Exhibit A



DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

VALLEY POINT LLC (PLN230341) RESOLUTION NO. ----

Resolution by the Monterey County HCD Chief of Planning:

- Considering the Mitigated Negative Declaration (State Clearinghouse No. 2018091028, HCD-Planning File No. PLN170613) and an Addendum pursuant to CEQA Guidelines Section 15164; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow the construction of a 799 square foot one-story accessory dwelling unit attached to the existing 3,955 square foot two-story single family dwelling and associated site improvements; and
- 3) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN230341, Valley Point LLC, 26346 Valley View Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 009-463-003-000)]

The VALLEY POINT LLC application (PLN230341) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on September 18, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING: CONSISTENCY** – The Project, as conditioned, is consistent with the

applicable plans and policies which designate this area as appropriate

for development.

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

- the 1982 Monterey County General Plan;

- Carmel Area Land Use Plan (CAR LUP);

- Carmel Area Coastal Implementation Plan, Part 4 (CIP); and

- Monterey County Zoning Ordinance (Title 20).

- No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- b) Allowed Use. The property is located at 26346 Valley View Avenue in Carmel, Carmel Area Land Use Plan, Assessor's Parcel Number: 009-463-003-000. The parcel is zoned Medium Density Residential with 2 units per acre with a Design Control overlay and 18-foot height restriction in the Coastal Zone or "MDR/2-D(18)(CZ)" which allows for the first single family dwelling per legal lot of record and accessory dwelling units meeting development standards pursuant to Title 20 Section 20.64.030. The project is for a 799 square foot one-story accessory dwelling unit (ADU) attached to an existing 3,955 square foot two-story single family dwelling with 318 square feet of patios and 75 square feet of stepping stones. Therefore, the project is an allowed land use for this site.
- c) <u>Lot Legality.</u> The subject parcel is shown as Lots 11 and 13 in Block B-6 on Map of Addition No. 7 Carmel-by-the-Sea (Book 2, Page 24, Cities and Towns) in the Office of the County Recorder of Monterey County filed May 4, 1920.
- d) <u>Design/Neighborhood and Community Character.</u> Pursuant to Chapter 20.44 of Title 20, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. See Finding No. 4 and supporting evidence.
- e) Development Standards. As an ADU in the Coastal Zone, the project must comply with both the development standards for the MDR coastal zoning district identified in Title 20 Section 20.12.060 and the development standards identified in Section 20.64.030, *Accessory Dwelling Units*. Required setbacks for habitable accessory structures in the MDR zoning district are 50 foot (front) and 6 foot (side and rear). The maximum allowed height is 15 feet. As proposed, the habitable accessory structure (ADU) will have 84 foot 3 inch (front), 7 foot 6 inch (rear), 7 foot 3 inch (right side), and 27 foot 6 inch (left side) setbacks. The proposed height is 12 feet 10 inches which is below the maximum allowed. Pursuant to Title 20 Section 20.64.030.E.8, ADUs shall conform to all of the zoning and development standards (lot coverage, height, setbacks, design, etc.) of the zoning district which governs the lot. Therefore, the project is consistent with the development standards as outlined in Title 20.
- Site Coverage and Floor Area Ratio. Pursuant to Title 20 Section 20.12.060, the maximum building site coverage is 35 percent, and the floor area ratio (FAR) maximum is 45 percent. The property is approximately 8,836 square feet which allows coverage of 3,092.6 square feet (35 percent) and a floor area ratio of 3,976.2 square feet (45 percent). With the ADU added, the site coverage of the parcel would be 4,232 square feet, or 47.7 percent and the total FAR would be 4,754 square feet, or 53.8 percent. Pursuant to Government Code section 65852, subdivision (e), a statewide exemption is allowed which requires that no lot coverage or floor area ratio can preclude the construction of

- an ADU. Therefore, as proposed, the project is consistent with the statewide exemption.
- g) Archaeological Resources. The project site is located on Carmel Point. Carmel Point is a sensitive and known archaeological resource area. The CAR LUP requires that impacts to archaeological resources be avoided or minimized to the greatest extent feasible. An updated Archaeological Report (LIB240106) for the proposed ADU was submitted by Susan Morley and Brenna Wheelis with Achasta Archaeological Services dated March 4, 2024. The report concluded that the ADU will be constructed in a previously disturbed area which included grading for the single family dwelling under Planning File PLN170613. Archeological and Tribal monitoring is ongoing during all ground-disturbing related activities. No impacts to archaeological recourses are anticipated for the proposed development. See Findings 2 and 7.
- h) <u>Tree Removal.</u> The project does not involve tree removals.
- i) <u>Public Access.</u> As demonstrated in Finding No. 8, the development is consistent with the public access policies of the CAR LUP.
- j) <u>Land Use Advisory Committee (LUAC)</u>. The project was not referred to the Carmel Unincorporated/Highlands LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103. The project proposes to attach a minimally sized ADU with colors and materials matching an existing single family dwelling (Planning Commission Resolution No. 18-049) which was already reviewed by the LUAC on January 16, 2018.
- k) The project planner conducted a virtual site inspection using Google Earth on May 6, 2024, to verify that the project on the subject parcel conforms to the plans listed above.
- The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project Files PLN170613 and PLN230341.
- 2. **FINDING:** SITE SUITABILITY The site is physically suitable for the proposed development and/or use.
 - EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Cypress Fire Protection District (FPD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to archaeological and soil resources. The following reports have been prepared:
 - "Archaeological Review Report" (LIB240106) prepared by Susan Morley and Brenna Wheelis, Achasta Archaeological Services, Marina, CA, March 4, 2024.
 - "Archaeological Report" (LIB190038) prepared by Susan Morley, Achasta Archaeological Services, Marina, CA, November 11, 2018.

- "Geotechnical Investigation Report" (LIB180048) prepared by John E. Kasunich, Haro, Kasunich and Associates, Inc., Watsonville, CA, December 18, 2017; updated March 5, 2024.
 County staff independently reviewed these reports as well as the Initial Study and Mitigated Negative Declaration prepared for the main dwelling on the property (September 13, 2018, State Clearinghouse No. 2018091028) and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
- c) Staff conducted a virtual site inspection using Google Earth on May 6, 2024, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN230341.

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.

- The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Cypress FPD. The respective HCD groups and agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities exist and will be provided to serve the ADU. The application submittal included evidence that the owner has purchased additional water credits from the Malpaso Water District that will be sufficient to serve the project. Wastewater collection/treatment is serviced by the Carmel Area Wastewater District (CAWD).
- c) The subject property is located within 660 feet, or 1/8 mile, of an active/potentially active fault known as the Cypress Point Fault. A Geotechnical Investigation Report (LIB180048) addressed the geological hazards of the project site for the development of a single family dwelling (Planning File No. PLN170613, Board of Supervisors Resolution No. 19-122). The report concluded that the project site can support the proposed development. The project was conditioned to include a Notice of Report (Condition No. 12), a Deed Restriction for Geologic Hazards (Condition No. 13), and Geotechnical Certification (Condition No. 19) to ensure the development was built in accordance with the Geotechnical Investigation Report. An updated report dated March 5, 2024, determined that addition of the ADU could also be supported on the existing 4 inches of engineered fill. Therefore, the project meets the safety requirements needed to accommodate the new development.

- Staff conducted a virtual site inspection using Google Earth on May 6, 2024, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN230341.

4. **FINDING:**

DESIGN – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- **EVIDENCE:** a) Pursuant to Title 20, Section 20.44, the purpose of the Design Control District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
 - b) Neighborhood Character. The proposed ADU attached to a single family dwelling would not change the perceived bulk of the existing dwelling on the property. The character of the neighborhood is an urbanized rural village with eclectic architectural designs. As proposed, the ADU would be added to the rear of the property. Therefore, the development on the subject parcel would continue to be consistent with the neighborhood character.
 - c) Material and Color Finishes. The proposed exterior colors and materials are consistent with the setting and surrounding residences. The attached ADU is designed to reflect a modern style of architecture that blends with the existing single family dwelling and surrounding neighborhood. The proposed exterior finishes described above will be fire resistant, blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood.
 - d) Visual Resources. The property is located on Valley View Avenue in a densely developed area of Carmel Point. Although this is a known visually sensitive area, the proposed project is situated on a parcel surrounded by other single family dwellings. The proposed attached ADU would be located in the rear of the property and would not be visible from the street. Therefore, the proposed development would not have an impact on a public viewshed.
 - e) The project planner conducted a virtual site inspection using Google Earth on May 6, 2024, to verify that the project on the subject parcel conforms to the plans listed above. Based on the evidence described above, the proposed structure and use are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes).
 - The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development can be found in Project File PLN230341.

5. **FINDING:**

ACCESSORY DWELLING UNIT - The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

- a) Title 20 Section 20.64.030 establishes regulations and standards for which an ADU, accessory to the main residence on a lot, may be permitted. The project includes the construction of an 799 square foot one-story ADU with 318 square feet of patios and 75 square feet of stepping stones for a total of 1,199 square feet of coverage. The proposed ADU will be attached to the rear of an existing 3,955 square foot two-story single family dwelling.
- b) The ADU meets the required site development standards and design criteria as defined in Title 20 Section 20.64.030 and Section 20.12.060. See Finding No. 1, Evidence "e" above.
- c) Title 20 Section 20.64.030.D.3 restricts the construction of ADUs in the CAR LUP area on parcels less than 40 acres due to resource constraints related to the Cal Am moratorium on new structures requiring new service connections. However, the project site is connected to the Malpaso Water District which the Monterey Peninsula Water Management District recognizes as an exception under Rule 23.7. The application was reviewed by HCD and the Environmental Health Bureau to ensure adequate water supplies exist and are readily available to serve the ADU. The Environmental Health Bureau did not add any conditions of approval to the proposed project (see Finding No. 3 above). Therefore, the site can accommodate the ADU without adverse effects on the health, safety, and welfare of the neighborhood.
- d) The proposed ADU will be the first accessory dwelling with independent living facilities attached to the existing main residence and constructed on a 0.2-acre lot connected to a public wastewater system. The floor area ratio will be 799 square feet which is below the 1,200 square foot limitation. Parking for the ADU will be accommodated within the front setback of the driveway to the existing single family dwelling with a two-car garage. The colors and materials of the ADU are visually consistent and compatible with the principal residence on-site and other residences in the area. The ADU is designed to not substantially degrade possible archaeological resources at the site by utilizing previously disturbed areas for development.
- Title 20 Section 20.64.030.F requires certain findings be made to support the approval of an ADU. The establishment of the ADU will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3 and supporting evidence). The ADU, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development (see Finding No. 1). The subject property upon which the ADU is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20 and that all zoning violation abatement costs, if any, have been paid (see Finding No. 6). Additionally, the project site must be found physically suitable for the use proposed (see Finding No. 2). Therefore, staff recommends approval of the project as proposed and conditioned.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN230341.

6. FINDING:

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

EVIDENCE:

- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.
- b) Staff conducted a virtual site inspection using Google Earth on May 6, 2024, and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN230341.

7. FINDING:

CEQA (Addendum to a Mitigated Negative Declaration) – An Addendum to a previously certified Mitigated Negative Declaration (MND) (State Clearinghouse No. 2018091028) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

- a) An MND (SCH No. 2018091028) for PLN170613, Pietro Family Investments LP (Valley Point LLC) was prepared and certified by the Board of Supervisors on April 23, 2019 (Board Resolution No. 19-122). The California Coastal Commission took jurisdiction over this project in July 2020 and is responsible for administering the Mitigation Monitoring and Reporting Plan.
- b) An Addendum to the PLN170613, Pietro Family Investments LP (Valley Point LLC) project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- c) The Addendum attached as Exhibit C to the September 4, 2024, Staff Report to the HCD Chief of Planning reflects the County's independent judgment and analysis.
- d) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for the preparation of a subsequent MND have occurred.
- e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The proposed ADU attached to the existing single family dwelling will be constructed in an area previously disturbed by grading activities under Planning File PLN170613. An updated Archaeological Report (LIB240106) was submitted with the project application. The report indicated that all development activities have been in compliance with the conditions of approval requiring Archaeological and Tribal monitoring (Condition Nos. 9 and 10).

- Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior MND. Archaeological and Tribal monitoring are ongoing conditions from the previous entitlement (Board of Supervisors Resolution No. 19-122). A final compliance report documenting the results of the archaeological monitoring program will be produced upon completion of all ground disturbing activities for the proposed project.
- g) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. There have been no new significant environmental effects or substantial increases in the severity of previously identified effects of the project site. Construction of the ADU will be in accordance with the technical reports on file which were produced for the existing single family dwelling. No new conditions or mitigation measures resulted from the submittal of this project application.
- h) No adverse environmental effects were identified during staff review of the development application during a virtual site visit using Google Earth on May 6, 2024.
- i) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN230341.

8. FINDING:

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

EVIDENCE:

- No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in 20.146.130 of the 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 subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Local Coastal Program Public Access, in the CAR LUP).
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN230341.

9. FINDING:

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

- Board of Supervisors. Pursuant to Section 20.86.030 of Title 20, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) <u>California Coastal Commission.</u> Pursuant to Section 20.86.080.A of Title 20, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

- 1. Consider the Mitigated Negative Declaration (State Clearinghouse No. 2018091028, HCD-Planning File No. PLN170613) and an Addendum pursuant to CEQA Guidelines Section 15164; and
- 2. Approve the Coastal Administrative Permit and Design Approval to allow the construction of a 799 square foot one-story accessory dwelling unit attached to the existing 3,955 square foot two-story single family dwelling and associated site improvements; and
- 3. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of September 2024.

Melanie Beretti, AIC	CP
HCD Chief of Planning	ng

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN230341

1. PD001 - SPECIFIC USES ONLY

Responsible Department:

Planning

Condition/Mitigation
Monitoring Measure:

This Coastal Administrative Permit and Design Approval (PLN230341) construction of a 799 square foot one-story accessory dwelling unit attached to existing 3,955 square foot two-story single family dwelling and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 26346 Valley View Avenue, Carmel, (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. uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

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2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

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

"A Coastal Administrative Permit and Design Approval (Resolution Number ______) was approved by the HCD Chief of Planning for Assessor's Parcel Number 009-463-003-000 on September 18, 2024. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

Compliance or Monitoring Action to be Performed:

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

construction, cultural, during course of archaeological, paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a archaeologist registered qualified archaeologist (i.e., an with the Register Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

(HCD - Planning)

Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

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4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Pla

Planning

Condition/Mitigation Monitoring Measure:

The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

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

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

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

Compliance or Monitoring Action to be Performed:

Owner/Applicant/Licensed Prior to issuance of building permits, Landscape the Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the 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 non-invasive species; drought-tolerant, limited turf; and low-flow. conserving irrigation fixtures."

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

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

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

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

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

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

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

(HCD - Planning)

Compliance or Monitoring Action to be Performed:

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

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

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

7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department:

Public Works

Condition/Mitigation
Monitoring Measure:

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

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

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8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department:

Public Works

Condition/Mitigation Monitoring Measure:

The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

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

9. PW0045 - COUNTYWIDE TRAFFIC FEE

Responsible Department:

Public Works

Condition/Mitigation Monitoring Measure:

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

Compliance or Monitoring Action to be Performed:

Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

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

Compliance or Monitoring Action to be Performed:

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

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VALLEY VIEW LLC ADU

REVISION

SCALE:

DRAWN:

LOCATION

JOB NUMBER: 22.10B

26346 Valley View Ave. Carmel, California

PROJECT DATA PROJECT INFORMATION SHEET INDEX COUNTY CULTURAL RESOURCES CONDITIONS ARCHITECTURAL: . ARCHAEOLOGICAL MITIGATION REQUIREMENTS ADOPTED BY MONTEREY COUNTY FOR ITS MITIGATED NEGATIVE DECLARATION AND FOR COUNTY CDP\$ PLNIT0611, CHRISTOPHER ADAMSKI LOT DATA: PLN170612, AND PLN170613, ARE INCORPORATED AS CONDITIONS. 12 RONNOCO ROAD LOT SIZE: 0.2028 ACRE (8,836 S.F.) A-O.I TITLE SHEET CARMEL VALLEY, CA 93924 2. ARCHAEOLOGICAL RESOURCES REPORT, ANY RECOMMENDATIONS OR OTHER MEASURES INCLUDED IN THE ARCHAEOLOGICAL REPORT CURRENTLY UNDERWAY WILL BE INCLUDED ON THE BUILDING PERMIT FOR NEW CONSTRUCTION. ZONING: MDR/2-D(18)(CZ) 3. TRIBAL MONITOR: PRIOR TO GROUND DISTURBING ACTIVITIES RELATING TO NEW CONSTRUCTION, THE APPLICANT SHALL CONTRACT WITH THE LOCAL TRIBAL BUILDING HEIGHT: ALLOWABLE 18' MAX. PROJECT ADDRESS: 26346 VALLEY VIEW AVE. A-I.O EXISTING SITE PLAN REPRESENTATIVE TO CONDUCT ONSITE MONITORING FOR THE DURATION OF THE GROUND DISTURBING ACTIVITIES. CARMEL, CA 93923 009-463-003-000 IN ORDER TO ENSURE THAT TRIBAL CULTURAL RESOURCES INCUR LESS THAN SIGNIFICANT IMPACTS. A MONITOR APPROVED BY THE APPROPRIATE TRIBE PROPOSED SITE PLAN OCCUPANCY GROUP: R3 FOR HOUSE - U FOR GARAGE 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 A-I.2 PROPOSED CUT DIAGRAM ARCHITECT: ERIC MILLER ARCHITECTS, INC. PROJECT -RELATED GRADING AND EXCAVATION TO IDENTIFY FINDINGS WITH TRIBAL CULTURAL SIGNIFICANCE. THIS TRIBAL MONITOR SHALL HAVE THE AUTHORITY TO 211 HOFFMAN AVENUE TEMPORARILY HALL THORK IN ORDER TO EXAMINE ANY POTENTIALLY SIGNIFICANT CHILDRAL MATERIALS OR FEATURES IF RESOURCES ARE DISCOVERED. THE A-I.3 CONSTRUCTION MANAGEMENT PLAN OWNER/APPLICANT/CONTRACTOR SHALL REFER TO AND COMPLY WITH MITIGATION MEASURE * 2. THIS MITIGATION IS NOT INTENDED TO ALLEVIATE RESPONSIBILITY OF MONTEREY, CA 93940 ALLOWED: THE OWNER OR ITS AGENTS FROM CONTACTING THE COUNTY CORONER AND COMPLYING WITH STATE LAW IF HUMAN REMAINS ARE DISCOVERED PH: 831-372-0410 A-1.4 BEST MANAGEMENT PRACTICES (BMP) 3,976.2 S.F. (45%) PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR GRADING AND /OR BUILDING, APPLICANT/OWNER SHALL SUBMIT EVIDENCE TO THE SATISFACTION OF THE CHIEF CONTACT: CARLA HASHIMOTO 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 BLDG. SITE COVERAGE: 3,092.6 S.F. (35%) APPROPRIATELY NAHC-RECOGNIZED REPRESENTATIVE, HAS BEEN RETAINED TO MONITOR THE APPROPRIATE CONSTRUCTION ACTIVITIES. THIS TRIBAL MONITOR A-2.I PROPOSED ADU PLANS LAND SURVEYOR: LUCIDO SURVEYORS SHALL BE RETAINED FOR THE DURATION OF ANY PROJECT-RELATED GRADING AND EXCAVATION. 245 FOAM STREET, SUITE 200 4. MITIGATION MEASURE NO. 1: IN ORDER TO REDUCE IMPACTS TO ARCHAEOLOGICAL RESOURCES THAT MAY BE DISCOVERED DURING SITE DISTURBANCE, A EXISTING FLOOR AREA: MONTEREY, CA 93940 QUALIFIED ARCHAEOLOGICAL MONITOR SHALL BE PRESENT ONSITE DURING SOIL DISTURBING ACTIVITIES, THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO: A-3.1 PROPOSED SOUTH and EAST ELEVATIONS GRADING AND FOUNDATION EXCAVATION. A QUALIFIED ARCHAEOLOGICAL MONITOR 15 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 PH: 831-620-5032 IST FLOOR LIVING SPACE 2,185 S.F. A-3.2 PROPOSED NORTH and WEST ELEVATIONS GARAGE / MECH. 557 S.F. 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. STRUCTURAL JRT ENGINEERING INC. 2ND FLOOR LIVING SPACE 1,213 S.F. HALTED UNTIL MITIGATION MEASURES HAVE BEEN FORMULATED WITH CONCURRENCE OF THE COUNTY. IN ORDER TO FACILITATE DATA RECOVERY OF SMALLER P.O. BOX 51697 MIDDEN COMPONENTS, SUCH AS BEADS OR LITHIC DEBITAGE, THE EXCAVATED SOIL FROM THE PROJECT SITE SHALL BE SCREENED DURING MONITORING, THE TOTAL FLOOR AREA 3,955 S.F. (44.8%) PACIFIC GROVE, CA 93950 APPLICANT / OWNER IS PROHIBITED FROM CONTRACTING THE SAME OBSERVER DURING CONCURRENT SOIL-DISTURBING ACTIVITIES A-7.1 MATERIAL SAMPLES PH: 831-372-5890 5. PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS THE OWNER/APPLICANT SHALL SUBMIT TO RMA-PLANNING A COPY OF THE CONTRACT BETWEEN THE Ш A-7.2 RENDERED PERSPECTIVES EXISTING BUILDING SITE COVERAGE: 3.033 S.F. (34.2%) OUNER/APPLICANT AND A QUALIFIED ARCHAEOLOGICAL MONITOR, THE CONTRACT SHALL INCLUDE, BUT NOT 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 EXCAYATED SOIL WILL OCCUR, AND ANY OTHER LOGISTICAL INFORMATION SUCH AS WHEN AND HOW WORK ON THE SITE C3 ENGINEERING EXISTING LOT COVERAGE: 5,414 S.F. (61.3%) 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 126 BONIFACIO PLACE, # C MONTEREY, CA 93940 PH: 831-647-1192 6. PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS, THE OUNER/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 PROPOSED ADU FLOOR AREA: 799 S.F. (9.0%) CONTACT: JENNIFER RUDOLPH IN THE EVENT OF UNANTICIPATED DISCOVER, AND THE IMPORTANCE OF CULTURAL RESOURCES TO THE NATIVE AMERICAN COMMUNITY. SEVEN SPRINGS STUDIO LANDSCAPING: SITE COVERAGE - IMPERVIOUS: 2548 EMPIRE GRADE 2A - DUE TO THE PROJECT SITE'S LOCATION IN CA-MNT-17, A RECORDED PREHISTORIC SITE AND BECAUSE THE PROJECT INCLUDES EXCAYATION FOR A FOUNDATION ADU BUILDING SITE COVERAGE 806 S.F. AND BASEMENT THERE IS A POTENTIAL FOR HUMAN REMAINS OR CILITURAL ARTIFACTS TO BE ACCIDENTALLY UNCOVERED. IF HUMAN REMAINS ARE UNCOVERED. ALL SANTA CRUZ, CA 95060 WORK SHALL BE HALTED WITHIN 50 METERS (164 FEET) OF THE FIND ON THE PARCEL UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIS SUB TOTAL IMPERVIOUS 806 S.F. PH: 831-446-9617 (CHOSEN FROM THE COUNTY-APPROVED LIST OF CONSULTANTS), AND THE MOST LIKELY DESCENDANT (MLD) AS IDENTIFIED BY THE NATIVE AMERICAN HERITAGE CONTACT: SIMON PHILLIPS COMMISSION AND THE PROCEDURE SET FORTH IN CEQA GUIDELINES SECTION 15064.5(E) SHALL BE FOLLOWED IN ADDITION TO THE LANGUAGE CONTAINED IN THIS IN THE EVENT THAT ARCHAEOLOGICAL MATERIALS OTHER THAN HUMAN REMAINS ARE UNCOVERED, ALL EXCAVATION SHALL BE HALTED WITHIN 50 METERS (164 SITE COVERAGE - PERVIOUS: ACHASTA ARCHAEOLOGICAL SERVICES TEET) OF THE FIND ON THE PARCEL AND SHALL BE IMMEDIATELY EVALUATED BY A QUALIFIED ARCHAEOLOGIST AND A TRIBAL MONITOR A TRIBAL MONITOR IS ARCHAEOLOGIST DEFINED AS A MONITOR APPROVED BY THE APPROPRIATE TRIBE TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE VICINITY OF THE SUBJECT PARCEL AND PATIOS 318 S.F. 3059 BOSTICK AVENUE THAT HAS CONSULTED WITH THE COUNTY AND DESIGNATED ONE LEAD CONTACT PERSON IN ACCORDANCE WITH AB 52 REQUIREMENTS, OR OTHER APPROPRIATELY STEPPING STONES 75 S.F. MARINA, CA 93933 NAHC-RECOGNIZED REPRESENTATIVE. IF THE FIND 16 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 PH: 831-262-2300 SUB TOTAL IMPERVIOUS 393 S.F. \blacksquare MONITORING ACTIONS TO BE PERFORMED, CONTAINED IN THIS CONDITIONOF APPROVAL. ALL MECHANICAL EXCAVATION UNDERTAKEN WITH A BACKHOE SHALL CONTACT: SUSAN MORLEY, BRENNA WHEELIS 2B - IF HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION ACTIVITIES, THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE WITHIN 50 METERS (164 TOTAL ADU SITE COVERAGE 1,199 S.F. (13.5%) FEET) OF THE FIND ON THE PARCEL AND THE FOLLOWING SHALL OCCUR: **OWNERSHIP NOTES** 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 OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS: - IF THE COUNTY CORONER DETERMINES THE REMAINS TO BE NATIVE AMERICAN: **™**||2 ¥ . THE CORONER SHALL CONTACT THE NATIVE AMERICAN HERITAGE COMMISSION AND RMA PLANNING WITHIN 24 HOURS OF THE DETERMINATION. SETBACKS TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS - 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. IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE MAIN HOUSE MAIN HOUSE PROJECT DESCRIPTION - THE MLD MAY MAKE A RECOMMENDATIONS TO THE LANDOWNER OR THE PERSON RESPONSIBLE FOR THE EXCAVATION WORK, FOR MEANS OF TREATING ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND PROPOSED EXISTING ALLONED MDR/2-D(18)(CZ) ALLOWED OR DISPOSING OF, WITH APPROPRIATE DIGNITY, THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS AS PROVIDED IN PUBLIC RESOURCES CODE SECTION SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF FRONT (VALLEY VIEW) 20'-0" 20'-0" 84'-3" 20'-0" THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS. IF THE REMAINS ARE DETERMINED TO BE NATIVE AMERICAN, AND THE MLD, IN CONCURRENCE WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES THAT: THE REMAINS ARE EVIDENCE OF A LARGER BURIAL OF HUMAN REMAINS, WHICH WOULD QUALIFY AS A "UNIQUE ARCHAEOLOGICAL RESOURCE", AS DEFINED IN CONSTRUCTION OF NEW, ATTACHED ONE-STORY, 799 S.F. ADU WITH 2 BEDROOMS, SIDES (EAST) 5'-0" 5'-0" 4'-0" 7'-3" AND 2 FULL BATHS. 2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED PUBLIC RESOURCES CODE SECTION 210/832(G) THAT WOULD BE DISTURBED BY FURTHER EXCAVATION: OR 5'-0" 6'-6" 4'-0" 27'-6" SIDES (WEST) 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 TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY 10'-0" 4'-0" 7'-6" STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER 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 SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS **UTILITIES** RESOURCES CODE SECTION 5091,994. NO WORK SHALL RE-COMMENCE ON SITE WITHIN 50 METERS OF THE FIND UNTIL THE COUNTY HAS APPROVED THE REVISIONS INTENDED USE. BUILDING HEIGHT: 18 FT. MAX. 17.98 FT. 18 FT. MAX. 12.83 FT. 2C - 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 5091.98 AND PENALTY FOR VIOLATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 5091.994) ARE DISCOVERED DURING CONSTRUCTION ACTIVITIES, THERE SHALL BE NO FURTHER MECHANICAL EXCAVATION (E.G.: BACKHOE, TRENCHER, ETC.) OR 3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND EXISTING LOW GRADE: I. WATER: CALIFORNIA AMERICAN WATER COMPANY 43.17 SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, 2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC GROUND DISTURBANCE WITHIN 50 METERS (164 FEET) OF THE FIND ON THE PARCEL AND THE FOLLOWING SHALL OCCUR: EXISTING HIGH GRADE: 47.5' WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE. - THE ARTIFACT, AND ANY SUBSECUENT 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: 3. SANITARY SEWER SYSTEM: CARMEL WASTEWATER EXISTING AVERAGE GRADE: 45.34 - EXCAYATION WILL CONTINUE BY HAND (SHOVELS) WITHIN A PERIMETER OF TWO (2) METERS SURROUNDING THE ARTIFACT FOR THE SUBSEQUENT ONE (1) METER 4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND OF DEPTH± - IF ANOTHER SIGNIFICANT TRIBAL CULTURAL ARTIFACT IS FOUND WITHIN THE PERIMETER, THE PERIMETER REQUIREMENT FOR HAND DIGGING WILL BE EXTENDED SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY MAXIMUM BUILDING HEIGHT: 63.34 AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS 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 STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE. TREE REMOVAL EXCAVATION MAY RESUME TO COMPLETION UNLESS ANOTHER SIGNIFICANT ARTIFACT IS DISCOVERED IN THE PROCESS. IF SIGNIFICANT ARTIFACTS ARE DISCOVERED AGAIN AFTER RESTARTING MECHANICAL EXCAYATION, HAND DIGGING WILL BE REQUIRED AGAIN AS DICTATED BY THIS CONDITION. ZONING - 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. NO TREES ARE TO BE REMOVED. AFTER COMPLETION OF EXCAVATION ACTIVITIES, ALL RECOVERED ARTIFACTS WILL BE CATALOGUED BY BOTH THE TRIBAL CULTURAL MONITOR AND THE QUALIFIED MDR/2-D(18)(CZ) ALLOWED 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 BUILDING SITE COVERAGE 3,092.6 S.F. (35%) 3,033 S.F. (34.2%) (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 **VICINITY MAP LOCATION MAP** FLOOR AREA RATIO (F.A.R.) 3,976.2 S.F. (45%) ARCHAEOLOGIST TO RMA-PLANNING WITHIN ONE YEAR OF THE DISCOVERY. 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 **GENERAL NOTES** 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 50/97:994, AND A CONSERVATION EASEMENT SHALL BE REQUIRED TO BE RECORDED OVER THE . LIMITED GROUND DISTURBANCE / SUBSURFACE DEVELOPMENT, WITH THE EXCEPTION OF FOUNDATION ELEMENTS, UTILITY TRENCHING, DRIVEWAYS, MINOR IMPERVIOUS SURFACING, AND LIMITED LANDSCAPING. ALL OTHER GROUND PRIOR TO FINAL BUILDING INSPECTION, THE TRIBAL MONITOR OR OTHER APPROPRIATELY NAHC-RECOGNIZED REPRESENTATIVE SHALL SUBMIT A LETTER TO DISTURBING AND/OR SUBSURFACE ELEMENTS, INCLUDING ALL BASEMENTS, ARE PROHIBITED. RMA -PLANNING CONFIRMING PARTICIPATION IN THE MONITORING AND PROVIDE A SUMMARY OF ARCHAEOLOGICAL AND /OR CULTURAL FINDS OR NO FINDS, AS 8. SUPPLEMENTARY RECONNAISSANCE. THE PERMITTEES SHALL EMPLOY A QUALIFIED ARCHEOLOGIST TO PERFORM ADDITIONAL SURFICIAL RECONNAISSANCE, IN THE PRESENCE OF A TRIBAL MONITOR. THE TRIBAL MONITOR SHALL BE DEFINED AS EITHER A MONITOR APPROVED BY THE APPROPRIATE TRIBE TRADITIONALLY AND 2. FOUNDATIONS: ALL FOUNDATIONS SHALL BE SITED AND DESIGNED TO MINIMIZE GRADING AND GROUND DISTURBANCE, SITE PREPARATION SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR A STANDARD PERIMETER CULTURALLY AFFILIATED WITH THE VICINITY OF THE SUBJECT PARCELS AND WHO HAS CONSULTED WITH MONTEREY COUNTY ON THE THREE PROJECTS AND DESIGNATED ONE LEAD CONTACT PERSON IN ACCORDANCE WITH AB52 REQUIREMENTS, OR ANOTHER APPROPRIATELY NATIVE AMERICAN HERITAGE COMMISSION (NAHC) RECOGNIZED REPRESENTATIVE. THE SURFICIAL RECONNAISSANCE SHALL BE COMPRISED OF AT LEAST SIX ADDITIONAL TEST UNITS WITHIN THE BOUNDARIES FOUNDATION, THICKENED MAT, OR OTHER FOUNDATION THAT MINIMIZES GRADING AND GROUND DISTURBANCE. OF EACH PROPOSED BUILDING FOUNDATION TO DETERMINE WHETHER SIGNIFICANT CULTURAL MATERIALS ARE PRESENT. THE SUPPLEMENTARY ARCHEOLOGICAL RECONNAISSANCE RESULTS, ALONG WITH THE ARCHAEOLOGIST'S RECOMMENDATION AS TO WHETHER ANY DISCOVERED MATERIALS SHOULD BE CONSIDERED 3. DRIVEWAYS: ALL DRIVEWAYS SHALL BE LIMITED TO 20 FEET IN WIDTH, AND 25 FEET IN LENGTH, AND OTHERWISE SIGNIFICANT, AND THE COMMENTS OF THE DESIGNATED TRIBAL MONITOR, SHALL BE SUBMITTED TO THE EXECUTIVE DIRECTOR FOR A DETERMINATION OF THE SIGNIFICANCE OF THE DISCOVERY. IF THE EXECUTIVE DIRECTOR DETERMINES THAT THE DISCOVERY IS SIGNIFICANT, THE PERMITTEE SHALL SUBMIT A CDP SITED AND DESIGNED TO MINIMIZE GRADING AND GROUND DISTURBANCE TO LIMIT THEIR OVERALL FOOTPRINT. 4/8/2024 AMENDMENT APPLICATION (FOR EACH AFFECTED CDP) TO THE EXECUTIVE DIRECTOR, INCLUDING A SUPPLEMENTARY ARCHAEOLOGICAL PLAN IN ACCORDANCE WITH DATE:

4. UTILITIES: ALL UTILITIES SHALL BE INSTALLED UNDERNEATH THE DRIVEWAY AND SHALL BE SITED AND DESIGNED

5. OTHER IMPERVIOUS SURFACES: OTHER IMPERIOUS SURFACES SHALL BE MINIMIZED AND LIMITED TO THE AREAS

6. LANDSCAPING: LANDSCAPING SHALL BE LIMITED TO USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES

AND ANY ASSOCIATED IRRIGATION SHALL BE LIMITED TO LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES, ALL

TO MINIMIZE GRADING AND GROUND DISTURBANCE, INCLUDING LIMITING ANY TRENCHING DEPTH AS MUCH AS

1. HEIGHT LIMITS: DEVELOPMENT HEIGHT SHALL BE LIMITED TO 18 FEET ABOVE AVERAGE NATURAL GRADE.

OF WHICH SHALL BE SITED AND DESIGNED TO MINIMIZE GRADING AND GROUND DISTURBANCES.

POSSIBLE.

IMMEDIATELY ADJACENT TO EACH BUILDING'S FOOTPRINT.

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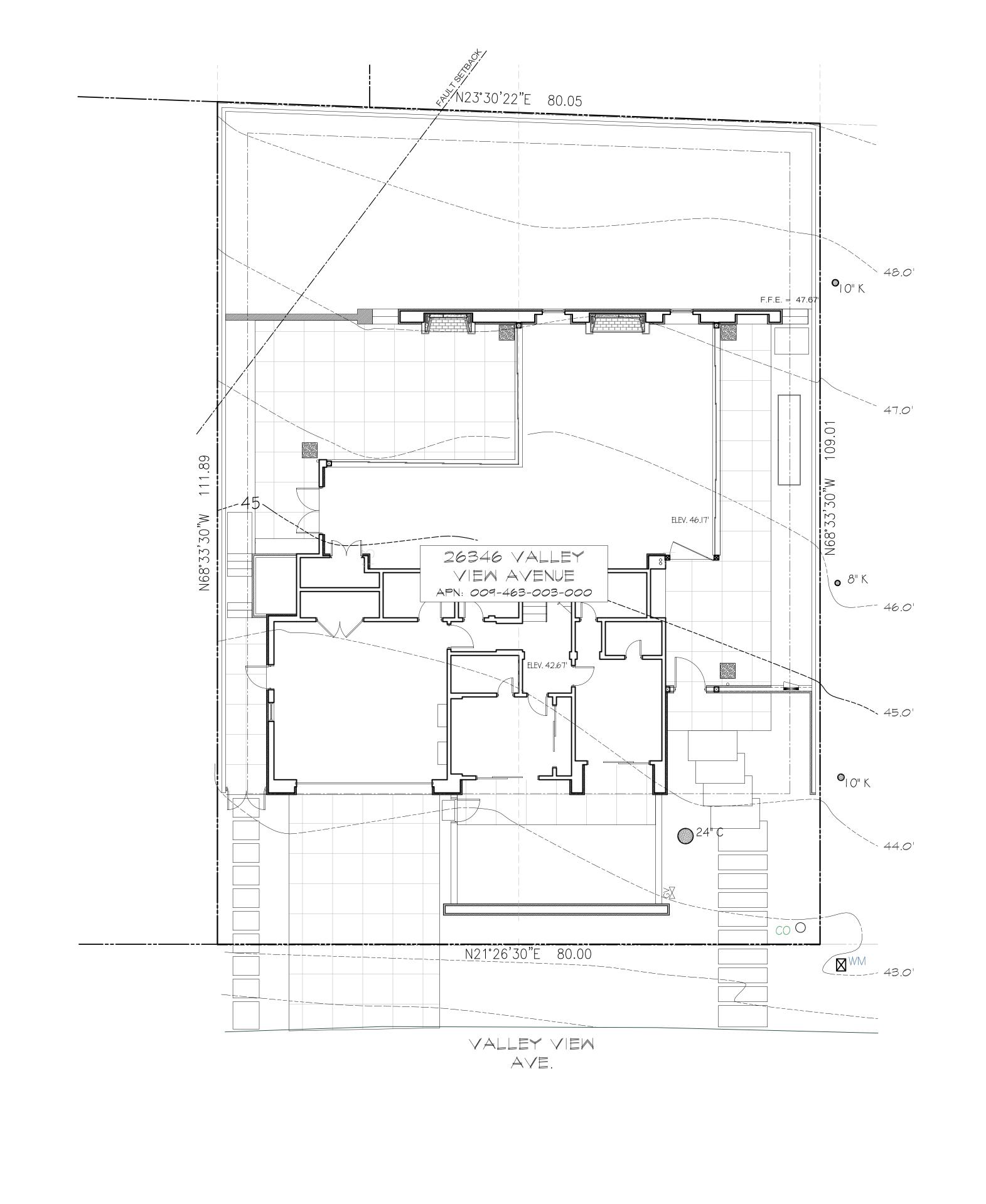
ANY DISCOVERED CULTURAL RESOURCES IN AN OPEN SPACE CONSERVATION EASEMENT.

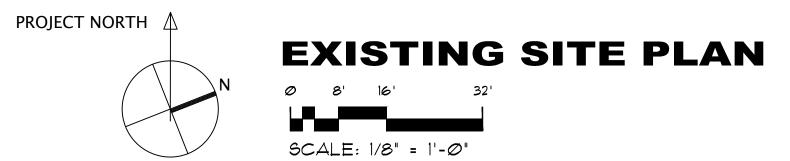
9. SUPPLEMENTARY MITIGATION. A SUPPLEMENTARY ARCHAEOLOGICAL MITIGATION PLAN SHALL BE SUBMITTED AS PART OF ANY CDP AMENDMENT APPLICATION REQUIRED PURSUANT TO SUBSECTION (A) ABOVE AND SHALL BE PREPARED BY THE ARCHAEOLOGIST IN CONSULTATION WITH THE TRIBAL MONITOR. THE PLAN SHALL

DENTIFY PROPOSED MITIGATION MEASURES TO ENSURE THE PROTECTION AND CONFIDENTIALITY OF ANY SIGNIFICANT ARCHEOLOGICAL MATERIALS DISCOVERED AS

PART OF THE SUPPLEMENTARY RECONNAISSANCE. SUCH PROPOSED MITIGATION MEASURES MAY INCLUDE IN-SITU PRESERVATION, RECOVERY AND TRANSFER OF THE MATERIALS TO THE MOST LIKELY DESCENDENT AS IDENTIFIED BY THE NAHC, AND RELOCATION/ ELSEWHERE ON THE PROJECT SITES. A GOOD FAITH EFFORT SHALL

BE MADE TO AVOID IMPACTS TO CULTURAL REBURIAL RESOURCES THROUGH METHODS SUCH AS, BUT NOT LIMITED TO, PROJECT REDESIGN, CAPPING, AND PLACING

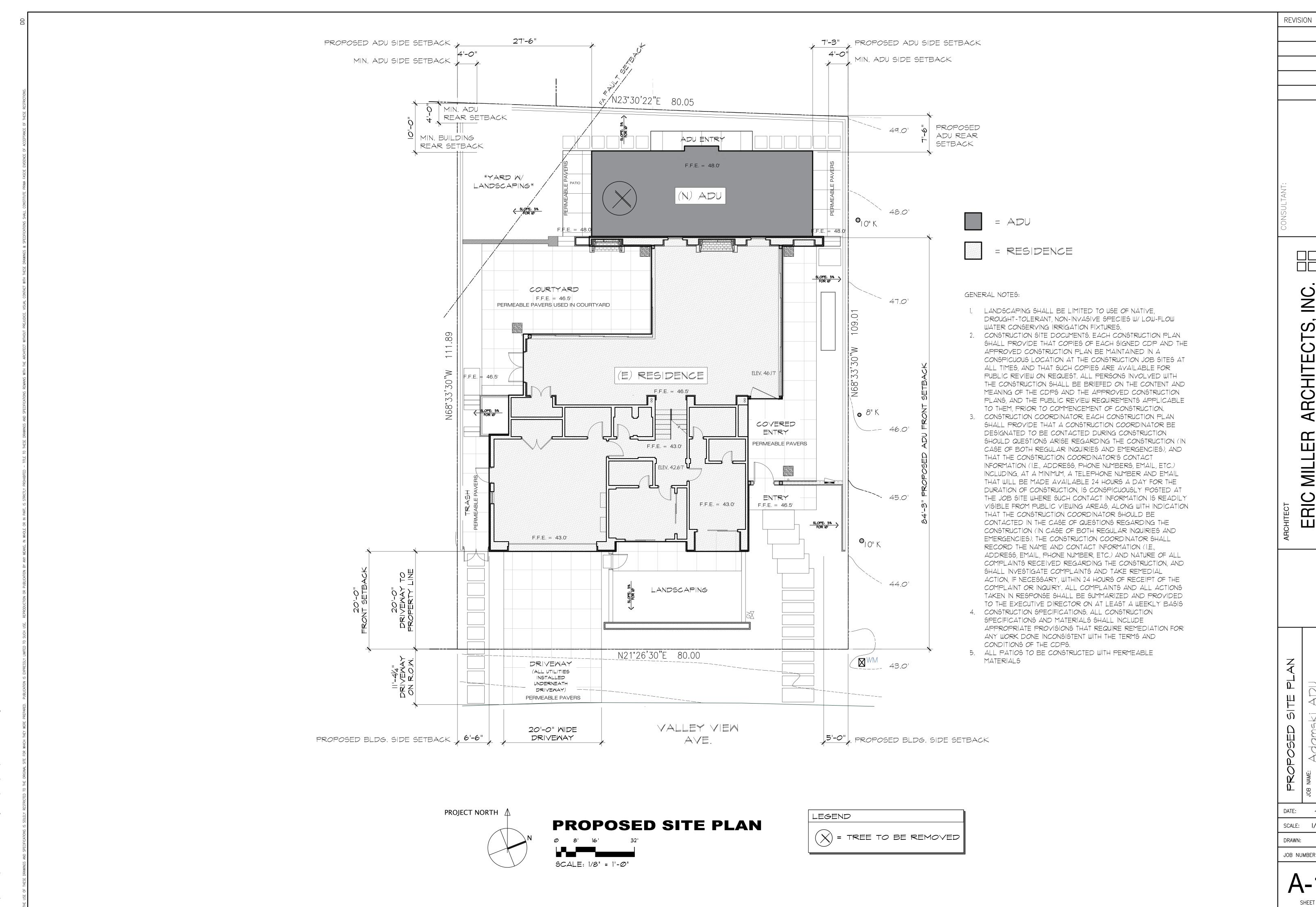




DATE: 4/8/2024

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

JOB NUMBER: 22.10B



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4/8/2024 SCALE: 1/8" = 1'-0" JOB NUMBER: 22.10B

SHEET OF

S

EXCAVATION CALCULATIONS:

ADU F.F.E. = 48.0' 0'' - 5'' = 262 S.F.

TOTAL = 262 S.F.

= A

= RESIDENCE

CUT LEGEND

= 0" - 6" OF C

= 6" - 1' OF CUT

EBIC MILLER
211 HOFFMAN AVENUE
PHONE (831) 372-0410 - FAX (831)

REVISION

SMSKI ADU 6 Valley View Ave. 10, CA 93923

SUT DIAG

DATE: 4/8/2024

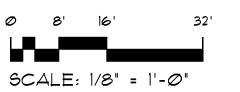
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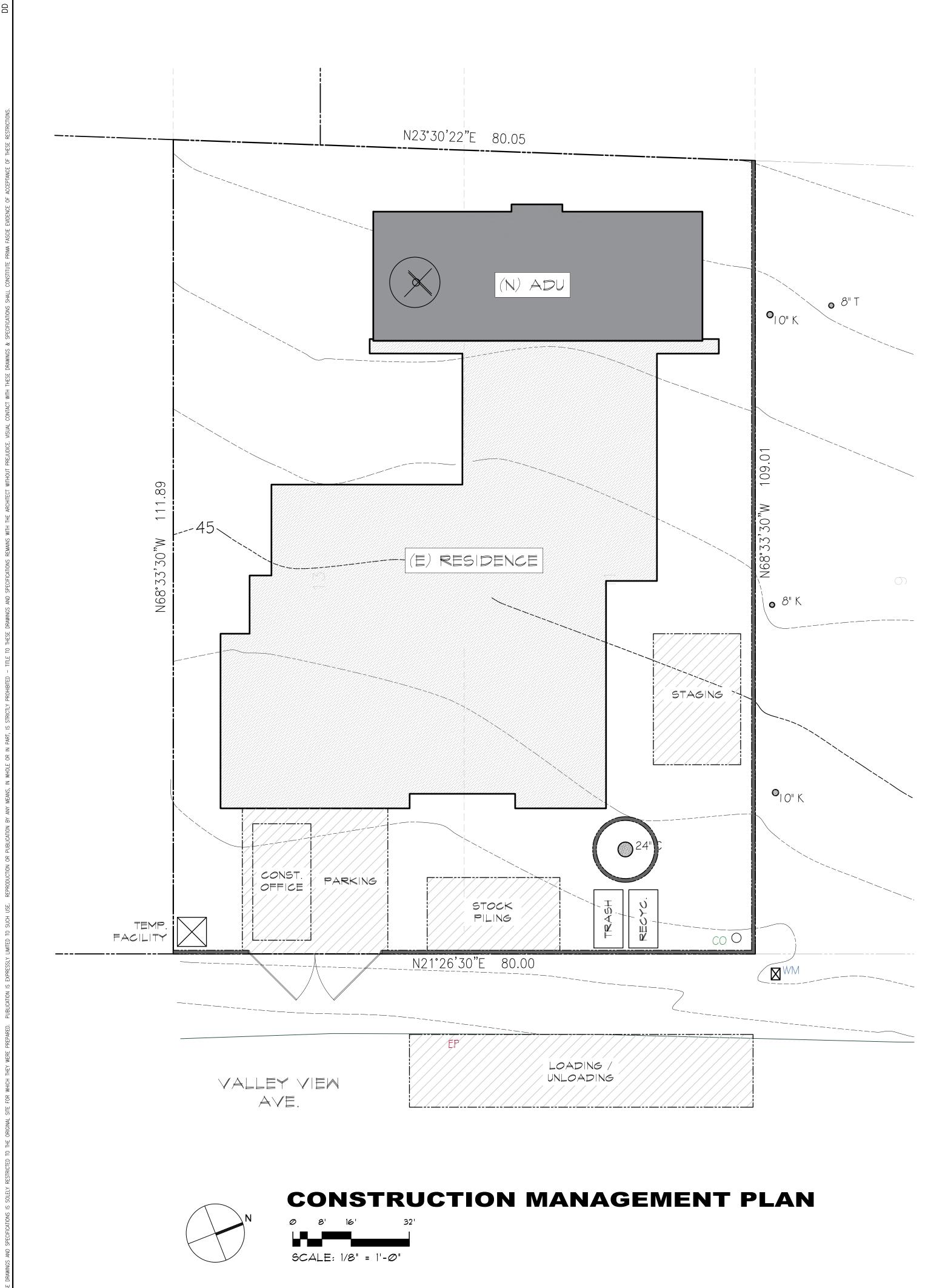
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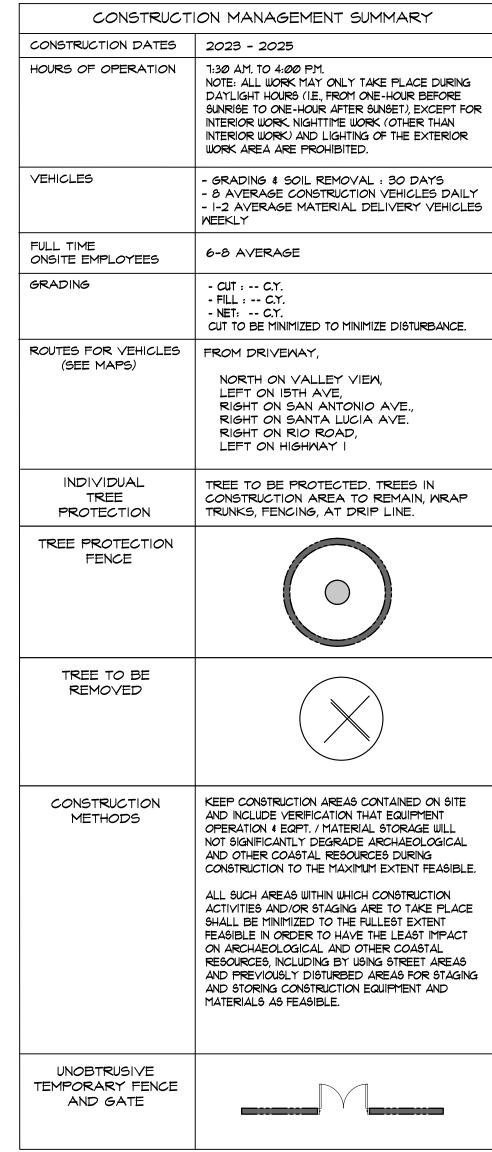
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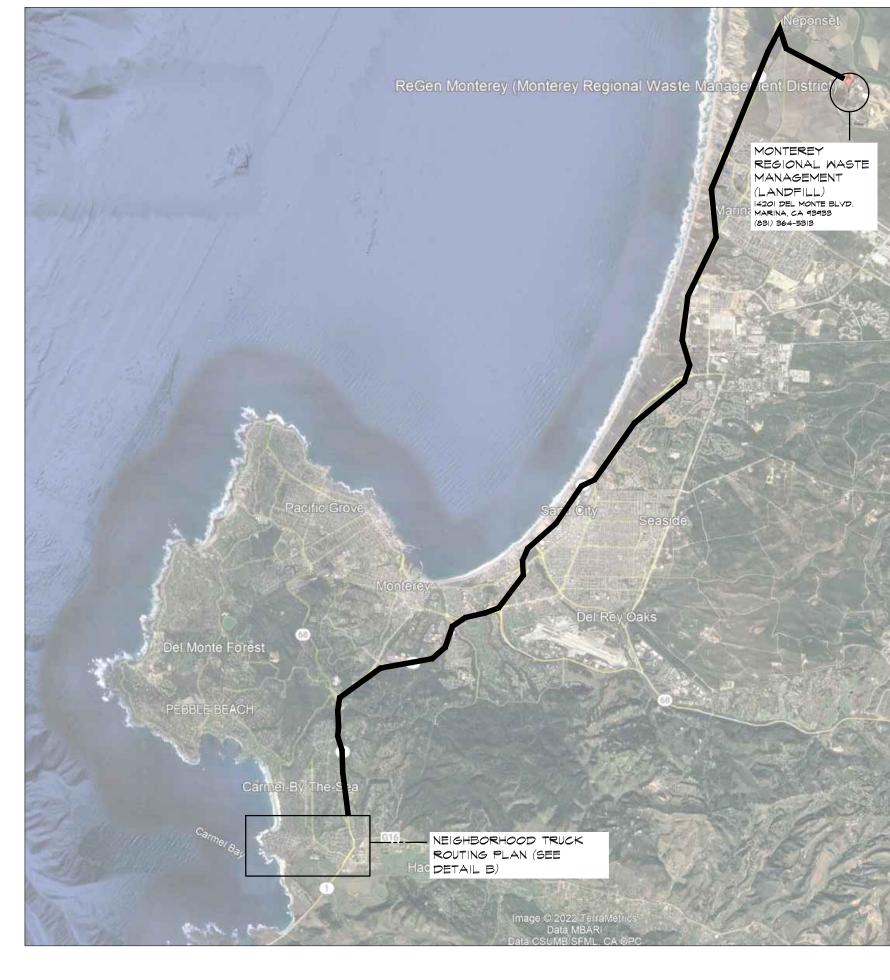
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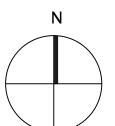
EXCAVATION CUT DIAGRAM





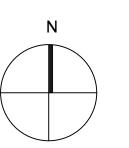






OVERALL TRUCK ROUTING PLAN N.T.S.





NEIGHBORHOOD TRUCK ROUTING PLAN (B) N.T.S.

4/8/2024 SCALE: AS NOTED

JOB NUMBER: 22.10B

Non-Hazardous Materials

☐ Berm and securely cover

stockpiles of sand, dirt, or other

construction materials with

tarps when rain is forecast or

if stockpiles are not actively

being used. For best results,

of the work day throughout

construction when feasible.

reclaimed water for dust control

☐ Use (but don't overuse)

Hazardous Materials

is forecast.

Perimeter

☐ Follow manufacturer's

application instructions for

hazardous materials and be

careful not to use more than

chemicals outdoors when rain

☐ Arrange for appropriate disposal

is forecast within 24 hours.

necessary. Do not apply

of all hazardous wastes.

☐ Establish and maintain

entrances and exits to

and tracking off site.

Construction Entrances and

effective perimeter controls

and stabilize all construction

sufficiently control erosion and

sediment discharges from site

☐ Label all hazardous materials

and hazardous wastes (such

as pesticides, paints, thinners,

solvents, fuel, oil, and antifreeze)

in accordance with city, county,

state and federal regulations.

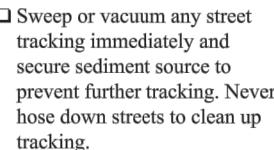
this should be done at the end

Waste Management

MATERIALS

& WASTE MANAGEMENT

- Code requires all permitted construction, demolition and 65% of nonhazardous
- ☐ Cover waste disposal containers securely with tarps at the end of every work day
- ☐ Store hazardous materials and ☐ Clean or replace portable wastes in water tight containers, toilets, and inspect them store in appropriate secondary frequently for leaks and containment, and cover them at the end of every work day or during wet weather or when rain
 - from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that



- ☐ The California Green Building residential and non-residential additions/alterations projects to recycle or salvage a minimum construction materials from the project.
- and during wet weather.
- spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ☐ Dispose of liquid residues accepts these items).



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ☐ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic

or safety.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are
 - ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
 - ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
 - ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK &

CONTAMINATED SOILS

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Erosion Control

☐ Schedule grading and excavation work for dry weather only.

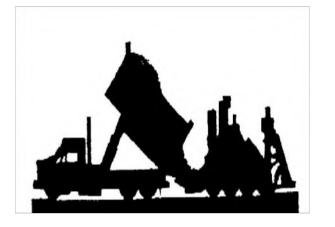
Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs)

on this Page, as they Apply to Your Project, All Year Long.

- ☐ Stabilize all denuded areas. install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ If any of the following conditions are observed, test for contamination and contact the Monterey County **Environmental Health** Department, Regional Water Quality Control Board, and local municipal inspector:
- Unusual soil conditions. discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash.

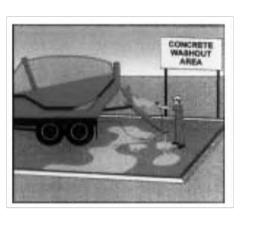


PAVING/ASPHALT WORK

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into
- ☐ Do not use water to wash down fresh asphalt or concrete pavement.

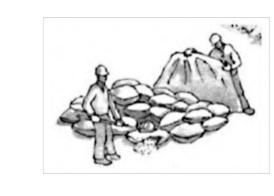
Sawcutting & Asphalt/Concrete Removal

- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.



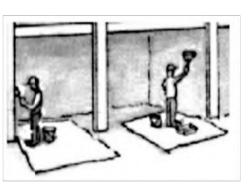
CONCRETE, GROUT & MORTAR APPLICATION

- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE **MATERIALS**

- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



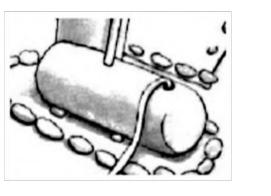
PAINTING & PAINT REMOVAL

Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority Never pour paint down a drain
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ☐ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled offsite for proper disposal.

RUNOFF. SILT FENCES, STRAW WATTLES, OR EQUIVALENT APPARATUS SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITES TO PREVENT CONSTRUCTION- RELATED RUNOFF AND/OR SEDIMENT FROM DISCHARGING FROM THE CONSTRUCTION AREA, AND/OR ENTERING INTO STORM DRAINS, DRAINAGES OR OTHERWISE OFFSITE. SPECIAL ATTENTION SHALL BE GIVEN TO APPROPRIATE FILTERING AND TREATING OF ALL RUNOFF, AND ALL DRAINAGE POINTS, INCLUDING STORM DRAINS, SHALL BE EQUIPPED WITH APPROPRIATE CONSTRUCTION-RELATED CONTAINMENT EQUIPMENT AND FILTRATION/TREATMENT MATERIALS. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. EQUIPMENT. EQUIPMENT WASHING, REFUELING, AND/OR SERVICING SHALL TAKE PLACE AT AN APPROPRIATE LOCATION TO PREVENT LEAKS AND SPILLS OF HAZARDOUS MATERIALS AND PREFERABLY ON AN EXISTING HARD SURFACE AREA (E.G., A ROAD OR DRIVEWAY) AND AN AREA WHERE APPROPRIATE COLLECTION OF POTENTIALLY PROBLEMATIC WASHING, REFUELING, AND/OR SERVICING MATERIALS IS FACILITATED. ALL CONSTRUCTION EQUIPMENT

MATERIALS AT THE PROJECT SITE. BEST PRACTICES. THE CONSTRUCTION SITES SHALL MAINTAIN GOOD CONSTRUCTION HOUSEKEEPING CONTROLS AND PROCEDURES, INCLUDING TO CLEAN UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY'S KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES! DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER: AND TO REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITES.

SHALL BE INSPECTED AND MAINTAINED AT AN OFF-SITE LOCATION TO PREVENT LEAKS AND SPILLS OF HAZARDOUS

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

REVISION

ARCHITE(

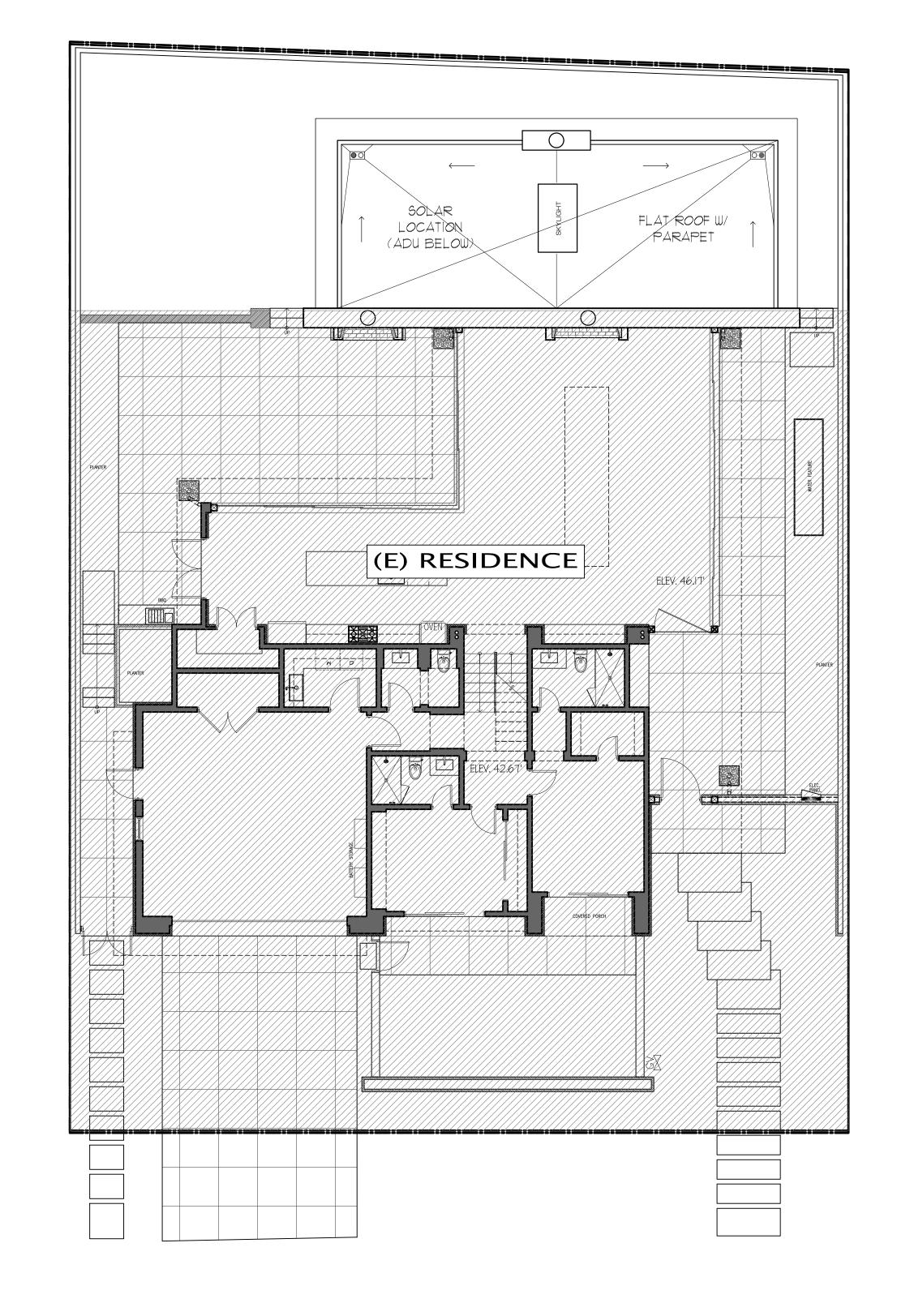
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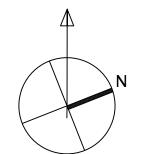
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JOB NUMBER: 22.10B

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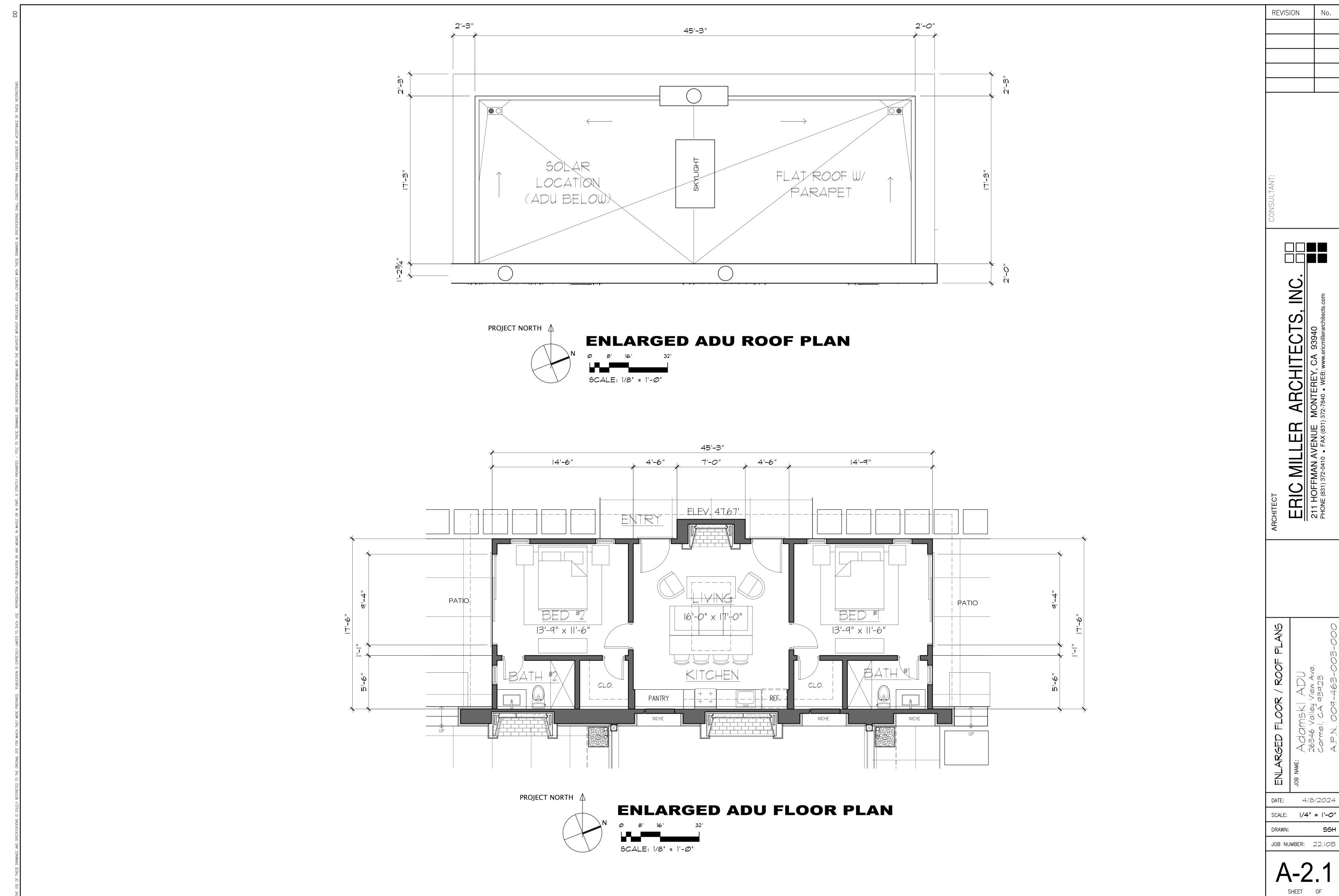
PROPOSED ADU ROOF PLAN

© 8' 16' 32'

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

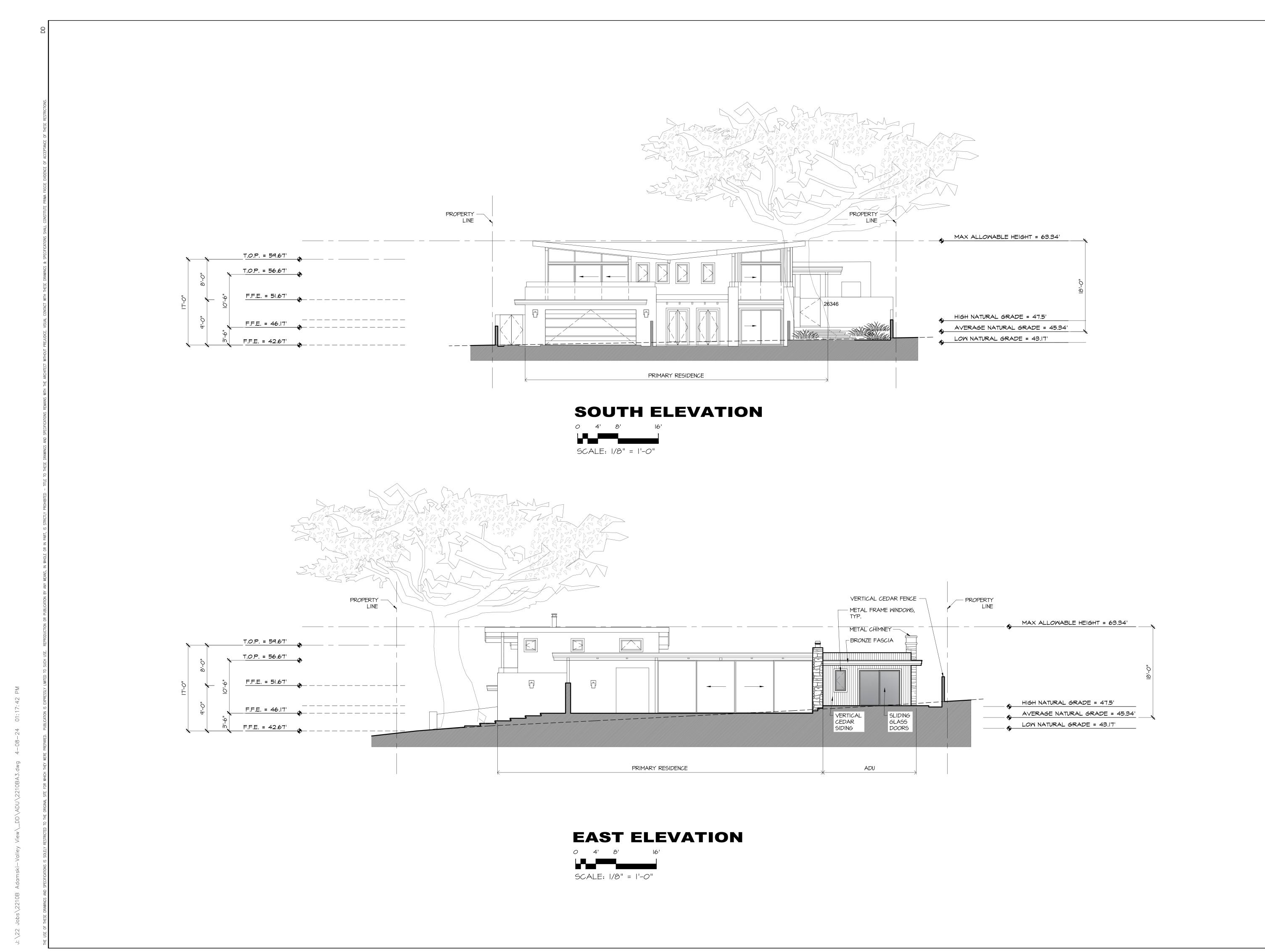
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REVISION No.

SIC MILLER ARCHITECTS, INC.

ERIC MIL
211 HOFFMAN AV
PHONE (831) 372-0410

15Ki ADU Alley View Ave.

SOUTH & EAST ADU

JOB NAME: ACIOMSKI A

26346 Valley Vie

Carmel, CA 93

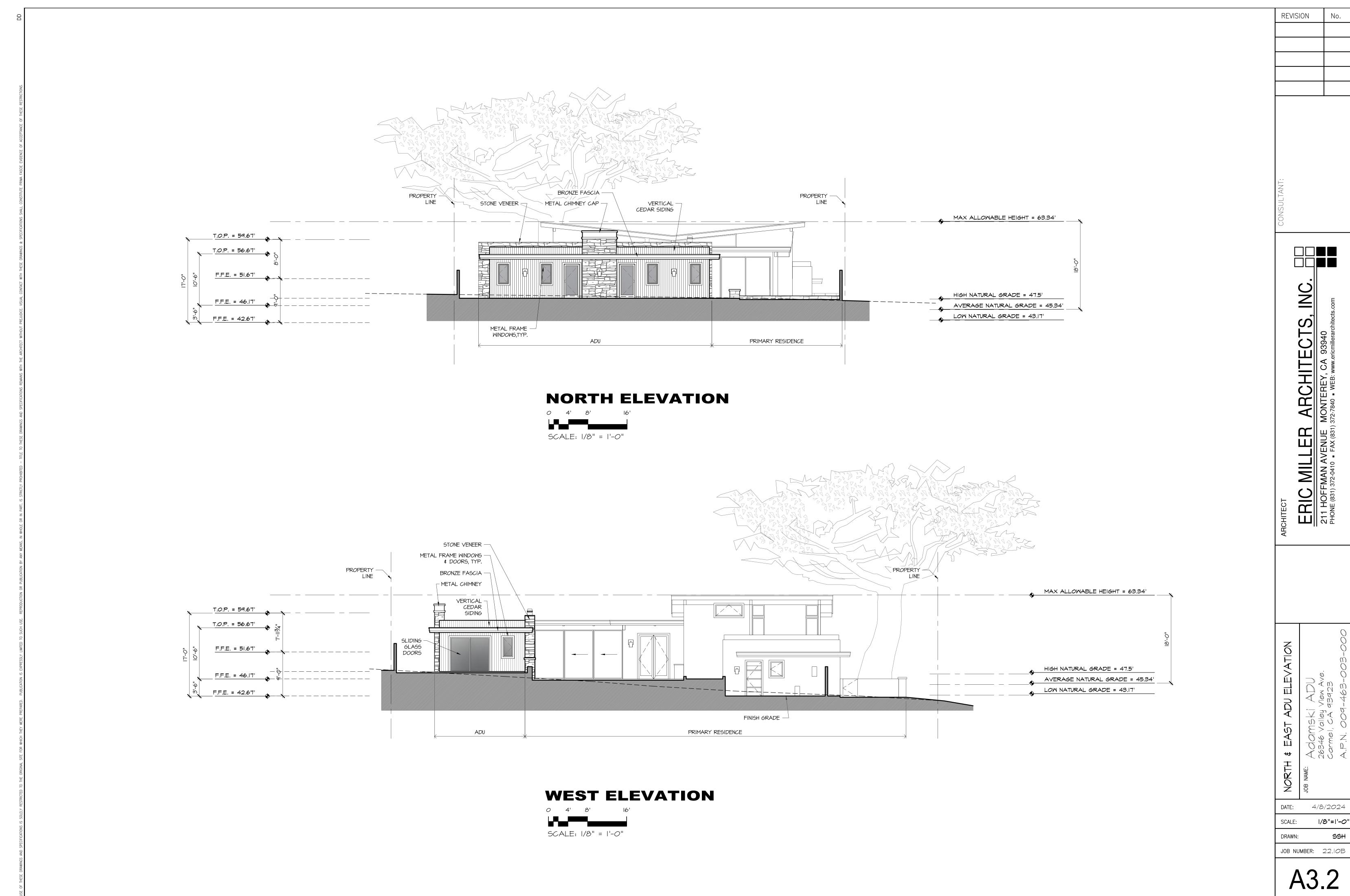
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METAL PANELS: BRONZE

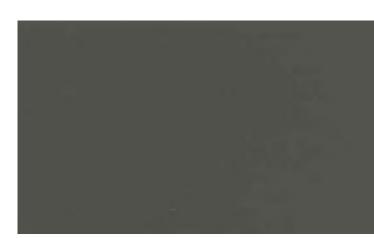


METAL FRAME DOOR



METAL FRAME WINDOWS





COLOR: WEATHERED COPPER STYLE: STANDING SEAM MANUFACTURER: CUSTOM-BILT METALS

REVISION







WINDOW & DOORS



METAL ROOF



EXTERIOR FLOOR TILE SAMPLE COLOR: SILVERDALE MANUFACTURER: US STONE



COLOR: VERONA MANUFACTURER: BASALITE - ITALIAN RENAISSANCE *NOTE: PERMEABLE PAVERS USED IN COURTYARD*



RECESSED DOWN LIGHT STAINLESS STEEL 7M LED



WALL SCONCE BRONZE BRUSHED 6.6W LED



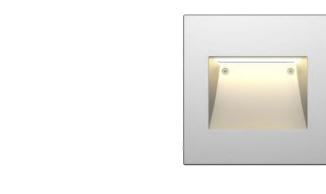
VERTICAL CEDAR FENCE

VERTICAL CEDAR FENCE



PAVERS & PATIO





WALL DOWNLIGHT STAINLESS STEEL FINISH 3W LED



DRIVEWAY SURFACE DOWNLIGHT STAINLESS STEEL FINISH 3M LED





THIN YENEER STONE: FOND DU LAC COUNTRY SQUIRE STONE LAYOUT : ASHLAR OVERGROUT



SIDING: CEDAR, VERTICAL

DATE: 4/8/2024 SCALE: DRAWN:

JOB NUMBER: 22.10B

N.T.S.

9

PATH DOWNLIGHT

STAINLESS STEEL FINISH

3M LED

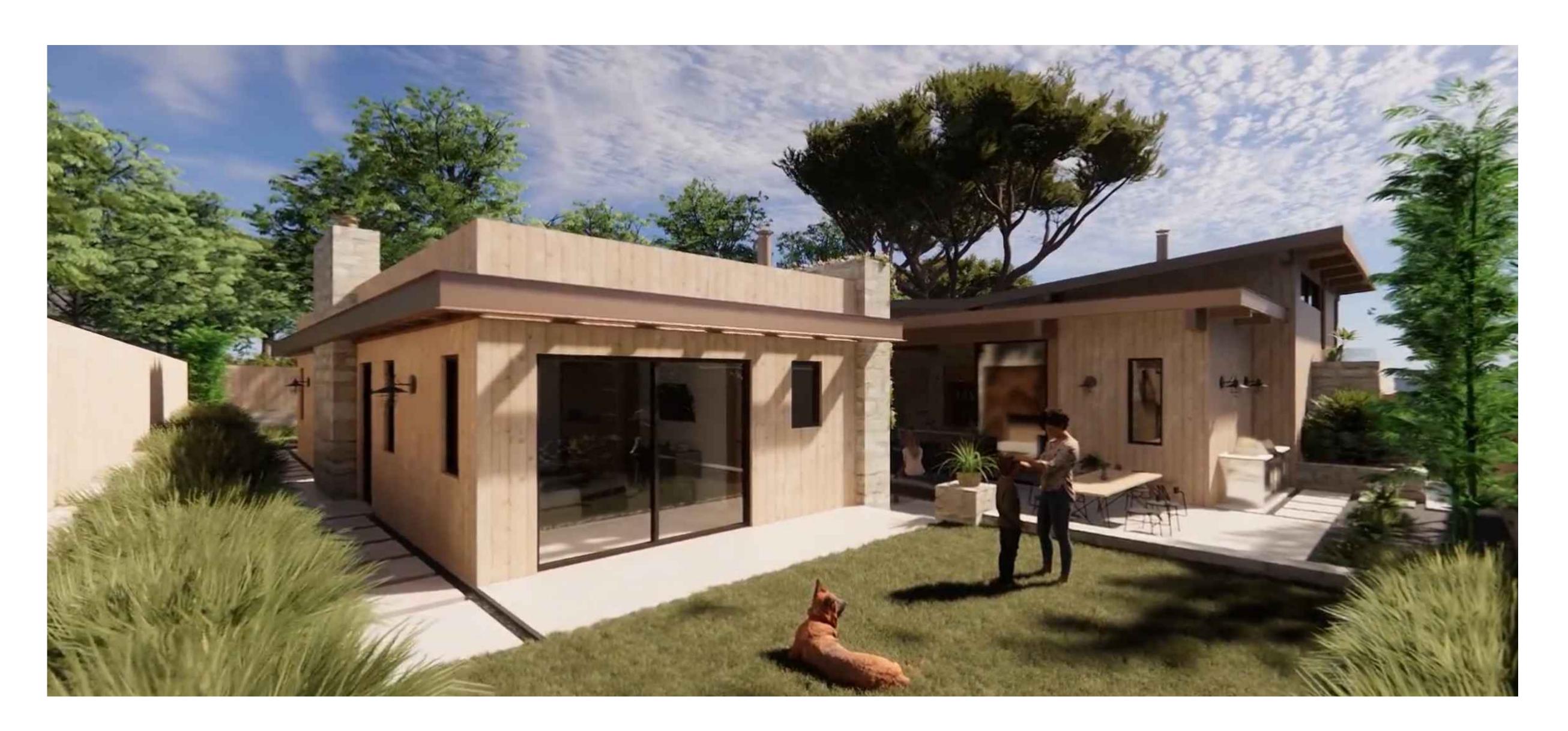
LANDSCAPE LIGHTING

EXTERIOR LIGHTING



STONE VENEER

WOOD SIDING



RENDERED PERSPECTIVE #1

DATE: 4/8/2024 JOB NUMBER: 22.10B

- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
 THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).
- 2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- 3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY. SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- 6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- 8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- 9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.
- 11. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.
- 12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
- 13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- 14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
- A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
- B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST
 C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
- D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- 15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- 16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

- 1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- 2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12) AS APPLICABLE.
- PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

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

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY,

- 5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- 6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- 7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- 8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- 9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- 10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
- 11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- 12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS
- 14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

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

UNDERGROUND UTILITIES

- 1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- 2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- 4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
- 5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

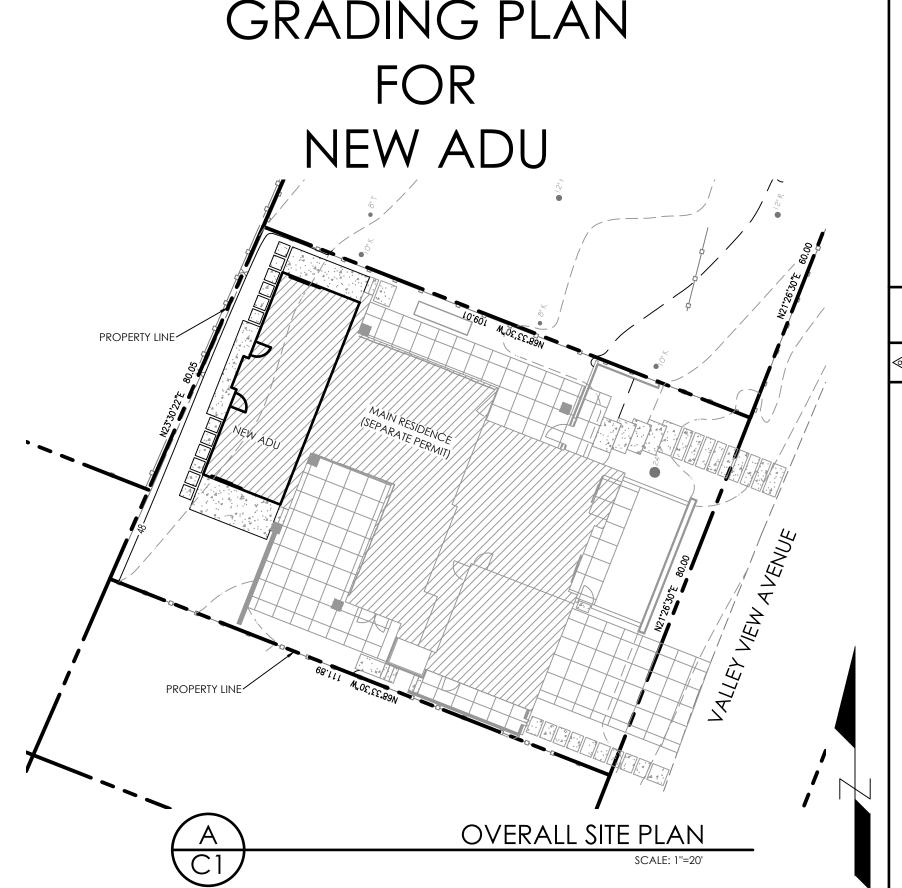
SHEET INDEX **ABBREVIATIONS** (E) EXISTING C1 TITLE SHEET FG FINISH GROUND GRADE C2 GRADING PLAN FF FINISH FLOOR C3 EROSION CONTROL PLAN FP FINISH PAVEMENT GRADE G GROUND M.E. MATCH EXISTING (N) NEW SD STORM DRAIN SS SANITARY SEWER TC TOP OF CURB GRADE (TYP) TYPICAL W WATER

Date of

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

VICINITY MAP





LAND DISTURBANCE

LAND DISTURBANCE AREA = 1,250 SF

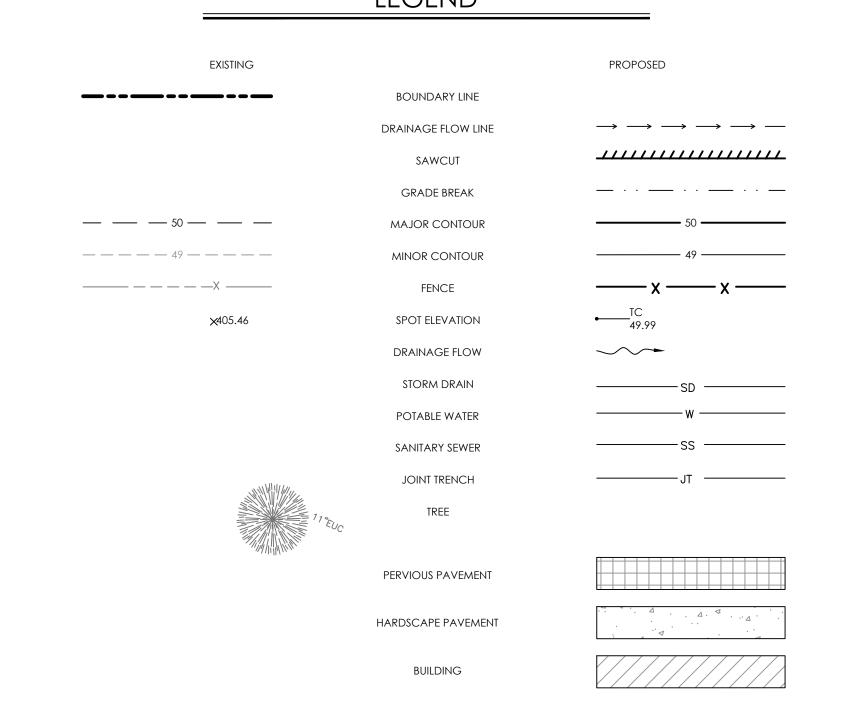
GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 24 CY FILL = 4 CY

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

LEGEND



FING S

ATED

ATED

A

Crowtrol

ENGINEERING Land Development Stormwater Control

E SHEET
RESIDENCE-ADU
ALLEY VIEW AVE.

ADAMSKI RESIDEN 26346 VALLEY VIEV CARMEL, CA 93

SCALE: AS NOTED

DATE: 8-16-2023

DESIGN BY: JPR

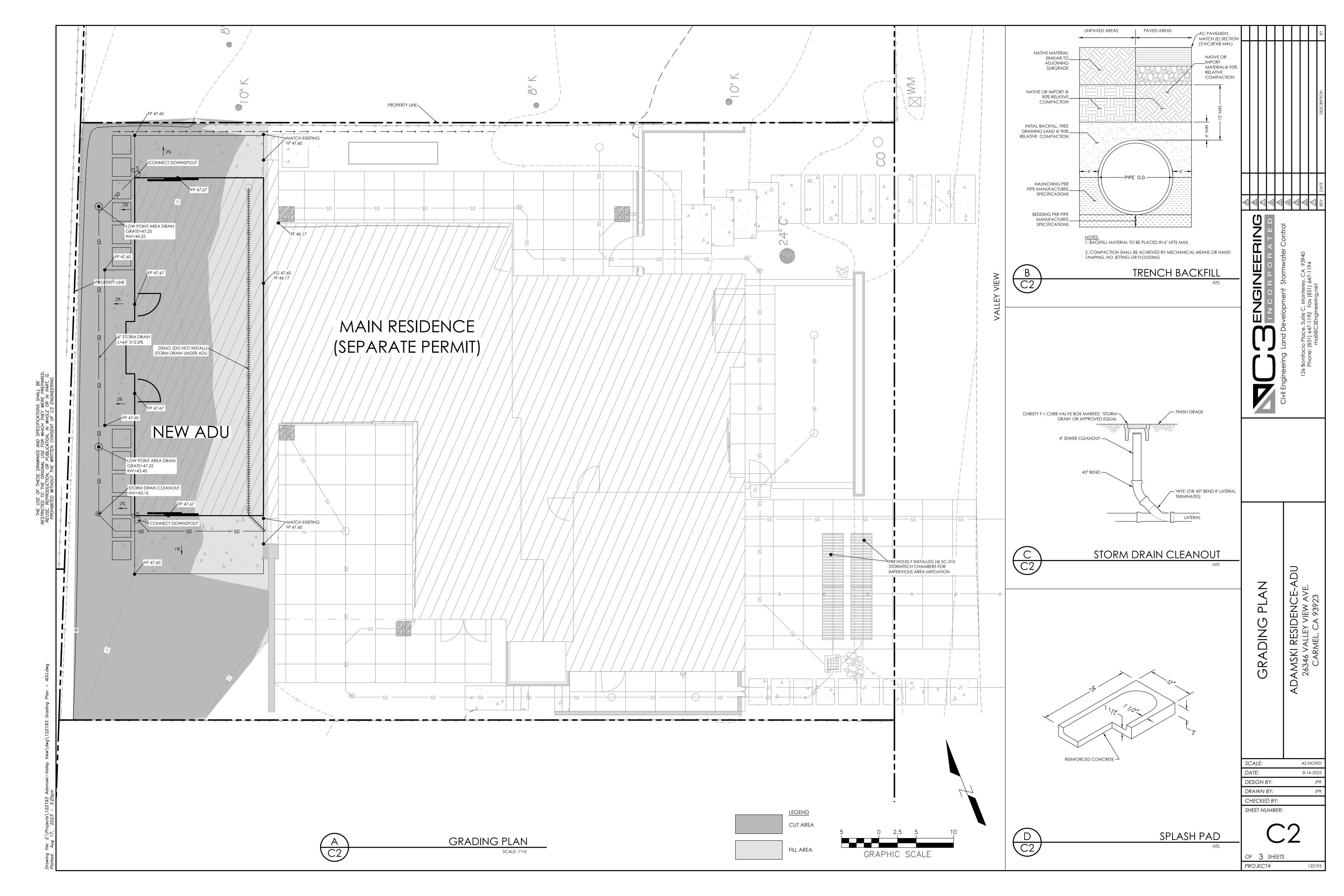
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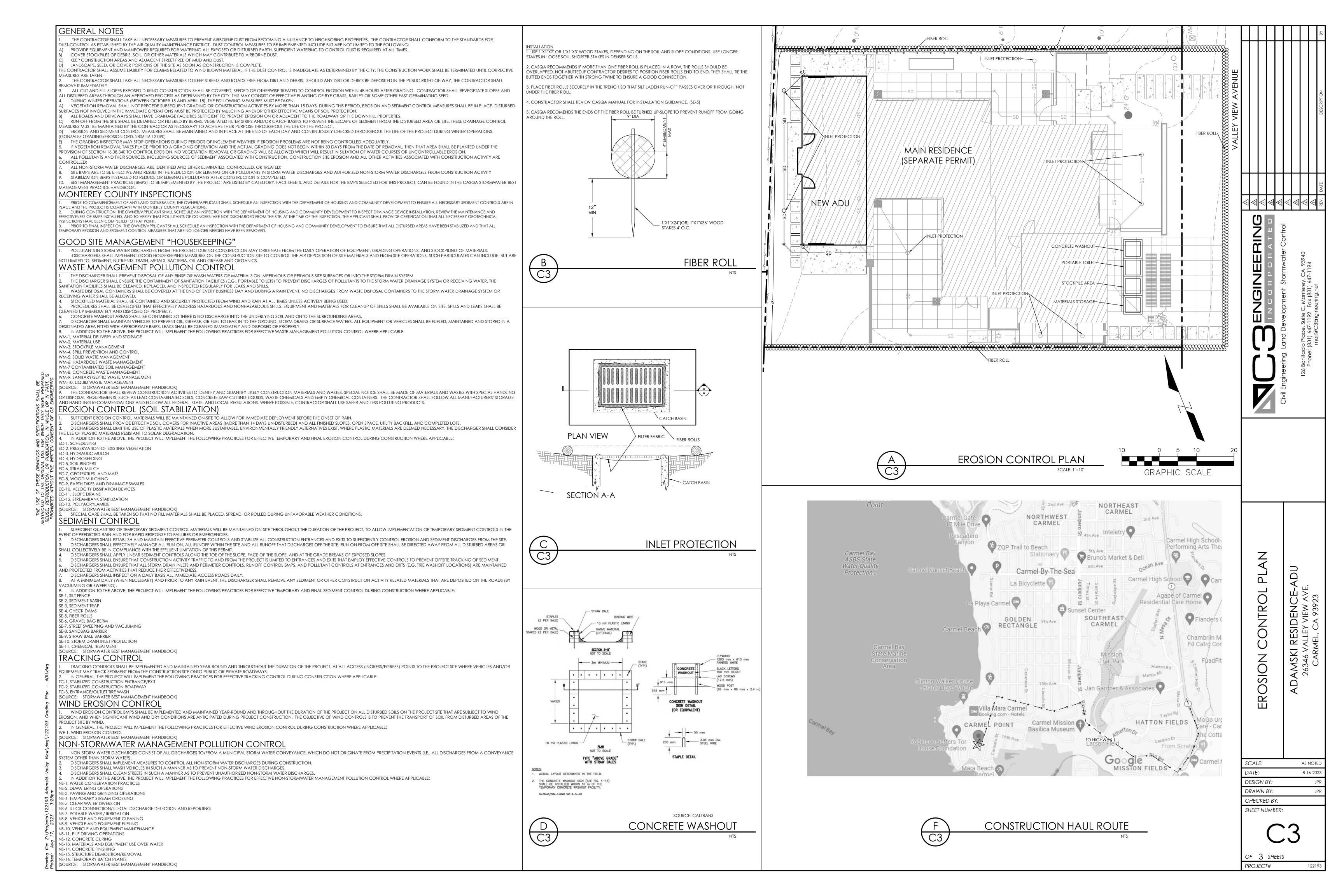
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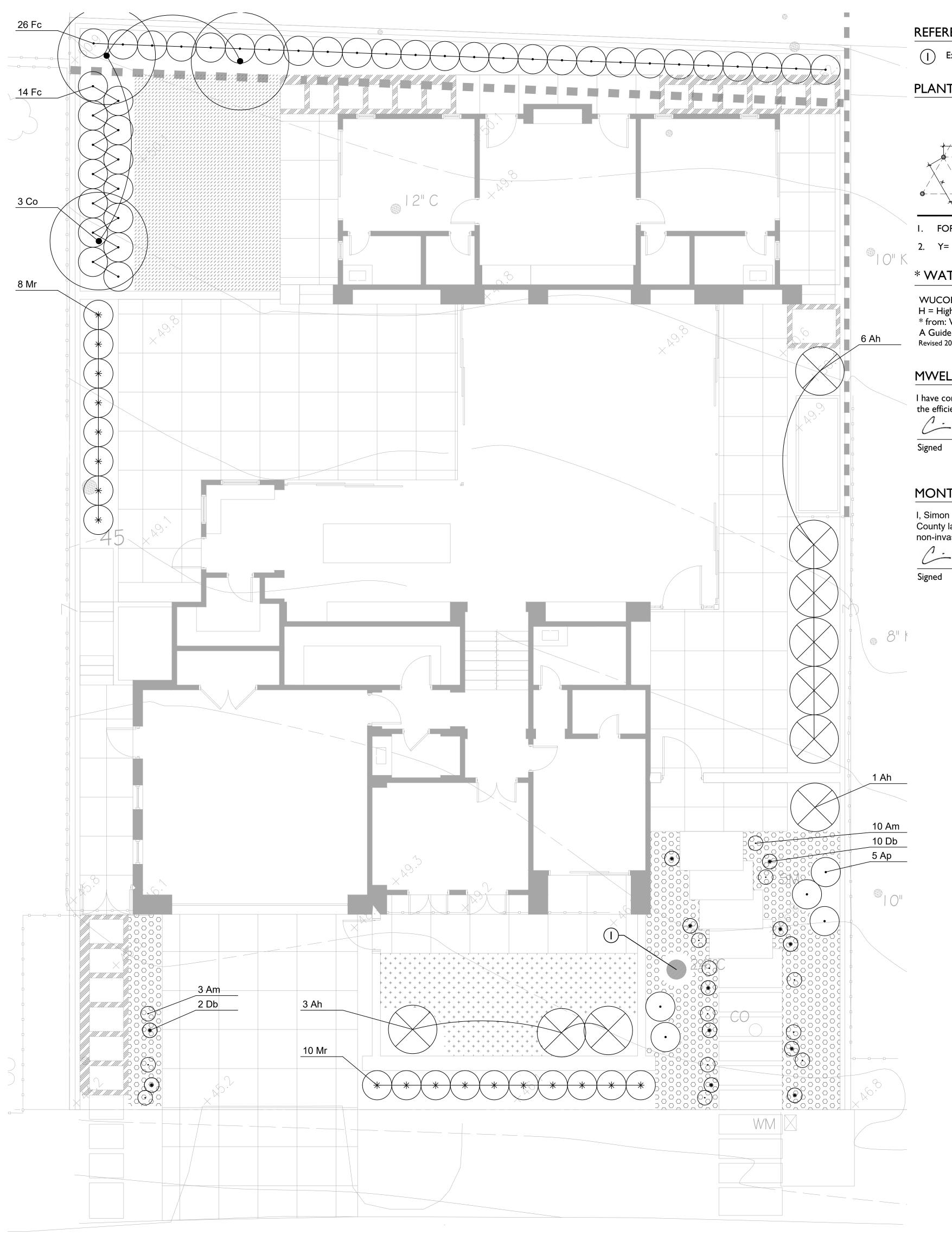
SHEET NUMBER:

1 3 SHEETS

OF 3 SHEETS
PROJECT#



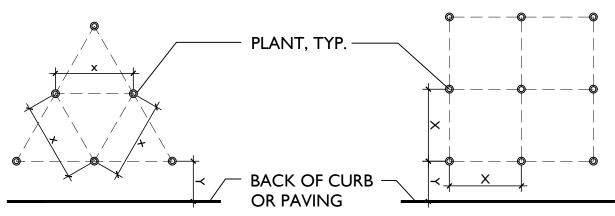




REFERENCE NOTES

() Existing Tree: To remain. Preserve and protect.

PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- 2. Y= I/2X + I2" UON

* 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

MWELO 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.

C. C.K.	Simon Phillips	4532	12-19-2022	
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.

C. C.Ki	Simon Phillips	4532	12-19-2022
Signed	Name	CLA#	Date

PLANT LEGEND

*WUCCODE BOTANICAL NAME

	Trees			
L	Co	Cercis occidentalis	Western Redbud	15 Gal.
	Shrub	<u>s</u>		
L	Am	Achillea millefolium 'Californica'	Common Yarrow	I Gal.
L	Ah	Arctostaphylos densiflora	Vine Hill Manzanita	5 Gal.
L	Ар	Artemisia pycnocephala	Dune Sagewort	I Gal.
L	Db	Dudleya brittonii	Giant Chalk Dudleya	4" Pot
L	Fc	Festuca californica	California Fescue	I Gal.
L	Mr	Muhlenbergia rigens	Deer Grass	I Gal.
	Grour	ndcovers		
М		Calamagrostis foliosa	Mendocindo Reed Grass	I Gal. @ 18" OC
М	+ + + + + + + + + + +	Carex praegracilis	California Field Sedge	4" Pot @ 18" OC
L		Dymondia margaretae	Silver Carpet	4" Pot @ 6" OC
L	1111111	Festuca rubra	Red Fescue	Sod

COMMON NAME

GENERAL NOTES

- All planting areas to be treated with a pre-emergent herbicide prior to beginning planting.
- Contractor to obtain soil analysis prior to beginning of planting and to prepare, amend and fertilize existing soil following recommendations in the soil analysis. Prepare, amend, and fertilize existing soil.
- Pre-mix amendments into soil <u>before</u> backfilling plant pits do not mix inside pits. Break large clods into small pieces. All planting areas to be treated with a pre-emergent herbicide prior to beginning planting.
- Stake all trees with minimum 6' tall lodgepole stakes, following standard nursery practices.
- 5. Install 3" mulch to all planting areas. Mulch to be shredded Cedar bark or similar. Submit a sample of mulch for Owner & Landscape Architect approval prior to installation.
- 6. Compost: Compost minimum of 4 cubic yards per 1,000 sq. ft. of permeable area tilled to a depth of 6".
- 10. All new planting to be irrigated with automatic drip irrigation system, irrigation controller to
- have either evapotranspiration or soil moisture sensing capabilities and a rain sensor. 11. Irrigation system to have a dedicated backflow preventer and master shut off valve at the point
- of connection. 12. Pressure regulators shall be installed at each drip valve and set to the optimal pressure as suggested by the manufacturer of the drip emitters. All drip zones installed on slopes to be fitted with check valves and all lines to include flush ports.
- 13. Manual-shut-off valve shall be installed as close as possible to the point of connection and at valve manifolds. Hose bibs to be installed, verify layout in field with Owner & Landscape
- 14. Irrigation valves to correspond to hydrozone limits.
- 15. Irrigation system to be a design build. All planting areas to be drip irrigated.

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Reference Evapotran	spiration	(ETo)		32.00			
Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b s or d	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape A	Areas						
1 Entry Garden - Meadow	0.5	d	0.81	0.62	578	356.79	7078.72
2 Entry Garden - Shrubs	0.2	d	0.81	0.25	137	33.83	671.13
2 Side Garden	0.2	d	0.81	0.25	300	74.07	1469.63
3 Back Garden - Shrubs	0.2	d	0.81	0.25	390	96.30	1910.52
4 Back Garden Meadow	0.3	d	0.81	0.37	330	122.22	2424.89
5 Stepstones	0.2	d	0.81	0.25	94	23.21	460.48
				Totals	(A) 1829	(B) 706.42	14015.37
Special Landscape A	reas	-	-	-			
7				1.00	0	0.00	0.00
8				1.00	0	0.00	0.00

PHydrozone #/Planting Description E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting	^b Irrigation Method overhead spray or drip	^c Irrigation Efficiency 0.75 for spray head 0.81 for drip	dETWU (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 pe year.
	factor that converts acr	(LA) + ((1-ETAF) x SLA)] e-inches per acre per year to SLA is the total special lands	0

Maximum Allowed Water Allowance (MAWA)^e (Gallons)

ETAF Calculations

Regular Landscape Areas			
Total ETAF x Area	(B)	706.42	
Total Area	(A)	1829.00	
Average ETAF	Β÷Α	0.39	

F x Area	(B)	706.42	
a	(A)	1829.00	Landscape Areas must be 0.55 of below for residential areas, and
ETAF	B÷A	0.39	or below for non-residential area

and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Oitewide LTAI	(A+C)	0.
Sitewide ETAF	(B+D) ÷	
Total Area	(A+C)	1829.
Total ETAF x Area	(B+D)	706.
All Landscape Areas		

	(* ')	1025.00	below for residential areas, and 0.
AF	B÷A	0.39	or below for non-residential areas
pe Areas			

ETWU (Acre Feet)

SEVEN SPRINGS STUDIO LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE SANTA CRUZ, CA 95060 831.466.9617

SIZE CHARACTER



PROJECT NAME: ADAMSKI RESIDENCE

PROJECT ADDRESS: 26346 VALLEY VIEW AVE. CARMEL, CA 93923

APN: 009-463-003-000

ISSUANCE: PLANNING APPROVALS

PROJECT NO: 2022-40 DATE: 12/19/2022

REVISIONS:

DATE DESCRIPTION 2/24/2022 TEXT

SHEET NAME:

Planting Plan

SHEET NO: