPH pressure compensating. Rainbird Xeri-Bug / Toro N.G.E. / Netafim WPC (w/ bug cap). Toro T-DL-MP9 Indicator w/ flush valve at end of each zone. |
| (ZONE 00) |                           | SUB-SURFACE: Netafim Techline CV / Rainbird XFCV. Dripper interval 12" O.C. Row spacing 12" O.C. UON. Dripper flow 0.4-0.6 GPH. Install manual flushing valves & pressure gauges as shown.   |
|           |                           | Netafim LVCZS8010075-HF / LF Control Zone Kit. HF > 4.5 GPM LF < 4.5 GPM as required per zone  |
| XX        | Netafim / Rainbird / Toro | Rainbird XCZLF-100- / XCZ-075 Control Zone Kit. PRBR filter. -100 > 5.0 GPM, -075 < 5.0 gpm as required per zone   |
|           |                           | Toro DZK-TPV-1-LF / MF Drip Zone Valve Kit. MF > 4.5 GPM LF < 4.5 GPM as required per zone   |

| DRIP IRRIGATION POINT SOURCE TYP. SCHEMATIC DIAGRAM  | EMITTER SCHEDULE                               |
|--|--|
| See planting plan for plant sizes and locations. PE supply pipe and PE distribution tube alignments per requirements of planting. Install emitters per Emitter Schedule, and allow for additional ports to each plant for future needs. Locate emitters towards the uphill side of plants on slopes. See irrigation details. | 1 gal. 1<br>5 gal. 2<br>15 gal. 3<br>24" box 4 |



| PIPE SIZING CHART - SCHEDULE 40 BUBBLER LATERALS |            |
|--|------------|
| Zone / Partial Zone Flow                         | Pipe Size  |
| 0-8 GPM  | PVC 3/4"   |
| 8.1-13 GPM                                       | PVC 1"     |
| 13.1-22 GPM                                      | PVC 1-1/4" |
| 22.1-30 GPM                                      | PVC 1-1/2" |

3/4" is minimum pipe size. For rotor pipe sizing, see Plans - do not use this chart.



**MWELO COMPLIANCE STATEMENT**

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

Simon Phillips 4532 03-27-2017

**MONTEREY COUNTY DESIGN STATEMENT**

I, Simon Phillips, certify that this landscaping 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.

Simon Phillips 4532 03-27-2017

PROJECT: 26338 VALLEY VIEW  
CARMEL, CA

ISSUANCE:

REVISION:

PROJECT NO: 17.018  
DATE: 03/27/2016  
SCALE: 1" = 8'-0"  
DRAWN | CHECKED: KB/SP  
SHEET:

**LANDSCAPE IRRIGATION PLAN**

SHEET NO:

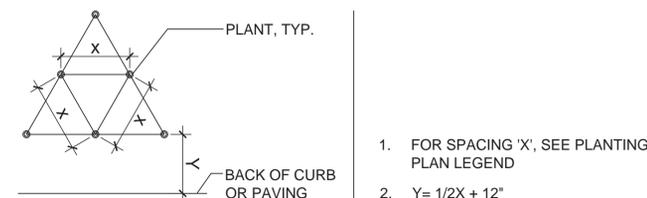




**PLANT LEGEND**

| *WUC CODE                  | BOTANICAL NAME           | COMMON NAME            | SIZE              | CHARACTER                 |
|----------------------------|--------------------------|------------------------|-------------------|---------------------------|
| <b>Trees</b>               |                          |                        |                   |                           |
| L Am                       | Arbutus 'Marina'         | Marina Strawberry Tree | 24" Box           | Multi-trunk. 3 canes min. |
| <b>Shrubs / Perennials</b> |                          |                        |                   |                           |
| L Aa                       | Agave attenuata 'Nova'   | Foxtail Agave          | 5 Gal.            |                           |
| L Ay                       | Anigozanthos 'Big Red'   | Big Red Kangaroo Paw   | 5 Gal.            |                           |
| L As                       | Arctostaphylos 'Sunset'  | Sunset Manzanita       | 15 Gal.           |                           |
| L Ec                       | Echium candicans         | Pride of Madeira       | 15 Gal.           |                           |
| L La                       | Lavandula angustifolia   | English Lavender       | 5 Gal.            |                           |
| L Nf                       | Nepeta x faassenii       | Catmint                | 5 Gal.            |                           |
| L Ch                       | Chondropetalum tectorum  | Cape Rush              | 5 Gal.            |                           |
| <b>Groundcovers</b>        |                          |                        |                   |                           |
| L                          | Thymus praecox           | Mother-of-Thyme        | Flat              |                           |
| <b>Grasses</b>             |                          |                        |                   |                           |
| M                          | Carex pansa              | Sand Dune Sedge        | 1 Gal. @ 24" O.C. |                           |
|                            | Mulch: See General notes |                        | 421 SF            |                           |

**GROUNDCOVER SPACING AND PLANTING SETBACK DIAGRAM**



**\* WATER USE CATEGORY (WUC) KEY**

WUCOLS Region Applicable to this Project: **REGION 1**  
 H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed  
 \* from: Water Use Classification of Landscape Species,  
 A Guide to the Water Needs of Landscape Plants (WUCOLS)  
 Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

**GENERAL NOTES**

- Landscape Architect to approve plant material and layout BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas, excluding naturalized hydroseed areas.
- Apply post-emergent herbicide to all naturalized hydroseed areas.
- Prepare, amend, and fertilize existing soil. Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. Contractor is responsible for preparing the soil analysis and that the recommendations of the report are followed during soil preparation and planting. Soil Amendments:
  - Nitrogen Stabilized Organic Amendment: shall be mineralized and nitrogen stabilized bark or sawdust humus, with wetting agent and properly pulverized and shall have a minimum of 270 lbs. per cubic yard of amendment. Submit sample analysis for approval.
  - Gypsum: Agricultural Grade, Cal-Sul Pelletized Gypsum by North Pacific, Portland OR, or approved
  - Sulfur: granular degradable sulfur product, Tiger Organic 0-0-0-90 Sulfur by TigerSul.com, or approved equal.
- Plant shrubs per spacing detail.
- Mulch: Install a minimum of 3" of mulch at all planting areas. Mulch shall be recycled wood decorative mulch with biodegradable coloring. Pre-approved suppliers- Recology, Stockton CA; Republic Services, Milpitas CA (formerly BFI); CCL Organics, Benicia, CA; Z-Best Products, Gilroy CA. Mulch color shall be dark brown. Stabilized mulch and jute netting to be used on slopes 3:1 and greater.
- Compost: Compost minimum of 4 cubic yards per 1,000 sq. ft. of permeable area to a depth of 6".

**MWELI COMPLIANCE STATEMENT**

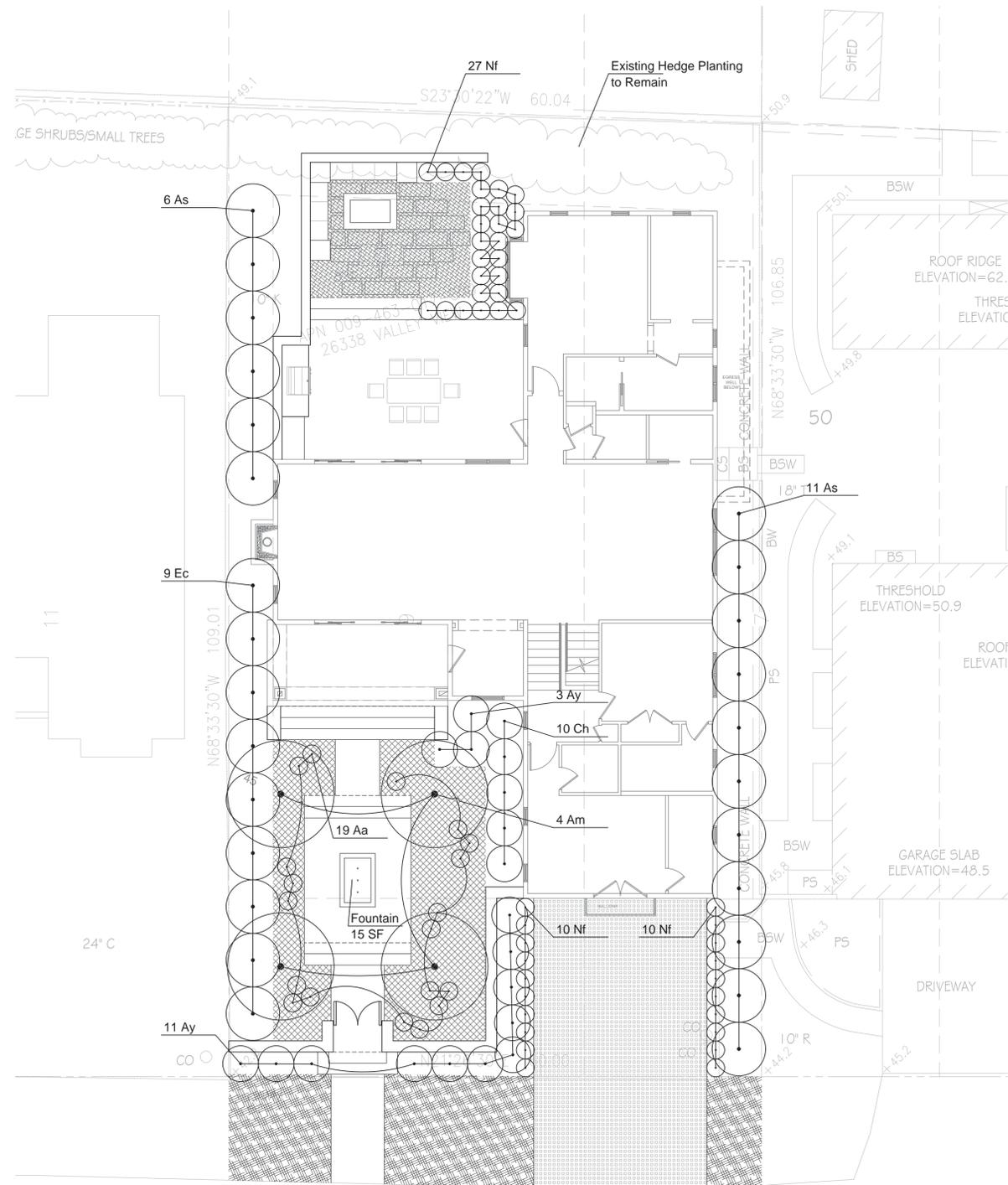
I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

|        |                |      |            |
|--------|----------------|------|------------|
|        | Simon Phillips | 4532 | 03-27-2017 |
| Signed | Name           | CLA# | Date       |

**MONTEREY COUNTY DESIGN STATEMENT**

I, Simon Phillips, certify that this landscaping 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.

|        |                |      |            |
|--------|----------------|------|------------|
|        | Simon Phillips | 4532 | 03-27-2017 |
| Signed | Name           | CLA# | Date       |



VALLEY VIEW AVENUE

PROJECT:  
**26338 VALLEY VIEW**  
CARMEL, CA

ISSUANCE:

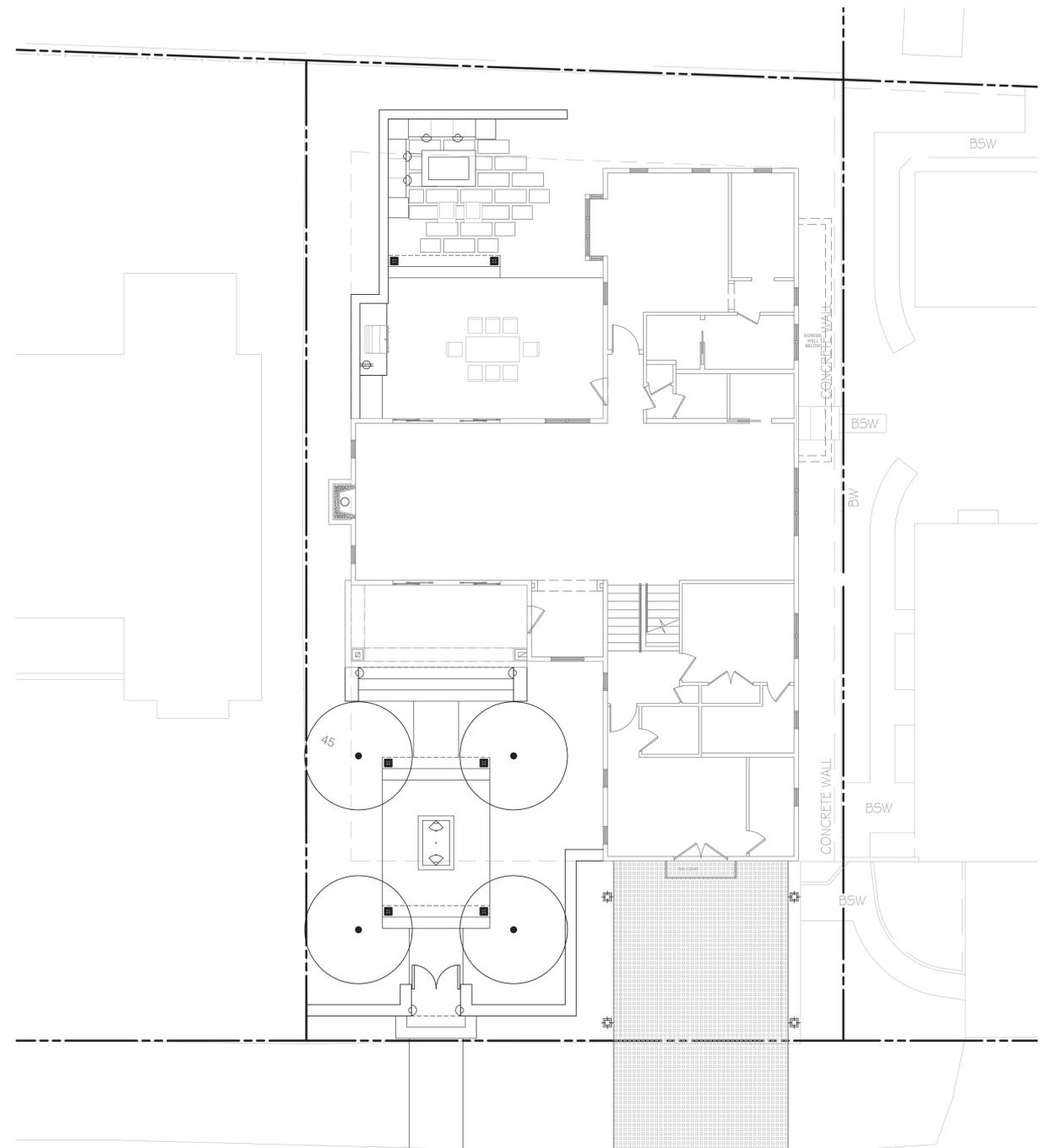
REVISION:

PROJECT NO: 17.018  
DATE: 03/27/2016  
SCALE: 1" = 8'-0"  
DRAWN | CHECKED: KB/SP  
SHEET:

**LANDSCAPE PLANTING PLAN**

SHEET NO:





**FIXTURE LEGEND**

| SYM Item No | TYPE                    | NUMBER  | LAMP      |
|-------------|-------------------------|---|-----------|
| ■           | Custom Lantern          | Ground Lantern  | 8W LED    |
| ⊕           | LED In-grade Fixture    | BK Lighting DR2-LED e/Integral Driver-TR-e58 (6WLED/3K) BZP-4-MT 12VOLT | 6W LED/3K |
| ◇           | Fountain Light          | Focus Industries, SL-33 ABAC-ULT-LED                                    | 2W LED    |
| ○           | Wall Light              | FX-PO   | 2.7K LED  |
| ⊖           | GFCI Electrical Outlet: | Locate in weatherproof enclosure.                                       |           |

**GENERAL NOTES**

- System shown schematically for graphic clarity. Verify all light locations and cable runs in field with Landscape Architect. Cabling to be sized to provide a minimum 10.5 volts and a maximum of 11.5 volts to all fixtures. Minimum cable size is 12 guage multi strand direct burial cable.
- Allow 30% of transformer capacity for future additional site lighting.
- Coordinate switching zones for site lighting with Owner.
- Provide GFCI electrical outlets for all appliances in outdoor kitchen.
- Run maximum of 10 lights in daisy chain.
- Run additional 2" sleeves under all paving areas for possible future site lighting- Review locations in field with Landscape Architect
- 8" depth minimum cable burial.
- All wire connections shall be water-proofed using fully encapsulated, direct burial waterproof connectors.
- Space lights evenly.
- Site lighting to be controlled via Lutron Homeworks system with minimum 3 master switch locations. Switching locations to be at front door, at family door off kitchen, and at garage.
- Transformer locations to be determined.
- Create a single switch run for instances of multiple callouts of the same number.

PROJECT:  
**26338 VALLEY VIEW**  
 CARMEL, CA

ISSUANCE:

REVISION:

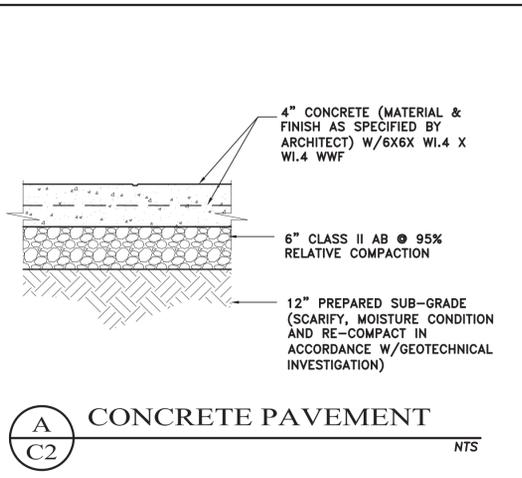
PROJECT NO: 17.018  
 DATE: 03/27/2016  
 SCALE: 1" = 8'-0"  
 DRAWN | CHECKED: KB/SP  
 SHEET:

**LANDSCAPE LIGHTING PLAN**

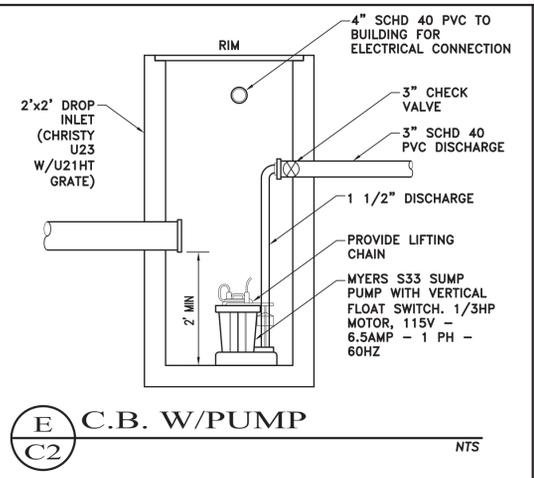
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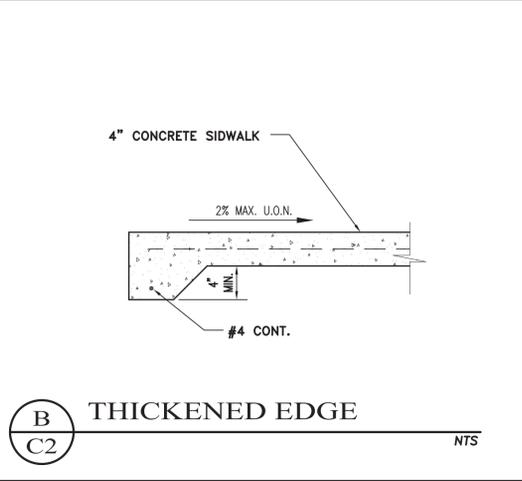




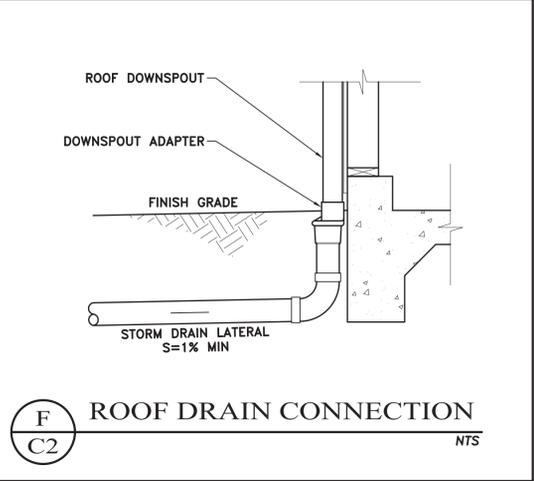
**A** CONCRETE PAVEMENT  
C2 NTS



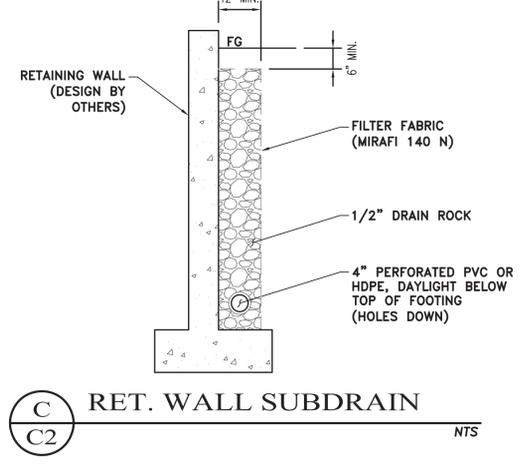
**E** C.B. W/PUMP  
C2 NTS



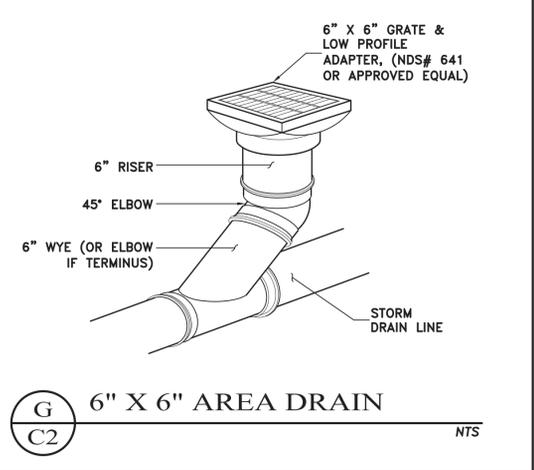
**B** THICKENED EDGE  
C2 NTS



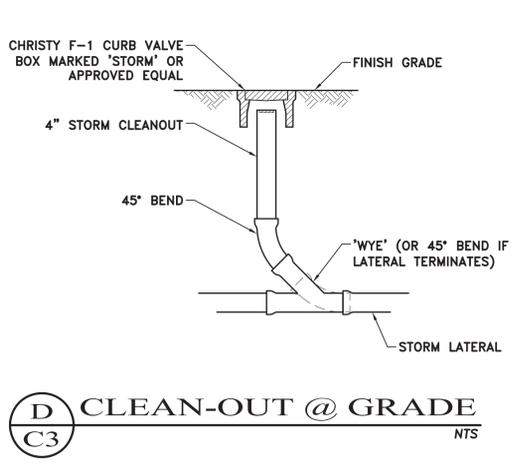
**F** ROOF DRAIN CONNECTION  
C2 NTS



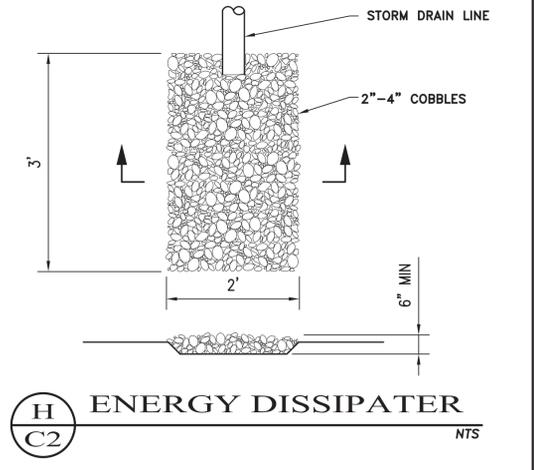
**C** RET. WALL SUBDRAIN  
C2 NTS



**G** 6" X 6" AREA DRAIN  
C2 NTS



**D** CLEAN-OUT @ GRADE  
C3 NTS

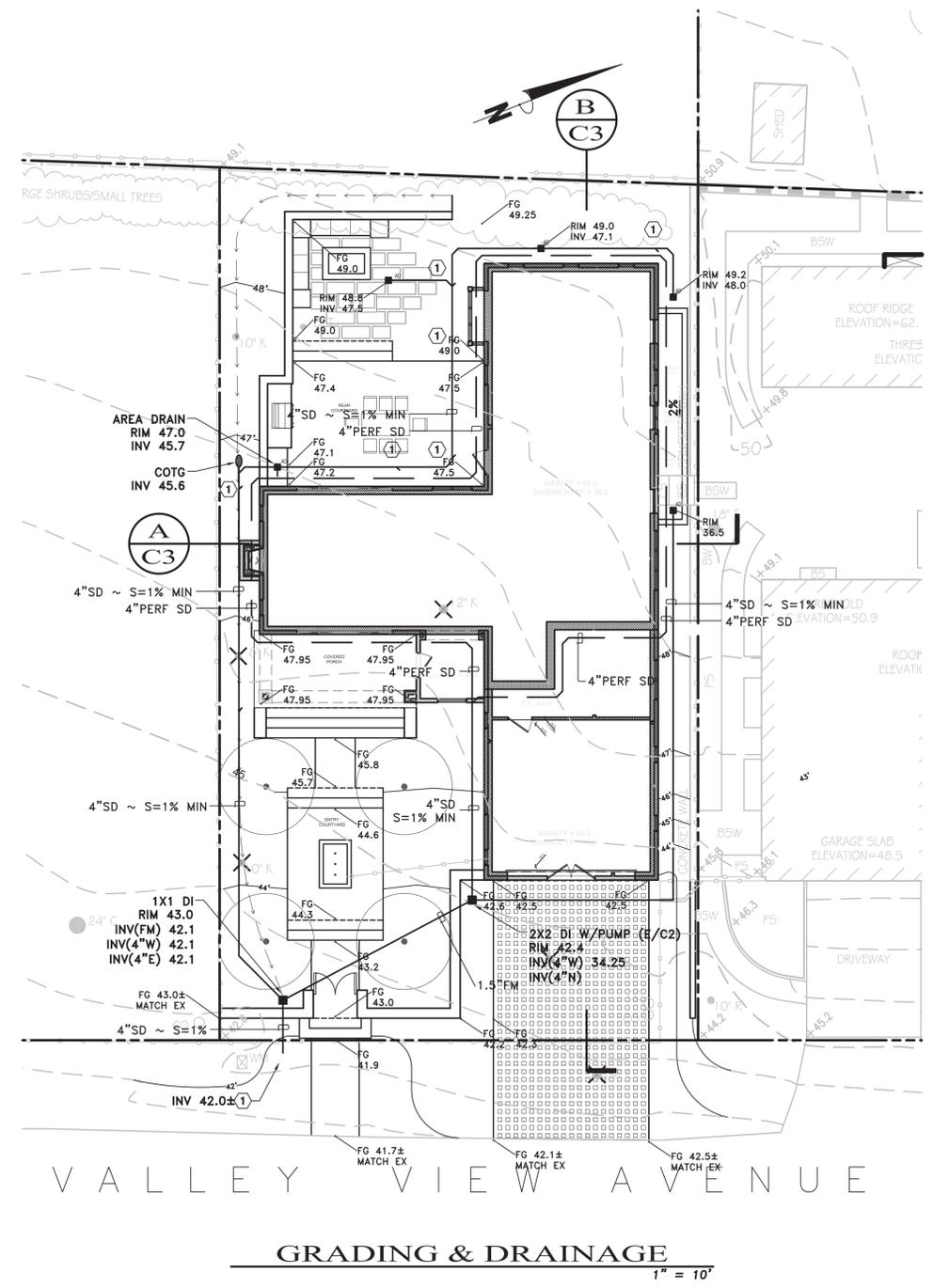


**H** ENERGY DISSIPATER  
C2 NTS

**KEY NOTES**

- FIELD LOCATE DOWNSPOUT & CONNECT TO STORMDRAIN, SEE (F/C2)
- DISCHARGE THRU WALL ONTO ENERGY DISSIPATOR AT GRADE, SEE H/C2

--- FLOW LINE



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 Drawing file: Z:\Projects\117123\_EDG-26338\_Valley\_View\DWG\117123\_xBase.dwg  
 Plotter: May 02, 2017 - 3:26pm

**C3 ENGINEERING**  
 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



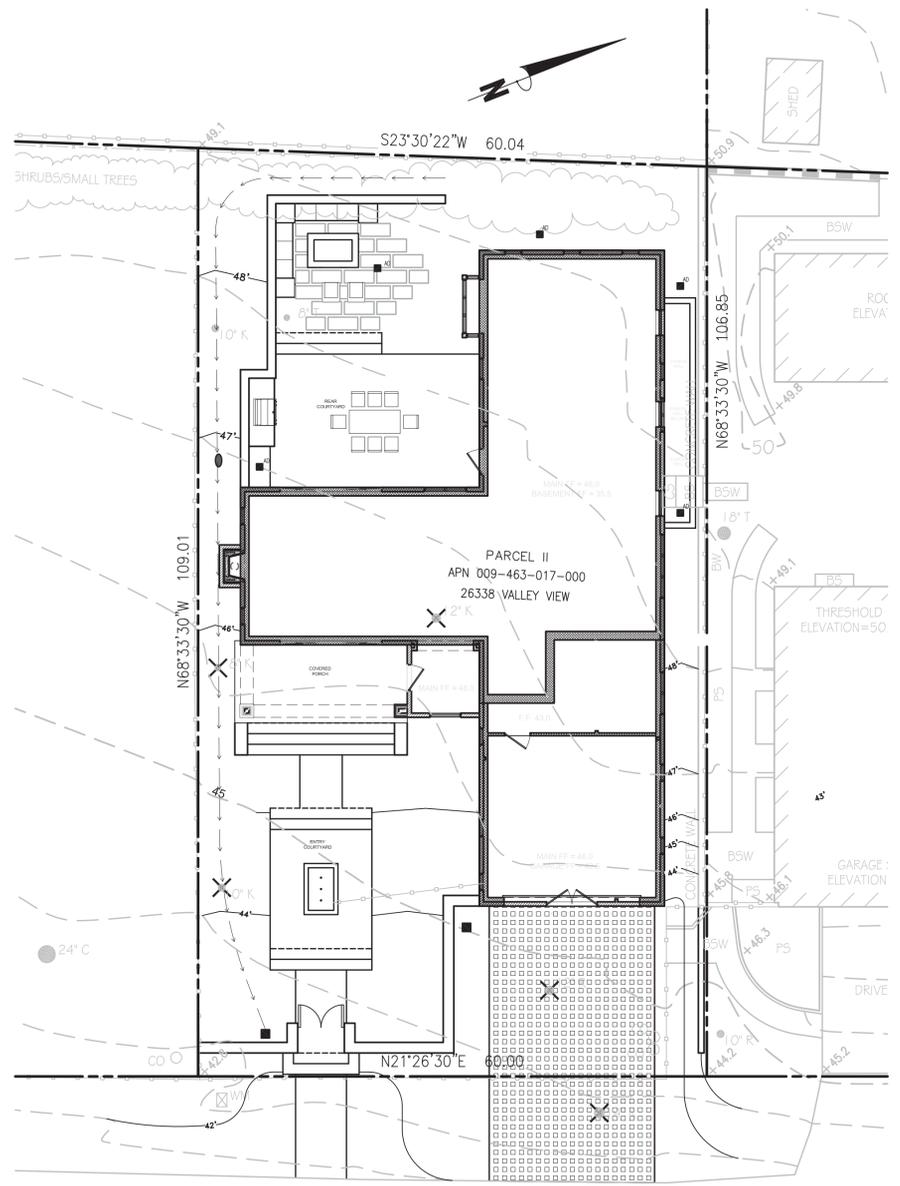
**GRADING & DRAINAGE**  
 26338 VALLEY VIEW RESIDENCE  
 26338 Valley View, Carmel, CA 93923  
 PREPARED FOR: Chris Adamski

|               |            |
|---------------|------------|
| SCALE:        | AS NOTED   |
| DATE:         | 04/12/2017 |
| DESIGN BY:    | FJC        |
| DRAWN BY:     | ECH        |
| CHECKED BY:   | FJC        |
| SHEET NUMBER: |            |

**C2**  
 OF 4 SHEETS  
 PROJECT# 117-123



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VALLEY VIEW AVENUE

**EROSION CONTROL PLAN**  
1" = 10'

**LEGEND**

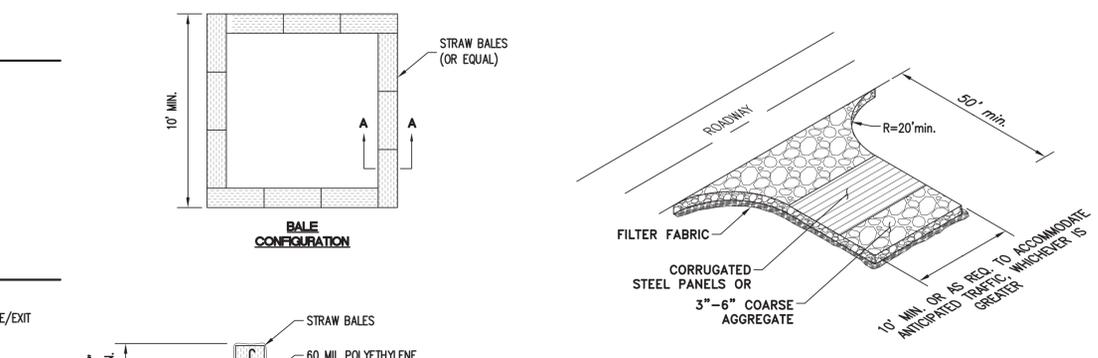
- FIBER ROLL (SEE DETAIL B/C4)
- CURB INLET PROTECTION (SEE DETAIL C/C4)
- DRAINAGE FLOW

**BMP'S**

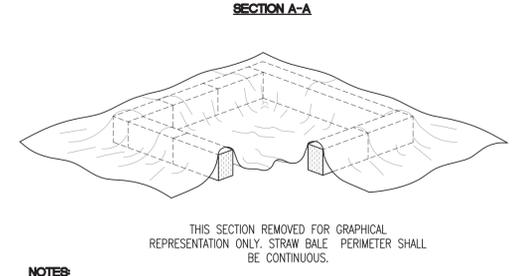
- EROSION CONTROL:**  
 EC-1 SCHEDULING  
 EC-2 PRESERVATION OF EXISTING VEGETATION  
 EC-4 HYDROSEEDING  
 EC-8 WOOD MULCHING
- SEDIMENT CONTROL:**  
 SE-1 SILT FENCE  
 SE-2 SEDIMENT BASINS  
 SE-3 SEDIMENT TRAP  
 SE-5 FIBER ROLL  
 SE-6 GRAVEL BAG BERM  
 SE-7 STREET SWEEPING AND VACUUMING  
 SE-8 SANDBAG BARRIER  
 SE-10 STORM DRAIN INLET PROTECTION  
 SE-13 COMPOST SOCKS AND BERMS  
 SE-14 BIOFILTER BAGS
- NON-STORM WATER MANAGEMENT:**  
 NS-1 WATER CONSERVATION PRACTICES  
 NS-2 DEWATERING OPERATIONS  
 NS-3 PAVING AND GRINDING OPERATIONS  
 NS-6 ILLICIT CONNECTION/DISCHARGE  
 NS-7 POTABLE WATER/IRRIGATION  
 NS-8 VEHICLE AND EQUIPMENT CLEANING  
 NS-9 VEHICLE AND EQUIPMENT FUELING  
 NS-10 VEHICLE AND EQUIPMENT MAINTENANCE  
 NS-12 CONCRETE CURING  
 NS-13 CONCRETE FINISHING  
 NS-14 MATERIAL AND EQUIPMENT USE
- TRACKING CONTROL:**  
 TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT  
 TC-3 ENTRANCE/OUTLET TIRE WASH
- WIND EROSION CONTROL:**  
 WE-1 WIND EROSION CONTROL
- WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:**  
 WM-1 MATERIAL DELIVERY AND STORAGE  
 WM-2 MATERIAL USED  
 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
- REFER TO THE CASQA BMP ANDBOOK FOR BMP FACT SHEETS.

**EROSION CONTROL NOTES**

- 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.
- 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.
- 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 RE-VEGETATE 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.
- 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.  
 (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.
- 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.
- 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;



**A CONSTRUCTION ENTRANCE**  
NTS



**B FIBER ROLL**  
NTS



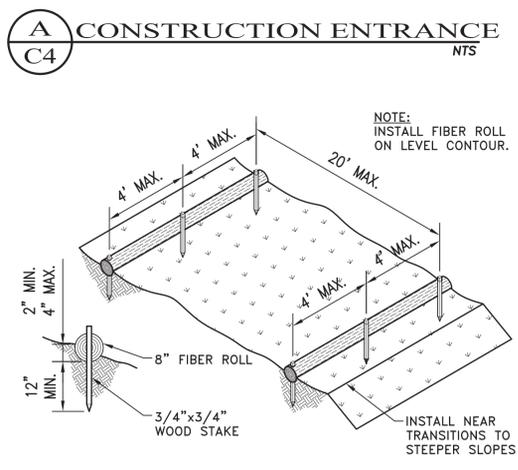
**C CONCRETE WASHOUT**  
NTS

**EROSION CONTROL NOTES**

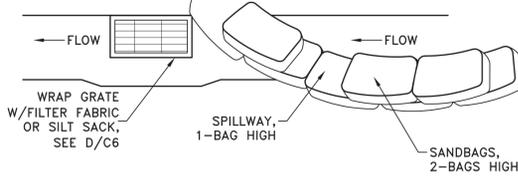
- ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
- SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
- STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
- 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.

**STORMWATER MANAGEMENT**

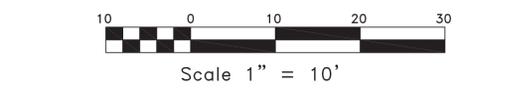
- THE FOLLOWING STANDARD BMPs SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:
- PAINTING:**  
 1. MINIMIZE USE OF OIL-BASED PAINTS  
 2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.  
 3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.  
 4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:**  
 1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.  
 2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.  
 3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.  
 4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
- READY-MIXED CONCRETE:**  
 1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.  
 2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.  
 3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.  
 4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.  
 5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
- EARTH MOVING/GRADING:**  
 1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.  
 2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN.  
 3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.  
 4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.  
 5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARP.  
 6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.



**D CURB INLET PROTECTION**  
NTS



- NOTES:**  
 1. INTENDED FOR SHORT-TERM USE.  
 2. USE TO INHIBIT NON-STORM WATER FLOW.  
 3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.  
 4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.  
 5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.



|  |   |
|--|---|
| <p><b>C3 ENGINEERING</b><br/>                 Civil Engineering Land Development Stormwater Control<br/>                 126 Bonifacio Place, Suite C, Monterey, CA 93940<br/>                 Phone: (931) 647-1192 Fax: (931) 647-1194<br/>                 mail@C3Engineering.net</p> | <p><b>REGISTERED PROFESSIONAL ENGINEER</b><br/>                 CIVIL<br/>                 STATE OF CALIFORNIA<br/>                 No. 01350<br/>                 J. C. Adamski<br/>                 Thank You</p> |
| <p><b>EROSION CONTROL PLAN</b><br/>                 26338 VALLEY VIEW RESIDENCE</p>  | <p>26338 Valley View, Carmel, CA 93923<br/>                 PREPARED FOR: Chris Adamski</p>   |
| <p>SCALE: AS NOTED<br/>                 DATE: 04/12/2017<br/>                 DESIGN BY: FJC<br/>                 DRAWN BY: ECH<br/>                 CHECKED BY: FJC<br/>                 SHEET NUMBER:</p>  | <p><b>C4</b><br/>                 OF 4 SHEETS<br/>                 PROJECT# 117-123</p>   |

ENERGY

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

GLAZING NOTES

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

GENERAL NOTES

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

HIGH FIRE NOTES

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

STRUCTURAL

Table with 2 columns: NO., DESCRIPTION. Rows include S0.1 FOUNDATION PLAN, S0.2 MAIN LEVEL FLOOR FRAMING PLAN, S0.3 ROOF FRAMING PLAN, S1 DETAILS, S2 DETAILS, S3 DETAILS, S4 DETAILS, S5 DETAILS.

MECHANICAL

Table with 2 columns: NO., DESCRIPTION. Rows include M0.1 NOTES, M2.1 BASEMENT RADIANT HEATING PLAN, M2.2 MAIN FLOOR RADIANT HEATING PLAN, M6.1 PIPING SCHEDULE, M6.2 CONTROLS SCHEMATIC, M.6.3 DETAILS, M.6.4 HEAT SOURCE VENTING.

SOLAR PHOTOVOLTAIC

Table with 2 columns: NO., DESCRIPTION. Row includes PV2.1 SOLAR PHOTOVOLTAIC ROOF LAYOUT AND NOTES.

SHEET

ARCHITECTURAL

Table with 2 columns: NO., DESCRIPTION. Rows include A0 TITLE SHEET, A0.1 FIRE NOTES, A1.0 SURVEY, A1.1 SITE PLAN, A2.1 FLOOR PLAN, A2.2 LOWER FLOOR PLAN, A3.1 ROOF PLAN, A4.1 REFLECTED CEILING PLAN, A4.2 LOWER LEVEL REFLECTED CEILING PLANS, A5.1 BUILDING SECTION, A6.1 EXTERIOR ELEVATIONS, A6.2 EXTERIOR ELEVATIONS, A8.1 WINDOW DOOR SCHEDULES, FINISH NOTES, A8.2 FINISHES SCHEDULE, A9.1 ARCHITECTURAL DETAILS.

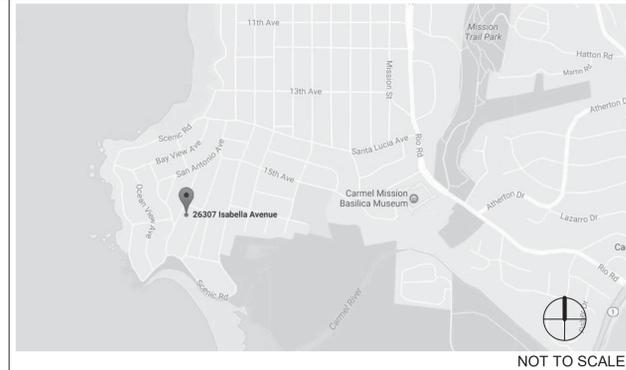
LANDSCAPE

Table with 2 columns: NO., DESCRIPTION. Rows include L1.0 LANDSCAPE IRRIGATION PLAN, L2.0 LANDSCAPE PLANTING PLAN, L3.0 LANDSCAPE LIGHTING PLAN.

CIVIL

Table with 2 columns: NO., DESCRIPTION. Rows include C1 COVER AND GENERAL NOTES, C2 GRADING AND DRAINAGE PLAN, C3 SECTIONS, C4 EROSION CONTROL PLAN.

VICINITY MAP



NOT TO SCALE

GENERAL

PROJECT ADDRESS: 26346 VALLEY VIEW AVENUE, CARMEL-BY-THE-SEA, CA 93923
OWNER: CHRIS ADAMSKI, EMERSON DEVELOPMENT GROUP, INC, 24576 PORTOLO AVENUE, CARMEL, CA 93923
APN: 009-463-003-000
ZONING: MDR/2-D (18)CZ
AVERAGE SLOPE: <7%
GRADING: 700 CY
HIGH FIRE AREA: NO
FIRE SPRINKLERS: NO
COASTAL ZONE: NO
FLOOD PLAN: NO
CONSTRUCTION TYPE: VB
PARKING PROVIDED: 2 COVERED
LOT SIZE: 8839 S.F.
SET BACKS: FRONT 20', SIDES 5', REAR 10'
NUMBER OF STORIES: SPLIT LEVEL
BUILDING HEIGHT (MAX. ALLOWABLE): 18'-0" (63.5')
AVERAGE NATURAL GRADE: 45.5'

Table with 3 columns: PROPOSED FLOOR AREA, NET, GROSS. Rows include MAIN FLOOR (2704, 3028), BASEMENT (NOT INCLUDED IN F.A.R.) (2170, 2413), ATTACHED GARAGE (390, 440).

Table with 3 columns: TOTAL, 5264, 5881.

Table with 2 columns: FLOOR AREA RATIO, PROPOSED (3468 (39.2%)), FLOOR AREA RATIO, MAX. ALLOWABLE (3978 (45%)), LOT COVERAGE MAX. ALLOWABLE (3094 (35%)), LOT COVERAGE, PROPOSED (3094 (35.0%)).

FIRE DISTRICT
WATER DISTRICT
SANITARY DISTRICT
SCHOOL DISTRICT

SCOPE OF

- 1. CONSTRUCT SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.
2. SITE GRADING AND DRAINAGE

PROJECT REVISION

HOUSE LAYOUT TO BE MIRRORED IN POSITION ON LOT TO AVOID FAULT AREA. NO CHANGE TO BUILDING CONFIGURATION, HEIGHTS, MATERIALS OR ENGINEERING DESIGN.

CODE COMPLIANCE

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

GREEN BUILDING NOTES

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

HERS INSPECTIONS

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

PLUMBING FIXTURES

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

CONSTRUCTION WASTE MGMT REQ.TS

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

PROJECT DIRECTORY

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Revision Schedule

Table with 2 columns: #, Date, Description. Row 1: 1, 12/17-12/21, DESIGN REV.

TOM MEANEY ARCHITECT

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26346 VALLEY VIEW AVE.
CARMEL BY THE SEA, CA

TITLE SHEET



Date: 2017-12-01
Scale: As indicated
Drawn: ATW
Job #: VV-2017-3

Sheet

A0

NOT FOR CONSTRUCTION

Revision Schedule

| # | Date | Description |
|---|------|-------------|
|---|------|-------------|

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11/30/2017 6:15:33 PM

# FIRE REQUIREMENTS

## ROAD ACCESS

ACCESS ROADS SHALL BE REQUIRED FOR EVERY BUILDING WHEN ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM FIRE DEPARTMENT ACCESS. ALL ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM OF TWO NINE-FOOT TRAFFIC LANES WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE ROADWAY SURFACE SHALL PROVIDE UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES INCLUDING SEDANS AND FIRE APPARATUS AND SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS). EACH ROAD SHALL HAVE AN APPROVED NAME.

## ROADWAY ENGINEERING

THE GRADE FOR ALL ROADS SHALL NOT EXCEED 15 PERCENT. WHERE ROAD GRADES EXCEED 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE LENGTH OF VERTICAL CURVES IN ROADWAYS, EXCLUSIVE OF CUTTERS, DITCHES AND DRAINAGE STRUCTURES DESIGNED TO HOLD OR DIVERT WATER, SHALL NOT BE LESS THAN 100 FEET. NO ROADWAY TURN SHALL HAVE A HORIZONTAL INSIDE RADIUS OF LESS THAN 50 FEET. A ROADWAY TURN RADIUS OF 50 TO 100 FEET IS REQUIRED TO HAVE AN ADDITIONAL 4 FEET OF ROADWAY SURFACE. A ROADWAY TURN RADIUS OF 100 TO 200 FEET IS REQUIRED TO HAVE AN ADDITIONAL 2 FEET OF ROADWAY SURFACE. ROADWAY TURNAROUNDS SHALL BE REQUIRED ON DEAD-END ROADS IN EXCESS OF 150 FEET OF SURFACE LENGTH. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE ROAD. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

## DRIVEWAYS

DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

## GATES

ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

## ADDRESSES FOR BUILDINGS

ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE. FIRE019 -

## DEFENSIBLE SPACE REQUIREMENTS -(STANDARD)

MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE TREE LIMBS FROM WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

## FIRE PROTECTION EQUIPMENT & SYSTEMS -FIRE SPRINKLER SYSTEM

THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

## FIRE ALARM SYSTEM -(SINGLE FAMILY DWELLING)

THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

## ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

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## FIRE NOTES



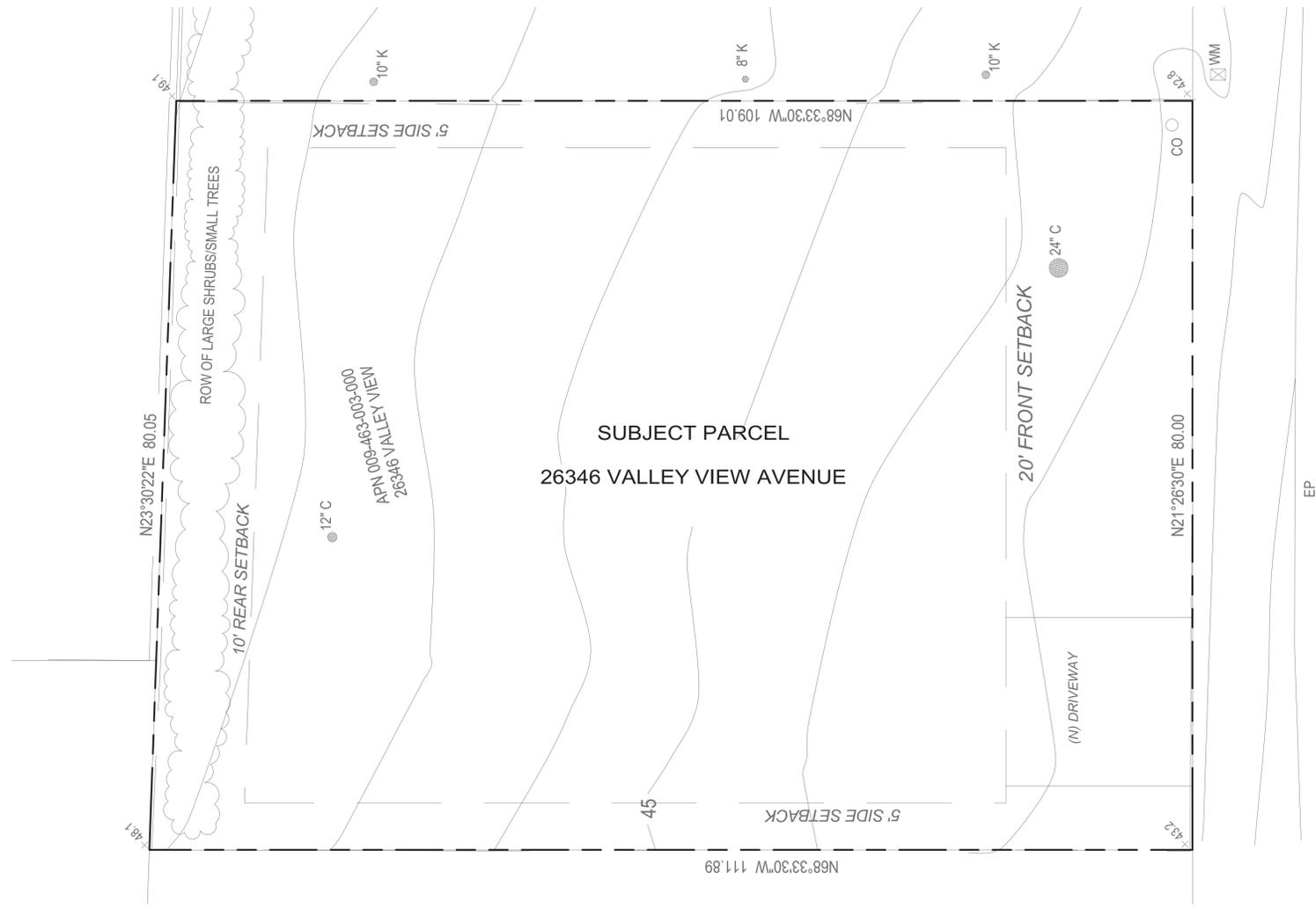
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Drawn ATW  
Job # VV-2017-3

Sheet

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| Revision Schedule |             |
|-------------------|-------------|
| #                 | Description |
|                   |             |

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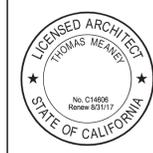


**SURVEY**  
1/8" = 1'-0"

VALLEY VIEW AVENUE

**26346 VALLEY VIEW AVE.**  
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SURVEY



Date: 2017-12-01  
Scale: 1/8" = 1'-0"  
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Job #: VV-2017-3

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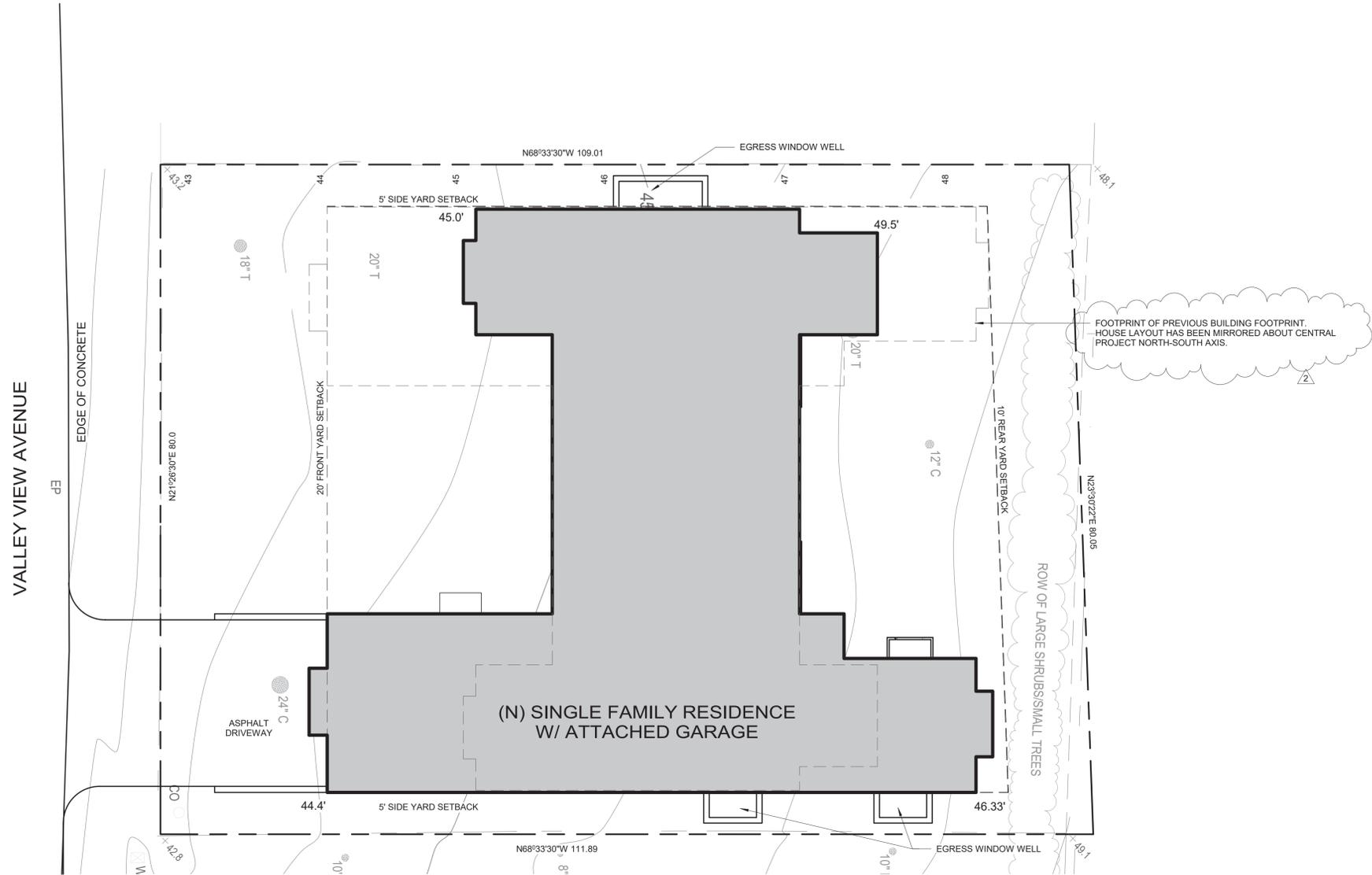
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Revision Schedule

| # | Date       | Description |
|---|------------|-------------|
| 1 | 2017-12-01 | DESIGN REV. |

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SITE PLAN

1/8" = 1'-0"



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SITE PLAN



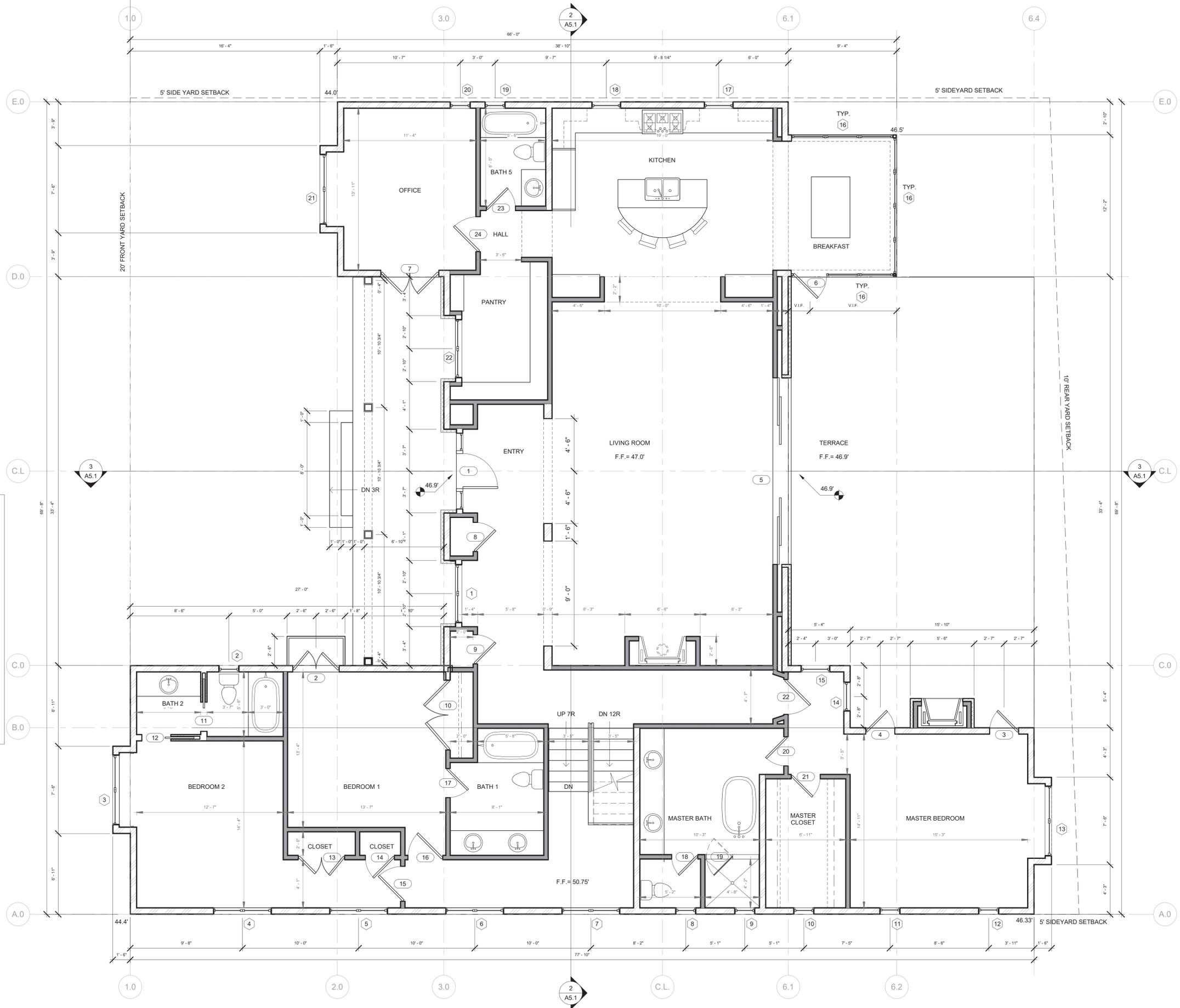
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Job #: VV-2017-3

Sheet

A1.1

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MAIN FLOOR PLAN  
1/4" = 1'-0"

**WALL LEGEND**

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

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

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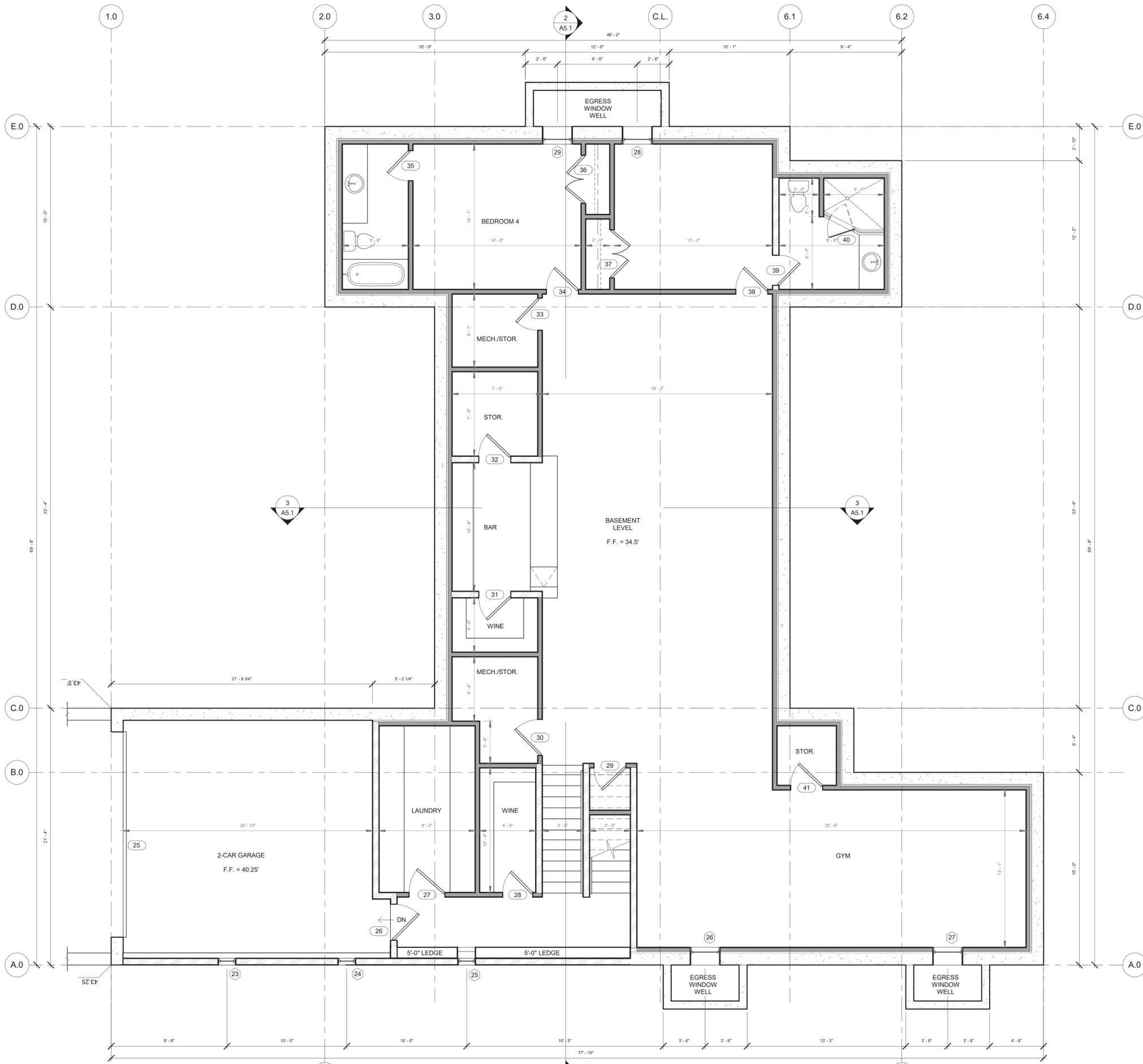
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**WALL LEGEND**

-  2x4 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2x6 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2x8 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2x12 WALL W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  16" WALL DOUBLE 2x8 STUD W 5/8" GYPBOARD ON INTERIOR, EXTERIOR: FINISH PER SCHEDULE
-  2" STONE VENEER PER DETAIL
-  8" MASONRY WALL PER STRUCTURAL W/ 2x4 STUD INSULATION FURRING WALL. (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL).
-  12" MASONRY WALL PER STRUCTURAL W/ 2x4 STUD INSULATION FURRING WALL. (DIM. TO FACE OF EXTERIOR BLOCK OR PER STRUCTURAL).

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

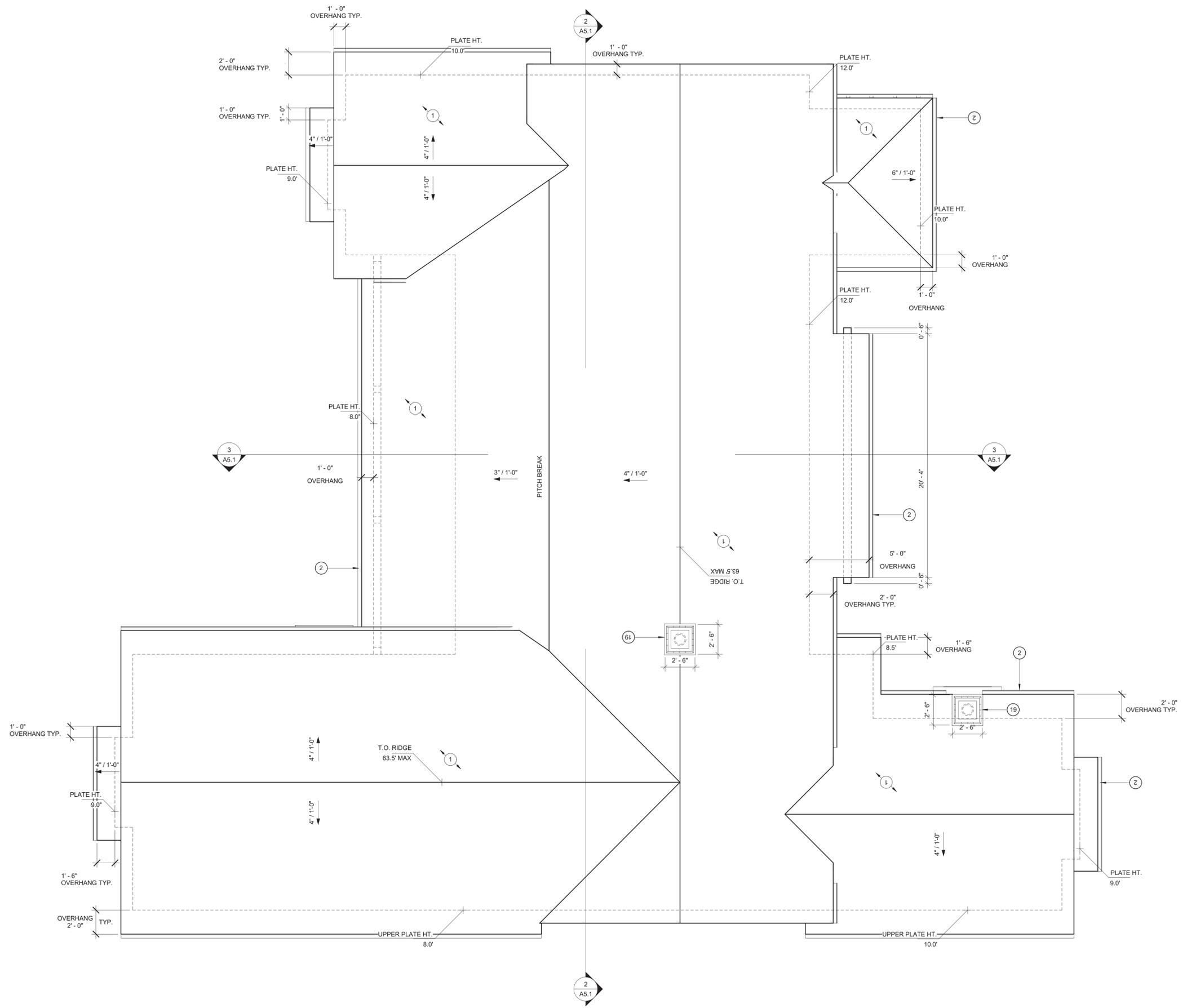


**BASEMENT AND GARAGE PLAN**

1/4" = 1'-0"

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|---|------|-------------|
|---|------|-------------|

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**ROOF PLAN**  
1/4" = 1'-0"

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ROOF PLAN



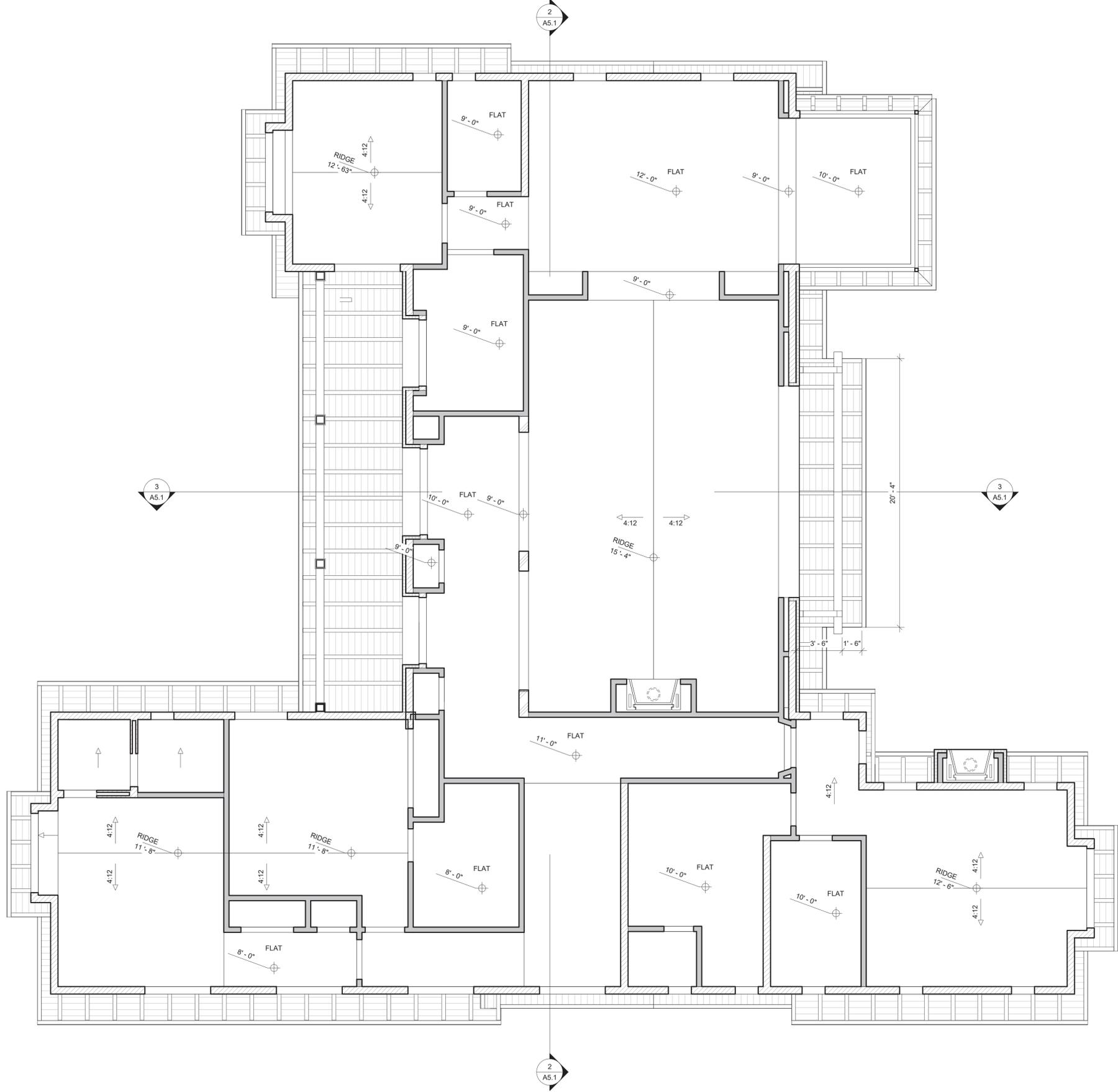
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Job #: VV-2017-3

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**A3.1**

| # | Date | Description |
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|   |      |             |

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FINISH FLOOR RCP

1/4" = 1'-0"

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REFLECTED  
CEILING PLAN



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 Scale: 1/4" = 1'-0"  
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 Job #: VV-2017-3

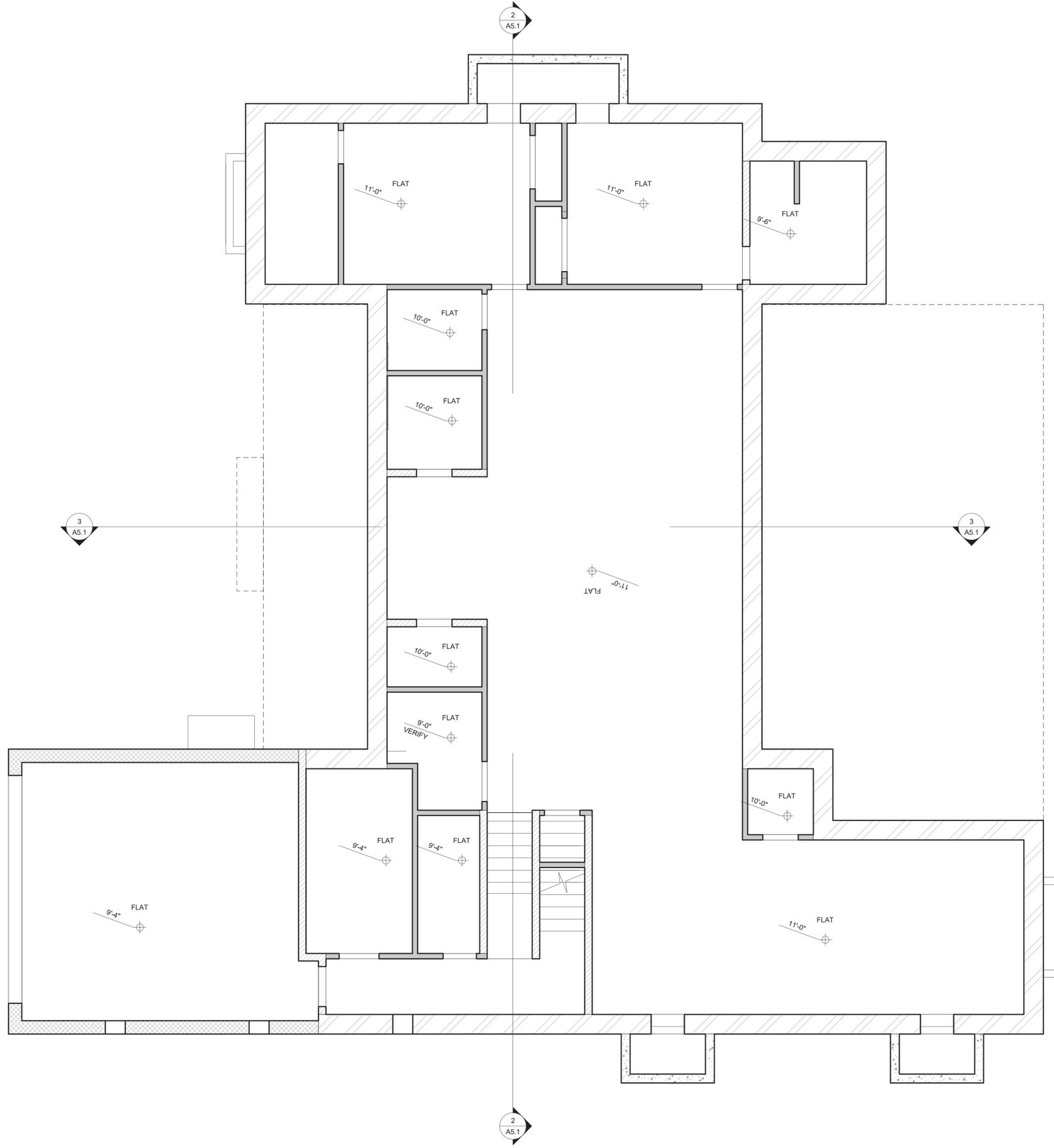
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A4.1

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**GARAGE AND BASEMENT REF. CEILING PLAN**

1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

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LOWER LEVEL  
REFLECTED  
CEILING PLANS



Date: 2017-12-01  
 Scale: 1/4" = 1'-0"  
 Drawn: ATW  
 Job #: VV-2017-3

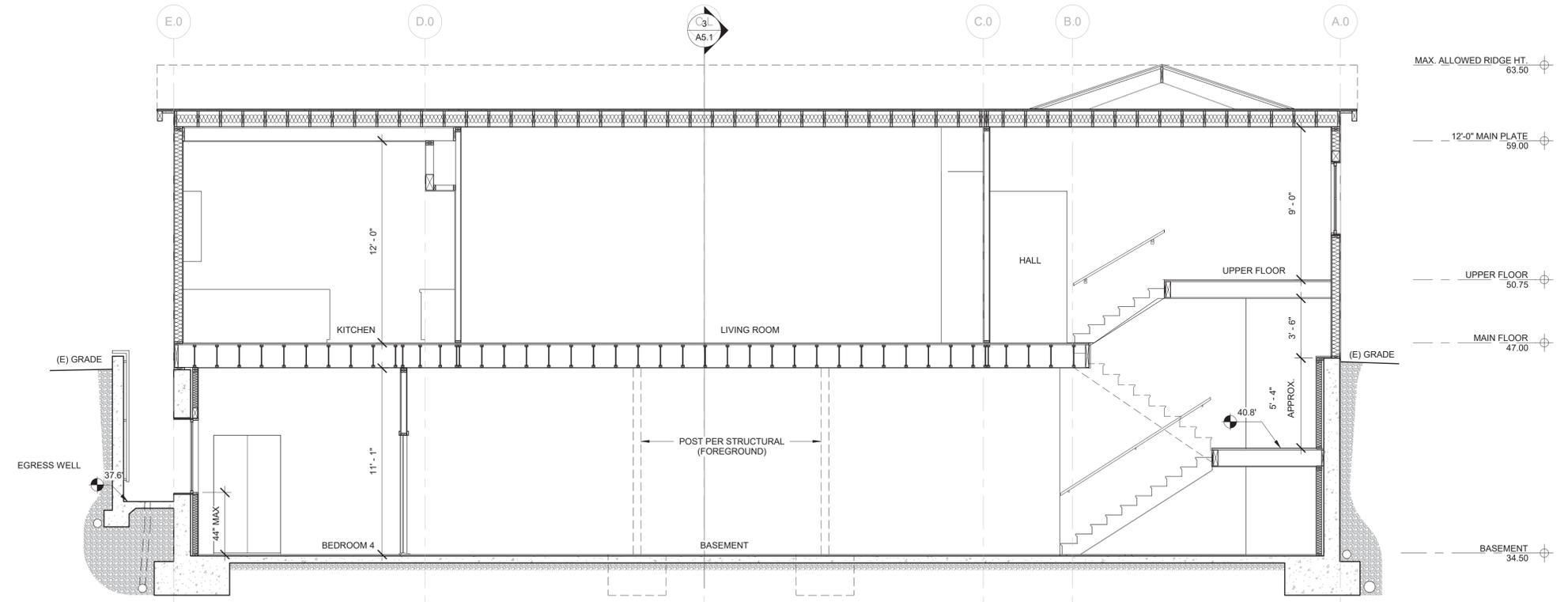
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**A4.2**

**T M**  
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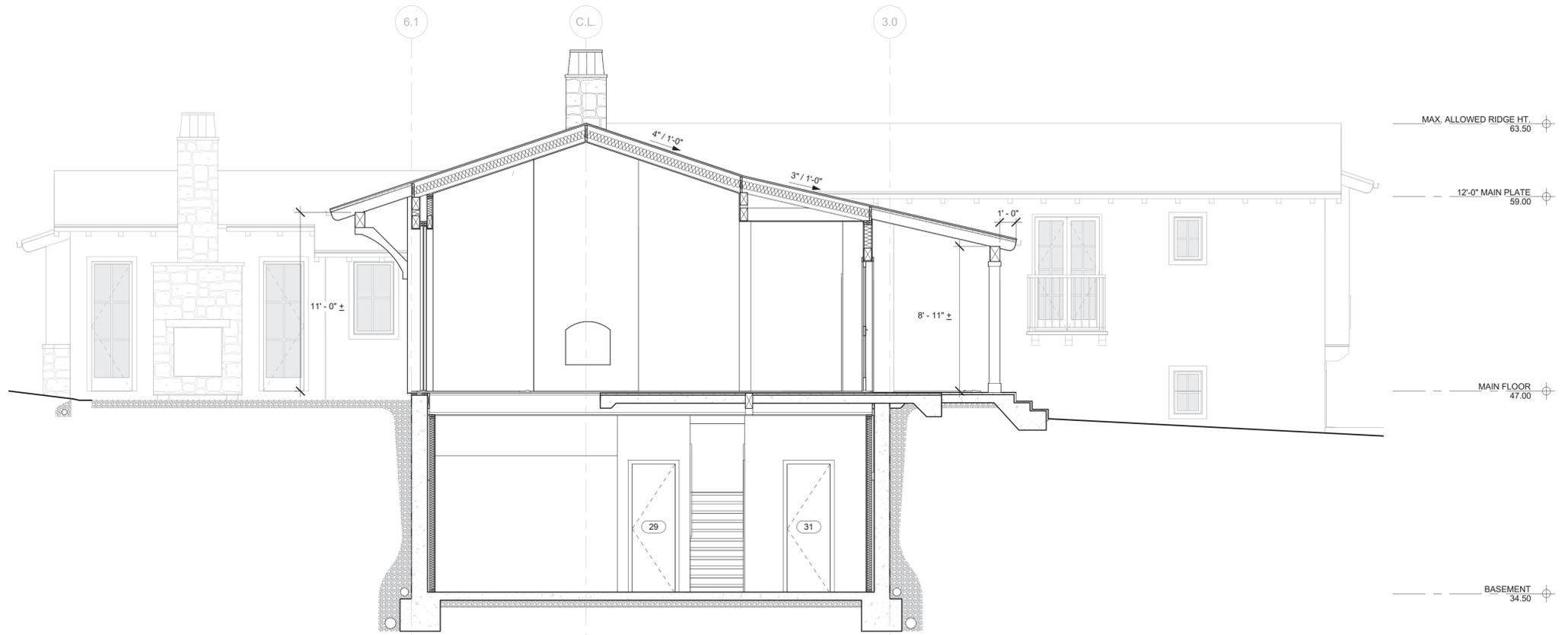
| Revision Schedule |             |
|-------------------|-------------|
| #                 | Description |
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**BUILDING SECTION 2**

1/4" = 1'-0"



**BUILDING SECTION 1**

1/4" = 1'-0"

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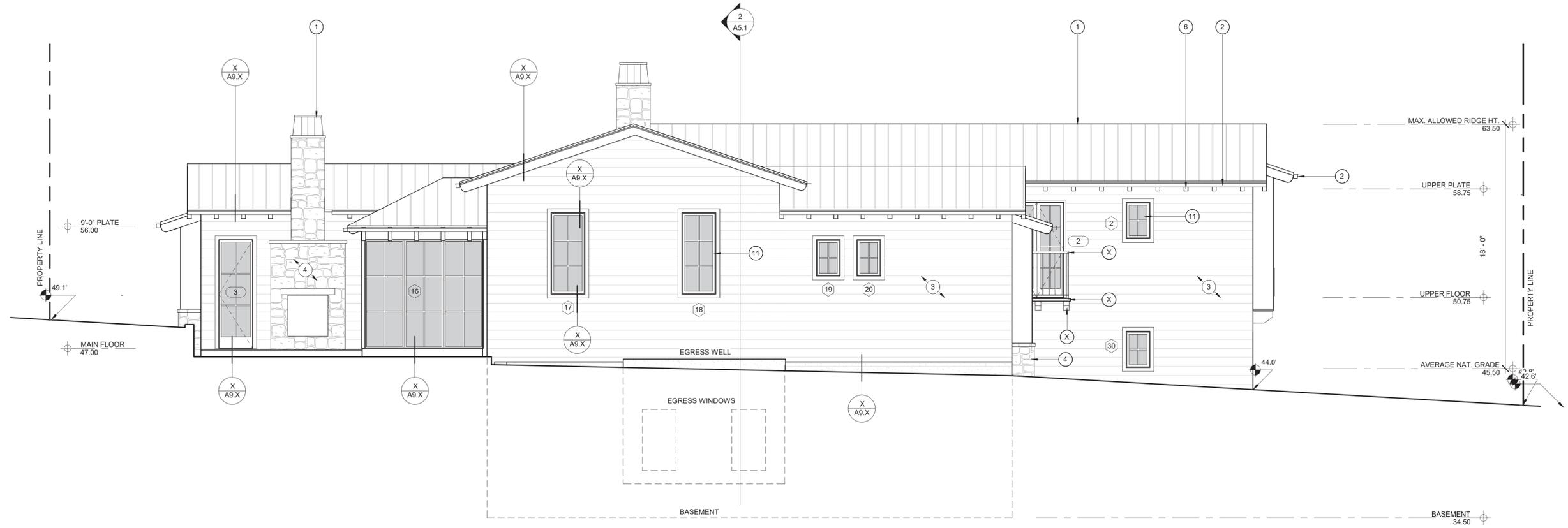
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BUILDING SECTION



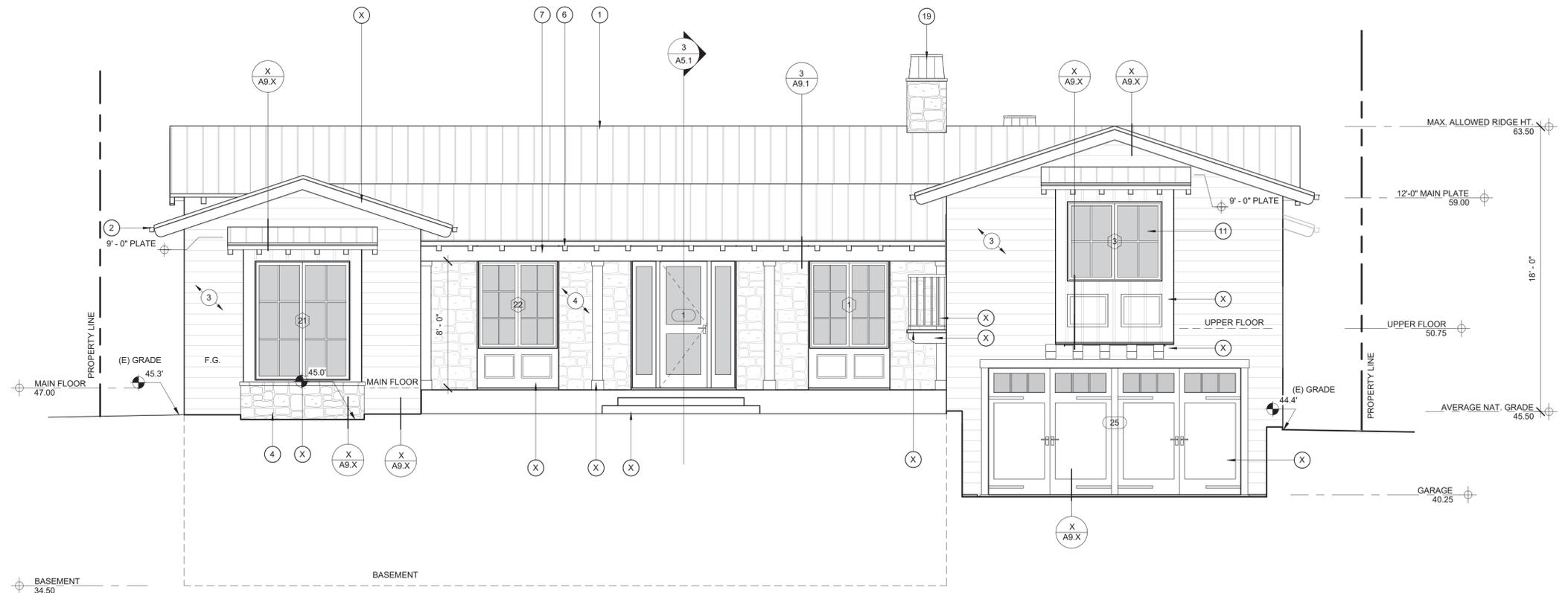
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 Job #: VV-2017-3

Sheet **A5.1**



**NORTH ELEVATION**

1/4" = 1'-0"



**EAST ELEVATION**

1/4" = 1'-0"

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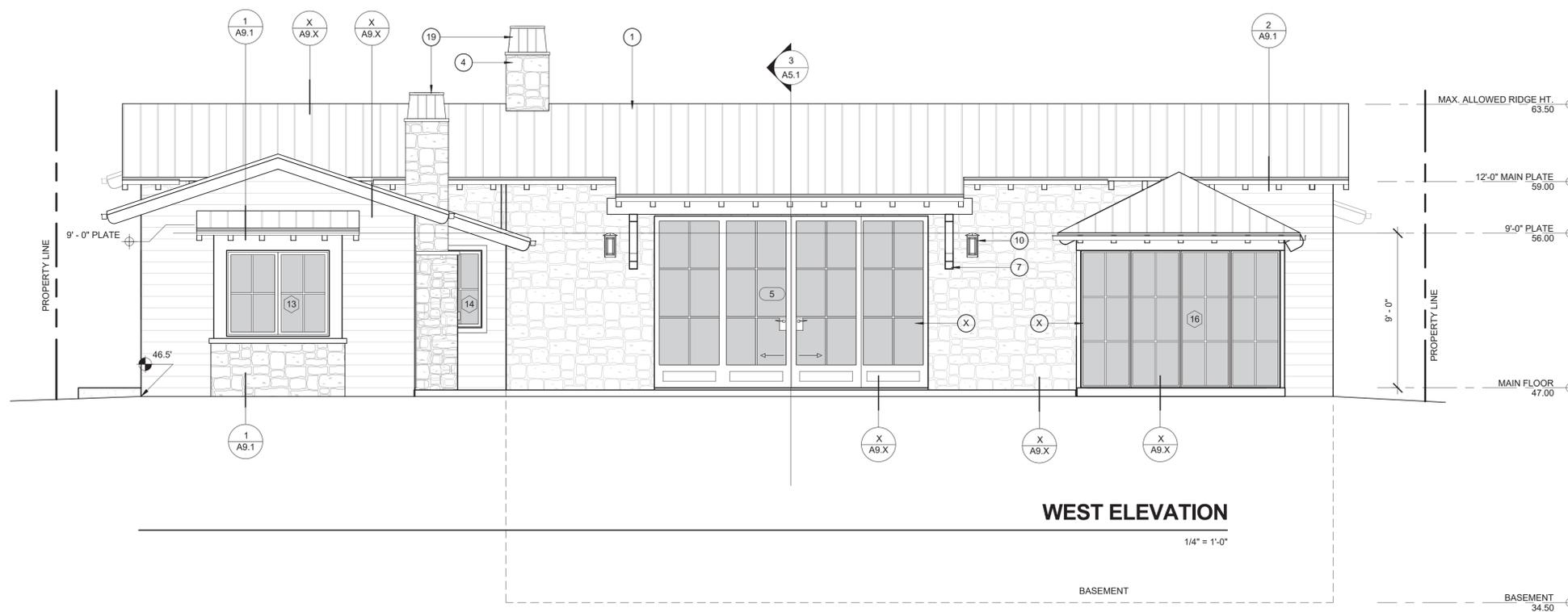
EXTERIOR ELEVATIONS



Date 2017-12-01  
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 Job # VV-2017-3

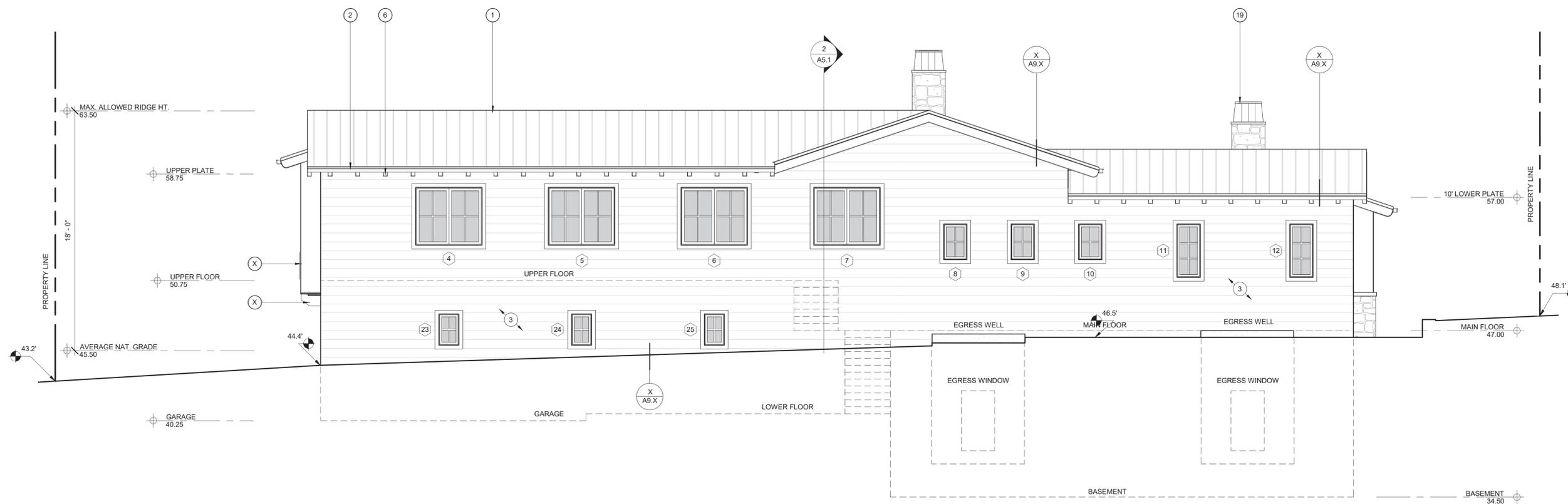
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**A6.1**



**WEST ELEVATION**

1/4" = 1'-0"



**SOUTH ELEVATION**

1/4" = 1'-0"

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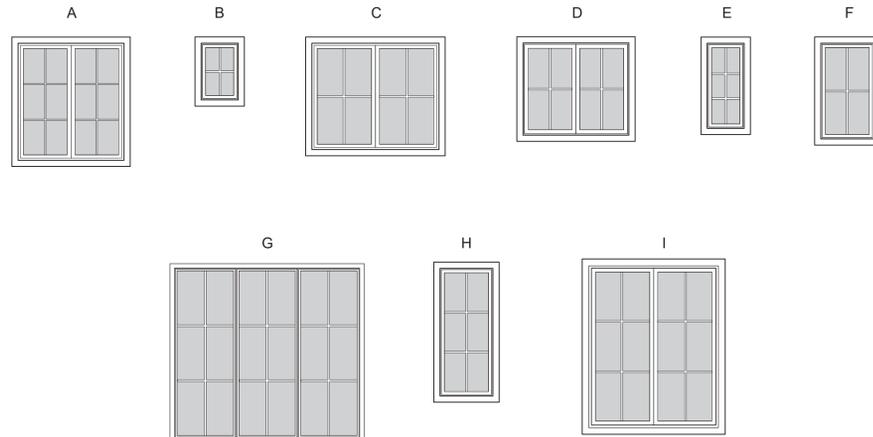
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| WINDOW    |      |          |         |          |                   | REMARKS |
|-----------|------|----------|---------|----------|-------------------|---------|
| Type Mark | MARK | WIDTH    | HEIGHT  | HEAD HT. | GLAZING           | REMARKS |
| A         | 1    | 5' - 0"  | 5' - 6" | 8' - 0"  | DUAL, LOW E TEMP. |         |
| B         | 2    | 1' - 9"  | 2' - 8" | 7' - 0"  | DUAL, LOW E       |         |
| C         | 3    | 6' - 0"  | 5' - 0" | 8' - 0"  | DUAL, LOW E TEMP. |         |
| D         | 4    | 5' - 0"  | 4' - 4" | 7' - 0"  | DUAL, LOW E TEMP. |         |
| D         | 5    | 5' - 0"  | 4' - 4" | 7' - 0"  | DUAL, LOW E TEMP. |         |
| D         | 6    | 5' - 0"  | 4' - 4" | 7' - 0"  | DUAL, LOW E TEMP. |         |
| D         | 7    | 5' - 0"  | 4' - 4" | 7' - 0"  | DUAL, LOW E TEMP. |         |
| B         | 8    | 1' - 9"  | 2' - 8" | 8' - 0"  | DUAL, LOW E       |         |
| B         | 9    | 1' - 9"  | 2' - 8" | 8' - 0"  | DUAL, LOW E       |         |
| B         | 10   | 1' - 9"  | 2' - 8" | 8' - 0"  | DUAL, LOW E       |         |
| E         | 11   | 1' - 9"  | 4' - 0" | 8' - 0"  |                   |         |
| E         | 12   | 1' - 9"  | 4' - 0" | 8' - 0"  |                   |         |
| C         | 13   | 6' - 0"  | 5' - 0" | 8' - 0"  | DUAL, LOW E TEMP. |         |
| F         | 14   | 2' - 6"  | 4' - 6" | 8' - 0"  |                   |         |
| F         | 15   | 2' - 6"  | 4' - 6" | 8' - 0"  |                   |         |
| G         | 16   | 2' - 11" | 8' - 0" | 8' - 0"  | DUAL, LOW E TEMP. |         |
| H         | 17   | 2' - 6"  | 6' - 0" | 10' - 0" | DUAL, LOW E TEMP. |         |
| H         | 18   | 2' - 6"  | 6' - 0" | 10' - 0" | DUAL, LOW E TEMP. |         |
| B         | 19   | 1' - 9"  | 2' - 8" | 8' - 0"  | DUAL, LOW E       |         |
| B         | 20   | 1' - 9"  | 2' - 8" | 8' - 0"  | DUAL, LOW E       |         |
| I         | 21   | 6' - 0"  | 7' - 6" | 8' - 0"  | DUAL, LOW E TEMP. |         |
| A         | 22   | 5' - 0"  | 5' - 6" | 8' - 0"  | DUAL, LOW E TEMP. |         |
| J         | 23   | 1' - 6"  | 2' - 4" | 8' - 0"  |                   |         |
| J         | 24   | 1' - 6"  | 2' - 4" | 8' - 0"  |                   |         |
| J         | 25   | 1' - 6"  | 2' - 4" | 8' - 0"  |                   |         |
| K         | 26   | 2' - 6"  | 4' - 6" | 8' - 0"  |                   |         |
| K         | 27   | 2' - 6"  | 4' - 6" | 8' - 0"  |                   |         |
| K         | 28   | 2' - 6"  | 4' - 6" | 8' - 0"  |                   |         |
| K         | 29   | 2' - 6"  | 4' - 6" | 8' - 0"  |                   |         |
| B         | 30   | 1' - 9"  | 2' - 8" | 8' - 0"  | DUAL, LOW E       |         |

WINDOW/DOOR

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

WINDOW TYPES

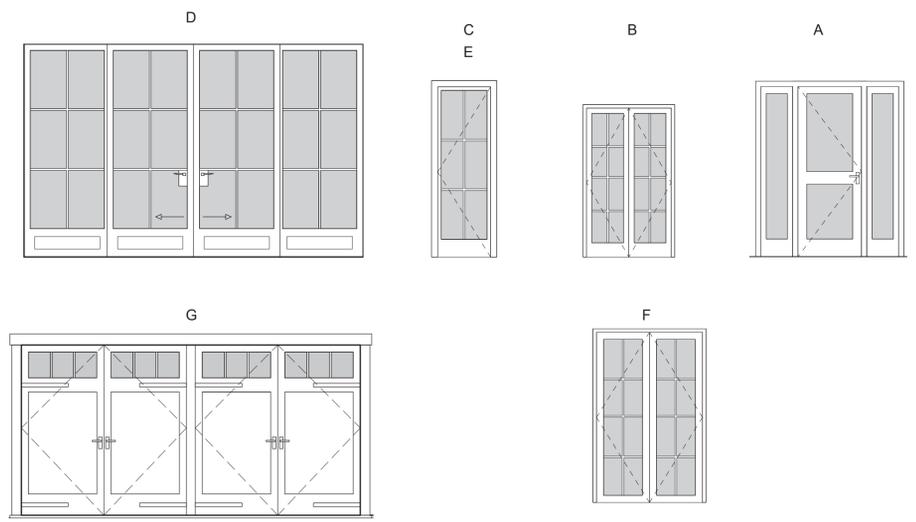


| DOOR |           |          |          |                   |                              | REMARKS |
|------|-----------|----------|----------|-------------------|------------------------------|---------|
| MARK | TYPE MARK | WIDTH    | HEIGHT   | GLAZING           | DESCRIPTION                  | REMARKS |
| 1    | A         | 3' - 0"  | 8' - 0"  | DUAL, LOW E TEMP. |                              |         |
| 2    | B         | 4' - 0"  | 7' - 0"  | DUAL, LOW E TEMP. |                              |         |
| 3    | C         | 2' - 6"  | 8' - 0"  | DUAL, LOW E TEMP. |                              |         |
| 4    | C         | 2' - 6"  | 8' - 0"  | DUAL, LOW E TEMP. |                              |         |
| 5    | D         | 16' - 0" | 10' - 0" | DUAL, LOW E TEMP. |                              |         |
| 6    | E         | CUSTOM   | 8' - 0"  | DUAL, LOW E TEMP. |                              |         |
| 7    | F         | 5' - 0"  | 8' - 0"  | DUAL, LOW E TEMP. |                              |         |
| 8    |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 9    |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 10   |           | 6' - 0"  | 7' - 0"  | DUAL, LOW E TEMP. |                              |         |
| 11   |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 12   |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 13   |           | 4' - 0"  | 7' - 0"  |                   |                              |         |
| 14   |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 15   |           | 3' - 0"  | 7' - 0"  |                   |                              |         |
| 16   |           | 3' - 0"  | 7' - 0"  |                   |                              |         |
| 17   |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 18   |           | 2' - 3"  | 7' - 0"  |                   |                              |         |
| 19   |           | 2' - 3"  | 7' - 0"  |                   |                              |         |
| 20   |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 21   |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 22   |           | 3' - 0"  | 7' - 0"  |                   |                              |         |
| 23   |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 24   |           | 3' - 0"  | 7' - 0"  |                   |                              |         |
| 25   | G         | 16' - 0" | 8' - 0"  | DUAL, LOW E TEMP. | GARAGE DOOR, VERIFY W/ OWNER |         |
| 26   |           | 3' - 0"  | 7' - 0"  |                   |                              |         |
| 27   |           | 3' - 0"  | 7' - 0"  |                   |                              |         |
| 28   |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 29   |           | 2' - 8"  | 8' - 0"  |                   |                              |         |
| 30   |           | 3' - 0"  | 8' - 0"  |                   |                              |         |
| 31   |           | 2' - 8"  | 8' - 0"  |                   |                              |         |
| 32   |           | 2' - 8"  | 7' - 0"  |                   |                              |         |
| 33   |           | 2' - 8"  | 7' - 0"  |                   |                              |         |
| 34   |           | 2' - 8"  | 7' - 0"  |                   |                              |         |
| 35   |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 36   |           | 4' - 0"  | 7' - 0"  |                   |                              |         |
| 37   |           | 4' - 0"  | 7' - 0"  |                   |                              |         |
| 38   |           | 2' - 8"  | 7' - 0"  |                   |                              |         |
| 39   |           | 2' - 6"  | 7' - 0"  |                   |                              |         |
| 40   |           | 2' - 3"  | 7' - 0"  |                   |                              |         |
| 41   |           | 2' - 8"  | 7' - 0"  |                   |                              |         |

DOOR NOTES

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

DOOR TYPES

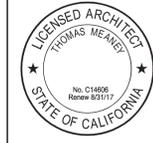


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26346 VALLEY VIEW AVE.  
CARMEL BY THE SEA, CA

WINDOW DOOR SCHEDULES, FINISH NOTES



Date: 2017-12-01  
Scale: As indicated  
Drawn: ATW  
Job #: VV-2017-3

Sheet  
**A8.1**

Revision Schedule

| # | Date | Description |
|---|------|-------------|
|---|------|-------------|

KEY NOTES - INTERIOR

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

KEY NOTES - EXTERIOR

- 1 STANDING SEAM METAL ROOF W/ 13" SEAM. MFR: CUSTOM-BILT METALS (WWW.CUSTOMBILTMETALS.COM), TITAN SERIES 100 OR EQUIVALENT, COLOR: ZINC GRAY, RIDGE VENT TO MATCH.
- 2 4" BOX METAL GUTTER W/ 3"X4" BOX METAL DOWNSPOUTS TO MATCH ROOF, TIE INTO STORM DRAIN SYSTEM.
- 3 7/8" SMOOTH STEEL TROWEL EXTERIOR PLASTER, 'MISSION' TEXTURE PER ARCHITECT, OVER METAL LATH AND BUILDING PAPER (TWO LAYERS AT SHEAR WALLS), W/ PAINT. COLOR: FRAZEE CL2805A (VERIFY IN FIELD).
- 4 2" THIN STONE VENEER, STONES LAID HORIZONTAL, ATTACHMENT PER MFR. SPECIFICATIONS TO COMPLY W/ 2007 CBC SECTION 1405.9. GROUT FLUSH W/ COLOR TO MATCH STONE, PROVIDE SAMPLE IN FIELD, SUPPLIED BY: 3 NORTH STONE (WWW.3NORTHSTONE.COM), COLOR: AMALFI COAST COBBLE.
- 5 STONE SILL, STONES LAID HORIZONTAL OVER BUILDING PAPER, METAL LATH AND MORTAR, GROUT FLUSH W/ COLOR TO MATCH STONE. PROVIDE SAMPLE IN FIELD, SUPPLIED BY: 3 NORTH STONE (WWW.3NORTHSTONE.COM), COLOR: AMALFI COAST COBBLE.
- 6 4X8 WOOD RAFTER TAILS - TYPICAL, TWO COATS OF SEMI-TRANSPARENT STAIN, COLOR: FRAZEE CL2935D (VERIFY WITH ARCHITECT).
- 7 EXTERIOR WOOD BEAMS AT TERRACE - TYPICAL, TWO COATS OF SEMI-TRANSPARENT STAIN, COLOR: FRAZEE CL3935F (VERIFY WITH ARCHITECT).
- 8 BRICK CAP AT TERRACE WALL AND CHIMNEY, VERIFY W/ ARCHITECT.
- 9 TERRACE PAVERS. VERIFY W/ ARCHITECT
- 10 SURFACE WALL SCONCE. MFR: BEGA (WWW.BEGA-US.COM) PRODUCT NO. 2483
- 11 ALUMINUM WINDOW, MFR: FLEETWOOD (WWW.FLEETWOODUSA.COM), KONA SERIES, COLOR: DARK BRONZE.
- 12 ALUMINUM DOOR, MFR: FLEETWOOD (WWW.FLEETWOODUSA.COM), KONA SERIES, COLOR: DARK BRONZE.
- 13 WOOD PLANK DOOR W/ SOLID STAIN, TEAK OR EQUIVALENT. VERIFY W/ ARCHITECT.
- 14 WOOD PLANK GARAGE DOOR W/ SOLID STAIN. TEAK OR EQUIVALENT. VERIFY W/ ARCHITECT.
- 15 CRAWLSPACE ACCESS DOOR, 26"X24"
- 16 2X6 T&G
- 17 CCW MIRADRAIN SYSTEM W/ QUICK DRAIN CONNECT TO DRAINAGE SYSTEM TO DAYLIGHT.
- 18 4" FRENCH DRAIN IN FILTER FABRIC AT FOUNDATIONS LOCATED AT NORTH SIDES OF BUILDING ONLY. DRAIN TO DAYLIGHT.
- 19 CHIMNEY AND SHROUD W/ SPARK ARRESTOR, VERIFY W/ ARCHITECT, CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING/ROOF WITHIN 10' OF THE
- 20 CHIMNEY OUTLET
- 21 DRAIN BOX PER CIVIL ENGINEER, TIE INTO SUBSURFACE DRAIN SYSTEM

WINDOW

DOOR TYPES

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**NOT FOR CONSTRUCTION**

**26346 VALLEY VIEW AVE.**  
CARMEL BY THE SEA, CA

FINISHES  
SCHEDULE



Date: 2017-12-01  
Scale: 1/4" = 1'-0"  
Drawn: ATW  
Job #: VV-2017-3

Sheet

**A8.2**

**T M**  
T O M M E A N E Y    A R C H I T E C T

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| Revision Schedule |      |             |
|-------------------|------|-------------|
| #                 | Date | Description |
|                   |      |             |

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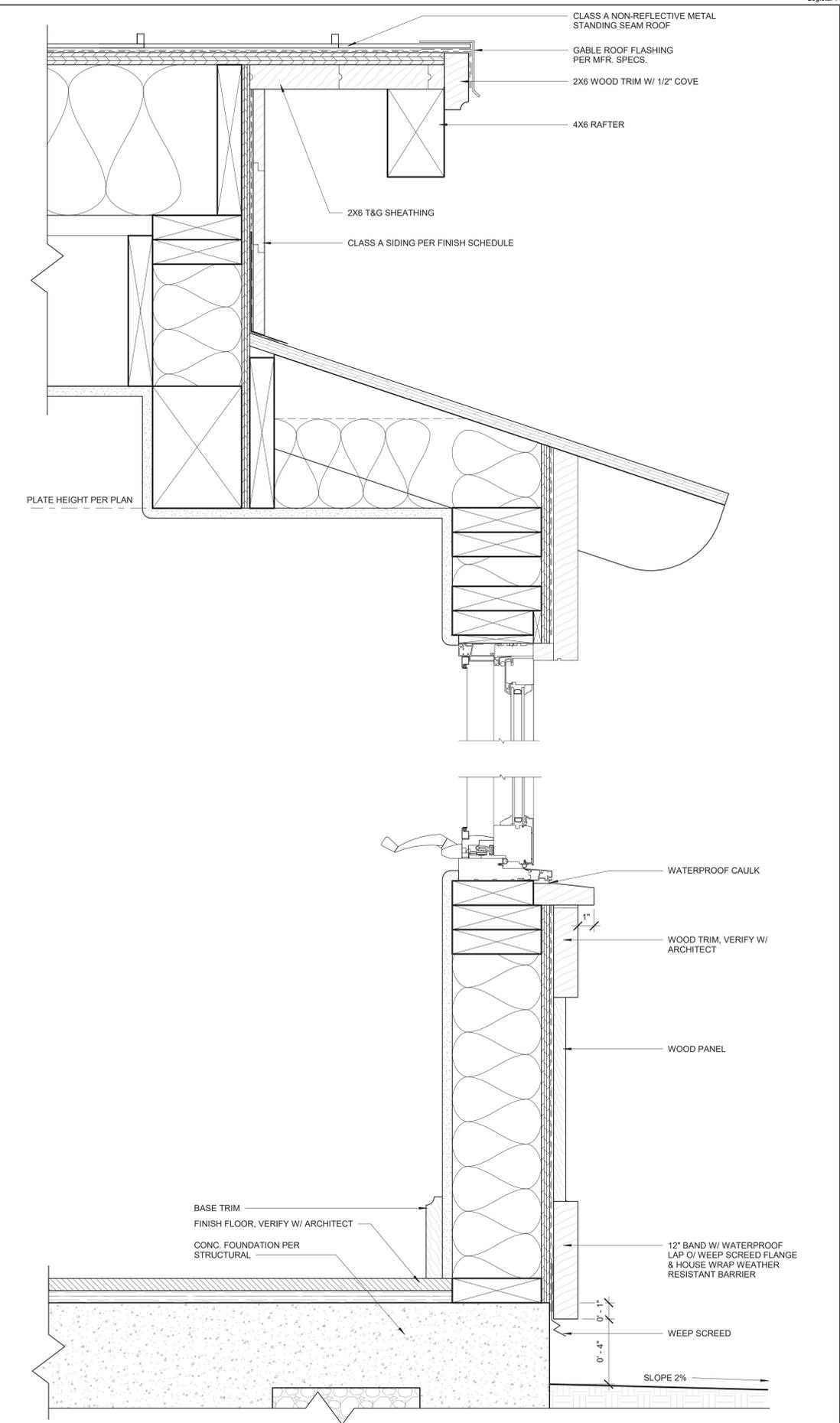
**26346 VALLEY VIEW AVE.**  
**CARMEL BY THE SEA, CA**

ARCHITECTURAL DETAILS

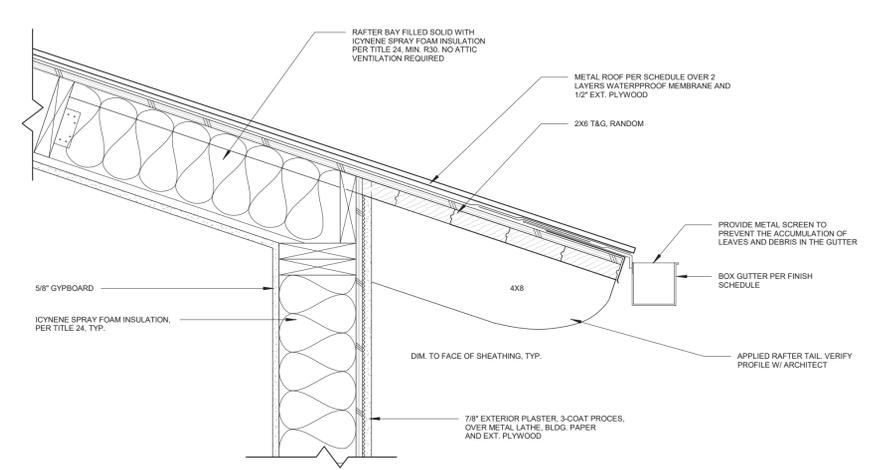


Date: 2017-12-01  
 Scale: As indicated  
 Drawn: ATW  
 Job #: VV-2017-3

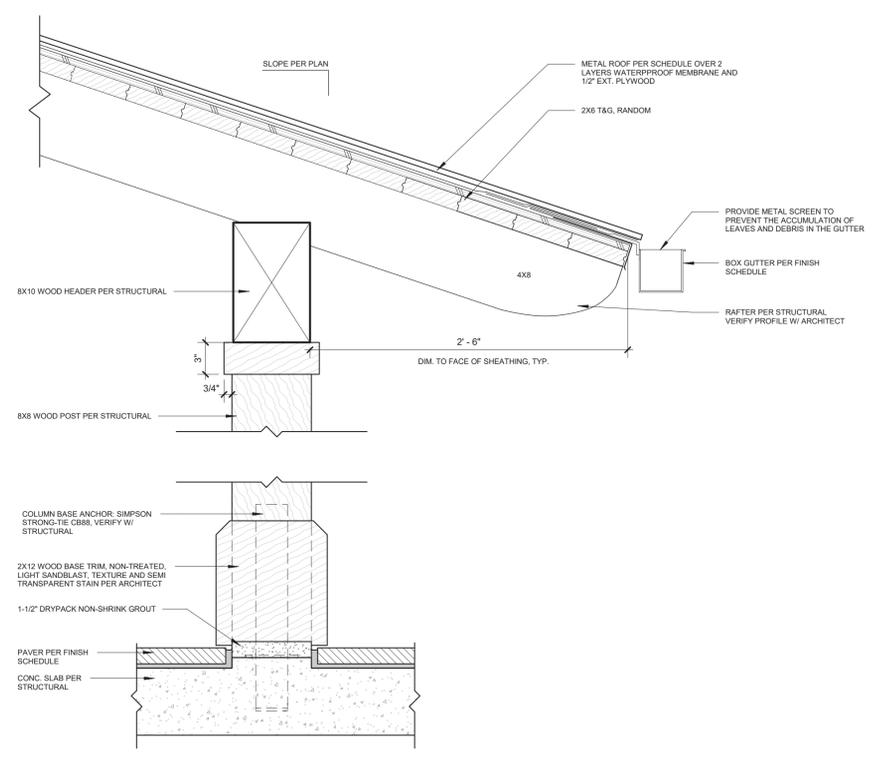
Sheet **A9.1**



**1** BAY WINDOW DETAIL 3\"/>



**2** TYP. ROOF EAVE @ VOLUME CEILING 1 1/2\"/>



**3** ROOF EAVE @ COLUMN 1 1/2\"/>

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## GENERAL NOTES

- 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 MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS
  - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
  - THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (FC).
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF 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.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.
- THE 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 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT-BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
- 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.
- 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 CHANGE OR DEVIATION.
- 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.
- 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:
  - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
  - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
  - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
  - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

## UNDERGROUND UTILITIES

- 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.
- ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 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.
- PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
- SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

## STORM DRAIN

- ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.
- ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

## GRADING & DRAINAGE

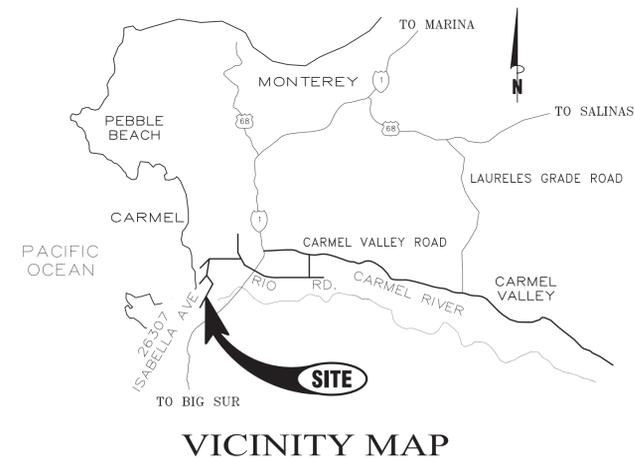
- CONTRACTOR SHALL NOTIFY COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
  - ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
  - 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 BY THE SOILS ENGINEER.
  - WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
  - MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.
  - ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GRASS COVER.
  - TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT-BALLS. 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.
  - CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
  - EARTHWORK QUANTITIES:
    - CUT = 1,295 CY
    - FILL = 40 CY
    - NET = 1,255 CY CUT
    - MAXIMUM HEIGHT OF EXCAVATION = -13.5'
    - MAXIMUM HEIGHT OF EMBANKMENT +1.5'
- EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.
- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
  - 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.
  - INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.
  - BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.
  - ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.
  - DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
    - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
    - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
    - 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.
    - 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 (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)
  - ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
  - VEGETATION REMOVAL: ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSIONS. (16.08.300 C.1)
  - NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (16.08.300 C.2)
  - PREPARATION OF GROUND FOR FILL: THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.
  - PREPARATION OF THE GROUND: THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
  - FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH. (16.08.310 E)

## LEGEND

| EXISTING |                               | PROPOSED          |
|----------|-------------------------------|-------------------|
| ---      | BOUNDARY LINE                 | ---               |
| ---      | EASEMENT (ESMT)               | ---               |
| ---      | CENTERLINE (CL)               | ---               |
| ---      | STORM DRAIN MAIN              | 35LF ~ SD<br>S=1% |
| ---      | ROOF DRAIN LATERAL            | ---               |
| ---      | SANITARY SEWER MAIN           | 35LF ~ SS<br>S=1% |
| ---      | WATER MAIN                    | W                 |
| ---      | DRAINAGE FLOW LINE            | ---               |
| ---      | SAWCUT                        | ---               |
| ---      | GRADE BREAK                   | ---               |
| ---      | ACCESSIBLE PATH OF TRAVEL     | ---               |
| ---      | MAJOR CONTOUR                 | 170               |
| ---      | MINOR CONTOUR                 | 167               |
| X        | FENCE                         | X                 |
| TC       | SPOT ELEVATION                | 99.99             |
| ---      | DRAINAGE FLOW                 | ---               |
| ■        | DROP INLET (DI)               | ■                 |
| ■        | CURB INLET (CI)               | ■                 |
| ■        | AREA DRAIN (AD)               | ■ AD SEE B/C2     |
| ■        | AREA DRAIN (AD)               | ■ AD SEE C/C2     |
| ○        | STORM DRAIN MANHOLE (SDMH)    | ○                 |
| ○        | SANITARY SEWER MANHOLE (SSMH) | ○                 |
| ⊕        | FIRE HYDRANT (FH)             | ⊕                 |
| ⊕        | WATER VALVE (WV)              | ⊕                 |
| ○        | CLEANOUT                      | ○                 |

## SHEET INDEX

- C1 COVER & GENERAL NOTES
- C2 GRADING & DRAINAGE PLAN
- C3 SECTIONS
- C4 EROSION CONTROL PLAN



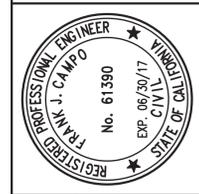
## GEOTECHNICAL INSPECTION SCHEDULE

| WHEN THE INSPECTION IS TO BE COMPLETED:  | WHO WILL CONDUCT THE INSPECTION: | INSPECTION ITEM:  | INSPECTION COMPLETED BY: | DATE COMPLETED: |
|--|----------------------------------|---|--------------------------|-----------------|
| 1) PRIOR TO BACKFILLING<br>2) DURING BACKFILL PLACEMENT - OPENING  | GEOTECHNICAL INSPECTOR           | INSPECT & TEST KEYWAY /SUBEXCAVATION /OVEREXCAVATION:             |                          |                 |
| 1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS  | GEOTECHNICAL INSPECTOR           | INSPECT & TEST PAD SUBGRADE:                                      |                          |                 |
| 1) PRIOR TO CONCRETE PLACEMENT   | GEOTECHNICAL INSPECTOR           | INSPECT SLAB-ON-GRADE INSTALLATION:                               |                          |                 |
| 1) PRIOR TO REINFORCEMENT PLACEMENT  | GEOTECHNICAL INSPECTOR           | INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:     |                          |                 |
| 1) DURING BACKFILL PLACEMENT - ONGOING   | GEOTECHNICAL INSPECTOR           | INSPECT AND TEST RETAINING WALL BACKFILL:                         |                          |                 |
| 1) DURING FILL PLACEMENT<br>2) SUBGRADE, PRIOR TO BASE ROCK PLACEMENT<br>3) BASEROCK PRIOR TO AC, CONCRETE OR PAVEMENT | GEOTECHNICAL INSPECTOR           | INSPECT AND TEST DRIVEWAY FILL, SUBGRADE AND BASE ROCK PLACEMENT: |                          |                 |
| 1) AFTER PIPE PLACEMENT, PRIOR TO TO BACKFILL PLACEMENT<br>2) DURING BACKFILL PLACEMENT - ONGOING                      | GEOTECHNICAL INSPECTOR           | INSPECT AND TEST DRAINAGE INSTALLATION:                           |                          |                 |
| 1) AFTER TANK PLACEMENT<br>2) DURING BACKFILL PLACEMENT - ONGOING  | GEOTECHNICAL INSPECTOR           | INSPECT SEPTIC INSTALLATION:                                      |                          |                 |

TABLE PROVIDED FOR REFERENCE ONLY. C3 ENGINEERING, INC. IS NOT RESPONSIBLE FOR INSPECTIONS, THE SCHEDULING OF INSPECTIONS OR VERIFYING INSPECTIONS HAVE BEEN COMPLETED.

Drawing file: Z:\Projects\117124\_EOG-26346\_Valley View\DWG\117124\_XBram.dwg  
 Plotfile: May\_25, 2017 - 10:08am  
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**COVER SHEET & GENERAL NOTES**  
 26346 VALLEY VIEW AVE.  
 NEW RESIDENCE  
 APN# 009-463-003-000  
 Address: CARMEL-BY-THE-SEA, CA 93923  
 PREPARED FOR: CHRIS ADAMSKI

SCALE: AS NOTED  
 DATE: 05/19/2017  
 DESIGN BY: FJC  
 DRAWN BY: ECH  
 CHECKED BY: FJC  
 SHEET NUMBER:  
**C1**  
 OF 4 SHEETS  
 PROJECT# 117-124

MADE IN THE USA





