

# **County of Monterey**

County of Monterey Government Center  
1441 Schilling Place, Salinas, CA 93901



## **Meeting Agenda - Final**

**Wednesday, September 18, 2024**

**8:00 AM**

**Government Center  
1441 Schilling Place  
Salinas, CA 93901**

### **Administrative Permit**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on September 18, 2024, the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, September 17, 2024. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

**SCHEDULED MATTERS****1. PLN230341 - VALLEY POINT LLC**

Administrative hearing to allow construction of a 799 square foot one-story accessory dwelling unit and associated site improvements attached to an existing 3,955 square foot two-story single family dwelling within 750 feet of known archaeological resources.

**Project Location:** 26346 Valley View Avenue, Carmel

**Proposed CEQA action:** Consider the Mitigated Negative Declaration (State Clearinghouse No. 2018091028, HCD-Planning File No. PLN170613) and an Addendum pursuant to CEQA Guidelines Section 15164

**Attachments:**

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

[Exhibit C - Adopted Initial Study-Mitigated Negative Declaration](#)

[Exhibit D - Addendum](#)



# County of Monterey

Item No.1

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: AP 24-045

September 18, 2024

Introduced: 9/13/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN230341 - VALLEY POINT LLC

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### RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Consider the Mitigated Negative Declaration (State Clearinghouse No. 2018091028, HCD-Planning File No. PLN170613) and an Addendum pursuant to CEQA Guidelines Section 15164; and
- b. Approve Coastal Administrative Permit and Design Approval to allow the 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 Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

### PROJECT INFORMATION

**Agent:** Carla Hashimoto

**Property Owner:** Valley Point LLC

**APN:** 009-463-003-000

**Parcel Size:** 0.20 acres (8,836 square feet)

**Zoning:** 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)"

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** No

**Planner:** Kayla Nelson, ext. 6408, NelsonK@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On September 18, 2024, an administrative decision will be made. An amended public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 17, 2024. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies and HCD groups have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Cypress Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408  
Reviewed and Approved by: Mary Israel, Supervising Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - Adopted Initial Study/Mitigated Negative Declaration

Exhibit D - Addendum

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Valley Point LLC, Property Owner; Carla Hashimoto, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230341.



## Administrative Permit

Legistar File Number: AP 24-045

September 18, 2024

**Introduced:** 9/13/2024

**Current Status:** Agenda Ready

**Version:** 1

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### **PLN230341 - VALLEY POINT LLC**

Administrative hearing to allow construction of a 799 square foot one-story accessory dwelling unit and associated site improvements attached to an existing 3,955 square foot two-story single family dwelling within 750 feet of known archaeological resources.

**Project Location:** 26346 Valley View Avenue, Carmel

**Proposed CEQA action:** Consider the Mitigated Negative Declaration (State Clearinghouse No. 2018091028, HCD-Planning File No. PLN170613) and an Addendum pursuant to CEQA Guidelines Section 15164

### RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Consider the Mitigated Negative Declaration (State Clearinghouse No. 2018091028, HCD-Planning File No. PLN170613) and an Addendum pursuant to CEQA Guidelines Section 15164; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 10 conditions of approval.

### PROJECT INFORMATION

**Agent:** Carla Hashimoto

**Property Owner:** Valley Point LLC

**APN:** 009-463-003-000

**Parcel Size:** 0.20 acres (8,836 square feet)

**Zoning:** 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)"

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** No

**Planner:** Kayla Nelson, ext. 6408, NelsonK@countyofmonterey.gov

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On September 18, 2024, an administrative decision will be made. An amended public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 17, 2024. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies and HCD groups have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Cypress Fire Protection District

Prepared by: Kayla Nelson, Associate Planner, x6408  
Reviewed and Approved by: Mary Israel, Supervising Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

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Exhibit C - Adopted Initial Study/Mitigated Negative Declaration

Exhibit D - Addendum

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Valley Point LLC, Property Owner; Carla Hashimoto, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230341.

# Exhibit A



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## 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:

- 1) 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) Lot Legality. 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) Design/Neighborhood and Community Character. 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.
- f) 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 resources are anticipated for the proposed development. See Findings 2 and 7.
- h) Tree Removal. The project does not involve tree removals.
- i) Public Access. As demonstrated in Finding No. 8, the development is consistent with the public access policies of the CAR LUP.
- j) Land Use Advisory Committee (LUAC). 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.
- l) 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.

- EVIDENCE:**
- a) 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 Malpas 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.

- d) 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.
- e) 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).
  - f) 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.

- EVIDENCE:**
- 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.
  - e) 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.

- EVIDENCE:**
- 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).



- f) 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:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in 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.

- EVIDENCE:**
- a) 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) California Coastal Commission. 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.

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Melanie Beretti, AICP  
HCD Chief of Planning

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) allows 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. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A 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:** 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.  
(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.

**4. PD006(A) - CONDITION COMPLIANCE FEE**

**Responsible Department:** 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.

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

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

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

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

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

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

**Responsible Department:** Planning

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

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

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

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

## 7. 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.



## 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 prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

# VALLEY VIEW LLC ADU

## 26346 Valley View Ave. Carmel, California

### COUNTY CULTURAL RESOURCES NOTES

1. ARCHAEOLOGICAL MITIGATION REQUIREMENTS ADOPTED BY MONTEREY COUNTY FOR ITS MITIGATED NEGATIVE DECLARATION AND FOR COUNTY CDP# PLUN1801, PLUN1802, AND PLUN1803, ARE INCORPORATED AS CONDITIONS.

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.

3. TRIBAL MONITOR, PRIOR TO GROUND DISTURBING ACTIVITIES RELATING TO NEW CONSTRUCTION, THE APPLICANT SHALL CONTRACT WITH THE LOCAL TRIBAL REPRESENTATIVE TO CONDUCT ON-SITE MONITORING FOR THE DURATION OF THE GROUND DISTURBING ACTIVITIES.

IN ORDER TO ENSURE THAT TRIBAL CULTURAL RESOURCES NOT LESS THAN SIGNIFICANT IMPACTS, A MONITOR APPROVED BY THE APPROPRIATE TRIBE TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE VICINITY OF THE SUBJECT PARCEL, AND THAT HAS CONSULTED WITH THE COUNTY AND DESIGNATED ONE LEAD CONTACT PERSON IN ACCORDANCE WITH AS 50 REQUIREMENTS OR OTHER APPROPRIATELY NAAC-RECOGNIZED REPRESENTATIVE SHALL BE ON-SITE DURING PROJECT-RELATED GRADING AND EXCAVATION TO IDENTIFY FINDINGS WITH TRIBAL CULTURAL SIGNIFICANCE. THIS TRIBAL MONITOR SHALL HAVE THE AUTHORITY TO TEMPORARILY HALT WORK IN ORDER TO EXAMINE ANY POTENTIALLY SIGNIFICANT CULTURAL MATERIALS OR FEATURES. IF RESOURCES ARE DISCOVERED, THE OWNER/APPLICANT/CONTRACTOR SHALL REFER TO AND COMPLY WITH MITIGATION MEASURE #2. THIS MITIGATION IS NOT INTENDED TO ALLEViate RESPONSIBILITY OF THE OWNER OR ITS AGENTS FROM CONTACTING THE COUNTY CORNER AND COMPLY WITH STATE LAW IF HUMAN REMAINS ARE DISCOVERED.

PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR GRADING AND/OR BUILDING, APPLICANT/OWNER SHALL SUBMIT EVIDENCE TO THE SATISFACTION OF THE CHIEF OF RPLA 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 AS 50 REQUIREMENTS, OR OTHER APPROPRIATELY NAAC-RECOGNIZED REPRESENTATIVE, HAS BEEN RETAINED TO MONITOR THE APPROPRIATE CONSTRUCTION ACTIVITIES. THIS TRIBAL MONITOR SHALL BE RETAINED FOR THE DURATION OF ANY PROJECT-RELATED GRADING AND EXCAVATION.

4. MITIGATION MEASURE NO. 1: IN ORDER TO REDUCE IMPACTS TO ARCHAEOLOGICAL RESOURCES THAT MAY BE DISCOVERED DURING SITE DISTURBANCE, A QUALIFIED ARCHAEOLOGICAL MONITOR SHALL BE PRESENT ON-SITE DURING SOIL DISTURBING ACTIVITIES. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, GRADING AND FOUNDATION EXCAVATION. A QUALIFIED ARCHAEOLOGICAL MONITOR IS DEFINED AS A LICENSED PROFESSIONAL ARCHAEOLOGIST ON THE LIST OF COUNTY-APPROVED ARCHAEOLOGICAL CONSULTANTS. IF AT ANY TIME POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL RESOURCES OR INTACT FEATURES ARE DISCOVERED, THE MONITOR SHALL TEMPORARILY HALT WORK UNTIL THE FIND CAN BE EVALUATED BY BOTH THE TRIBAL MONITOR OR OTHER APPROPRIATE NAAC-RECOGNIZED REPRESENTATIVE AND THE ON-SITE QUALIFIED ARCHAEOLOGICAL MONITOR. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, WORK SHALL REMAIN HALTED UNTIL MITIGATION MEASURES HAVE BEEN FORMALIZED WITH CONSENT OF THE COUNTY. IN ORDER TO FACILITATE DATA RECOVERY OF SPALLER TROOP COMPONENTS SUCH AS BEADS OR LITHIC DEBRIS, THE EXCAVATED SOIL FROM THE PROJECT SITE SHALL BE SCREENED DURING MONITORING. THE APPLICANT / OWNER IS PROHIBITED FROM CONTRACTING THE SAME OBSERVER DURING CONCURRENT SOIL-DISTURBING ACTIVITIES.

5. PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS, THE OWNER/APPLICANT SHALL SUBMIT TO RPLA PLANNING A COPY OF THE CONTRACT BETWEEN THE OWNER/APPLICANT AND A QUALIFIED ARCHAEOLOGICAL MONITOR. THE CONTRACT SHALL INCLUDE, BUT NOT BE LIMITED TO, PRE-CONSTRUCTION MEETING AGREEMENT, SPECIFIC CONSTRUCTION ACTIVITIES FOR WHICH THE MONITOR SHALL BE PRESENT, ANY CONSTRUCTION ACTIVITIES FOR WHICH THE ARCHAEOLOGICAL MONITOR WILL NOT BE PRESENT, HOW SAMPLING OF THE EXCAVATED SOIL WILL OCCUR AND ANY OTHER LOGISTICAL INFORMATION SUCH AS WHEN AND HOW WORK ON THE SITE SHALL BE HALTED. THE COUNTY SHALL BE NOTIFIED TO REVIEW AND APPROVAL SHOULD RPLA PLANNING FIND THE CONTRACT INCOMPLETE OR UNACCEPTABLE. THE CONTRACT WILL BE RETURNED TO THE OWNER/APPLICANT AND A REVISED CONTRACT SHALL BE RE-SUBMITTED FOR REVIEW AND APPROVAL.

6. PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS, THE OWNER/APPLICANT SHALL SUBMIT EVIDENCE THAT A QUALIFIED ARCHAEOLOGIST CONDUCTED A CULTURAL RESOURCE AWARENESS AND RESPONSE TRAINING FOR CONSTRUCTION PERSONNEL PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. THE TRAINING SHALL INCLUDE A DESCRIPTION OF THE KINDS OF CULTURAL AND TRIBAL CULTURAL RESOURCES THAT ARE FOUND IN THE AREA, PROTOCOLS TO BE USED IN THE EVENT OF UNANTICIPATED DISCOVERY, AND THE IMPORTANCE OF CULTURAL RESOURCES TO THE NATIVE AMERICAN COMMUNITY.

### PROJECT DATA

**LOT DATA:**

LOT SIZE: 0.2028 ACRE (8,836 S.F.)  
 ZONING: MDR/2-D(18)(CZ)  
 BUILDING HEIGHT: ALLOWABLE 18' MAX.  
 APN: 004-463-003-000  
 OCCUPANCY GROUP: R3 FOR HOUSE - U FOR GARAGE

**ALLOWED:**

FAR: 3,976.2 S.F. (45%)  
 BLDG. SITE COVERAGE: 3,042.6 S.F. (35%)

**EXISTING FLOOR AREA:**

1ST FLOOR LIVING SPACE: 2,185 S.F.  
 GARAGE / MECH: 557 S.F.  
 2ND FLOOR LIVING SPACE: 1,219 S.F.  
 TOTAL FLOOR AREA: 3,955 S.F. (44.8%)

**EXISTING BUILDING SITE COVERAGE:** 3,033 S.F. (34.2%)  
**EXISTING LOT COVERAGE:** 5,414 S.F. (61.3%)

**PROPOSED ADU FLOOR AREA:** 799 S.F. (9.0%)

**SITE COVERAGE - IMPERVIOUS:**

ADU BUILDING SITE COVERAGE: 806 S.F.  
 SUB TOTAL IMPERVIOUS: 806 S.F.

**SITE COVERAGE - PERVIOUS:**

PATIOS: 318 S.F.  
 STEPPING STONES: 75 S.F.  
 SUB TOTAL IMPERVIOUS: 393 S.F.

**TOTAL ADU SITE COVERAGE:** 1,199 S.F. (13.5%)

### PROJECT INFORMATION

**OWNER:** CHRISTOPHER ADAMSKI  
12 RONNOCO ROAD  
CARMEL VALLEY, CA 93924

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

**ARCHITECT:** ERIC MILLER ARCHITECTS, INC.  
211 HOFFMAN AVENUE  
MONTEREY, CA 93940  
PH: 831-372-0410  
CONTACT: CARLA HASHIMOTO

**LAND SURVEYOR:** LUCIDO SURVEYORS  
245 FOAM STREET, SUITE 200  
MONTEREY, CA 93940  
PH: 831-620-5032

**STRUCTURAL:** JRT ENGINEERING INC.  
P.O. BOX 51697  
PACIFIC GROVE, CA 93950  
PH: 831-372-5890

**CIVIL:** C3 ENGINEERING  
126 BONIFACIO PLACE, # C  
MONTEREY, CA 93940  
PH: 831-647-1192  
CONTACT: JENNIFER RUDOLPH

**LANDSCAPING:** SEVEN SPRINGS STUDIO  
2548 EMPIRE GRADE  
SANTA CRUZ, CA 95060  
PH: 831-446-9611  
CONTACT: SIMON PHILLIPS

**ARCHAEOLOGIST:** ACHASTA ARCHAEOLOGICAL SERVICES  
MARINA, CA 93935  
PH: 831-262-2300  
CONTACT: SUSAN MORLEY, BRENNIA WHEELIS

### SHEET INDEX

ARCHITECTURAL:
A-0.1 TITLE SHEET
A-1.0 EXISTING SITE PLAN
A-1.1 PROPOSED SITE PLAN
A-1.2 PROPOSED CUT DIAGRAM
A-1.3 CONSTRUCTION MANAGEMENT PLAN
A-1.4 BEST MANAGEMENT PRACTICES (BMP)
A-2.1 PROPOSED ADU PLANS
A-3.1 PROPOSED SOUTH and EAST ELEVATIONS
A-3.2 PROPOSED NORTH and WEST ELEVATIONS
A-7.1 MATERIAL SAMPLES
A-7.2 RENDERED PERSPECTIVES

### OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HERINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

### PROJECT DESCRIPTION

CONSTRUCTION OF NEW, ATTACHED ONE-STORY, 799 S.F. ADU WITH 2 BEDROOMS, AND 2 FULL BATHS.

### UTILITIES

1. WATER: CALIFORNIA AMERICAN WATER COMPANY
2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM: CARMEL WASTEWATER

### TREE REMOVAL

NO TREES ARE TO BE REMOVED.

### LOCATION MAP



### VICINITY MAP



### GENERAL NOTES

1. LIMITED GROUND DISTURBANCE / SUBSURFACE DEVELOPMENT, WITH THE EXCEPTION OF FOUNDATION ELEMENTS, UTILITY TRENCHING, DRIVEWAYS, MINOR IMPERVIOUS SURFACING, AND LIMITED LANDSCAPING. ALL OTHER GROUND DISTURBING AND/OR SUBSURFACE ELEMENTS, INCLUDING ALL BASEMENTS, ARE PROHIBITED.
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 FOUNDATION, THICKENED MAT, OR OTHER FOUNDATION THAT MINIMIZES GRADING AND GROUND DISTURBANCE.
3. DRIVEWAYS: ALL DRIVEWAYS SHALL BE LIMITED TO 20 FEET IN WIDTH, AND 25 FEET IN LENGTH, AND OTHERWISE SITED AND DESIGNED TO MINIMIZE GRADING AND GROUND DISTURBANCE TO LIMIT THEIR OVERALL FOOTPRINT.
4. UTILITIES: ALL UTILITIES SHALL BE INSTALLED UNDERNEATH THE DRIVEWAY AND SHALL BE SITED AND DESIGNED TO MINIMIZE GRADING AND GROUND DISTURBANCE, INCLUDING LIMITING ANY TRENCHING DEPTH AS MUCH AS POSSIBLE.
5. OTHER IMPERVIOUS SURFACES: OTHER IMPERVIOUS SURFACES SHALL BE MINIMIZED AND LIMITED TO THE AREAS IMMEDIATELY ADJACENT TO EACH BUILDING'S FOOTPRINT.
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 OF WHICH SHALL BE SITED AND DESIGNED TO MINIMIZE GRADING AND GROUND DISTURBANCES.
7. HEIGHT LIMITS: DEVELOPMENT HEIGHT SHALL BE LIMITED TO 18 FEET ABOVE AVERAGE NATURAL GRADE.

DD THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR REUSE OF THESE DRAWINGS AND SPECIFICATIONS IN WHOLE OR IN PART IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

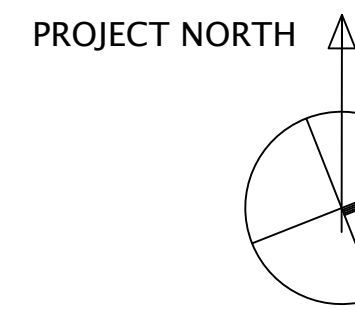
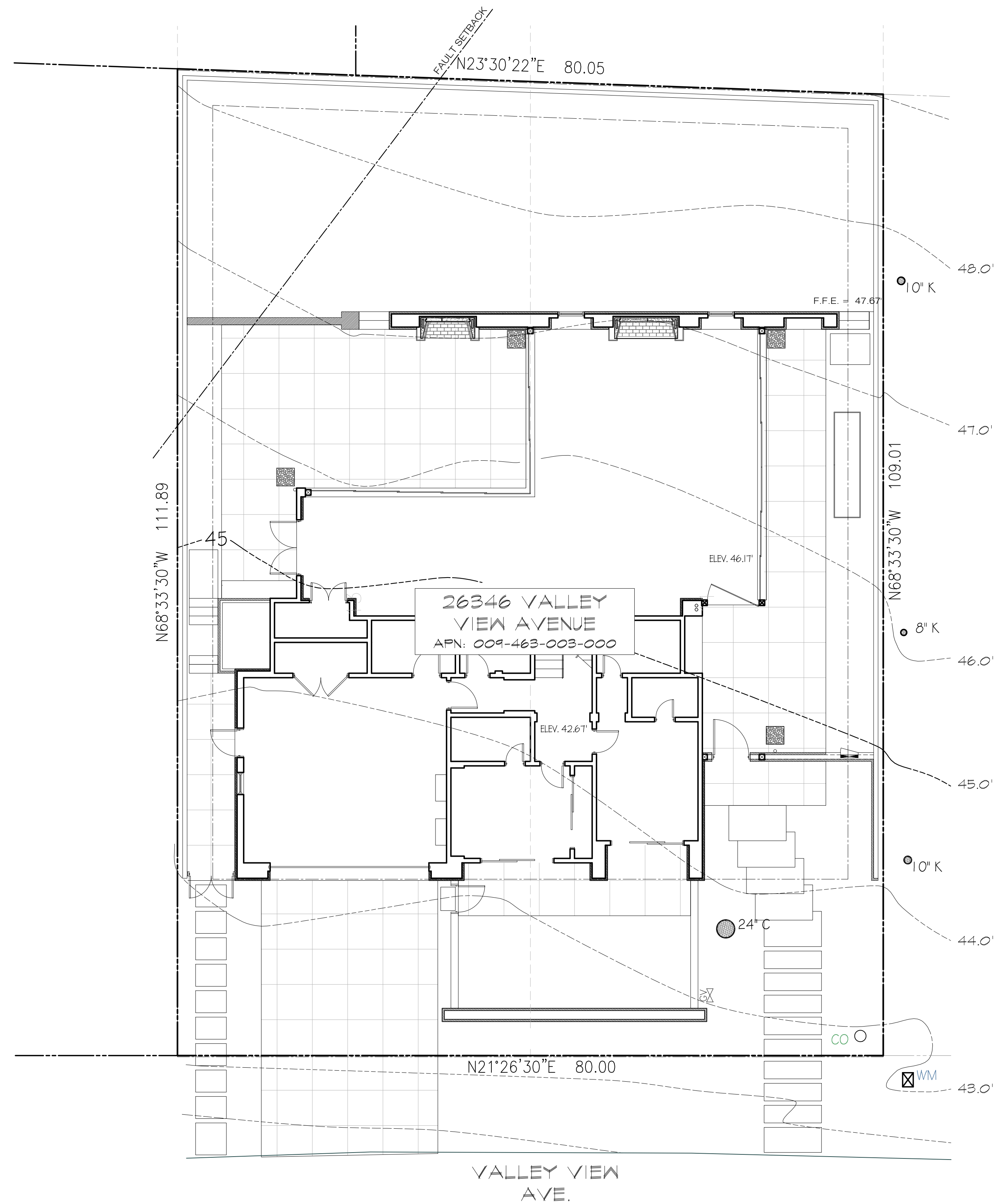
CONSULTANT: ARCHITECT: COVER SHEET

**ERIC MILLER ARCHITECTS, INC.**  
211 HOFFMAN AVENUE MONTEREY, CA 93940  
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

JOB NAME: Adamski ADU  
26346 Valley View Ave.  
Carmel, CA 93923  
A.P.N. 004-463-003-000

DATE: 4/8/2024  
SCALE: N/A  
DRAWN: HRM  
JOB NUMBER: 2210B

**A0.1**  
SHEET OF



REVISION	No.

CONSULTANT:

ARCHITECT  
**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

EXISTING SITE PLAN

JOB NAME: Adamski ADU  
 26346 Valley View Ave.  
 Carmel, CA 93923  
 A.P.N. 004-463-003-000

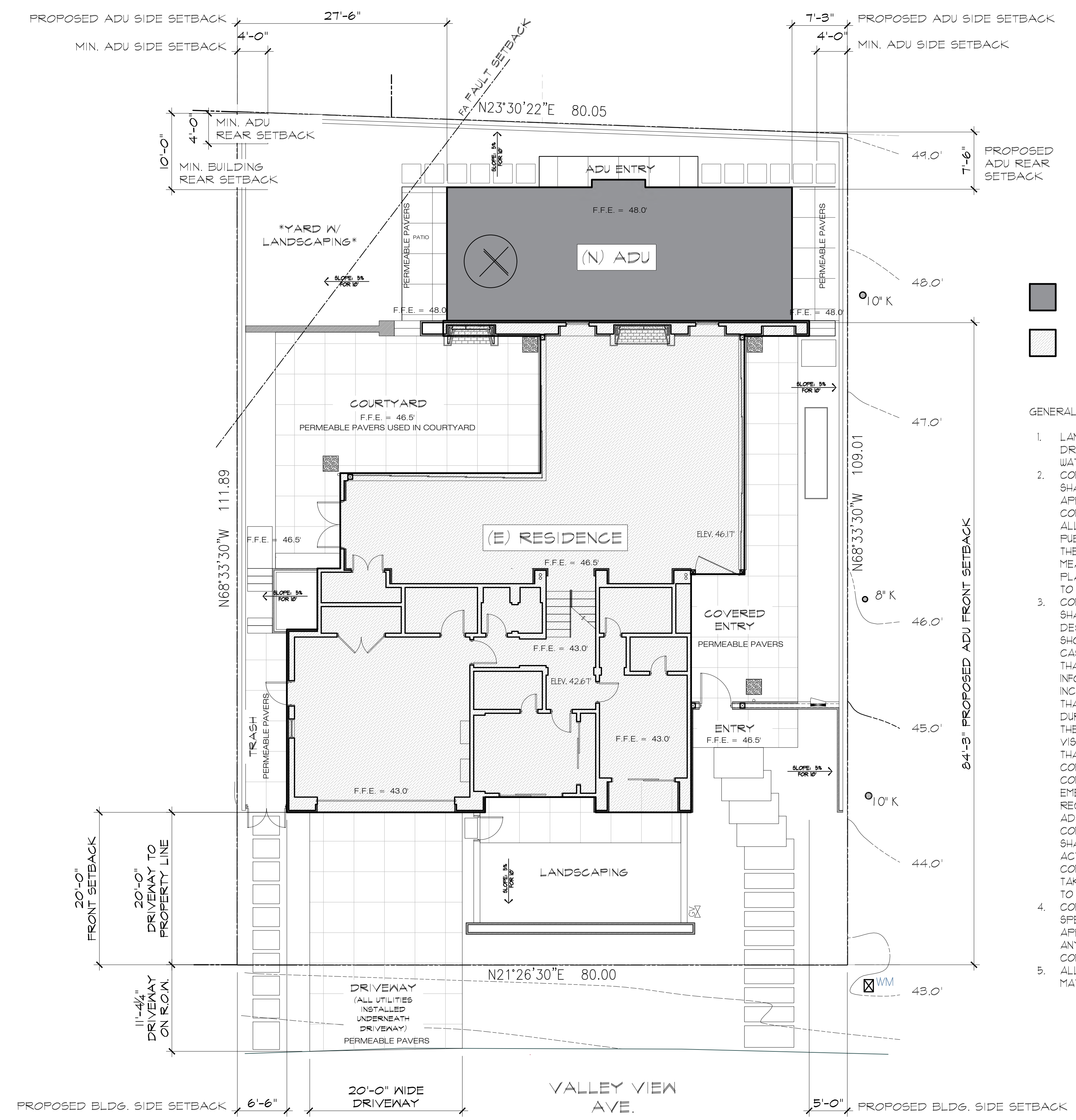
DATE: 4/8/2024

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

DRAWN: HRM

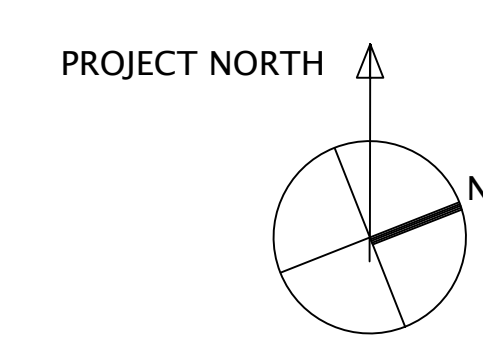
JOB NUMBER: 22.10B

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= ADU  
 = RESIDENCE

- GENERAL NOTES:
- LANDSCAPING SHALL BE LIMITED TO USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES W/ LOW-FLOW WATER CONSERVING IRRIGATION FIXTURES.
  - CONSTRUCTION SITE DOCUMENTS, EACH CONSTRUCTION PLAN SHALL PROVIDE THAT COPIES OF EACH SIGNED CDP AND THE APPROVED CONSTRUCTION PLAN BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITES AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR PUBLIC REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE CDPs AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - CONSTRUCTION COORDINATOR, EACH CONSTRUCTION PLAN SHALL PROVIDE THAT A CONSTRUCTION COORDINATOR BE DESIGNATED TO BE CONTACTED DURING CONSTRUCTION SHOULD QUESTIONS ARISE REGARDING THE CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES), AND THAT THE CONSTRUCTION COORDINATOR'S CONTACT INFORMATION (IE, ADDRESS, PHONE NUMBERS, EMAIL, ETC.) INCLUDING, AT A MINIMUM, A TELEPHONE NUMBER AND EMAIL THAT WILL BE MADE AVAILABLE 24 HOURS A DAY FOR THE DURATION OF CONSTRUCTION, IS CONSPICUOUSLY POSTED AT THE JOB SITE WHERE SUCH CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS, ALONG WITH INDICATION THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED IN THE CASE OF QUESTIONS REGARDING THE CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME AND CONTACT INFORMATION (IE, ADDRESS, EMAIL, PHONE NUMBER, ETC.) AND NATURE OF ALL COMPLAINTS RECEIVED REGARDING THE CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY. ALL COMPLAINTS AND ALL ACTIONS TAKEN IN RESPONSE SHALL BE SUMMARIZED AND PROVIDED TO THE EXECUTIVE DIRECTOR ON AT LEAST A WEEKLY BASIS.
  - CONSTRUCTION SPECIFICATIONS, ALL CONSTRUCTION SPECIFICATIONS AND MATERIALS SHALL INCLUDE APPROPRIATE PROVISIONS THAT REQUIRE REMEDIATION FOR ANY WORK DONE INCONSISTENT WITH THE TERMS AND CONDITIONS OF THE CDPs.
  - ALL PATIOS TO BE CONSTRUCTED WITH PERMEABLE MATERIALS.



**PROPOSED SITE PLAN**

0 8' 16' 32'

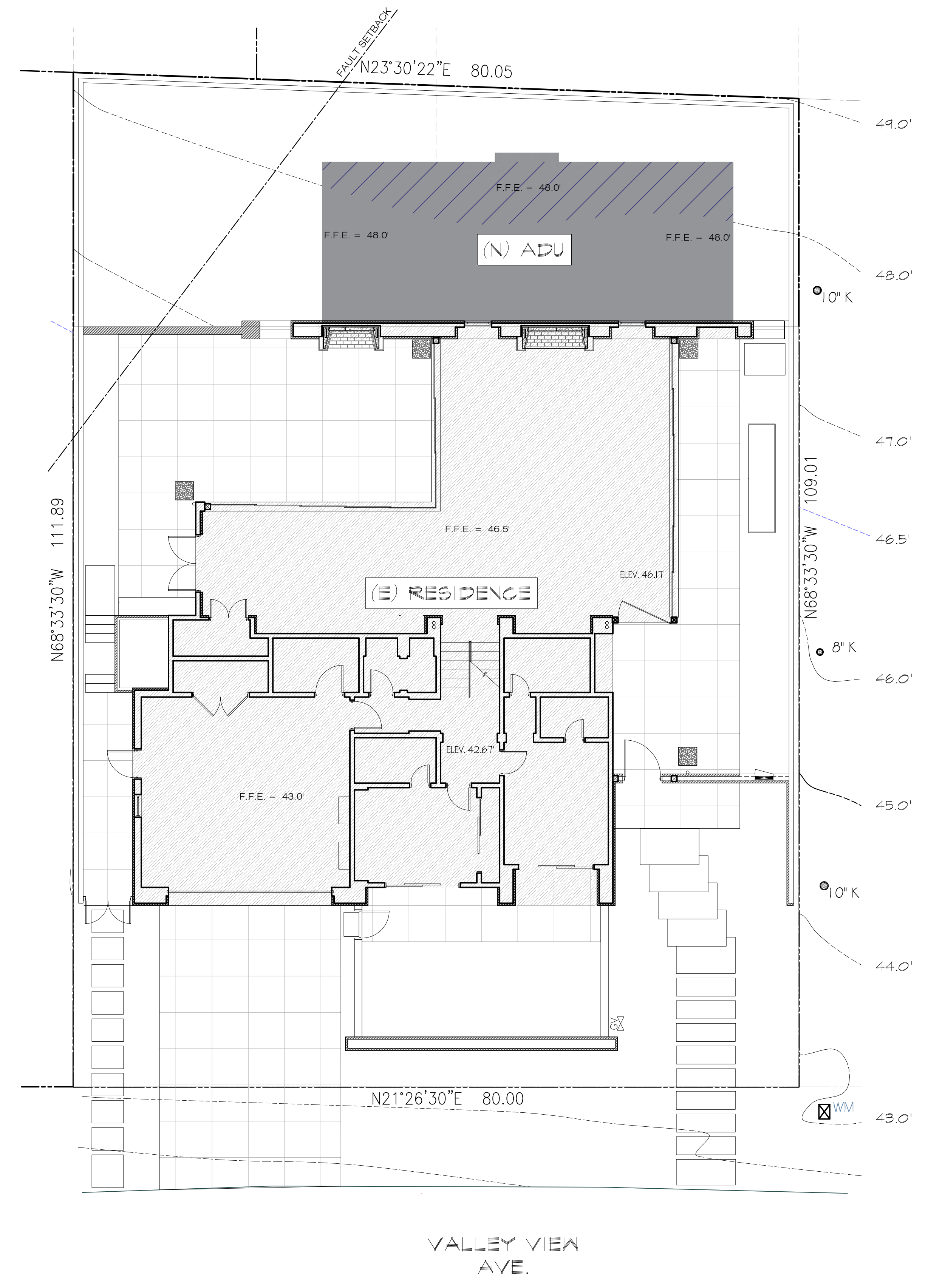
SCALE: 1/8" = 1'-0"

LEGEND

⊗ = TREE TO BE REMOVED

REVISION	No.
CONSULTANT:	
ARCHITECT	 <b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com
PROPOSED SITE PLAN	JOB NAME: Adamski ADU 26346 Valley View Ave. Carmel, CA 95023 A.P.N. 004-463-003-000
DATE:	4/8/2024
SCALE:	1/8" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	22.108
<b>A-1.1</b>	SHEET OF

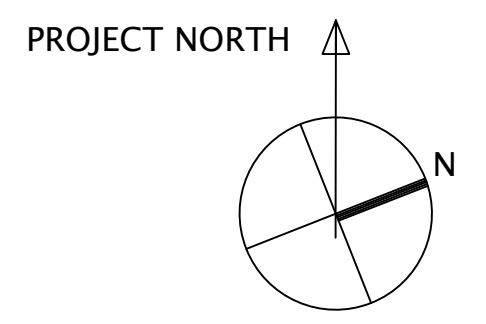
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**EXCAVATION CALCULATIONS:**  
 ADU F.F.E. = 48.0'  
 0" - 5" = 262 S.F.  
 TOTAL = 262 S.F.

■ = ADU  
 ■ = RESIDENCE

**CUT LEGEND**  
 ▨ = 0" - 6" OF CUT  
 ▩ = 6" - 1' OF CUT



**EXCAVATION CUT DIAGRAM**  
 0' 8' 16' 32'  
 SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

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CUT DIAGRAM

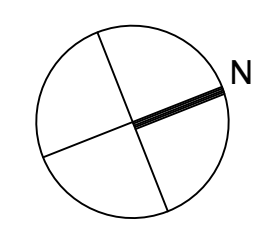
JOB NAME: Adamski ADU  
 26346 Valley View Ave.  
 Carmel, CA 95023  
 A.P.N. 009-463-003-000

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

**A-1.2**  
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J:\22 Jobs\22108 Adamski-Valley View\_DD\ADU\22108A1-01234.dwg 4-08-24 01:15:23 PM

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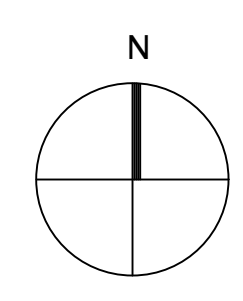
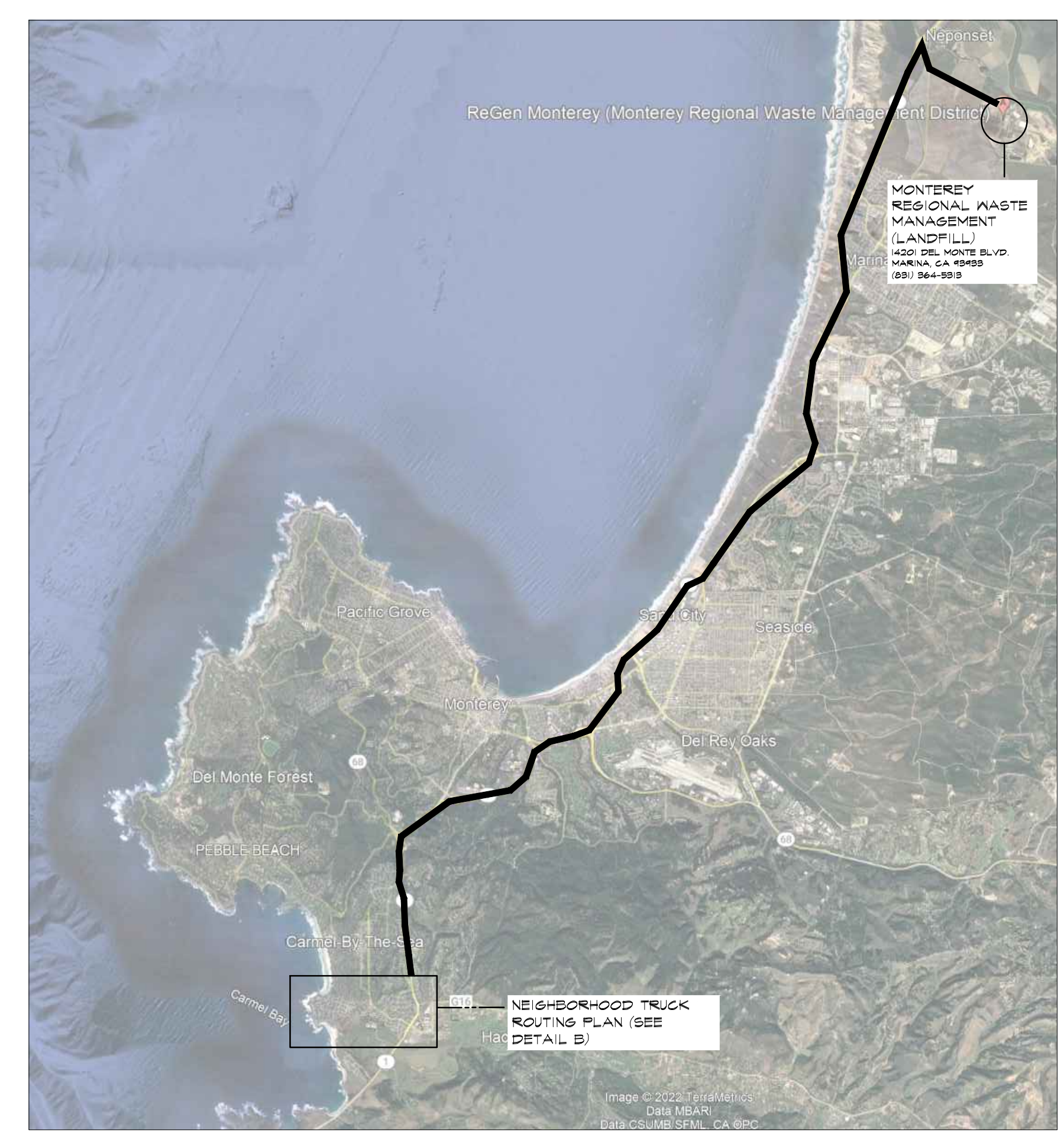


**CONSTRUCTION MANAGEMENT PLAN**

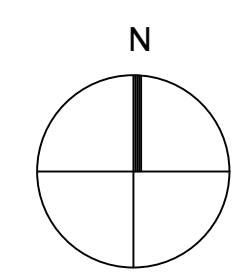
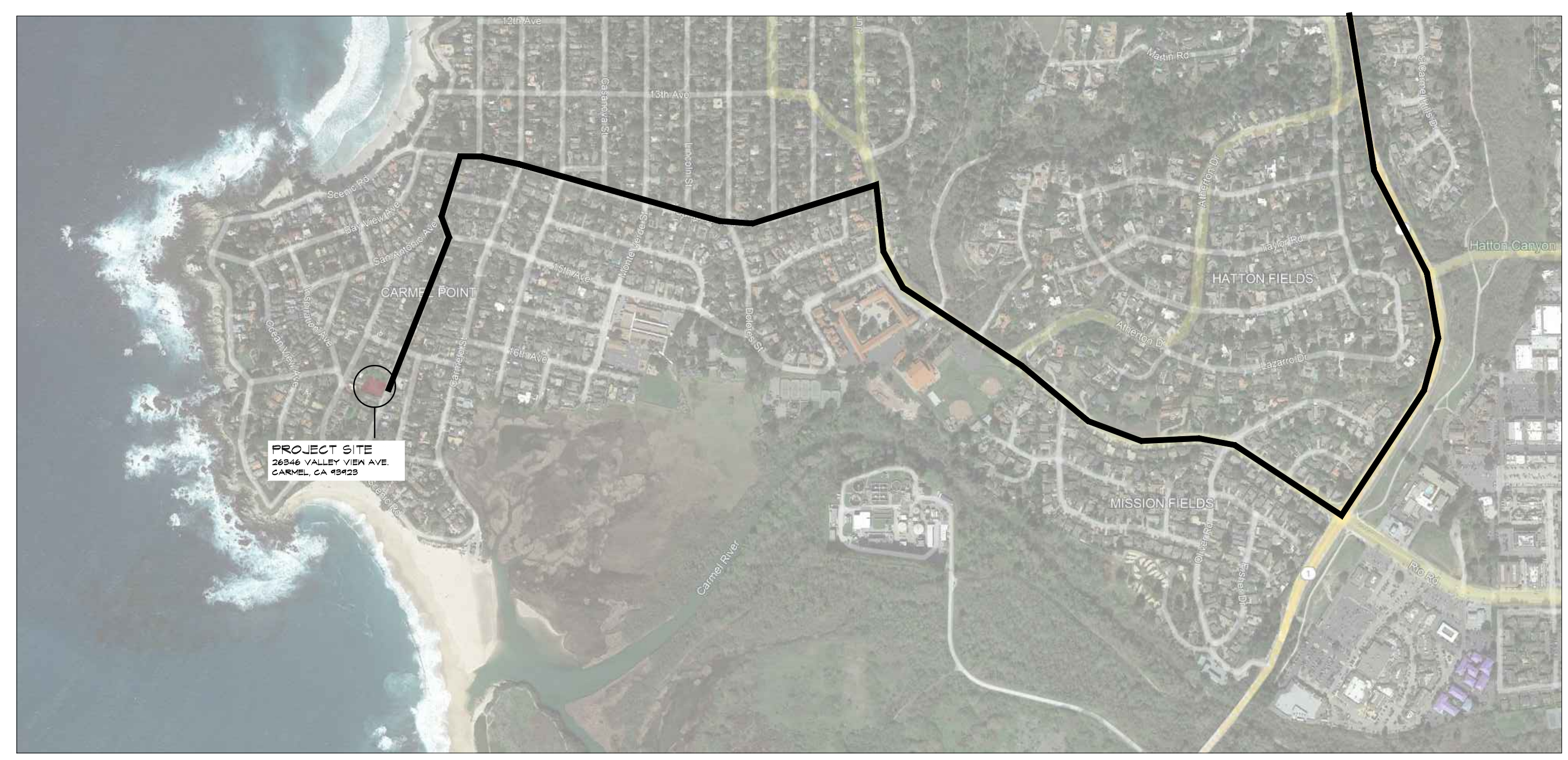
0 8' 16' 32'

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

CONSTRUCTION MANAGEMENT SUMMARY	
CONSTRUCTION DATES	2023 - 2025
HOURS OF OPERATION	7:30 AM to 4:00 PM NOTE: ALL WORK MAY ONLY TAKE PLACE DURING DAYLIGHT HOURS (I.E. FROM ONE-HOUR BEFORE SUNRISE TO ONE-HOUR AFTER SUNSET), EXCEPT FOR INTERIOR WORK NIGHTTIME WORK (OTHER THAN INTERIOR WORK) AND LIGHTING OF THE EXTERIOR WORK AREA ARE PROHIBITED.
VEHICLES	- GRADING & SOIL REMOVAL: 30 DAYS - 8 AVERAGE CONSTRUCTION VEHICLES DAILY - 1-2 AVERAGE MATERIAL DELIVERY VEHICLES WEEKLY
FULL TIME ONSITE EMPLOYEES	6-8 AVERAGE
GRADING	- CUT: -- CY. - FILL: -- CY. - NET: -- CY. CUT TO BE MINIMIZED TO MINIMIZE DISTURBANCE.
ROUTES FOR VEHICLES (SEE MAPS)	FROM DRIVEWAY,  NORTH ON VALLEY VIEW, LEFT ON 15TH AVE, RIGHT ON SAN ANTONIO AVE., RIGHT ON SANTA LUCIA AVE., RIGHT ON RIO ROAD, LEFT ON HIGHWAY 1
INDIVIDUAL TREE PROTECTION	TREE TO BE PROTECTED. TREES IN CONSTRUCTION AREA TO REMAIN, WRAP TRUNKS, FENCING, AT DRIP LINE.
TREE PROTECTION FENCE	
TREE TO BE REMOVED	
CONSTRUCTION METHODS	KEEP CONSTRUCTION AREAS CONTAINED ON SITE AND INCLUDE VERIFICATION THAT EQUIPMENT OPERATION & EQUIP. / MATERIAL STORAGE WILL NOT SIGNIFICANTLY DEGRADE ARCHAEOLOGICAL AND OTHER COASTAL RESOURCES DURING CONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE.  ALL SUCH AREAS WITHIN WHICH CONSTRUCTION ACTIVITIES AND/OR STAGING ARE TO TAKE PLACE SHALL BE MINIMIZED TO THE FULLEST EXTENT FEASIBLE IN ORDER TO HAVE THE LEAST IMPACT ON ARCHAEOLOGICAL AND OTHER COASTAL RESOURCES, INCLUDING BY USING STREET AREAS AND PREVIOUSLY DISTURBED AREAS FOR STAGING AND STORING CONSTRUCTION EQUIPMENT AND MATERIALS AS FEASIBLE.
UNOBTRUSIVE TEMPORARY FENCE AND GATE	



**OVERALL TRUCK ROUTING PLAN**  
N.T.S.



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

REVISION	No.

CONSULTANT:

ARCHITECT

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CONSTRUCTION MANAGEMENT PLAN

JOB NAME: Adamski ADU  
28346 Valley View Ave.  
Carmel, CA 93923  
A.P.N. 004-463-003-000

DATE: 4/8/2024  
SCALE: AS NOTED  
DRAWN: HRM  
JOB NUMBER: 22.108

**A-1.3**  
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# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



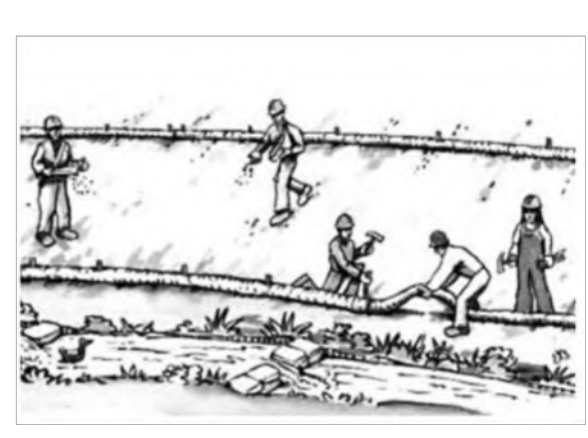
## MATERIALS & WASTE MANAGEMENT

- 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, this should be done at the end of the work day throughout construction when feasible.
  - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
  - 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.
  - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
  - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
  - Arrange for appropriate disposal of all hazardous wastes.
- Construction Entrances and Perimeter**
  - Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Waste Management**
  - Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.
  - The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
  - Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
  - Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
  - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



## EQUIPMENT MANAGEMENT & SPILL CONTROL

- Maintenance and Parking**
  - Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
  - 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 made.
  - Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's 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

- Erosion Control**
  - Schedule grading and excavation work for dry weather only.
  - 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 where construction is not 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.



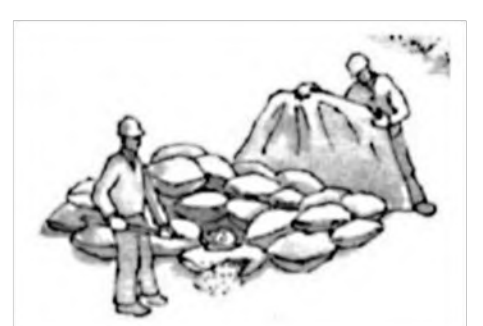
## PAVING/ASPHALT WORK

- 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 gutters.
- 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, absorb, 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.



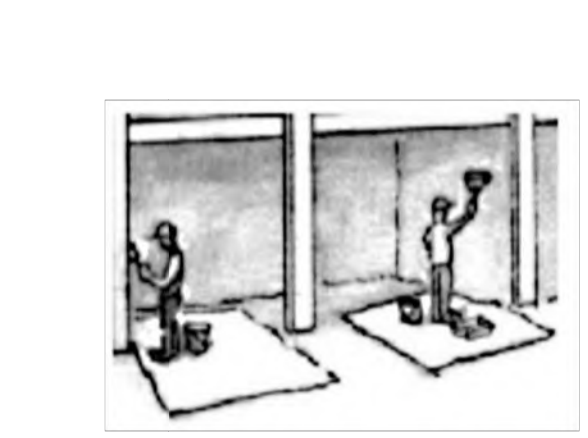
## CONCRETE, GROUT & MORTAR APPLICATION

- 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.



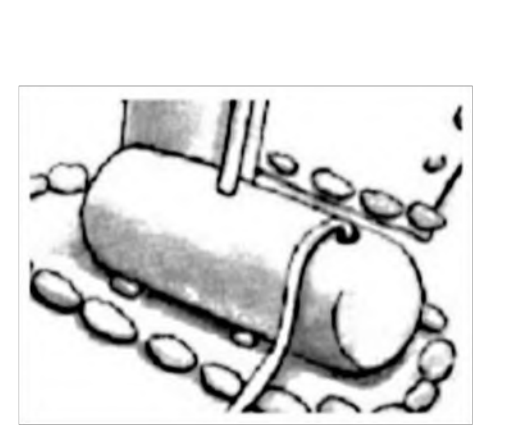
## LANDSCAPE MATERIALS

- 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 applied.
- 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 waters.
  - 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 off-site for proper disposal.

1. RUNOFF: SILT FENCES, STRAW BATTLES, 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.

2. 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 SHALL BE INSPECTED AND MAINTAINED AT AN OFF-SITE LOCATION TO PREVENT LEAKS AND SPILLS OF HAZARDOUS MATERIALS AT THE PROJECT SITE.

3. BEST PRACTICES: THE CONSTRUCTION SITES SHALL MAINTAIN GOOD CONSTRUCTION HOUSEKEEPING CONTROLS AND PROCEDURES, INCLUDING TO CLEAN UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL, AND PROPERLY 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.

\* 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	No.

CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

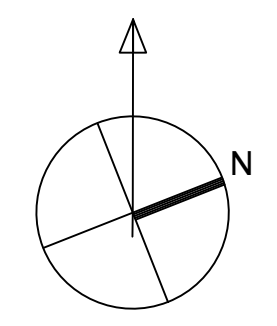
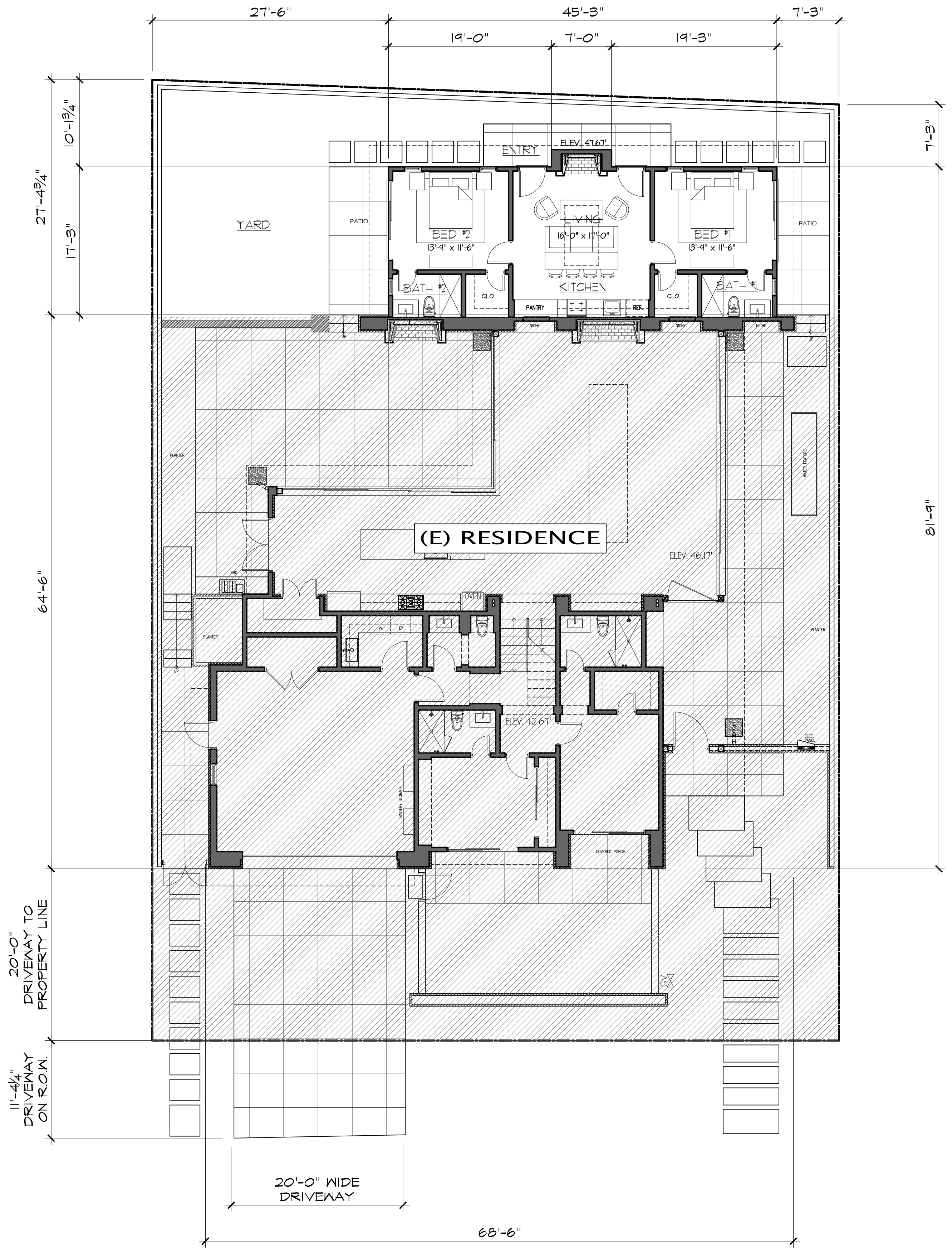
211 HOFFMAN AVENUE MONTEREY, CA 93940  
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

BMP

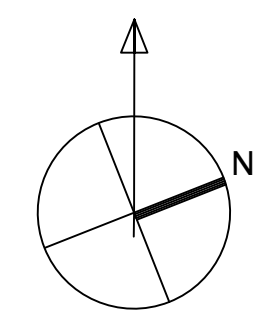
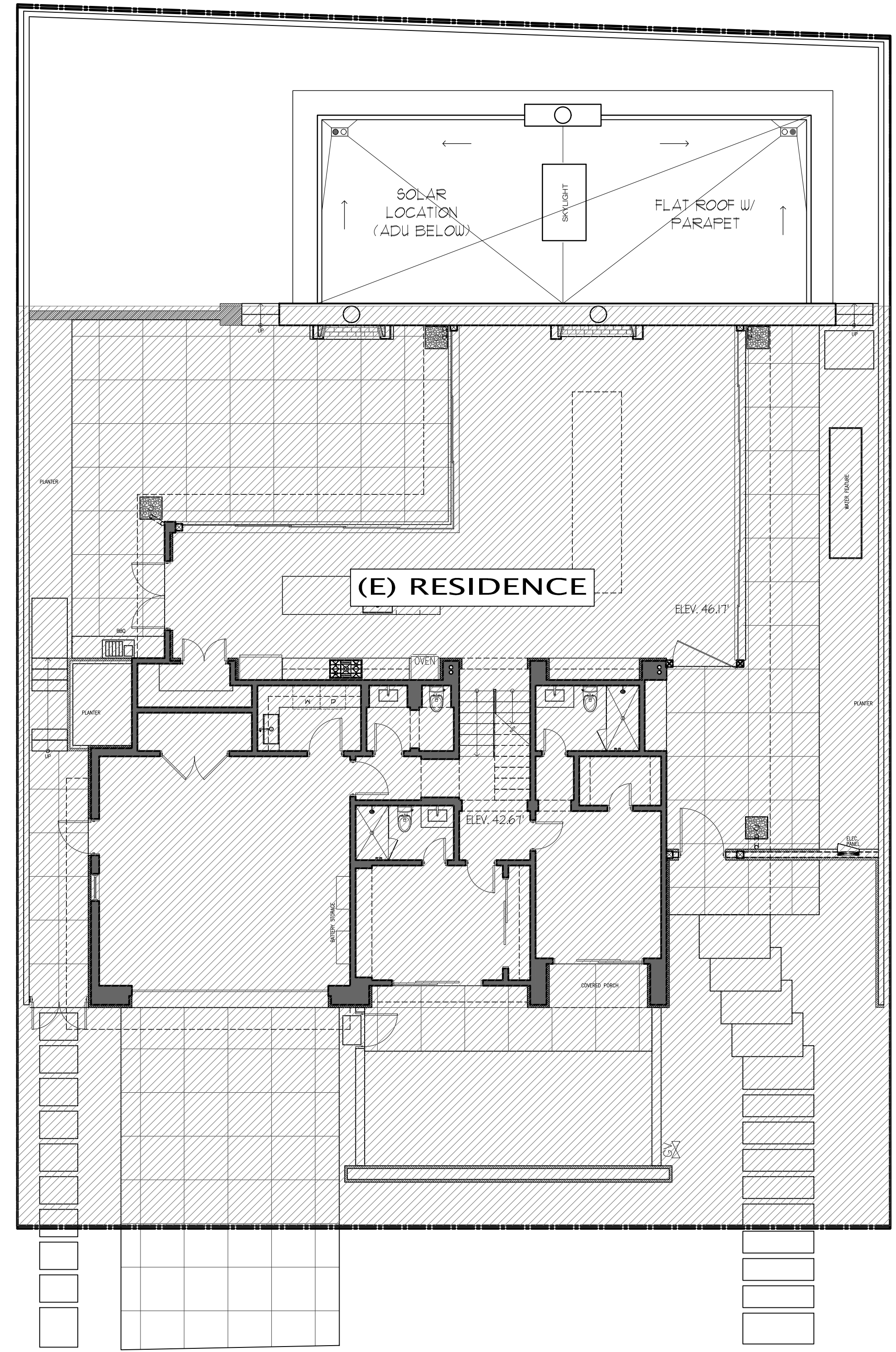
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A.P.N. 004-463-003-000

DATE: 4/8/2024  
SCALE: AS NOTED  
DRAWN: HRM  
JOB NUMBER: 22.10B

**A-1.4**  
SHEET OF



**PROPOSED ADU FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**PROPOSED ADU ROOF PLAN**  
SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

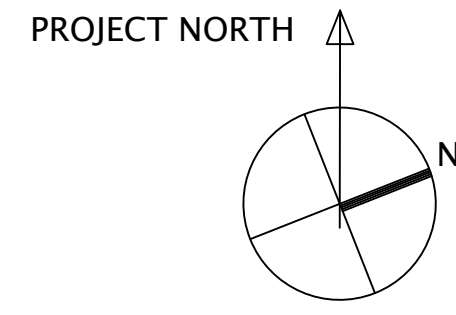
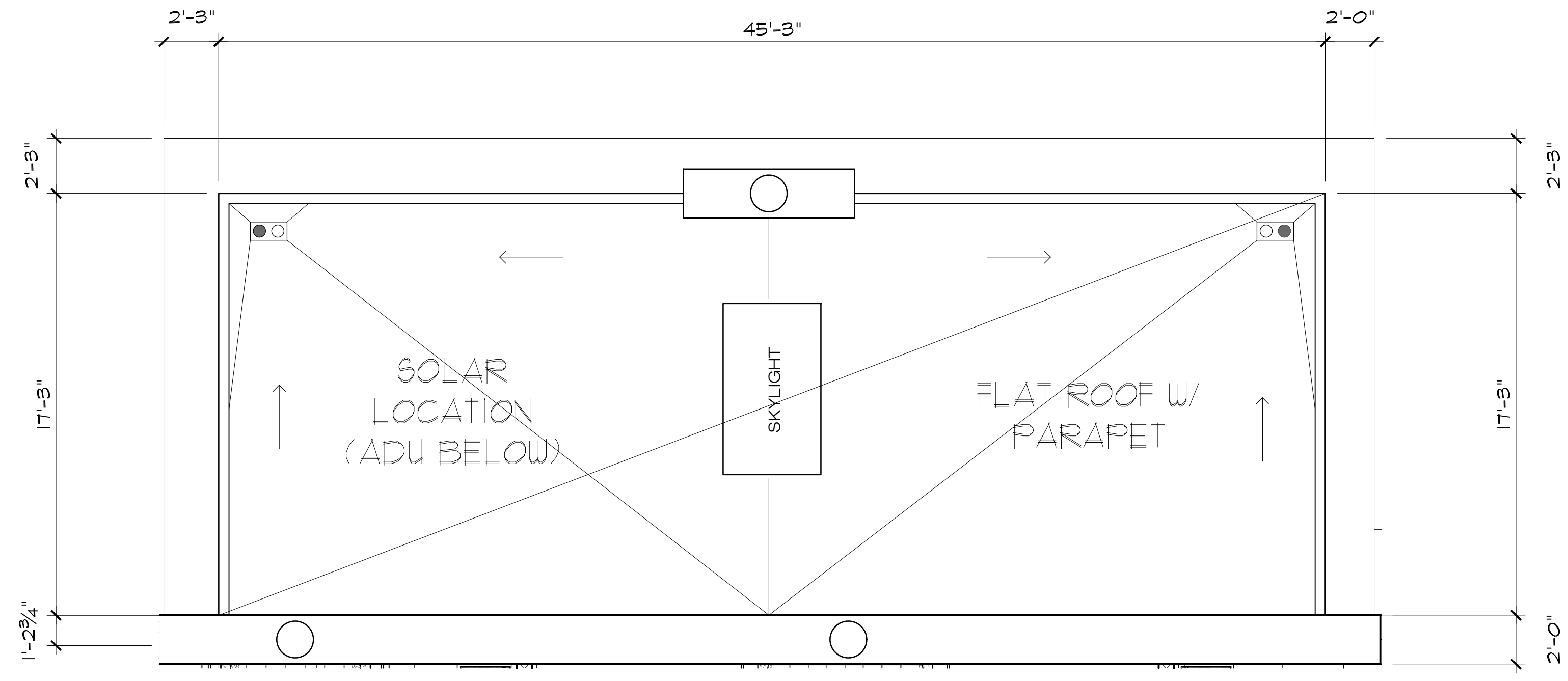
ARCHITECT  
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 211 HOFFMAN AVENUE MONTEREY, CA 93940  
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PROPOSED ADU PLANS  
 JOB NAME: Adamski ADU  
 26346 Valley View Ave.  
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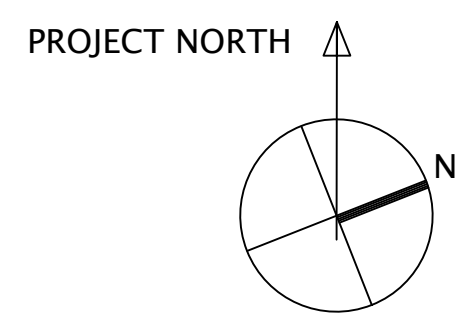
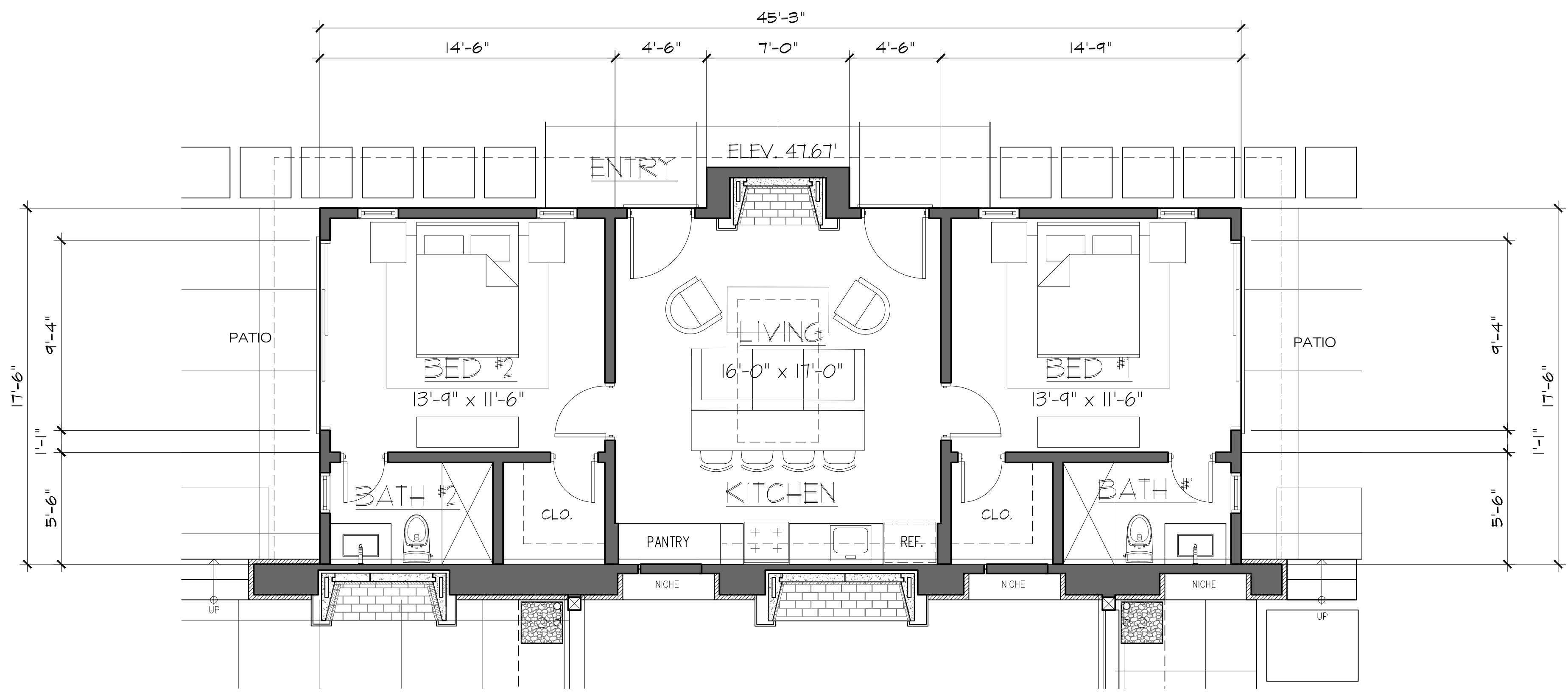
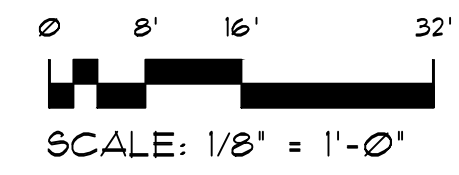
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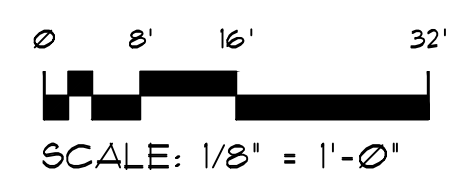




**ENLARGED ADU ROOF PLAN**



**ENLARGED ADU FLOOR PLAN**



REVISION	No.

CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

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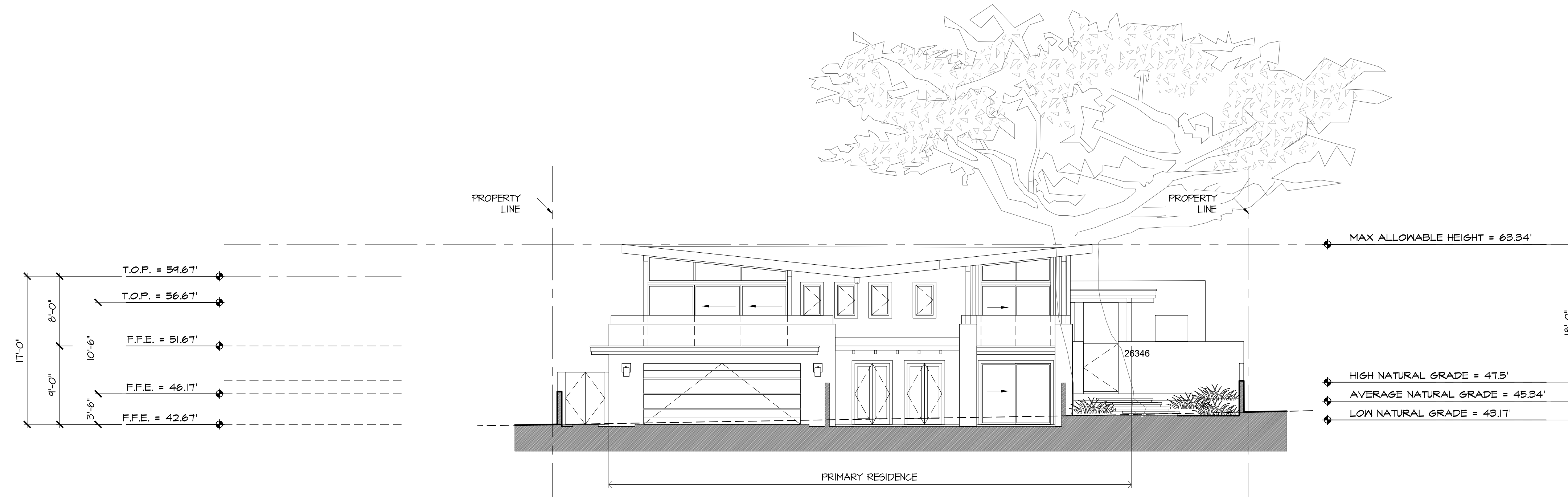
ENLARGED FLOOR / ROOF PLANS

JOB NAME: Adamski ADU  
 26346 Valley View Ave.  
 Carmel, CA 95023  
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 JOB NUMBER: 22.10B

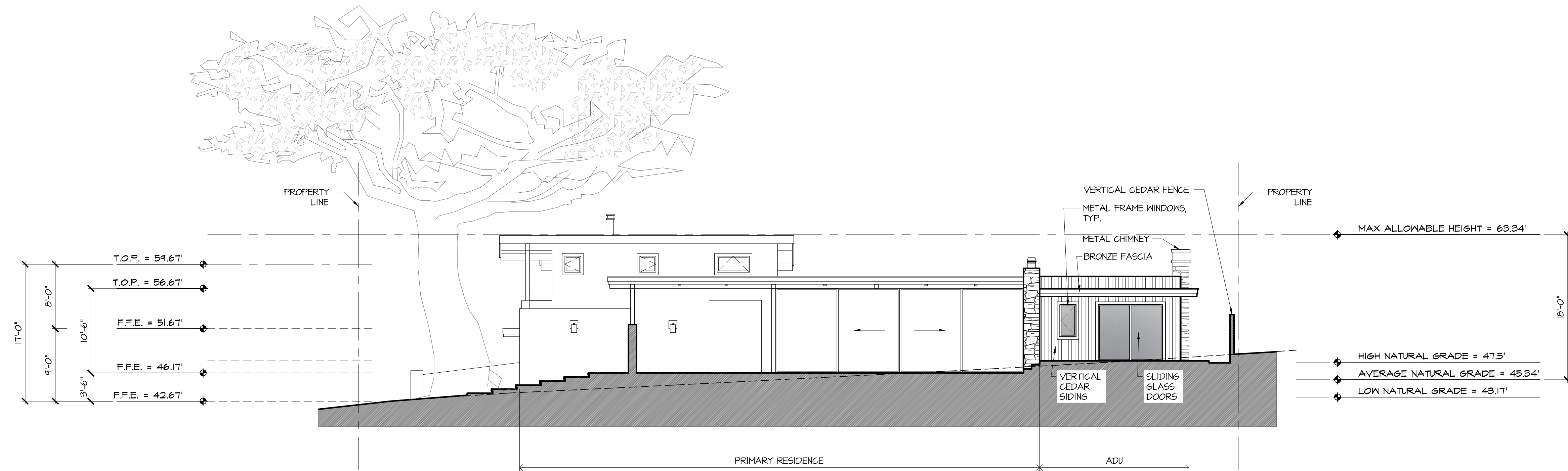
**A-2.1**

SHEET OF



**SOUTH ELEVATION**

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

REVISION	No.

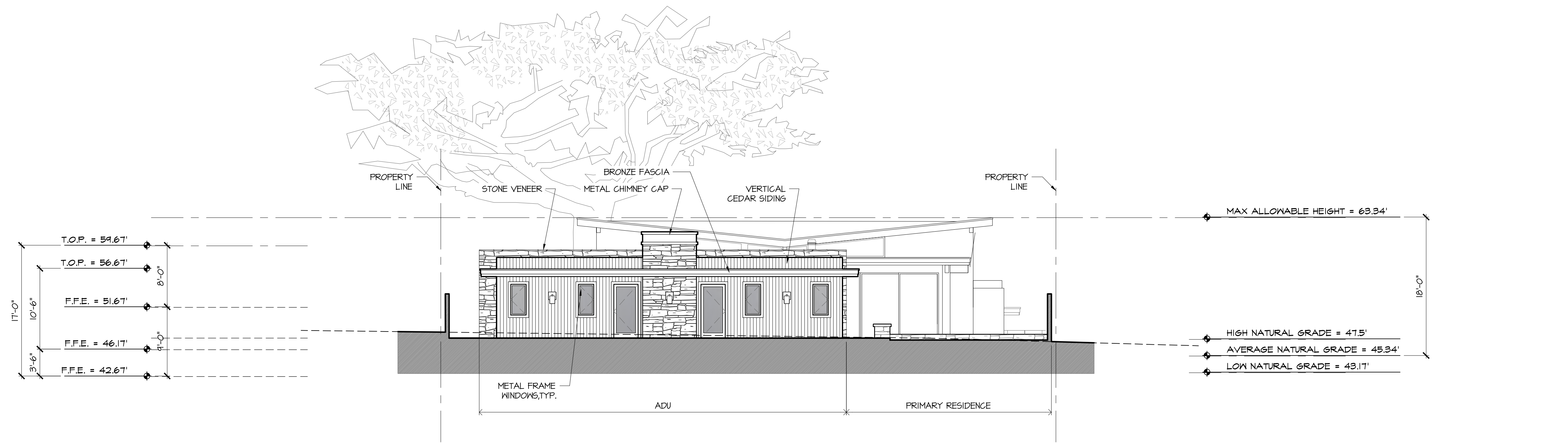
CONSULTANT:

ARCHITECT  
**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

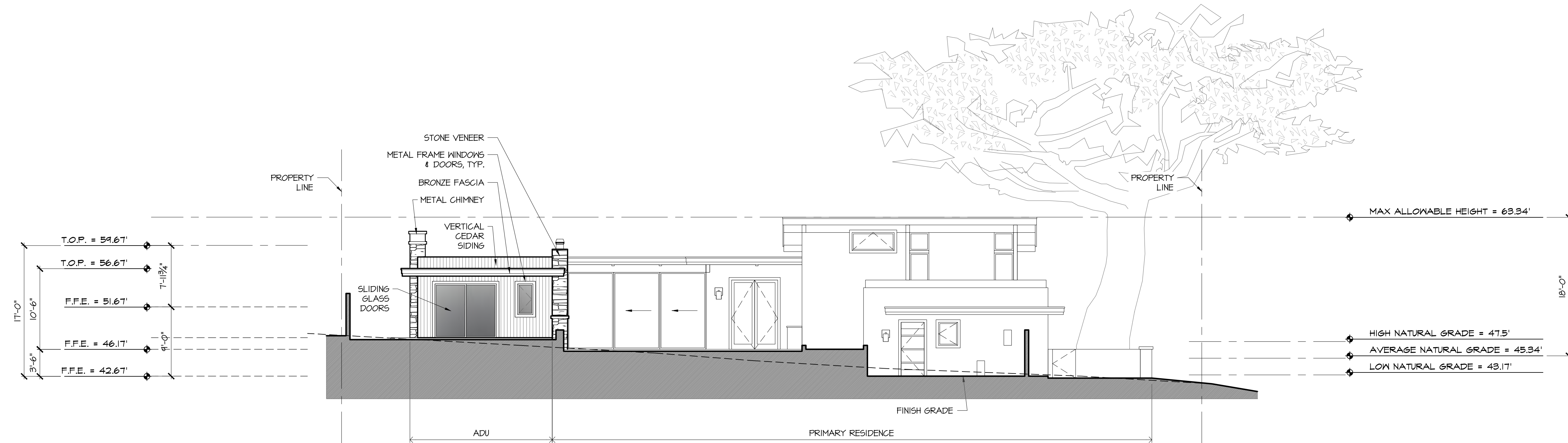
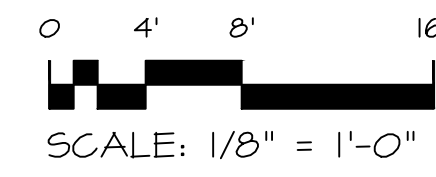
**SOUTH & EAST ADU ELEVATION**  
 JOB NAME: Adamski ADU  
 26346 Valley View Ave.  
 Carmel, CA 93923  
 A.P.N. 009-463-003-000

DATE: 4/8/2024  
 SCALE: 1/8"=1'-0"  
 DRAWN: SSH  
 JOB NUMBER: 2210B

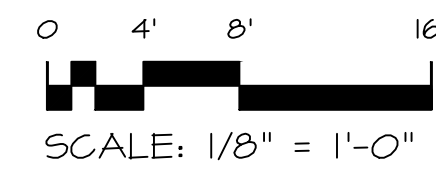
**A3.1**  
 SHEET OF



**NORTH ELEVATION**



**WEST ELEVATION**



REVISION	No.

CONSULTANT:

ARCHITECT  
**ERIC MILLER ARCHITECTS, INC.**  
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**NORTH & EAST ADU ELEVATION**  
 JOB NAME: Adamski ADU  
 26346 Valley View Ave.  
 Carmel, CA 93923  
 A.P.N. 009-463-003-000

DATE: 4/8/2024  
 SCALE: 1/8"=1'-0"  
 DRAWN: SSH  
 JOB NUMBER: 2210B

**A3.2**  
 SHEET OF

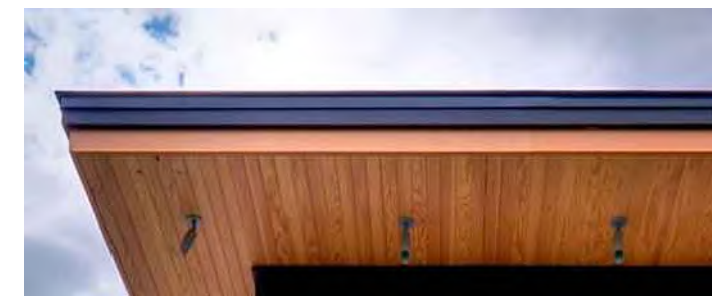


TRENCH GRATES - URBAN ACCESSORIES  
"FLOW" IN BRONZE

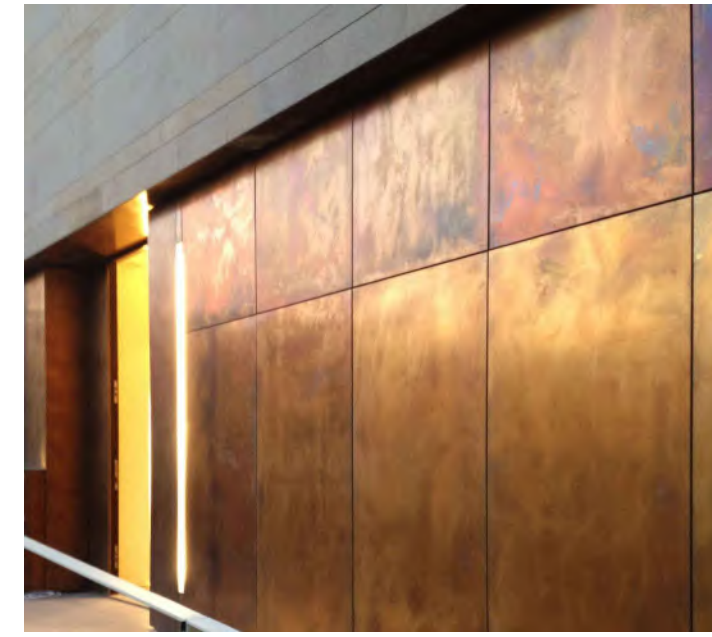


DRAIN COVER - URBAN ACCESSORIES  
"OFCB" IN BRONZE

10 DRAIN COVERS



FLAT ROOF FASCIA: BRONZE



METAL PANELS: BRONZE

7 METAL DETAILS



METAL FRAME DOOR



MINIMAL FRAME SLIDING  
GLASS DOOR



METAL FRAME WINDOWS

4 WINDOW & DOORS



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

1 METAL ROOF



RECESSED DOWN LIGHT  
STAINLESS STEEL  
7W LED



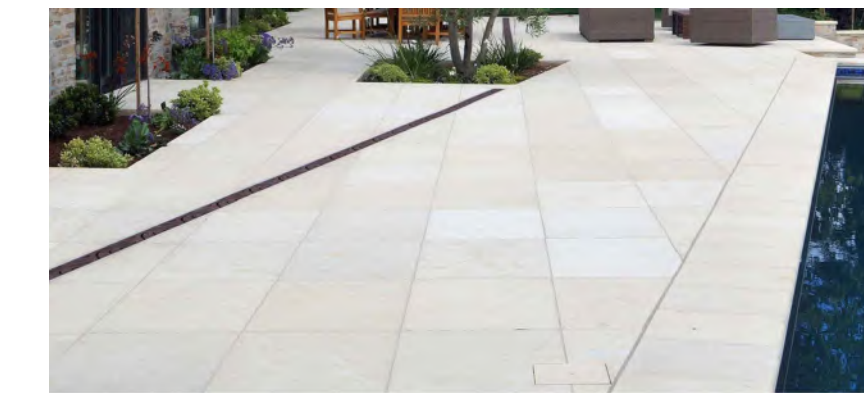
WALL SCENCE  
BRONZE BRUSHED  
6.6W LED

8 EXTERIOR LIGHTING



VERTICAL CEDAR FENCE

5 VERTICAL CEDAR FENCE



EXTERIOR FLOOR TILE SAMPLE  
COLOR: SILVERDALE  
MANUFACTURER: US STONE



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

2 PAVERS & PATIO



PATH DOWNLIGHT  
STAINLESS STEEL FINISH  
3W LED

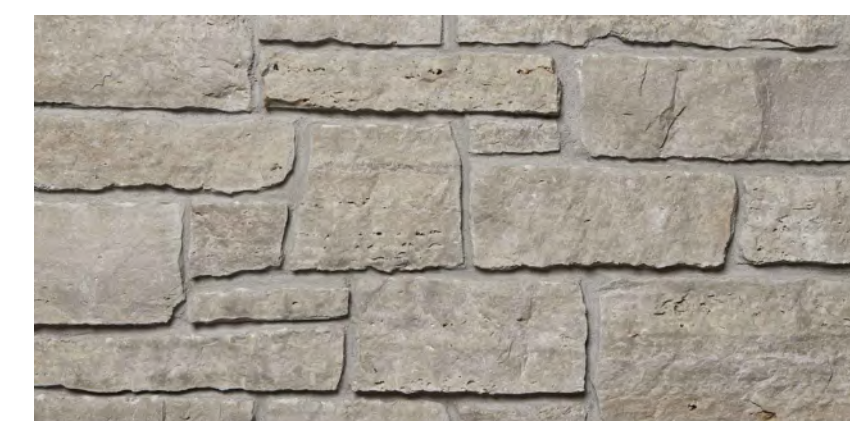


WALL DOWNLIGHT  
STAINLESS STEEL FINISH  
3W LED



DRIVEWAY SURFACE DOWNLIGHT  
STAINLESS STEEL FINISH  
3W LED

9 LANDSCAPE LIGHTING



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

6 STONE VENEER



SIDING: CEDAR, VERTICAL

3 WOOD SIDING

REVISION	No.

CONSULTANT:

ARCHITECT  
**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MATERIAL SAMPLES  
 JOB NAME: Adamski ADU  
 26346 Valley View Ave.  
 Carmel, CA 93923  
 A.P.N. 009-463-003-000

DATE: 4/8/2024  
 SCALE: N.T.S.  
 DRAWN: HRM  
 JOB NUMBER: 22108

**A-7.1**  
 SHEET OF



**RENDERED PERSPECTIVE #1**

REVISION	No.

CONSULTANT:

ARCHITECT  
**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

**RENDERED PERSPECTIVE**  
 JOB NAME: Adamski ADU  
 26346 Valley View Ave.  
 Carmel, CA 93923  
 A.P.N. 009-463-003-000

DATE: 4/8/2024  
 SCALE: N.T.S.  
 DRAWN: HRM  
 JOB NUMBER: 22JOB

**A7.2**  
 SHEET OF

**GENERAL NOTES**

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
  - LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
  - 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 (CEC), CALIFORNIA ELECTRICAL CODE (CEC).
- 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.
- IT IS THE CONTRACTOR'S 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. 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.
- 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.
- 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.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
  - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
  - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
  - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

**GRADING AND DRAINAGE**

- CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
- ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12) AS APPLICABLE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
- IT IS THE CONTRACTOR'S 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.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
- MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- 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.
- 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.
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
- 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.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
  - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
  - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
  - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS
- VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.
- NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

**UNDERGROUND UTILITIES**

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

**ABBREVIATIONS**

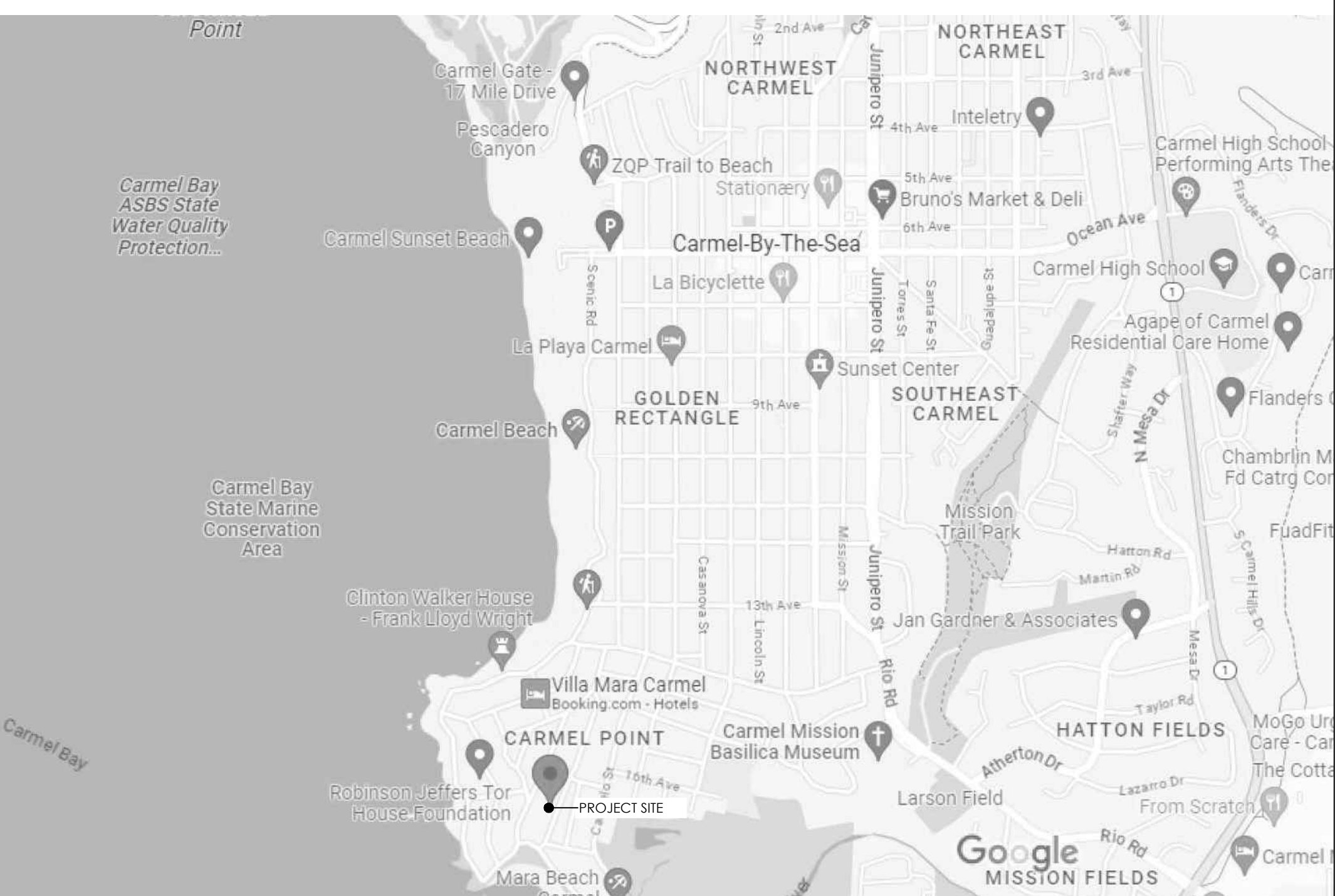
- (E) EXISTING
- FG FINISH GROUND GRADE
- FF FINISH FLOOR
- FL FLOW LINE
- FP FINISH PAVEMENT GRADE
- G GROUND
- M.E. MATCH EXISTING
- (N) NEW
- SD STORM DRAIN
- SS SANITARY SEWER
- TC TOP OF CURB GRADE
- (TYP) TYPICAL
- W WATER

**SHEET INDEX**

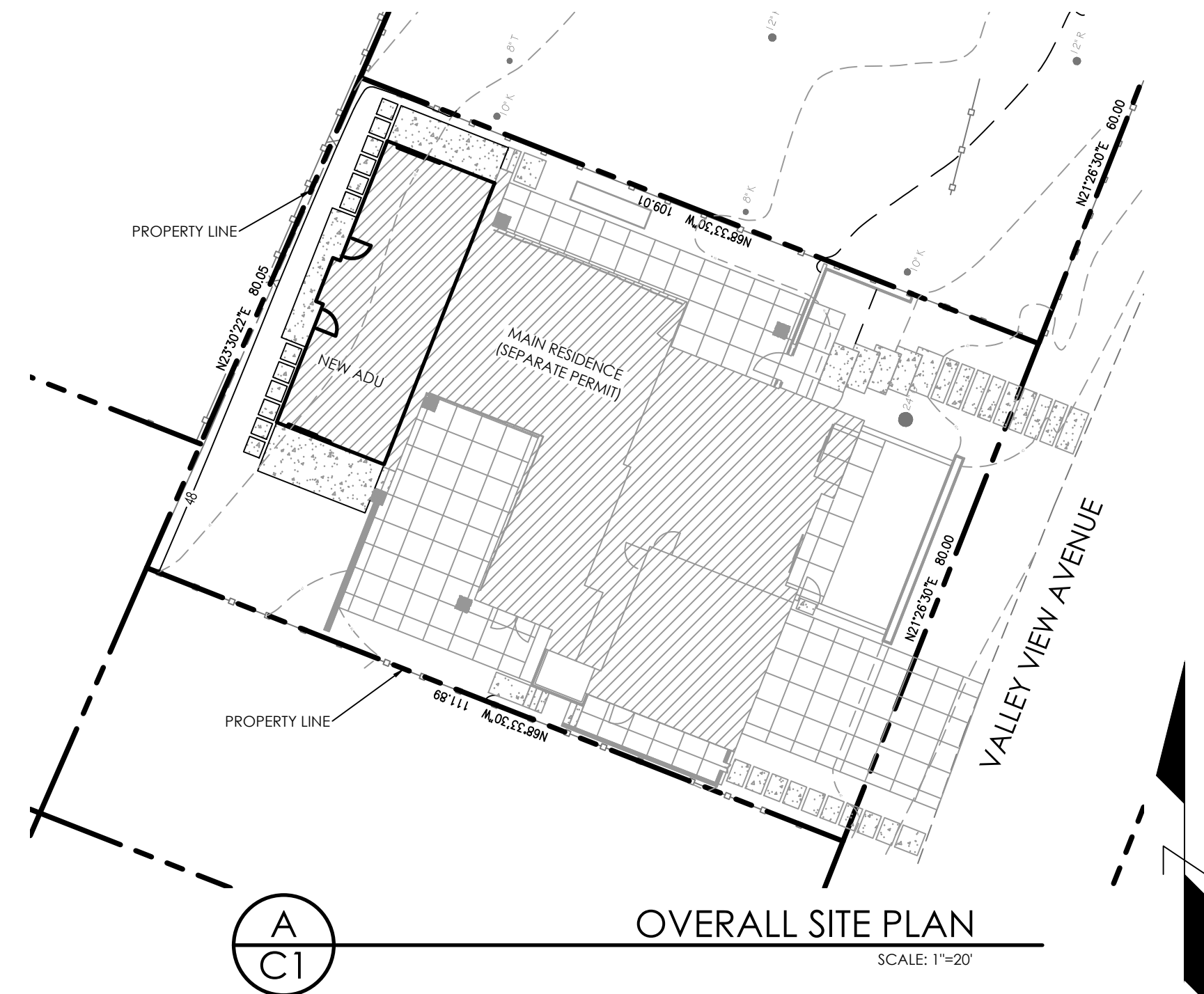
- C1 TITLE SHEET
- C2 GRADING PLAN
- C3 EROSION CONTROL PLAN

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

**VICINITY MAP**



**GRADING PLAN FOR NEW ADU**



**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**

EXISTING	PROPOSED
--- (dashed line)	BOUNDARY LINE
--- (dashed line)	DRAINAGE FLOW LINE
--- (dashed line)	SAWCUT
--- (dashed line)	GRADE BREAK
--- (dashed line)	MAJOR CONTOUR
--- (dashed line)	MINOR CONTOUR
--- (dashed line)	FENCE
--- (dashed line)	SPOT ELEVATION
--- (dashed line)	DRAINAGE FLOW
--- (dashed line)	STORM DRAIN
--- (dashed line)	POTABLE WATER
--- (dashed line)	SANITARY SEWER
--- (dashed line)	JOINT TRENCH
--- (dashed line)	TREE
--- (dashed line)	PERVIOUS PAVEMENT
--- (dashed line)	HARDSCAPE PAVEMENT
--- (dashed line)	BUILDING

**AC3 ENGINEERING INCORPORATED**  
Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940  
Phone: (831) 647-1192 Fax: (831) 647-1194  
mail@ac3engineering.net

**TITLE SHEET**

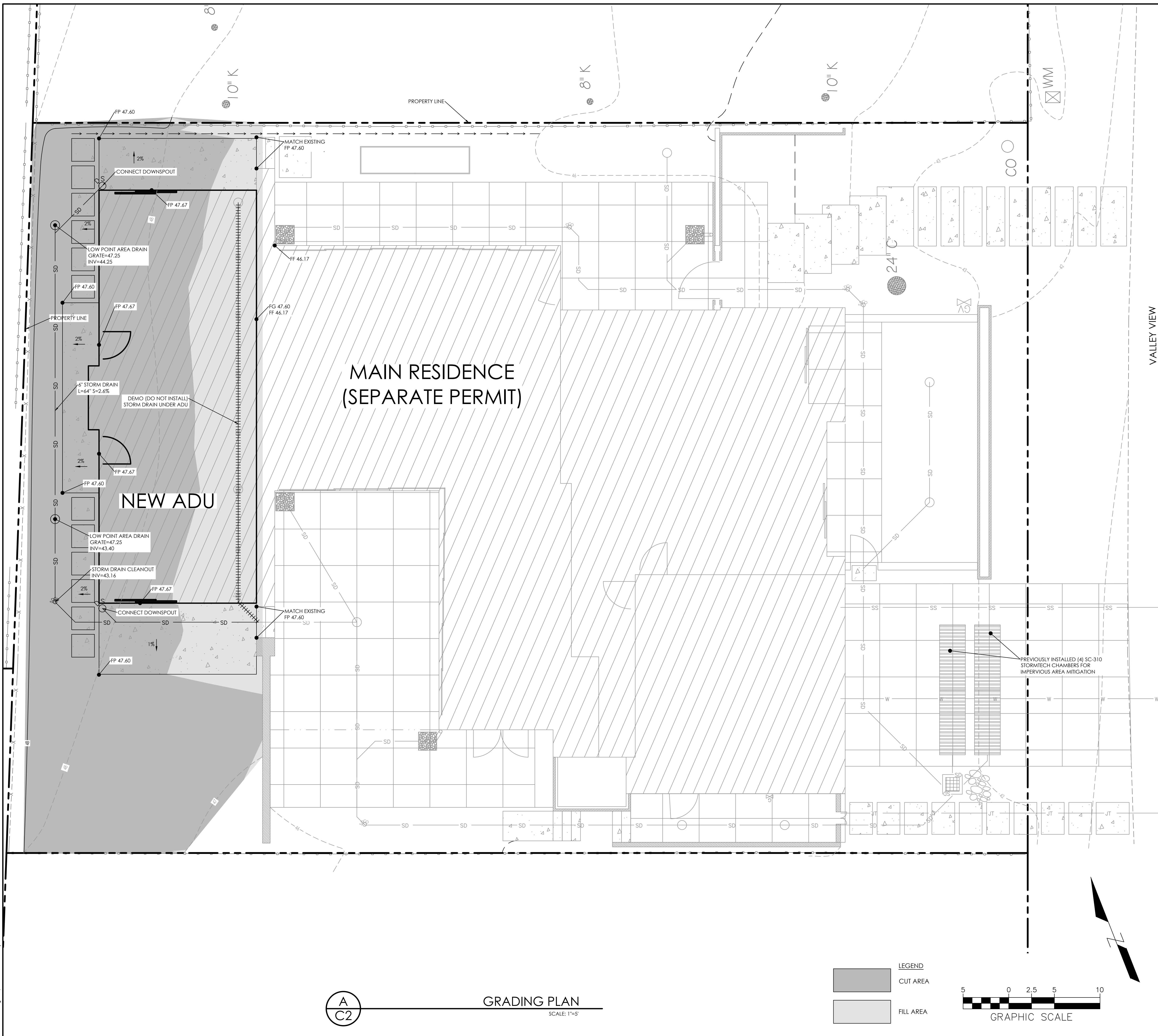
ADAMSKI RESIDENCE-ADU  
26346 VALLEY VIEW AVE.  
CARMEL, CA 93923

SCALE: AS NOTED  
DATE: 8-16-2023  
DESIGN BY: JPR  
DRAWN BY: JPR  
CHECKED BY:  
SHEET NUMBER:  
**C1**  
OF 3 SHEETS  
PROJECT# 122193

Drawing file: Z:\Projects\122193\_Adamski-Valley View.dwg | 122193 Grading Plan - ADU.dwg  
 Plotted: Aug 17, 2023 3:25pm  
 THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF AC3 ENGINEERING.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\122193 Adamski-Valley View.dwg | 122193 Grading Plan - ADU.dwg  
 Plotted: Aug 17, 2023 - 3:25pm

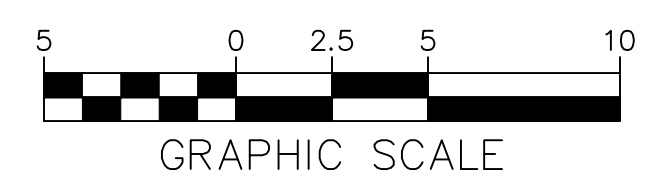


A  
C2

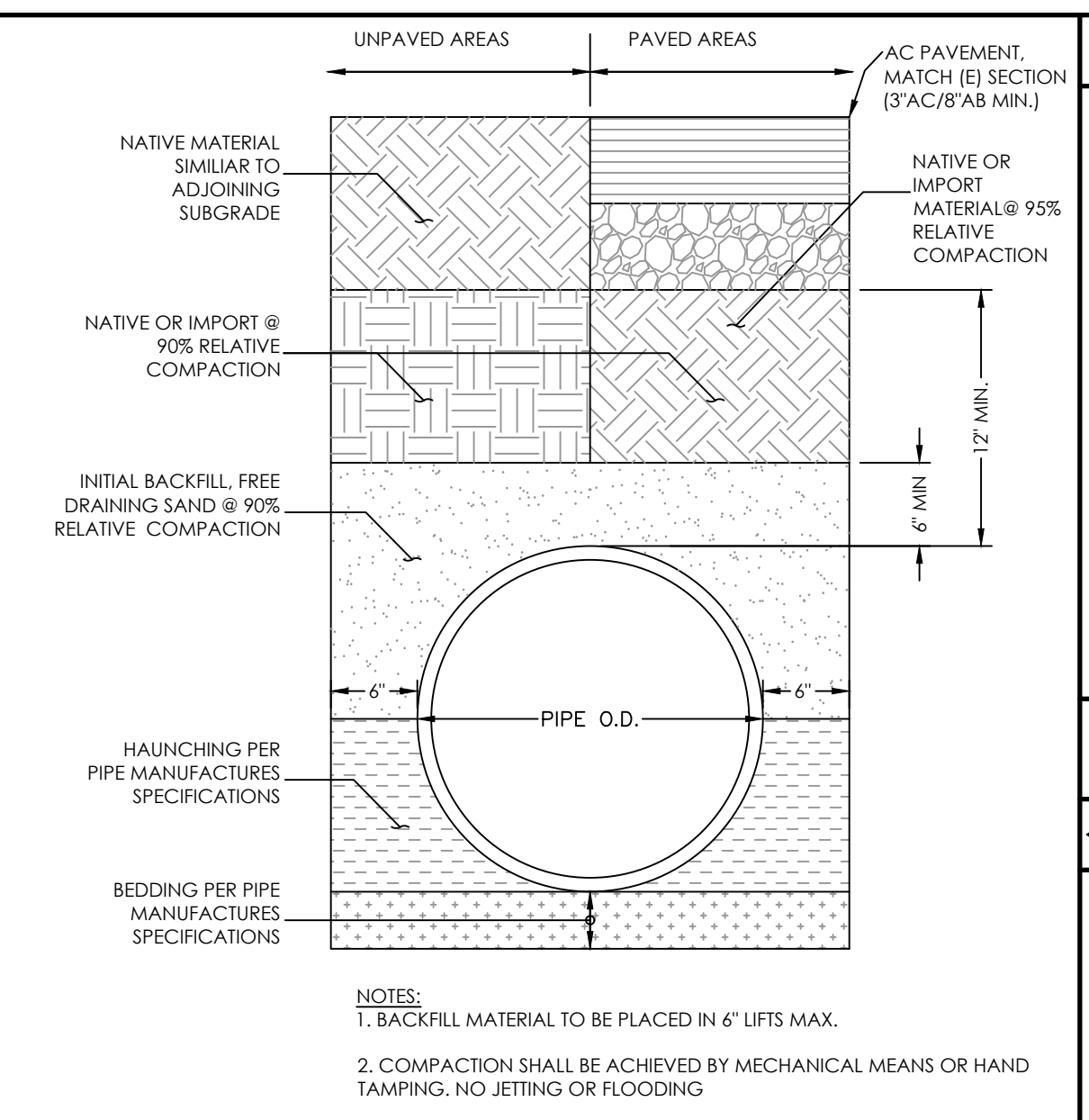
GRADING PLAN  
SCALE: 1"=5'

**LEGEND**

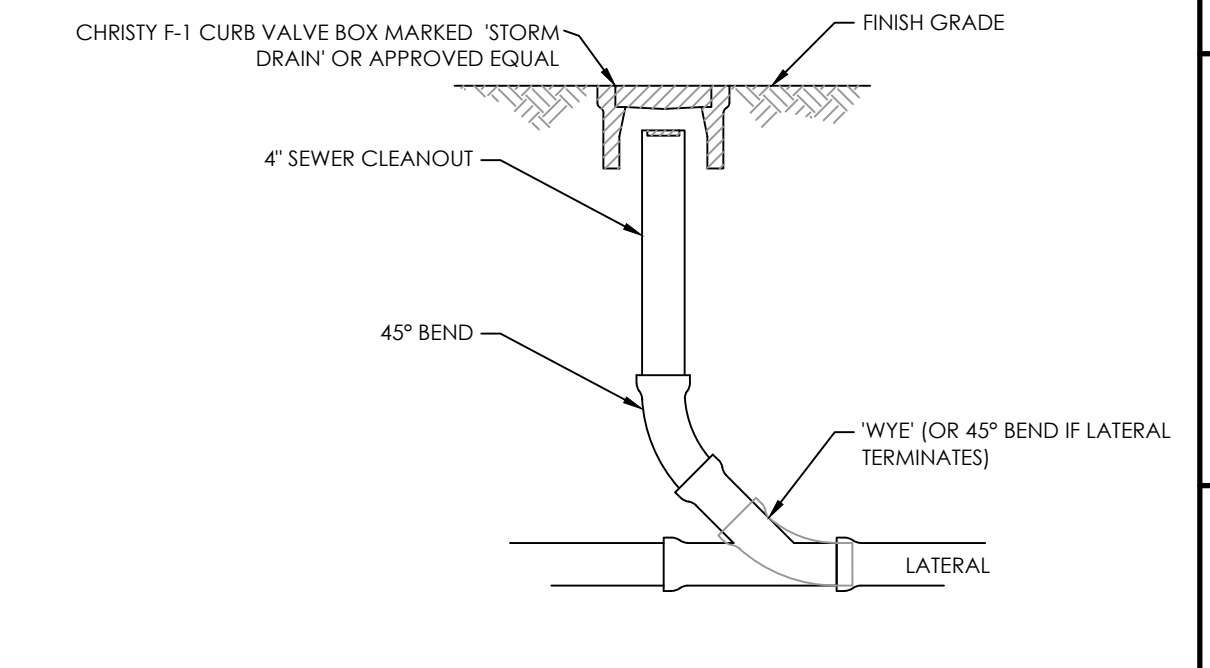
- CUT AREA
- FILL AREA



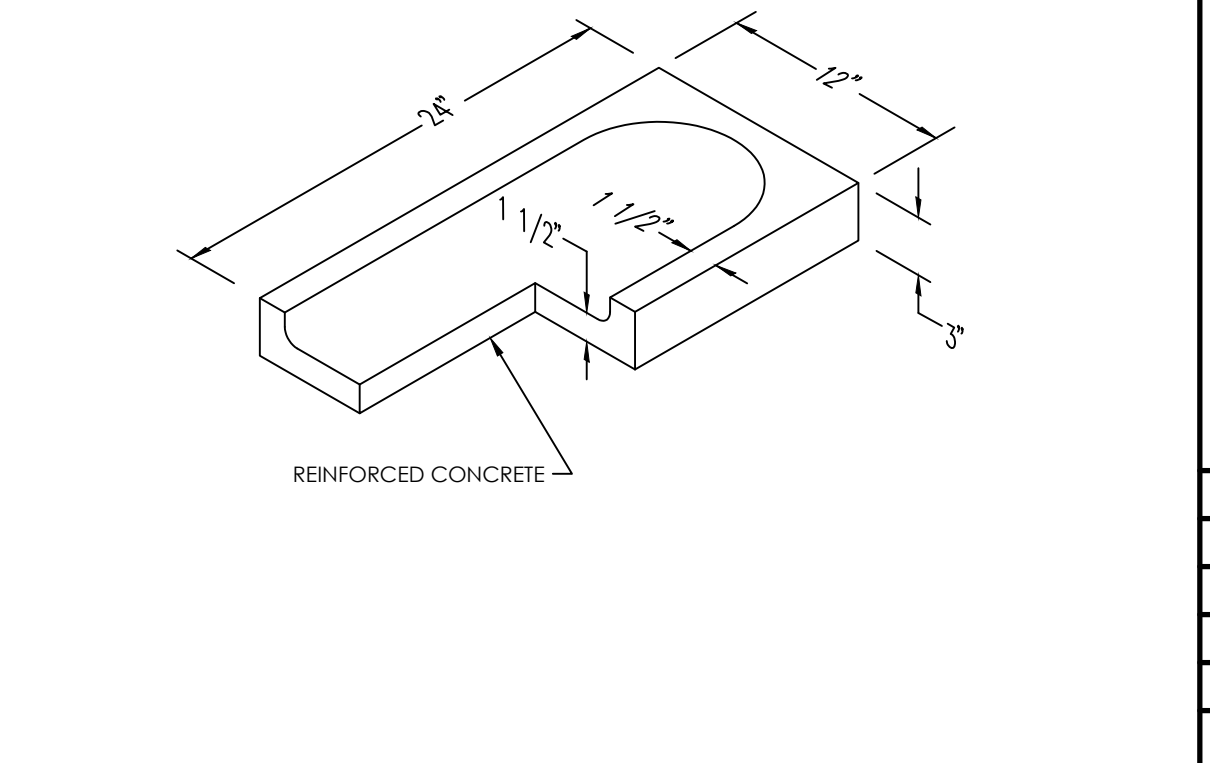
VALLEY VIEW



B  
C2



C  
C2



D  
C2

REV.	DATE	DESCRIPTION

**C3 ENGINEERING INCORPORATED**  
 Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940  
 Phone: (831) 647-1192 Fax: (831) 647-1194  
 mail@C3Engineering.net

**GRADING PLAN**

ADAMSKI RESIDENCE-ADU  
 26346 VALLEY VIEW AVE.  
 CARMEL, CA 93923

SCALE: AS NOTED  
 DATE: 8-16-2023  
 DESIGN BY: JPR  
 DRAWN BY: JPR  
 CHECKED BY:  
 SHEET NUMBER:

**C2**

OF 3 SHEETS  
 PROJECT# 122193

GENERAL NOTES

- 1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES...
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS...
3. ALL CUT AND FILLS SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING...
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS...
B) VEGETATION NOT MAINTAINED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION...
C) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES...
D) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERM, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE...
E) MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT...
F) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT...
G) GONZALES GRADING/EROSION ORD. 2806-16.12.090
H) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY...
I) VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL...
J) ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY;
9. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED;
10. BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK

MONTEREY COUNTY INSPECTIONS

- 1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE...
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

- 1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPIILING OF MATERIALS. DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS...
2. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT, NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
3. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
4. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE...
5. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

WASTE MANAGEMENT POLLUTION CONTROL

- 1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RISE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT, NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE...
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS...
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1. MATERIAL DELIVERY AND STORAGE
WM-2. MATERIAL USE
WM-3. STOCKPILE MANAGEMENT
WM-4. SPILL PREVENTION AND CONTROL
WM-5. SOLID WASTE MANAGEMENT
WM-6. HAZARDOUS WASTE MANAGEMENT
WM-7. CONTAMINATED SOIL MANAGEMENT
WM-8. CONCRETE WASTE MANAGEMENT
WM-9. SANITARY/SEPTIC WASTE MANAGEMENT
WM-10. LIQUID WASTE MANAGEMENT

EROSION CONTROL (SOIL STABILIZATION)

- 1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST...
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1. SCHEDULING
EC-2. PRESERVATION OF EXISTING VEGETATION
EC-3. HYDRAULIC MULCH
EC-4. HYDROSEEDING
EC-5. SOIL BINDERS
EC-6. STRAW MULCH
EC-7. GEOTEXTILES AND MATS
EC-8. WOOD MULCHING
EC-9. EARTH DIKES AND DRAINAGE SWALES
EC-10. VELOCITY DISPERSION DEVICES
EC-11. SLOPE DRAINS
EC-12. STREAMBANK STABILIZATION
EC-13. POLYACRYLAMIDE

SEDIMENT CONTROL

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

TRACKING CONTROL

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

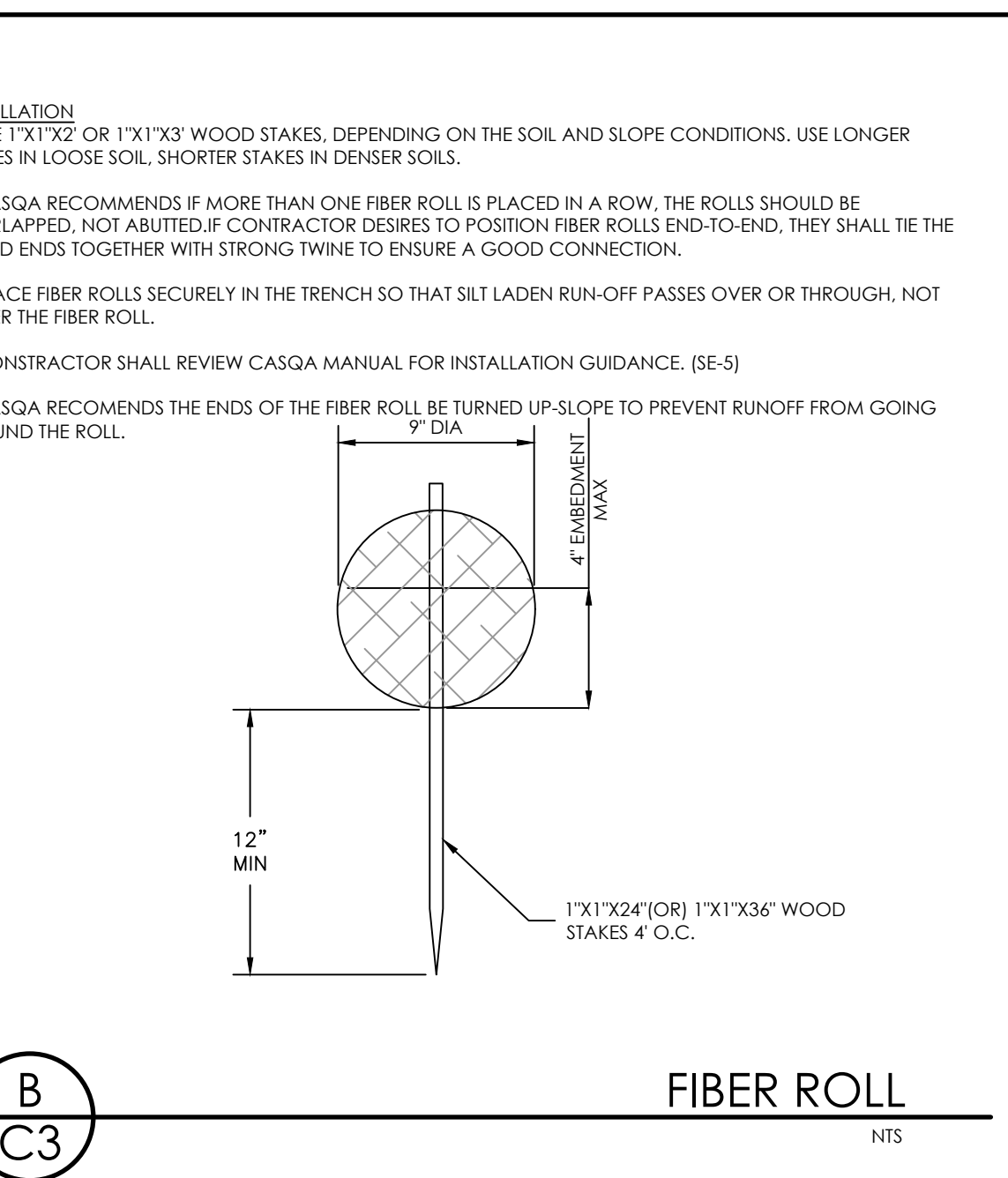
WIND EROSION CONTROL

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

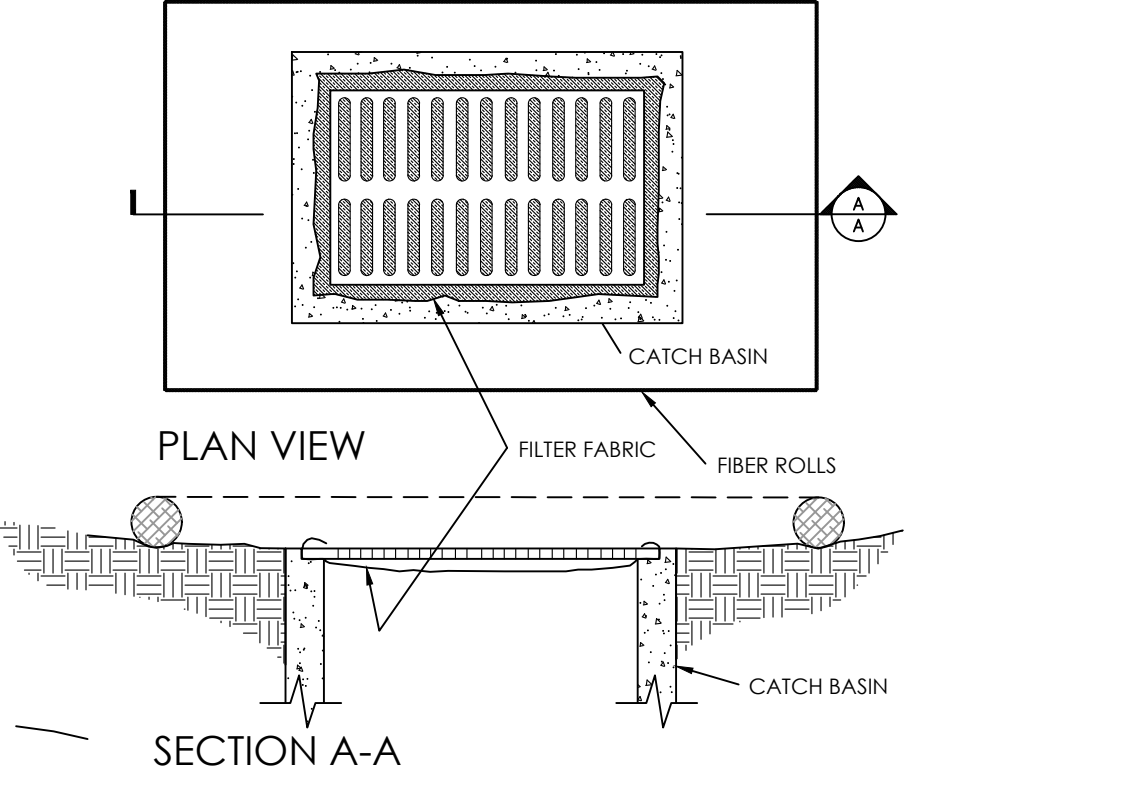
NON-STORMWATER MANAGEMENT POLLUTION CONTROL

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

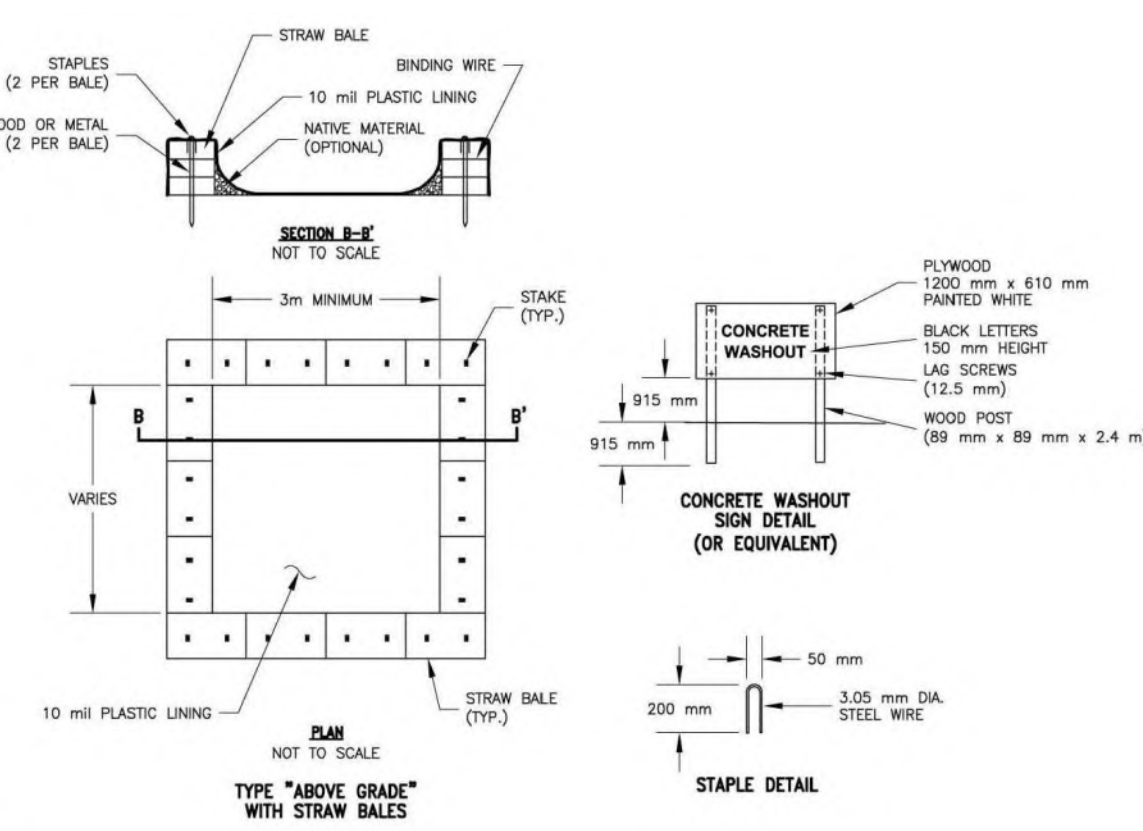
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE REFUSED, REPRODUCED, OR PUBLISHED IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF A3 ENGINEERING.



FIBER ROLL NTS

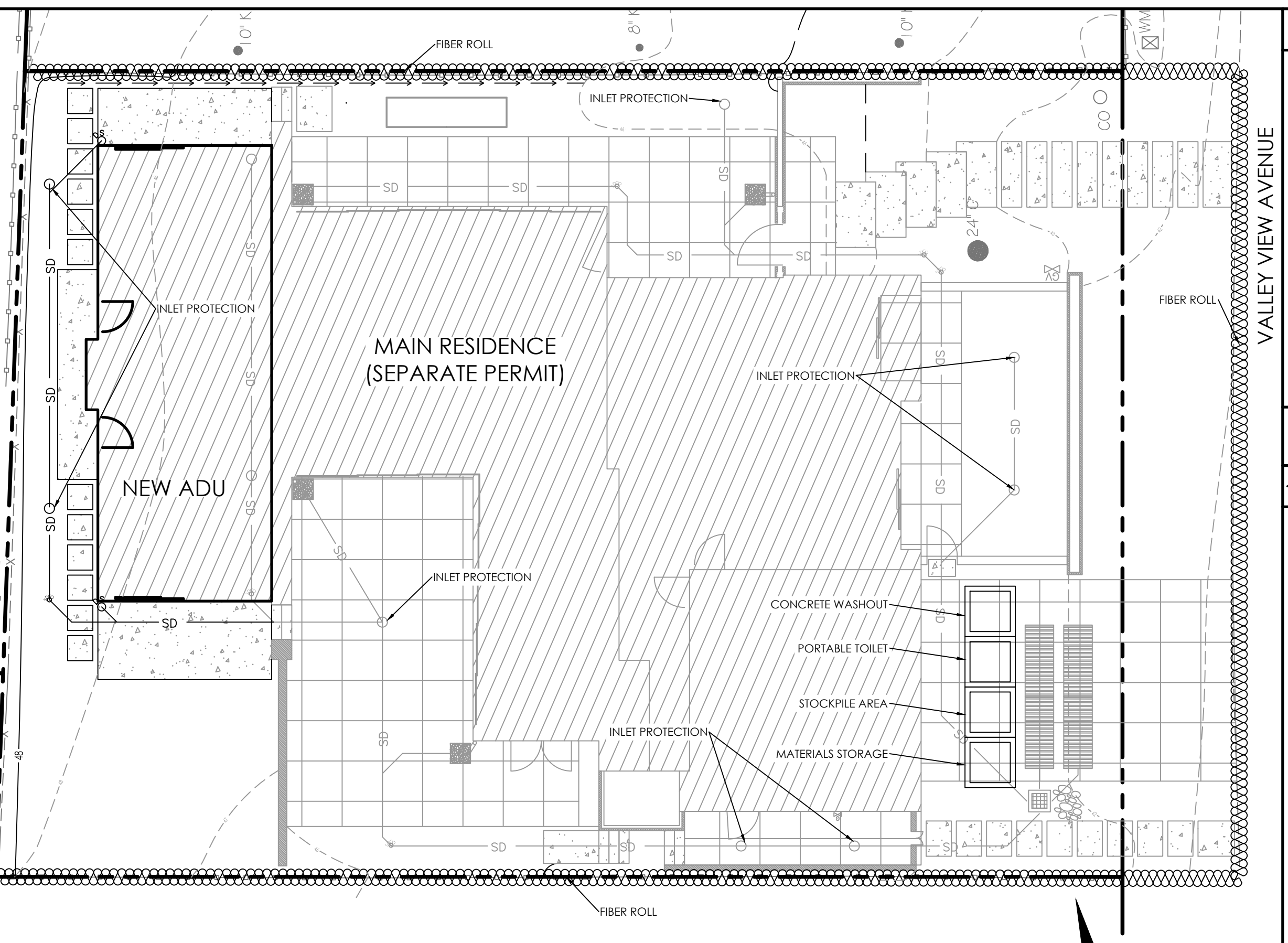


INLET PROTECTION NTS

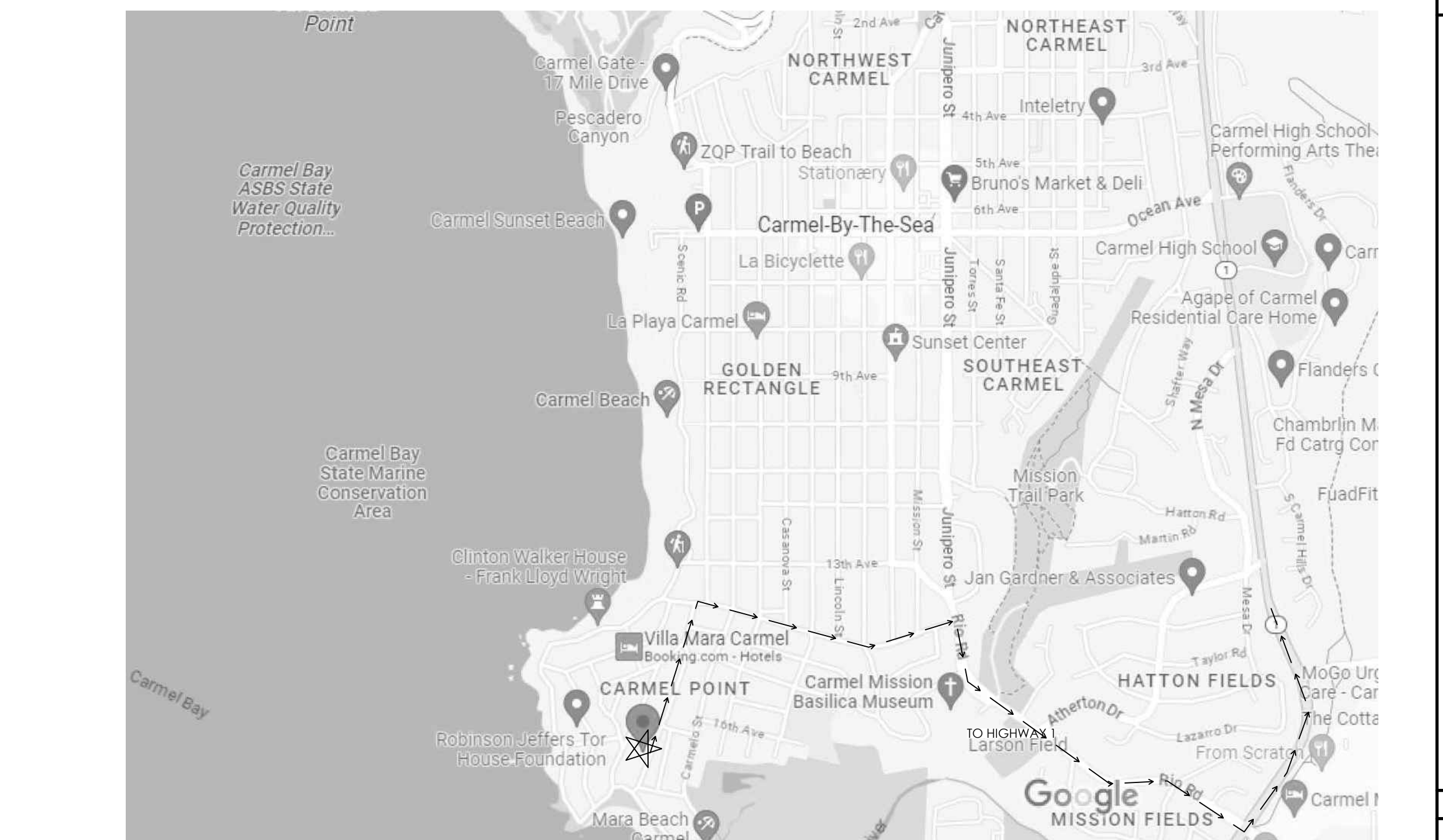


CONCRETE WASHOUT NTS

CONCRETE WASHOUT NTS



EROSION CONTROL PLAN SCALE: 1"=10'



CONSTRUCTION HAUL ROUTE NTS

CONSTRUCTION HAUL ROUTE NTS

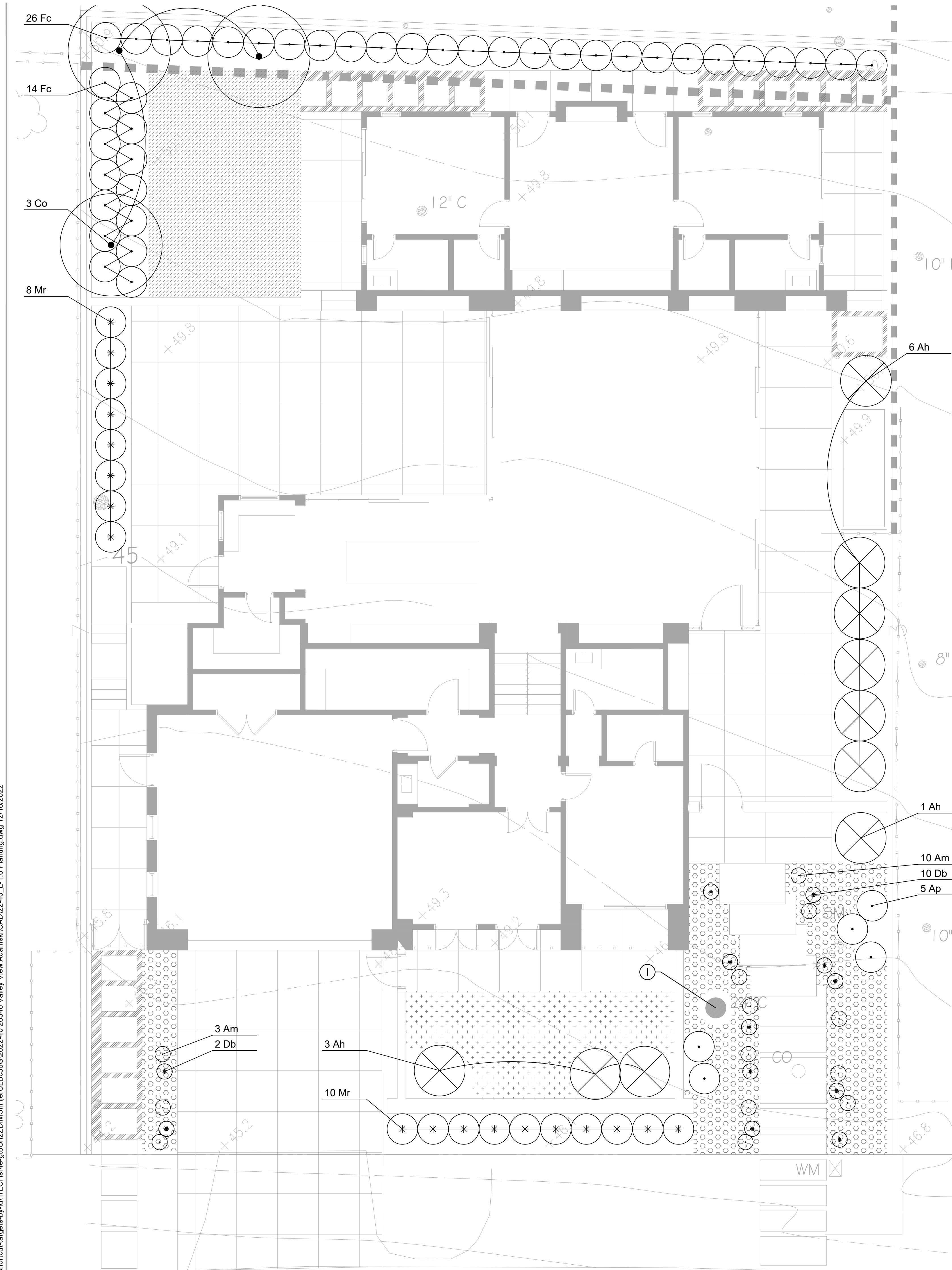
Table with columns for REV, DATE, and DESCRIPTION. It contains several rows of revision information.

A3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Plaza, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
mailto:C3Engineering@aol.com

EROSION CONTROL PLAN
ADAMSKI RESIDENCE-ADU
26346 VALLEY VIEW AVE.
CARMEL, CA 93923

SCALE: AS NOTED
DATE: 8-16-2023
DESIGN BY: JPR
DRAWN BY: JPR
CHECKED BY:
SHEET NUMBER:
OF 3 SHEETS
PROJECT# 122193

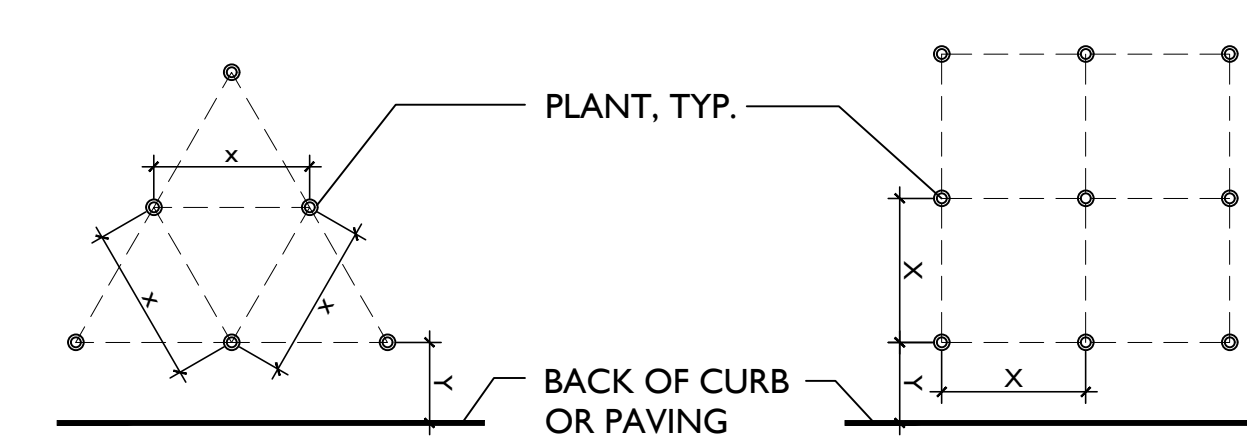




**REFERENCE NOTES**

- ① Existing Tree: To remain. Preserve and protect.

**PLANT SPACING AND PLANTING SETBACK DIAGRAM**



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- Y = 1/2X + 12" 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.

*Simon Phillips* 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.

*Simon Phillips* Simon Phillips 4532 12-19-2022  
 Signed Name CLA# Date

**PLANT LEGEND**

*WUCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
<b>Trees</b>				
L	Co Cercis occidentalis	Western Redbud	15 Gal.	
<b>Shrubs</b>				
L	Am Achillea millefolium 'Californica'	Common Yarrow	1 Gal.	
L	Ah Arctostaphylos densiflora	Vine Hill Manzanita	5 Gal.	
L	Ap Artemisia pycnocephala	Dune Sagewort	1 Gal.	
L	Db Dudleya brittonii	Giant Chalk Dudleya	4" Pot	
L	Fc Festuca californica	California Fescue	1 Gal.	
L	Mr Muhlenbergia rigens	Deer Grass	1 Gal.	
<b>Groundcovers</b>				
M	Calamagrostis foliosa	Mendocindo Reed Grass	1 Gal. @ 18" OC	
M	Carex praegracilis	California Field Sedge	4" Pot @ 18" OC	
L	Dymondia margaretae	Silver Carpet	4" Pot @ 6" OC	
L	Festuca rubra	Red Fescue	Sod	

**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 before 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.
- 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.
- Compost: Compost minimum of 4 cubic yards per 1,000 sq. ft. of permeable area tilled to a depth of 6".
- 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.
- Irrigation system to have a dedicated backflow preventer and master shut off valve at the point of connection.
- 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.
- 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 Architect.
- Irrigation valves to correspond to hydrozone limits.
- Irrigation system to be a design build. All planting areas to be drip irrigated.

**WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL**

Project Name 26346 Valley View Ave.  
 Project Number 22-40

Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup> or d	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
<b>Regular Landscape Areas</b>							
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 - Shrubs	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
<b>Special Landscape Areas</b>							
7				1.00	0	0.00	0.00
8				1.00	0	0.00	0.00
Totals (C)					0 (D)	0.00	0.00
<b>ETWU Total (Gallons)</b>						<b>14015.37</b>	
<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup> (Gallons)</b>						<b>19958.05</b>	
<b>ETWU (Acre Feet)</b>						<b>0.04</b>	
<b>MAWA (Acre Feet)</b>						<b>0.06</b>	

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

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

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

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

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

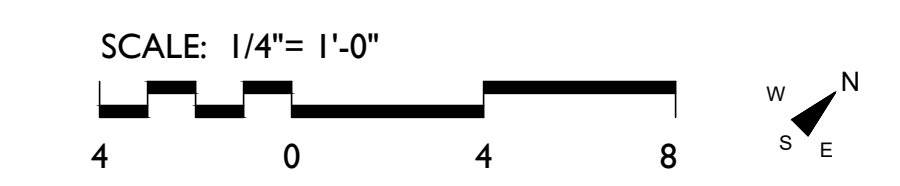
**ETAF Calculations**

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

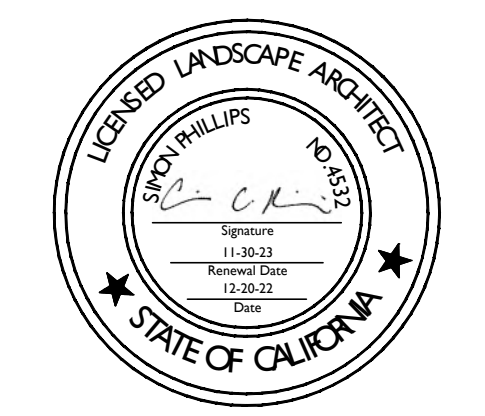
**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

**All Landscape Areas**

Total ETAF x Area	(B+D)	706.42
Total Area	(A+C)	1829.00
Sitewide ETAF	(B+D) ÷ (A+C)	0.39



2548 EMPIRE GRADE  
 SANTA CRUZ, CA 95060  
 831.466.9617



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

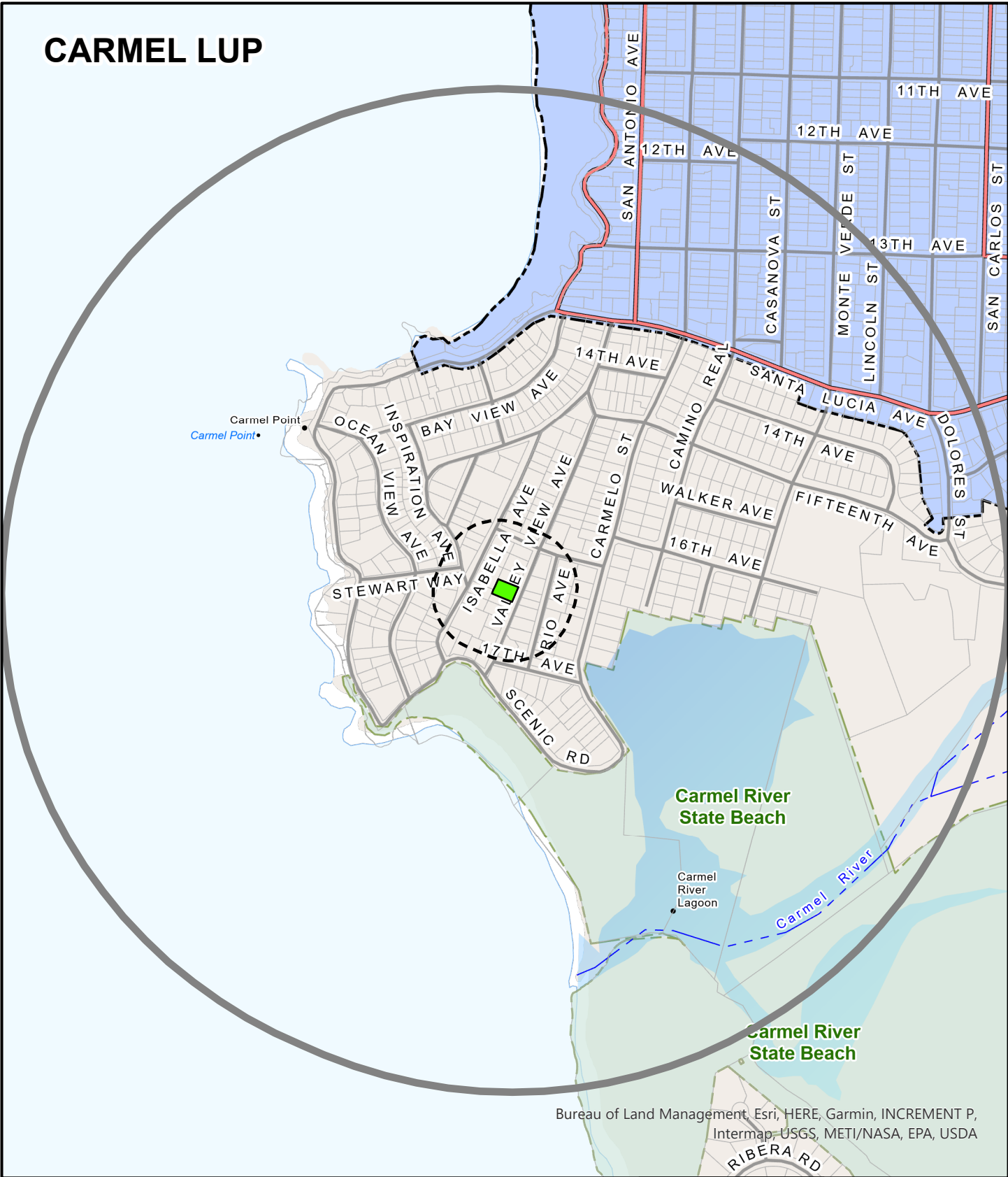
SHEET NAME:  
**Planting Plan**

SHEET NO:

# Exhibit B

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# CARMEL LUP




Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

**APPLICANT:** VALLEY POINT LLC

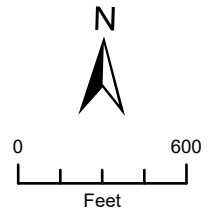
**APN:** 009463003000

**FILE #** PLN230341

 Project Site

 300 FT Buffer

 2500 FT Buffer



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# Exhibit C

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# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

### Project Title: PIETRO FAMILY INVESTMENTS LP

Lead Agency: Monterey County Contact Person: Maira Blanco  
Mailing Address: 1441 Schilling Place, 2nd Floor Phone: 831-755-5052  
City: Salinas Zip: 93901 County: Monterey

Project Location: County: Monterey City/Nearest Community: Carmel  
Cross Streets: Scenic and 16th Avenue Zip Code: 93923  
Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: .15 and .20  
Assessor's Parcel No.: 009-463-017 and 009-463-003 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
Within 2 Miles: State Hwy #: HWY 1 Waterways: \_\_\_\_\_  
Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Carmel River Elementary

### Document Type:

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

### Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

### Development Type:

Residential: Units 2 Acres 1  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

### Project Issues Discussed in Document:

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

### Present Land Use/Zoning/General Plan Designation:

Carmel Area Land Use Plan/MDR/2-D(18)

### Project Description: (please use a separate page if necessary)

PLN170612: Construction of a new 2,285-square foot single family dwelling with basement and attached garage within 750 feet of a known archaeological site. The property is located at 26338 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-017-000), Carmel Area Land Use Plan, Coastal Zone.

PLN170613: Construction of a new 3,028-square foot single family dwelling with basement and attached garage within 750 feet of a known archaeological site. The property is located at 26346 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-003-000), Carmel Area Land Use Plan, Coastal Zone.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.



## Reviewing Agencies Checklist


Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".


<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 9/13/18 Ending Date 10/15/18

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: CHRIS ADAMSKI, EMERSON DEVELOPMENT 
Address: _____	Address: PO BOX 5837
City/State/Zip: _____	City/State/Zip: CARMEL, CA 93921
Contact: _____	Phone: 831-915-3912
Phone: _____	

Signature of Lead Agency Representative:  Date: 9/12/18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

County of Monterey  
 State of California  
**MITIGATED NEGATIVE DECLARATION**

**FILED**  
 SEP 12 2018  
 STEPHEN L. VAGNINI  
 MONTEREY COUNTY CLERK  
 DEPUTY

<b>Project Title:</b>	Pietro Family Investments LP
<b>File Number:</b>	PLN170612 & PLN170613
<b>Owners:</b>	Pietro Family Investments LP
<b>Project Location:</b>	26338 & 26346 Valley View Avenue, Carmel
<b>Primary APN:</b>	009-463-017-000; 009-463-003-000
<b>Project Planner:</b>	Maira Blanco
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	<p>PLN170612: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 2,285-square foot single family dwelling with 450-square foot attached garage and a 1,687-square foot basement; grading involving 830 cubic yards of cut; and 2) Coastal Development Permit for development within 750 feet of a known archaeological site. The approved permit would also serve to correct an existing code enforcement violation, 17CE00360. The property is located at 26338 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-017-000), Carmel Area Land Use Plan, Coastal Zone.</p> <p>PLN170613: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 3,028-square foot single family dwelling with a 2,413-square foot basement and a 440-square foot attached garage; grading involves 1255 cubic yards of cut; and a 2) Coastal Development Permit for development within 750 feet of a known archaeological site. Approval of this permit would clear an existing code enforcement violation, 17CE00140. The property is located at 26346 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-003-000), Carmel Area Land Use Plan, Coastal Zone.</p>

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

<b>Decision Making Body:</b>	Planning Commission
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	September 13, 2018
<b>Review Period Ends:</b>	October 15, 2018

Further information, including a copy of the application and Initial Study are available at the Monterey County RMA Planning, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901/(831) 755-5025

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS  
1441 Schilling Place, South 2<sup>nd</sup> Floor (831)755-4800  
Salinas, California 93901-4527 [www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency – Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for two Combined Development Permits consisting of Coastal Administrative Permits and Design Approvals and Coastal Development Permits (Pietro Family Investments, LP File Nos. - PLN170612 and PLN170613) at 26338 and 26346 Valley View Avenue, Carmel (APN: 009-463-017-000; APN: 009-463-003-000) (see descriptions below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 1441 Schilling Place, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/environmental-documents/pending> .

The Planning Commission will consider this proposal at a meeting on October 31, 2018 at 9:30am in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from September 13, 2018 to October 15, 2018. Comments can also be made during the public hearing.

### **Project Description:**

**PLN170612:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 2,285-square foot single family dwelling with 450-square foot attached garage and a 1,687-square foot basement; grading involving 830 cubic yards of cut; and 2) Coastal Development Permit for development within 750 feet of a known archaeological site. The approved permit would also serve to correct an existing code enforcement violation, 17CE00360. The property is located at 26338 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-017-000), Carmel Area Land Use Plan, Coastal Zone.

**PLN170613:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 3,028-square foot single family dwelling with a 2,413-square foot basement and a 440-square foot attached garage; grading involves 1255 cubic yards of cut; and a 2) Coastal Development Permit for development within 750 feet of a known archaeological site. Approval of this permit would clear an existing code enforcement violation, 17CE00140. The property is located at 26346 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-003-000), Carmel Area Land Use Plan, Coastal Zone.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

**For reviewing agencies:** Resource Management Agency – Planning requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey  
Resource Management Agency – Planning  
Attn: Maira Blanco, Associate Planner  
1441 Schilling Place, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Pietro Family Investments, LP; File Numbers PLN170612 and PLN170613

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

- \_\_\_\_\_ No Comments provided
- \_\_\_\_\_ Comments noted below
- \_\_\_\_\_ Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. California-American Water Company
5. Cypress Fire Protection District
6. Monterey County Water Resources Agency
7. Monterey County RMA-Public Works
8. Monterey County RMA-Environmental Services
9. Monterey County Environmental Health Bureau
10. Pietro Family Investments LP, Owner
11. Chris Adamski C/O Emerson Development Group Inc, Applicant
12. Anthony Lombardo C/O Anthony Lombardo & Associates, Agent
13. The Open Monterey Project
14. LandWatch Monterey County
15. Property Owners & Occupants within 300 feet (Notice of Intent only)

### **Distribution by e-mail only (Notice of Intent only):**

16. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: [galacatos@usace.army.mil](mailto:galacatos@usace.army.mil))
17. Emilio Hipolito ([ehipolito@nccrc.org](mailto:ehipolito@nccrc.org))
18. Molly Erickson ([Erickson@stamplaw.us](mailto:Erickson@stamplaw.us))
19. Margaret Robbins ([MM\\_Robbins@comcast.net](mailto:MM_Robbins@comcast.net))
20. Michael Weaver ([michaelrweaver@mac.com](mailto:michaelrweaver@mac.com))
21. Monterey/Santa Cruz Building & Construction ([Office@mscbctc.com](mailto:Office@mscbctc.com))
22. Tim Miller (Tim.Miller@amwater.com)

**MONTEREY COUNTY**  
**RESOURCE MANAGEMENT AGENCY**

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PLANNING

1441 SCHILLING PLACE, 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025/FAX: (831) 757-9516



**Project Title:** Pietro Family Investments LP

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**File No.:** PLN170612 & PLN170613

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**Project Location:** 26338 Valley View & 26346 Valley View, Carmel CA

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**Name of Property Owner:** Pietro Family Investments LP

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**Name of Applicant:** Chris Adamski

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**Assessor's Parcel Number(s):** 009-463-017-000 & 009-463-003-000

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**Acreeage of Property:** .15 acre (26338 Valley View) &.20 (26346 Valley View)

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**General Plan Designation:** Carmel Area Land Use Plan

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**Zoning District:** MDR/2-D (18) (CZ)/Medium Density Residential, 2 units per acre with a Design Control overlay and 18-foot height restriction

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**Lead Agency:** County of Monterey, Resource Management Agency – Planning

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**Prepared By:** Maira Blanco, Associate Planner

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**Date Prepared:** September 12, 2018

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**Contact Person:** Maira Blanco, Associate Planner

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**Phone Number:** 831-755-5052

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## **II. DESCRIPTION OF PROJECTS AND ENVIRONMENTAL SETTING**

### **A. Project Description:**

#### 26338 Valley View (Assessor's Parcel Number 009-463-017-000; PLN170612)

The project application consists of a 2,285-square foot two-story single family dwelling with a 1,687-square foot basement and a 450-square foot attached two car garage to be developed within 750 feet of a known archaeological resource. The proposed project is located at 26338 Valley View Avenue, on a .15-acre parcel in Carmel, California (Assessor's Parcel Number 009-463-017-000), Coastal Zone (**FIG 1a**).

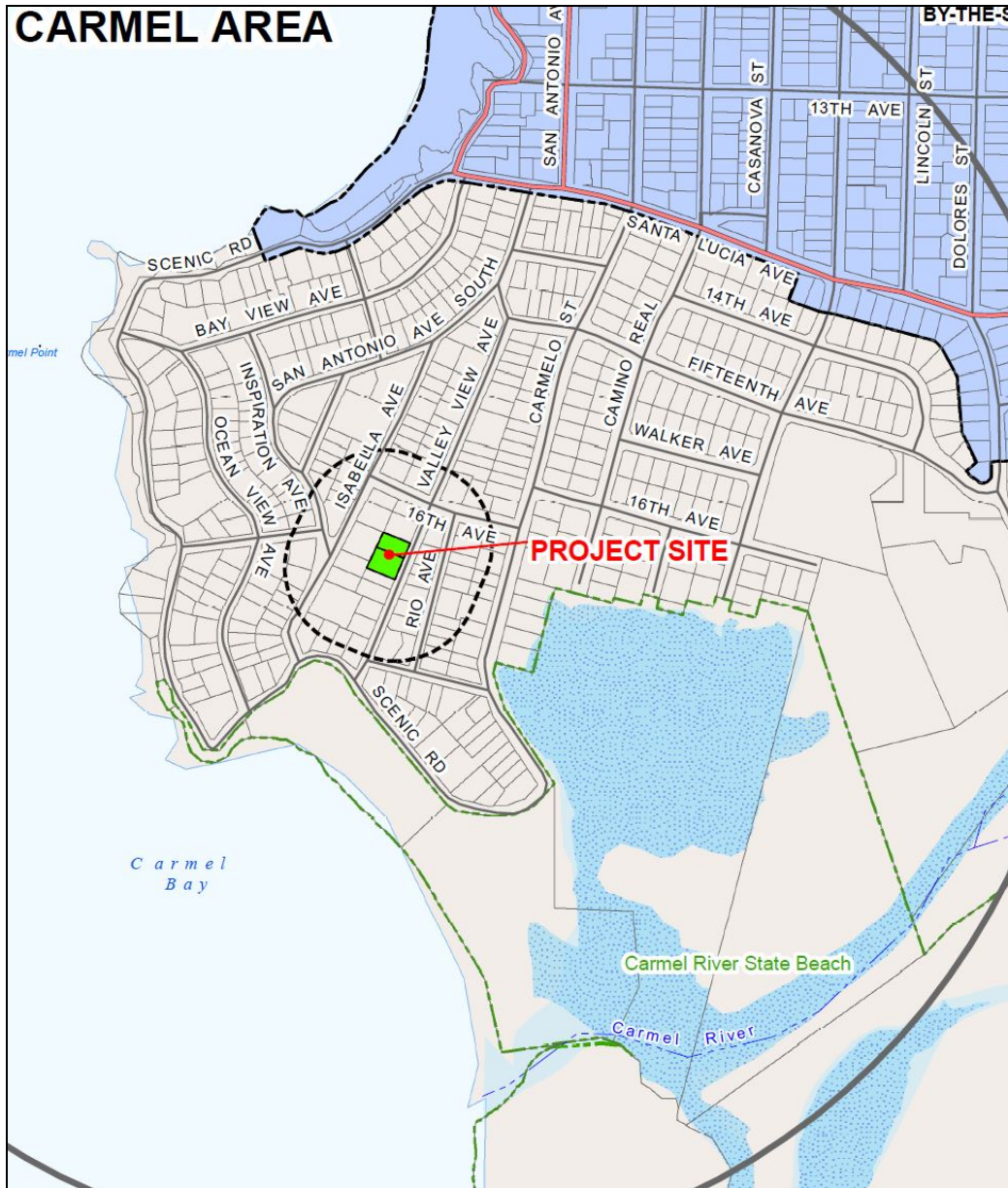
**Note: Figures with an 'a' next to the number pertain/refer to 26338 Valley View (APN: 009-463-017-000), unless indicated otherwise.**

#### 26346 Valley View (Assessor's Parcel Number 009-463-003; PLN170613)

The project application consists of a 3,028-square foot two-story single family dwelling with a 2,413-square foot basement and a 440-square foot attached two-car garage to be developed within 750 feet of a known archaeological resource. The proposed property is located at 26346 Valley View Avenue, on a .20-acre parcel in Carmel (Assessor's Parcel Number 009-463-003-000), Coastal Zone (**FIG 1b**).

**Note: Figures with a 'b' next to the number pertain/refer to 26346 Valley View (APN: 009-463-003), unless indicated otherwise.**

The subject parcels are adjacent to each other; parcels shown in relationship to one another in Figure 1.



**Figure 1 – Vicinity Map: 26338 Valley View Avenue and 26346 Valley View Avenue**



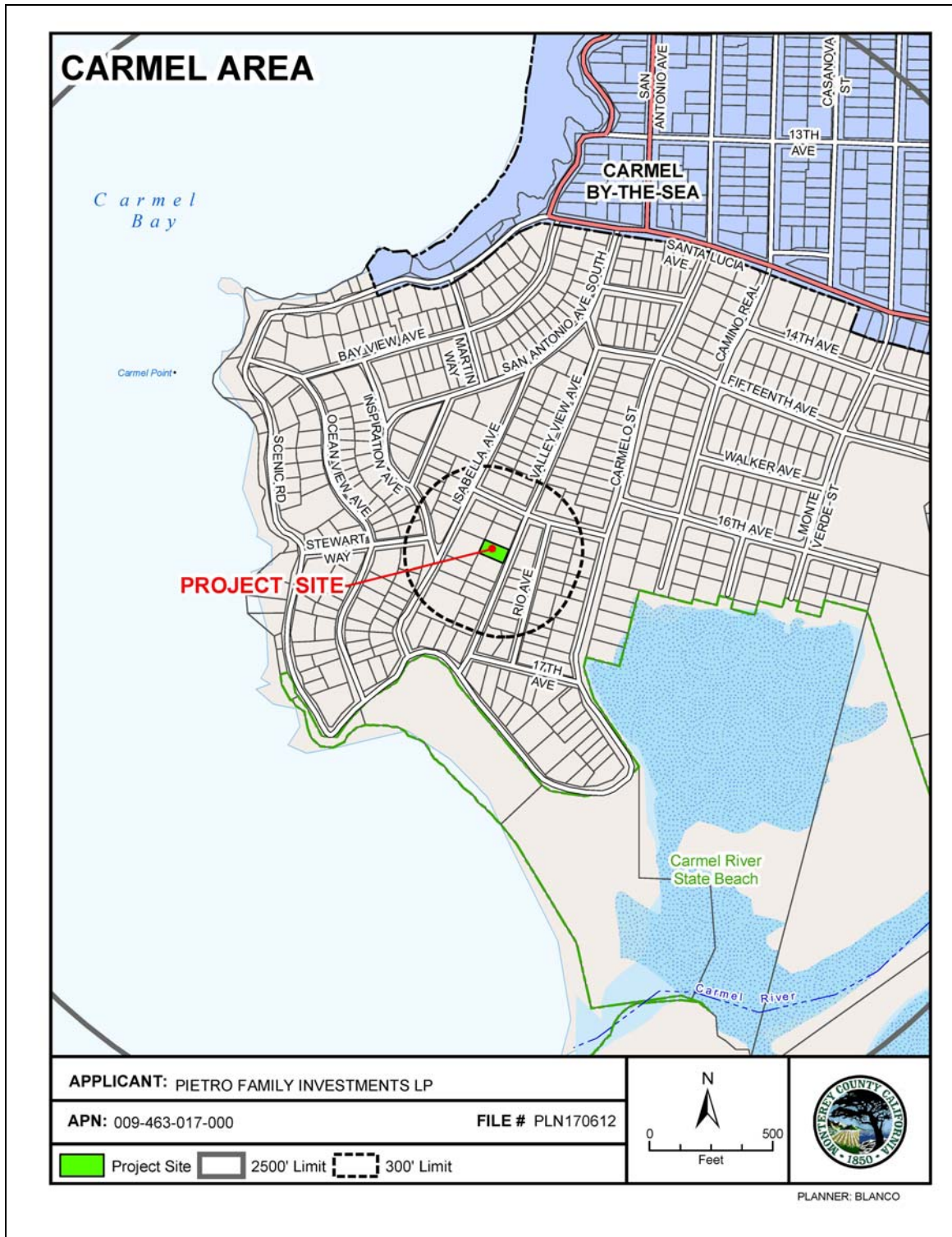


Figure 1a – Vicinity Map: 26338 Valley View Avenue in Carmel

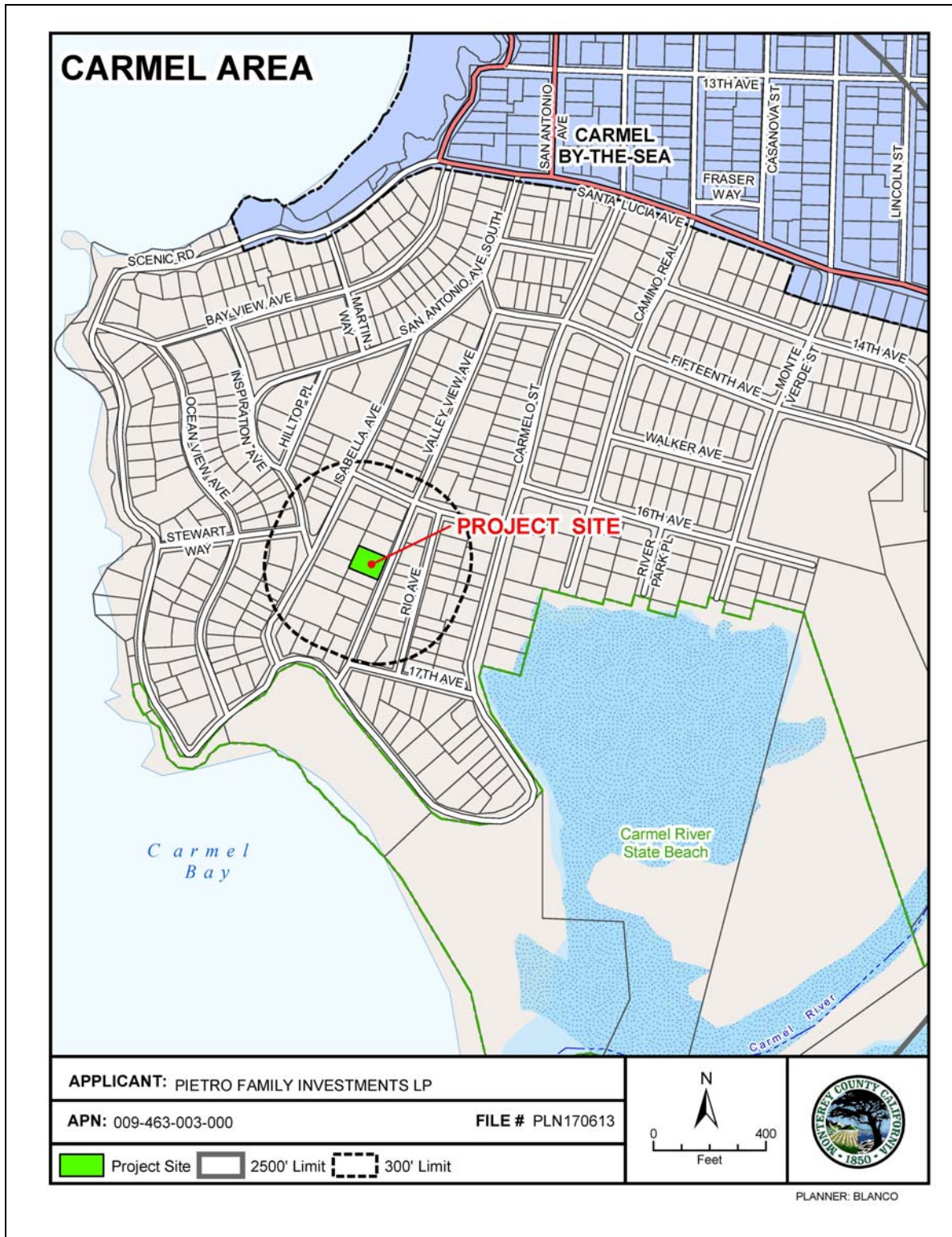
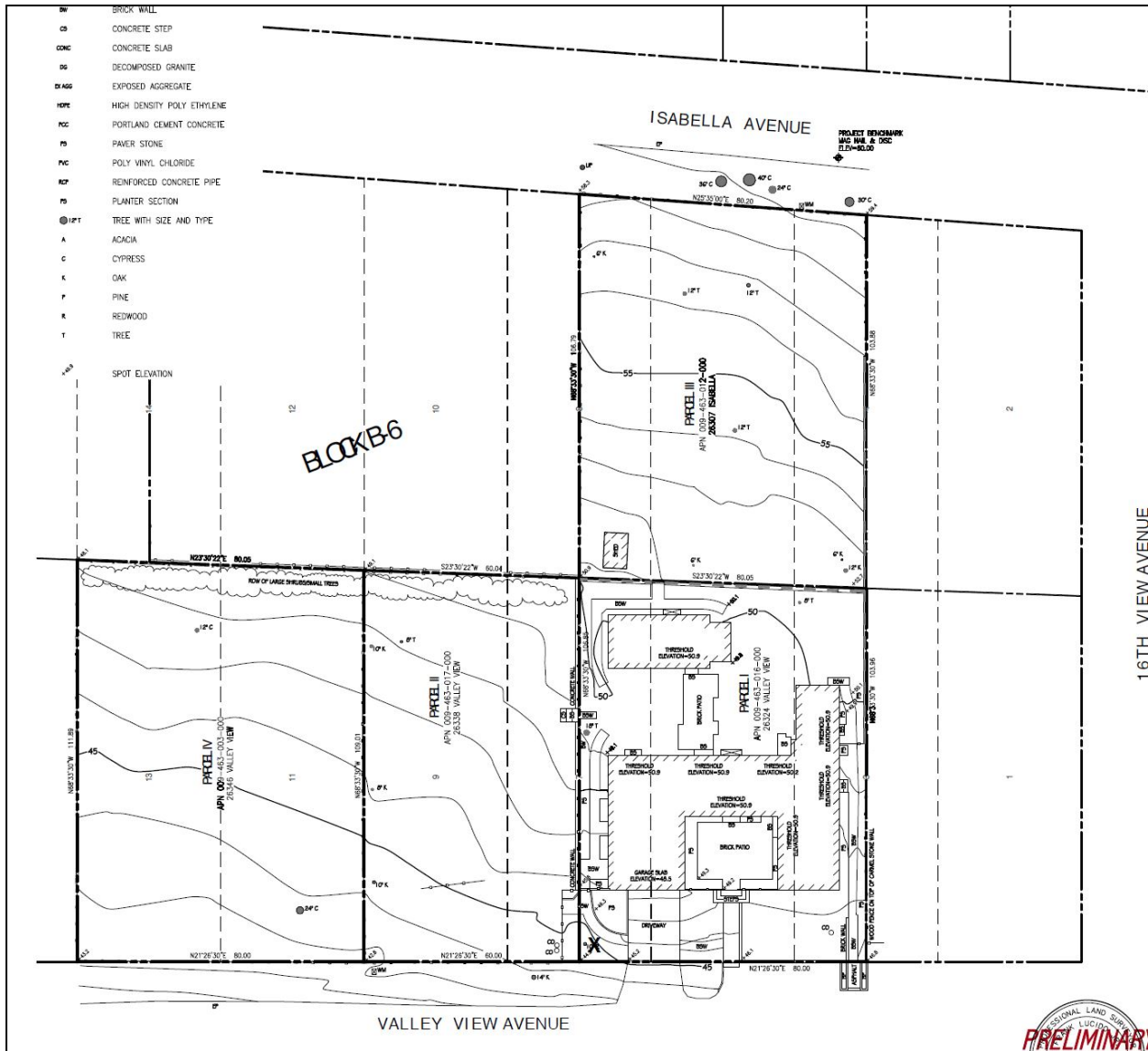


Figure 1b – Vicinity Map: 26346 Valley View Avenue in Carmel

Both subject parcels are zoned MDR/2-D (18) or Medium Density Residential, 2 units per acre with a Design Control overlay and an 18-foot height restriction and are governed by regulations and policies in the 1982 General Plan, the Carmel Area Land Use Plan, the Monterey County Coastal Implementation Plan (CIP)(Part 4 – Regulations for Development in the Carmel Area Land Use Plan Area [Chapter 20.146]), and the Monterey County Coastal Zoning Ordinance, Title 20. Implementation of the project requires the consideration of a Combined Development Permit (CDP) consisting of: a Coastal Administrative Permit and Design Approval for the construction of a single family dwelling; and a Coastal Development Permit for development within 750-feet of a known archaeological resource.

To comply with the policies that govern development in the area and the procedures established for project review, the applicant submitted the following: Architectural Plan submittal which included a Cover Sheet, Survey, Site Plan, Floor Plans, Roof Plan, Building Sections and Elevations, Window/Door Schedules, and Architectural Details (A0-A8.3); the Landscape Plan – the landscape plan set included the Irrigation Plan (L.1), Planting Plan (L.2), and Exterior Lighting Plan (L.3). Finally, four additional sheets in the plan set addressed Grading and Drainage and Erosion Control (C1-C4). The Architectural Plan set was routed to the following agencies: Cypress Fire Protection District, RMA-Public Works, Environmental Health Bureau, Water Resources Agency, California Coastal Commission, and RMA-Environmental Services.

The topographic survey (**FIG 2**) shows existing site conditions: the subject properties are undeveloped lots with minimal vegetation and scattered trees. The lots front Valley View Avenue. The proposed residential development is adjacent to existing developed residential lots; the same project proponent is proposing development on another undeveloped lot on Isabella Avenue (which shares a common corner with APN: 009-463-017-000).



**Figure 2** – Survey: 26338 Valley View Avenue (APN: 009-463-017-000) and 26346 Valley View Avenue (APN: 009-463-003-000) are adjacent parcels

Figures 3a and 3b provide a view of the Site Plan. From Valley View Avenue (east), the proposed residences would be set back 20 feet from the front property line. **FIG 3a** shows a gate and courtyard within the front setback and a water feature with a central location among four large (proposed) trees just beyond this point for APN:009-463-017-000). The driveway is located on Valley View Avenue and is shown to be at a lower elevation than the house. The proposed residential layout is a T-shape with offsets occurring on the south end; a courtyard is shown in the southwest area and a deck and chimney would encroach into the south side setback (allowable under the zoning setback exceptions, Section 20.62.040. D. – Title 20). Figure 3b shows a similar T-shaped layout, with offsets occurring on the east and west sides of the adjacent proposed residence.

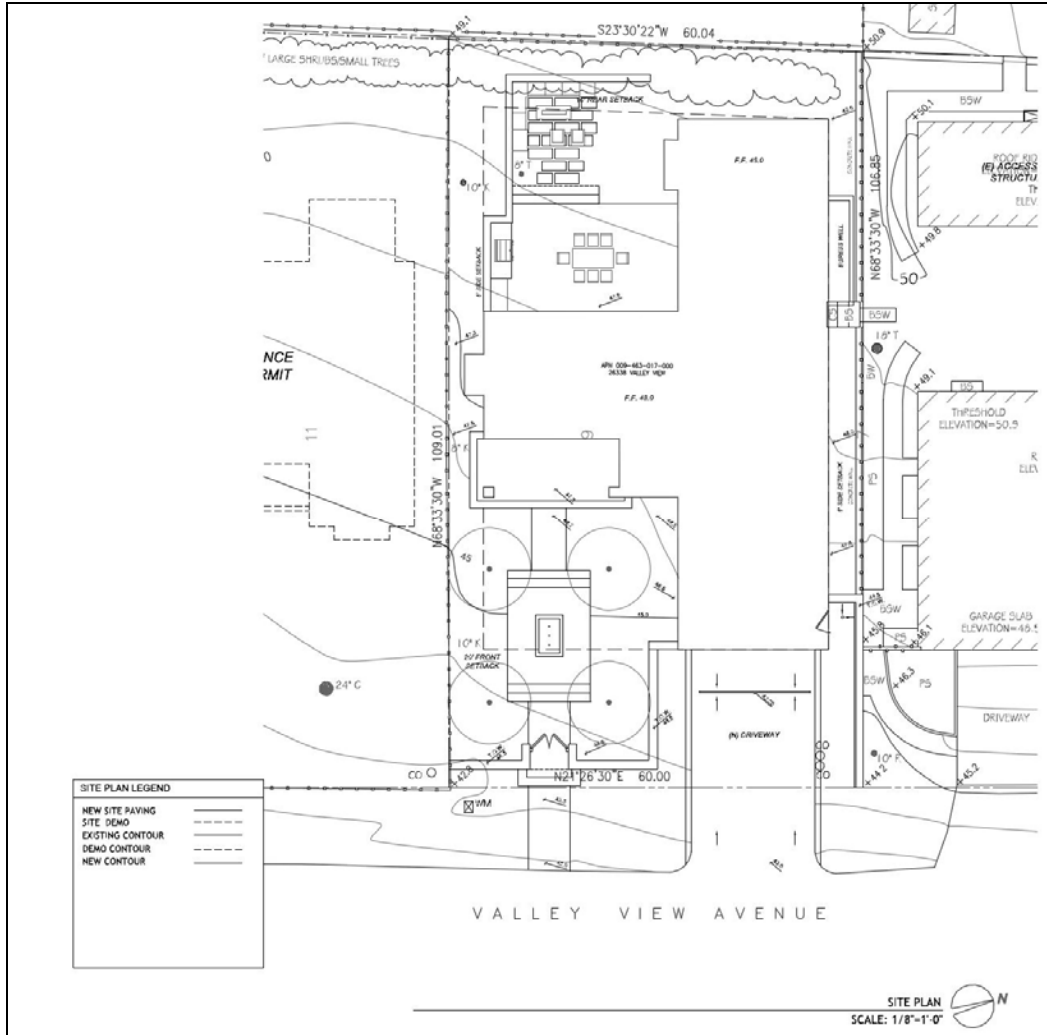
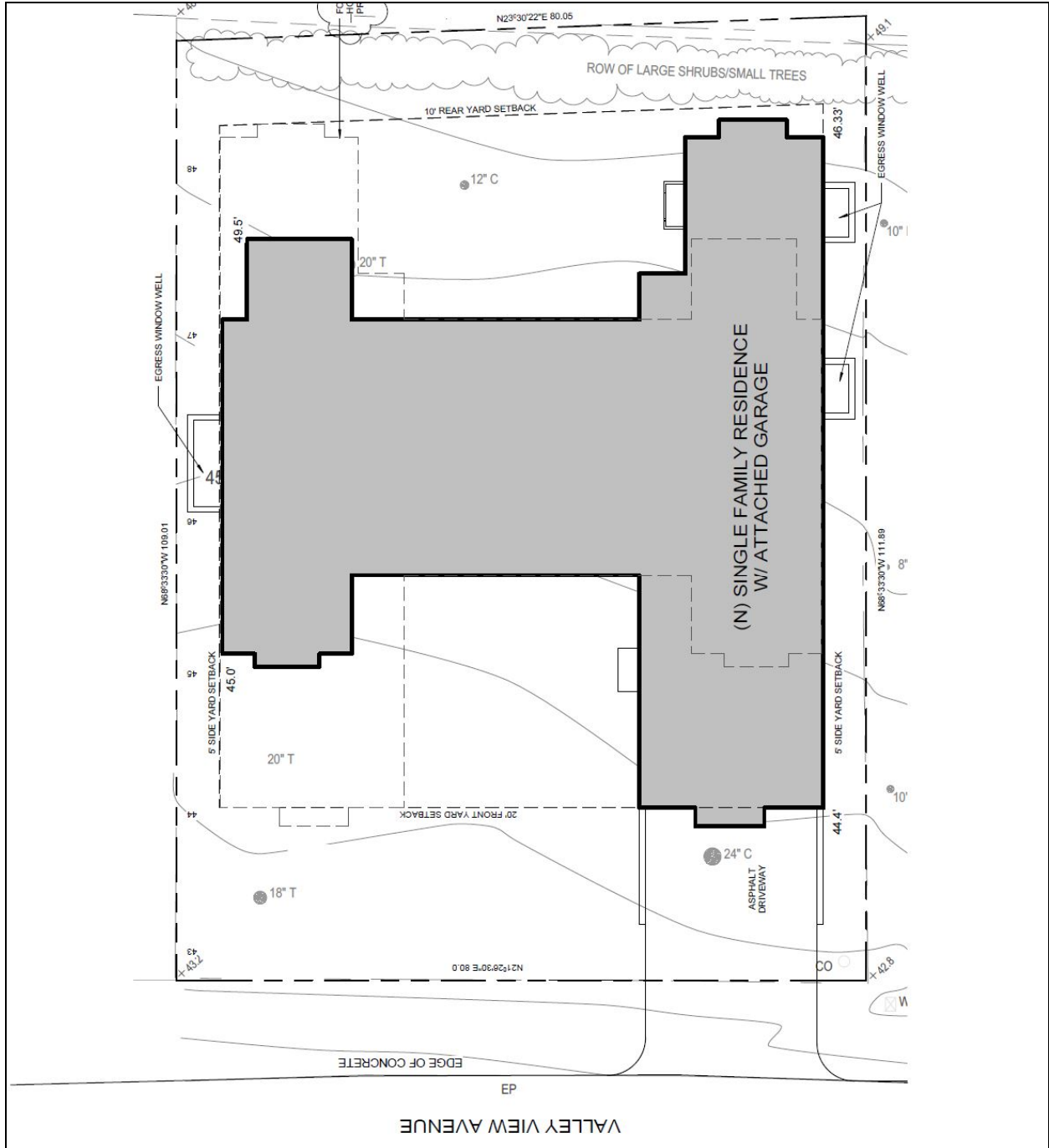


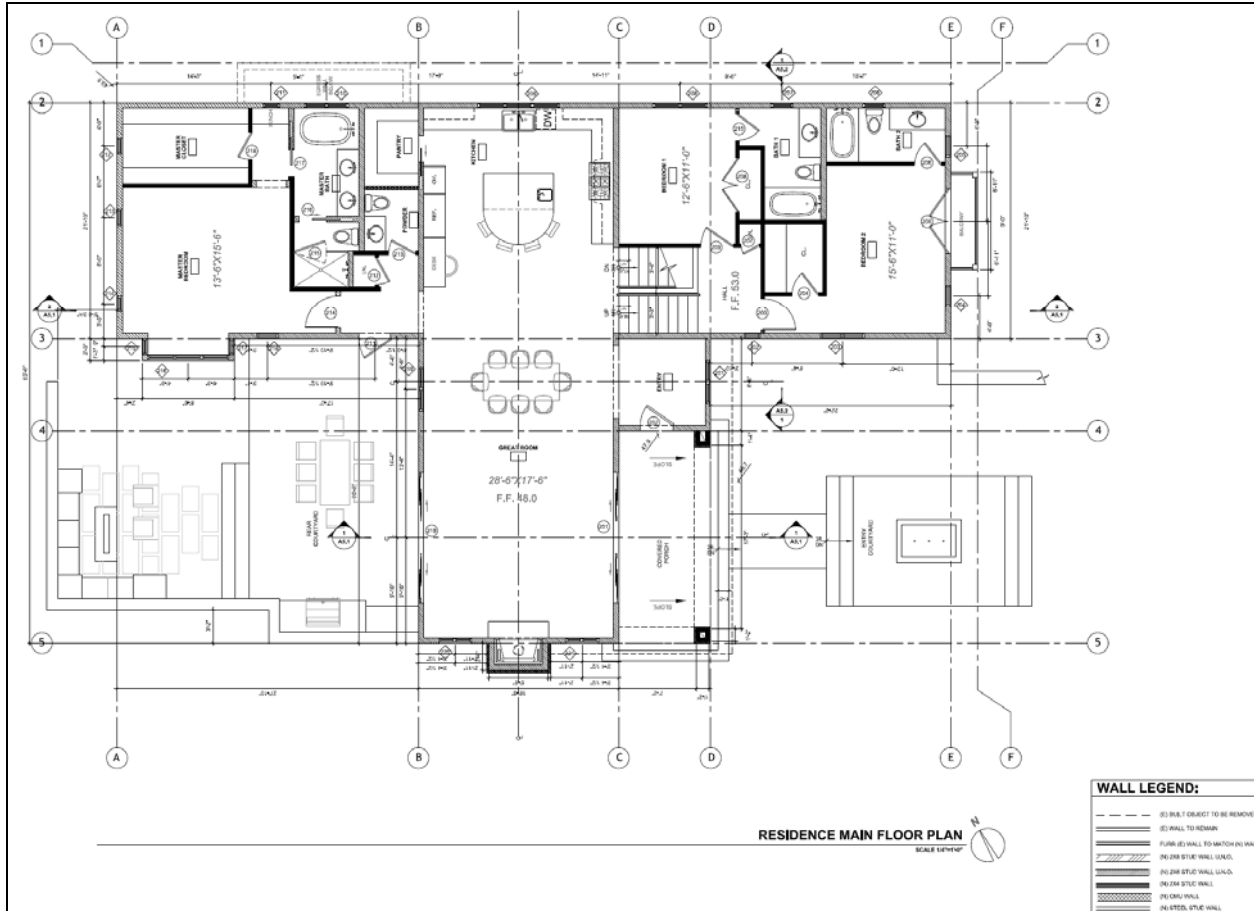
Figure 3a – Site Plan: 26338 Valley View Avenue



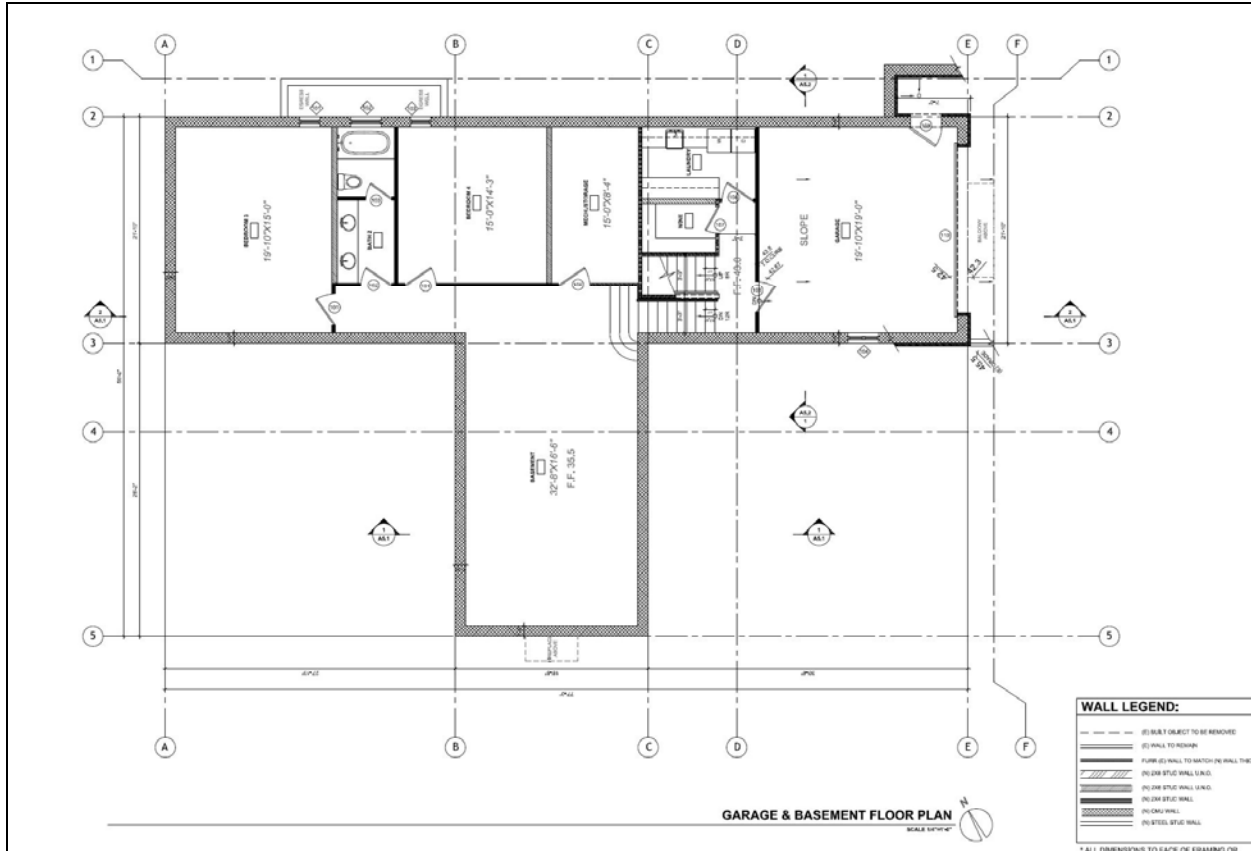
**Figure 3b** – Site Plan: 26346 Valley View Avenue

**Figures 4a and 5a** provide a detailed Floor Plan for the proposed floors for 26338 Valley View Avenue. Allowable site coverage in the Medium Density Residential zoning designation is 35% or 2,287-square feet for the subject parcel; project plans show the proposed structure to be 2,285-square feet, or 34.98%. The proposed FAR is shown to be 42% which meets the allowable 45% FAR in MDR/2; the subterranean basement (1,687-square feet) is not counted towards the floor area ratio (FAR). Therefore, the proposed project meets coverage and FAR allowances for its zoning designation.

The applicant has furnished a Malpaso Water Company Water Entitlement which conveys/assigns/grants 0.35 acre-feet per year dedicated to the real property described (subject property, 26338 Valley View Avenue) to account for the proposed fixture unit count (increasing from 0 fixtures to 25.6 fixtures).



**Figure 4a – Floor Plan:** Proposed main floor plan for the new two-level single family dwelling at 26338 Valley View Avenue.



**Figure 5a – Floor Plan:** Proposed Garage and Basement Floor Plan at 26338 Valley View Avenue.

**Figures 4b and 5b** provide detailed Floor Plans of the proposed floors for 26346 Valley View Avenue. Allowable site coverage in the Medium Density Residential zoning designation is 35% or 3,094-square feet for the subject parcel; project plans show the proposed structure to be 3,094-square feet, or 35.0%. The proposed FAR is shown to be 39.2% which meets the allowable 45% FAR in MDR/2; the subterranean basement (2,413-square feet) is not counted towards the floor area ratio (FAR). Therefore, the proposed project meets coverage and FAR allowances for its zoning designation.

The applicant has furnished a Malpaso Water Company Water Entitlement which conveys/assigns/grants 0.45 acre-feet per year dedicated to the real property described (subject property, 26346 Valley View Avenue) to account for the proposed fixture unit count (increasing from 0 fixtures to 23.2 fixtures).



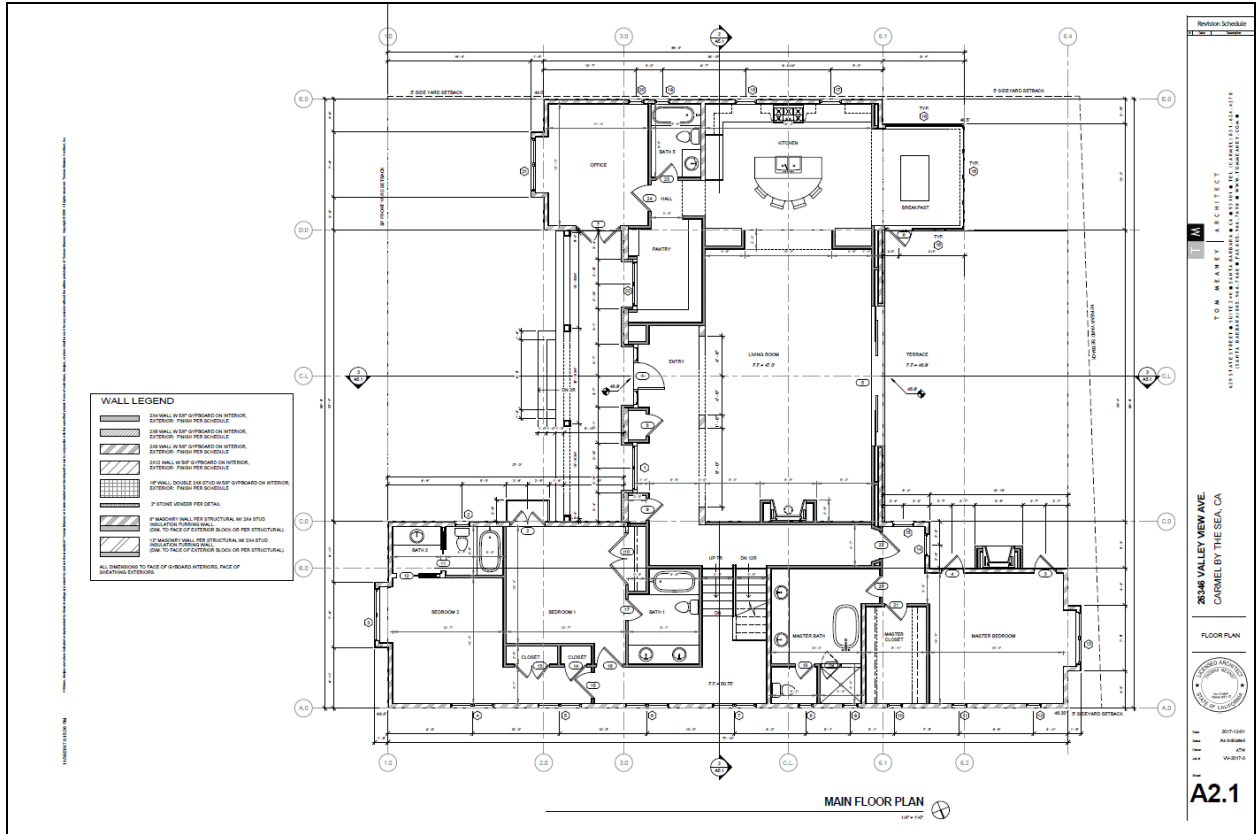
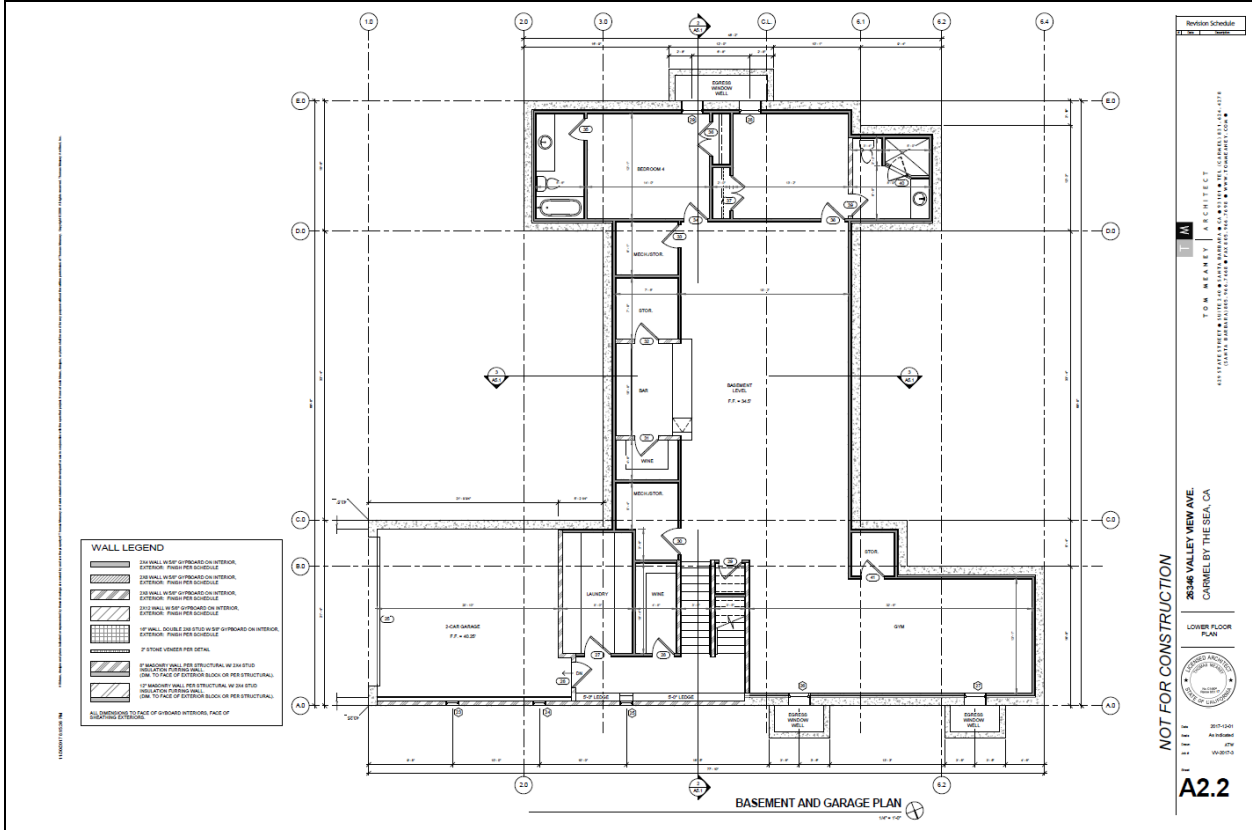
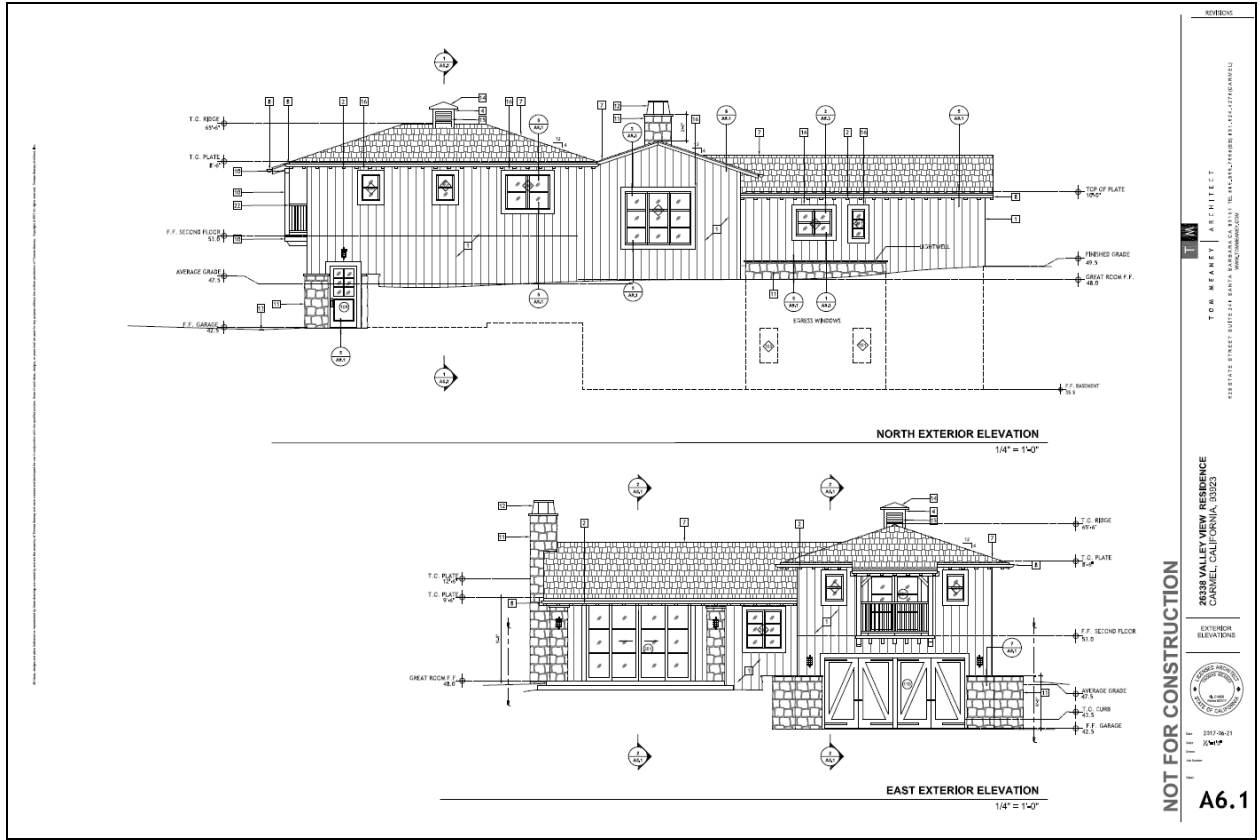


Figure 4b – Main Floor Plan: Proposed floor plans for the new two-level single family dwelling at 26346 Valley View Avenue.

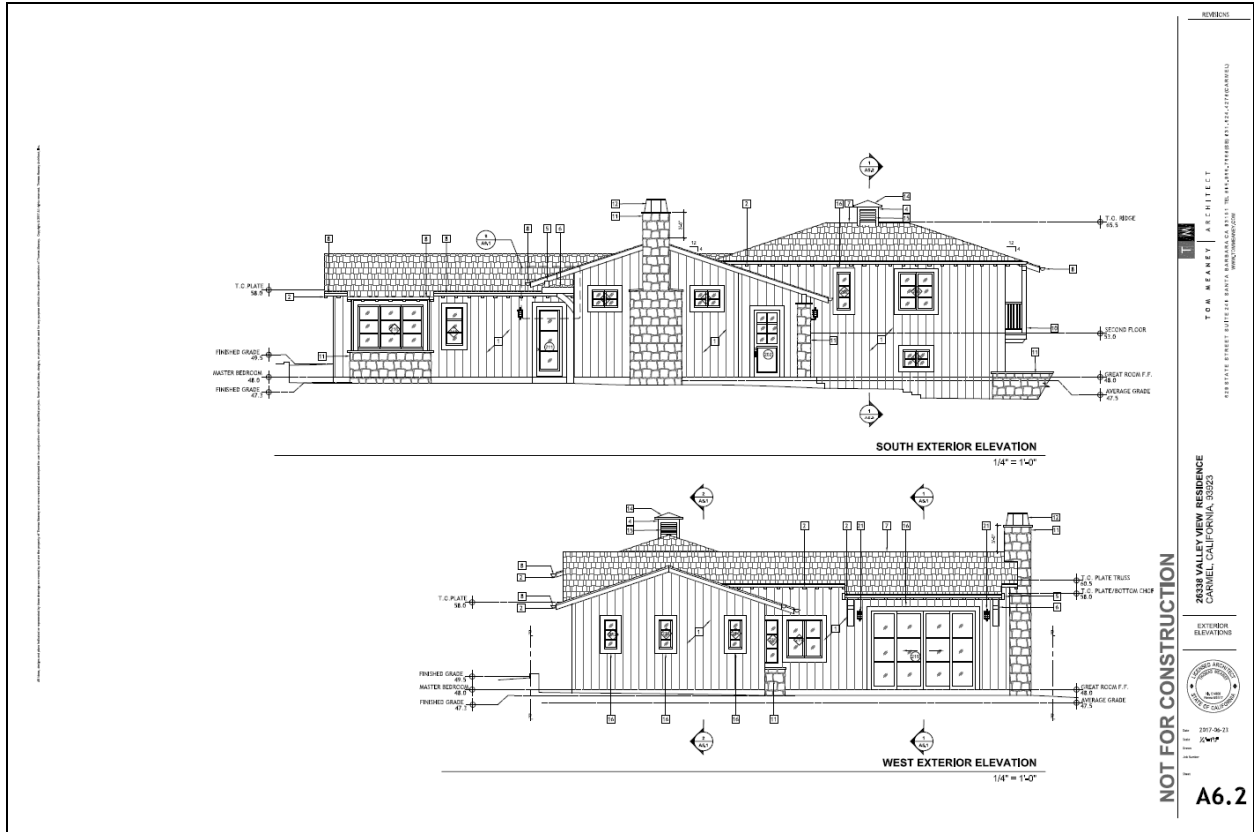


**Figure 5b – Basement and Garage Floor Plan:** Proposed floor plans for the new two-level single family dwelling at 26346 Valley View Avenue.

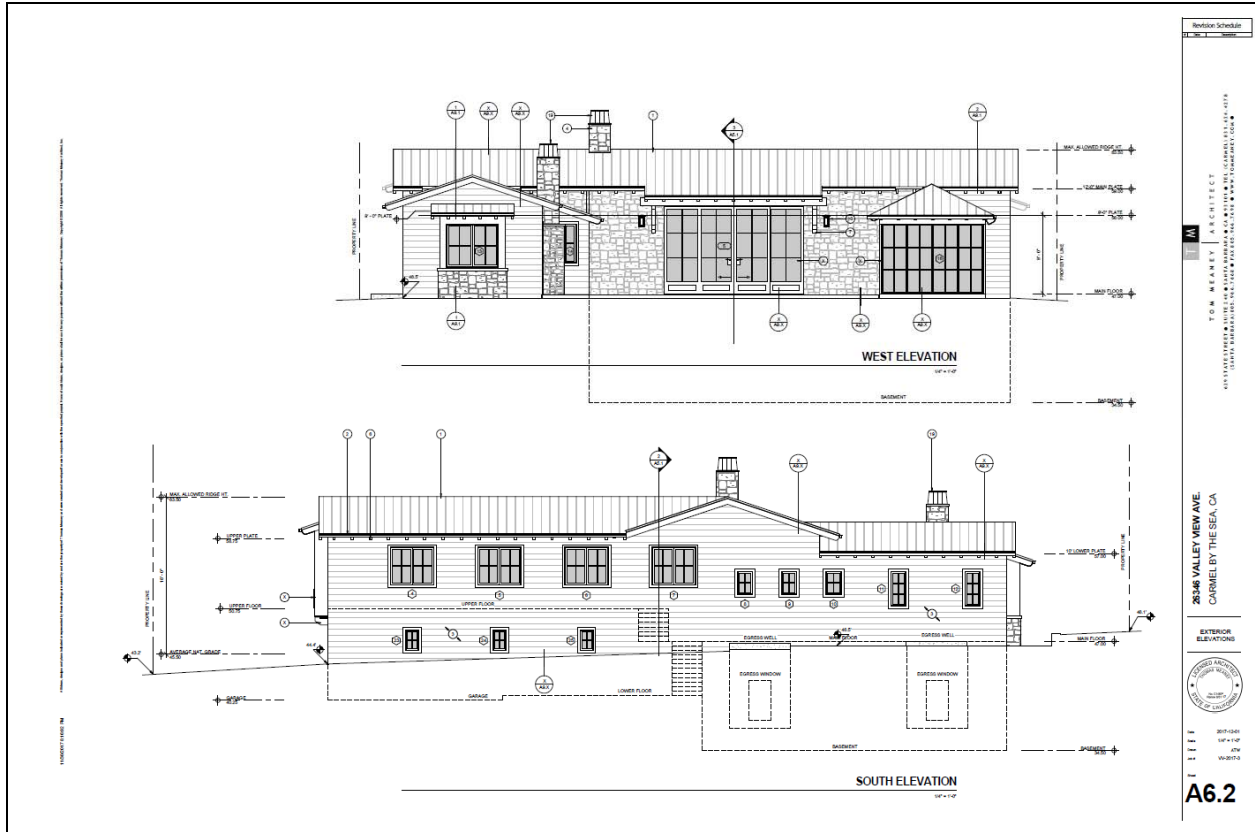
The proposed elevations (FIG 6a, 7a and 6b, 7b) meet the height limitation of eighteen (18) feet. On October 6, 1987, the County passed and adopted Ordinance No. 3275 applying certain restrictions to development in the unincorporated area of Monterey County in Carmel Point. This ordinance established that all new development have a maximum height limit of eighteen (18) feet and that the allowable floor area shall not exceed forty-five percent (45%). The proposed finished height for 26338 Valley View Avenue is 65.5 feet from the average natural grade shown as 47.5, or 18 feet. The north and east elevations indicate the ridge height would be at 65 feet and six inches (from the average natural grade shown as 47.5) or 18 feet. Similarly, the proposed finished height for 26346 Valley View Avenue is 18 feet (63.5 feet from average natural grade at 45.5 inches).



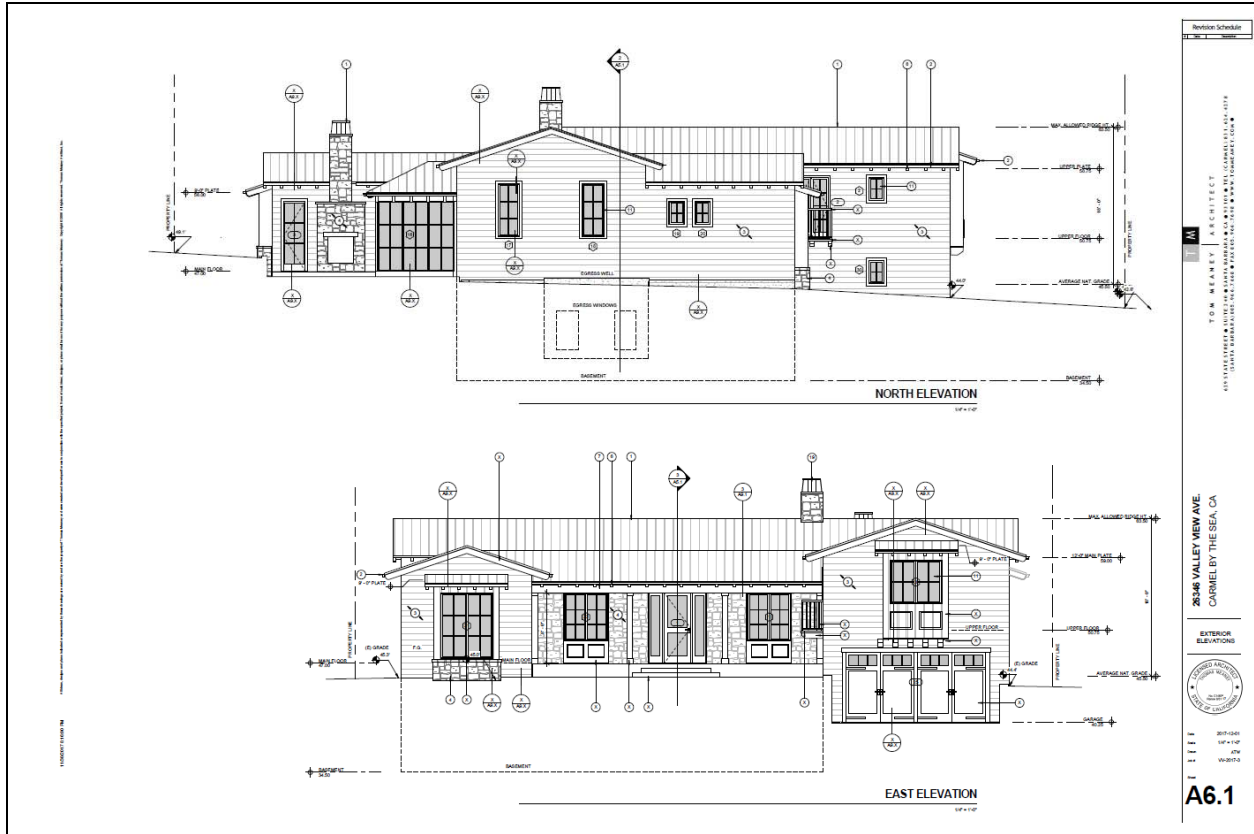
**Figure 6a –Elevations:** Proposed Elevations 26338 Valley View Avenue (north and east exterior elevations).



**Figure 7a –Elevations:** Proposed Elevations 26338 Valley View Avenue (south and west exterior elevations).



**Figure 6b –Elevations:** Proposed Elevations 26346 Valley View Avenue (west and south exterior elevations).

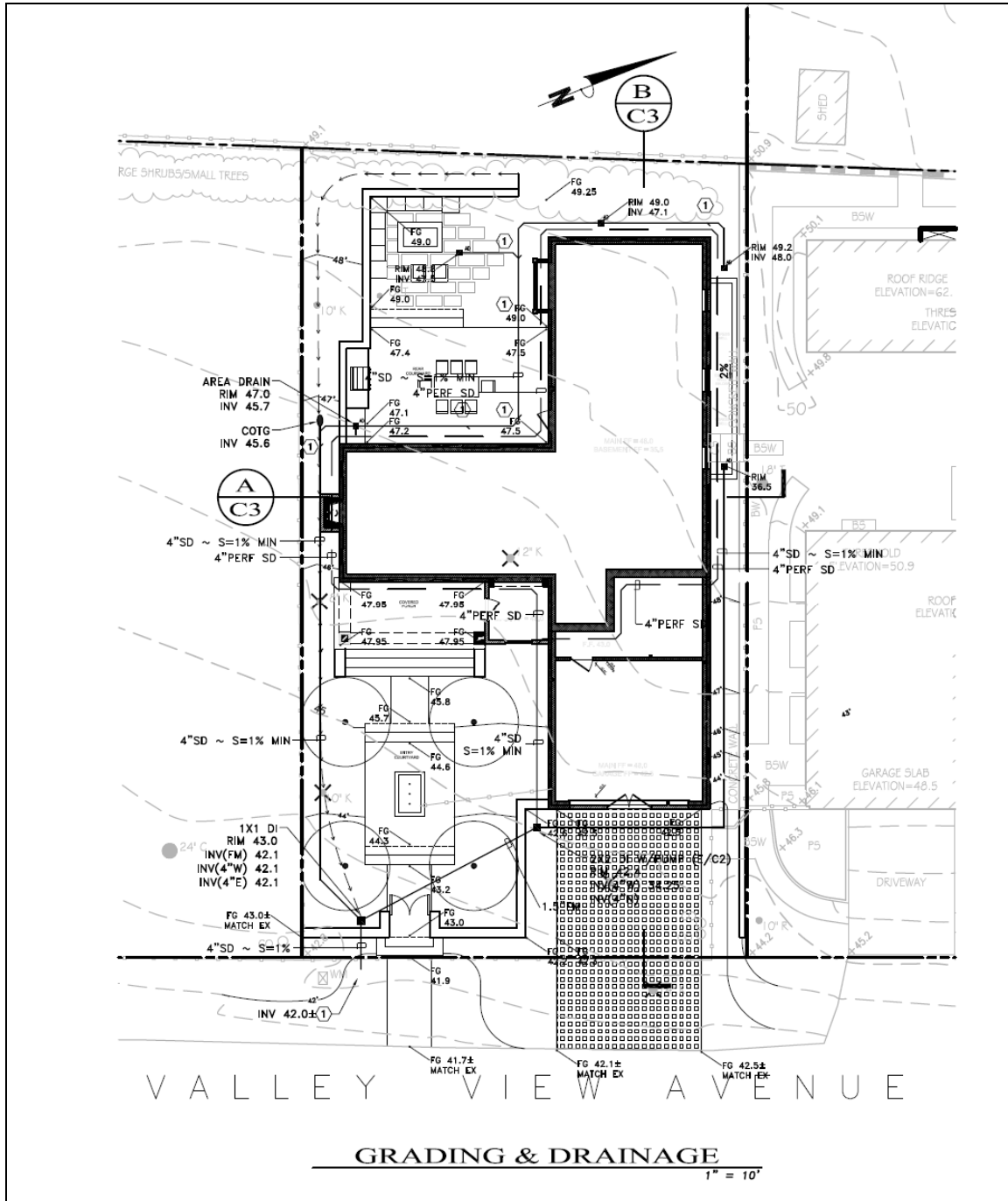


**Figure 7b –Elevations:** Proposed Elevations 26346 Valley View Avenue (north and east exterior elevations).

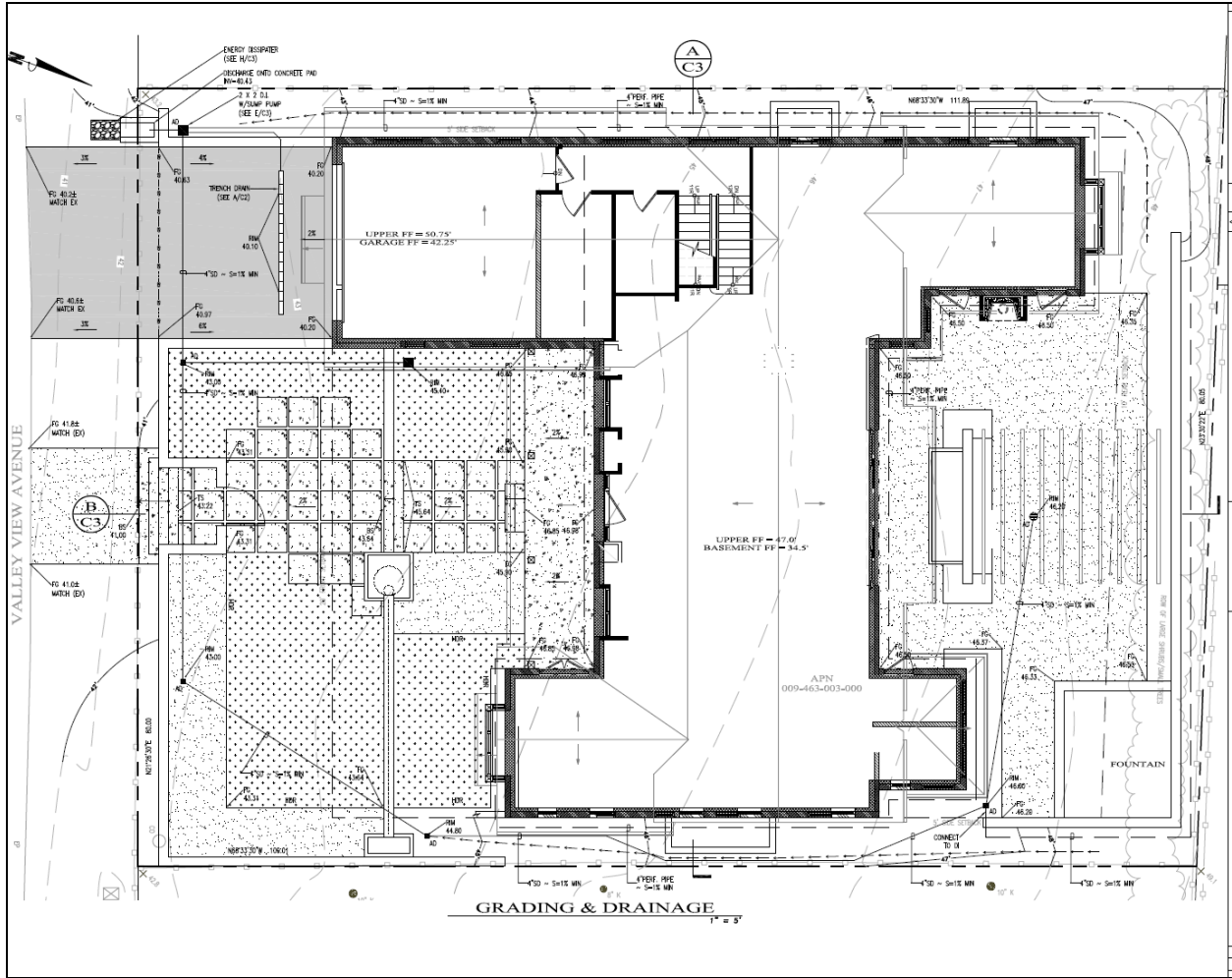
The applicant provided a written Construction Management Plan (no illustration). According to the information provided in the Construction Management Plan, hours of construction would occur Monday thru Friday, 8 a.m. to 6 p.m., with occasional work on Saturdays. No work will occur on Sundays or national holidays. The plan gives October 1, 2019 as an estimated projection completion date. Total grading involves 830 cubic yards and 1255 cubic yards of cut, respectively, to be hauled offsite to a County-approved landfill; stockpiled materials are proposed to be kept entirely onsite and parking for the construction crew would be provided onsite or in designated areas. The Grading and Drainage Plan (**FIGs 8a and 8b**), demonstrates that storm water would be managed by area drains. The Erosion Control Plan (**FIGs 9a and 9b**) also includes details on best management practices, including: stockpile management, concrete washout, staging area storage as well as portable toilets to be stationed on the front half of the lot facing Valley View Avenue; placement of fiber rolls are proposed around perimeter of lot. Run-off from the site would be detained or filtered by berms, vegetated filter strips, and or catch basins to prevent the escape of sediment from the site. Presumably, because the subject projects would be developed by the same developer, portable toilets will only be placed on one parcel (26346 Valley View Avenue).

There are open code enforcement violations on both subject parcels (17CE00360, 17CE00361) which indicate that grading occurred without a grading permit and that the alteration of the land may cause or be likely to cause conditions for accelerated erosion. In addition, a bulldozer was being operated onsite.

In the Medium Density Residential zoning designation, a detached single family dwelling requires 2 off-street parking spaces, 1 of which shall be covered. Both projects propose attached two-car garages. Therefore, both projects meet the minimum required parking standard.



**Figure 8a**—Grading and Drainage [830 cubic yards of grading are estimated for the implementation of the project as proposed. Excavation for the basement is expected to be to a depth of 15 feet].



**Figure 8b**—Grading and Drainage [1255 cubic yards of grading are estimated for the implementation of the project as proposed. Excavation for the basement is expected to be to a depth of 13 feet].



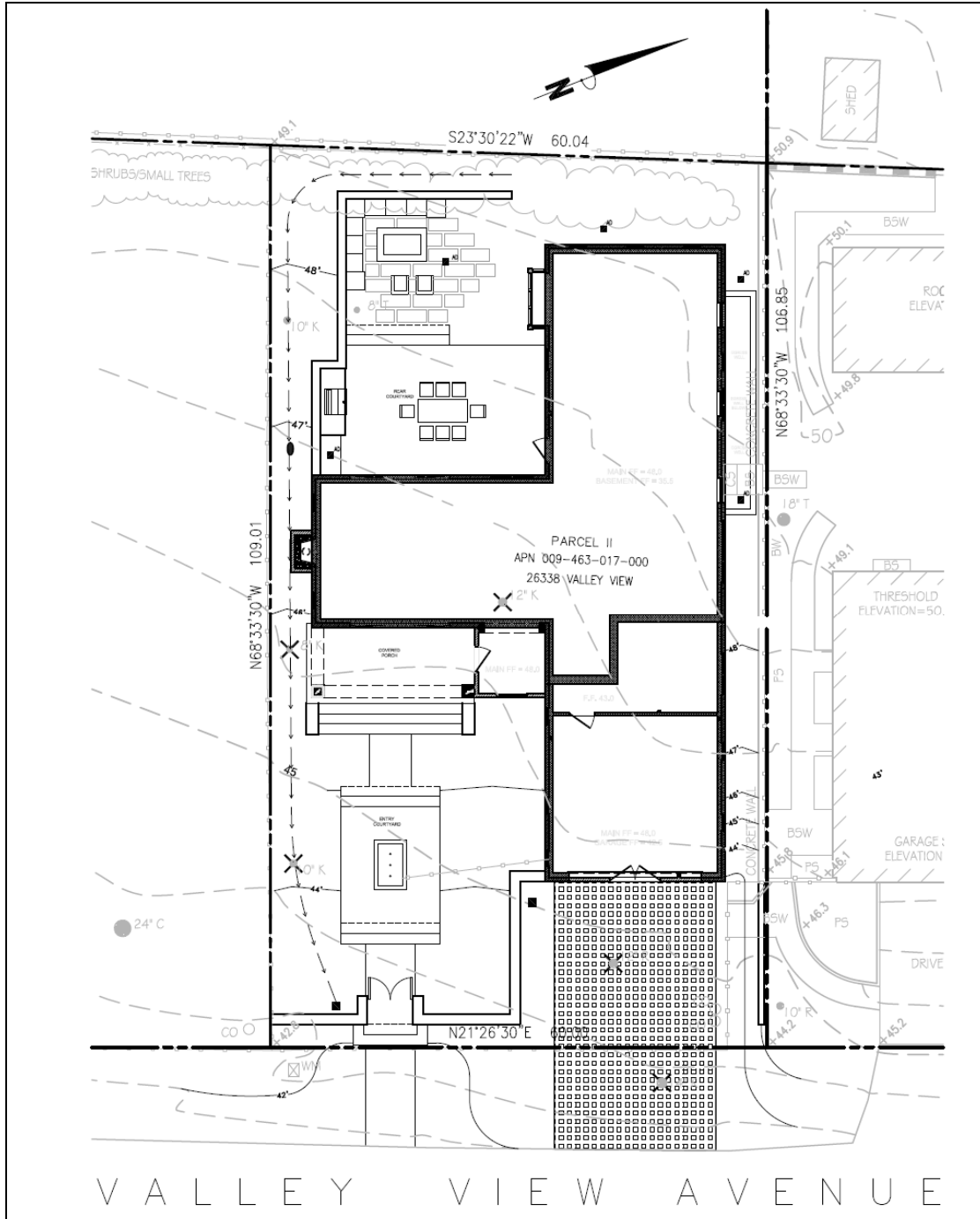
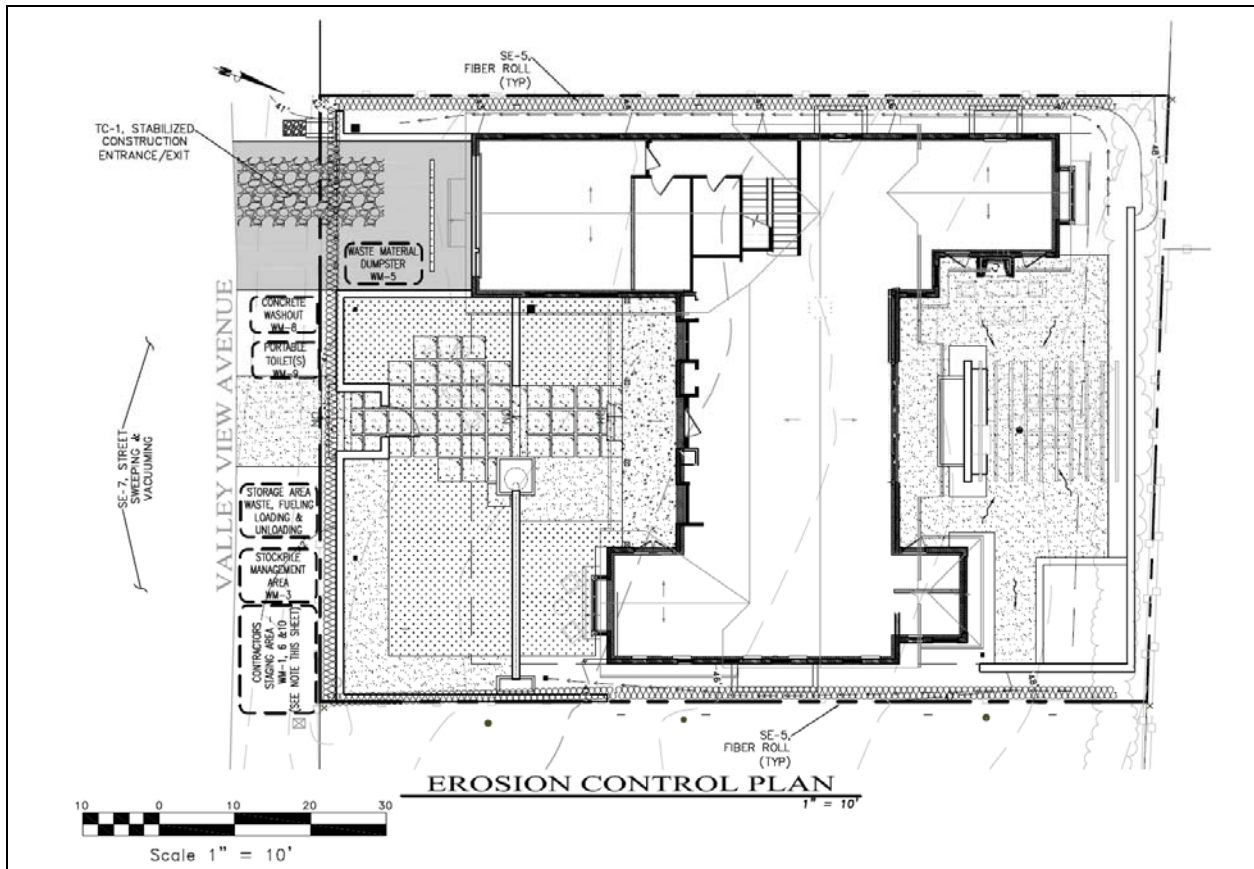


Figure 9a –Erosion Control Plan



**Figure 9b** –Erosion Control Plan

Figures 10a and 10b include the proposed planting (L1-L2). General development standards in the CIP and Land Use Plan (LUP) include retaining existing trees and other native vegetation to the maximum extent possible, both during the construction process and after the development is completed. Moreover, all new landscaping must be compatible with the scenic character of the area and should retain existing shoreline and ocean views. No tree removal is proposed for either development; however, the code enforcement investigation of these parcels leads to the conclusion that existing vegetation was already cleared. Planting plans for both parcels include a mix of native drought tolerant, non-invasive species.

The Carmel CIP also speaks to exterior lighting, specifically that exterior lighting shall be unobtrusive and harmonious with the local area. Lighting fixtures shown on Sheet L-3 (**FIGS 11a and 11b**) do not include photos of actual lighting fixtures to be used, but do include technical specifications.

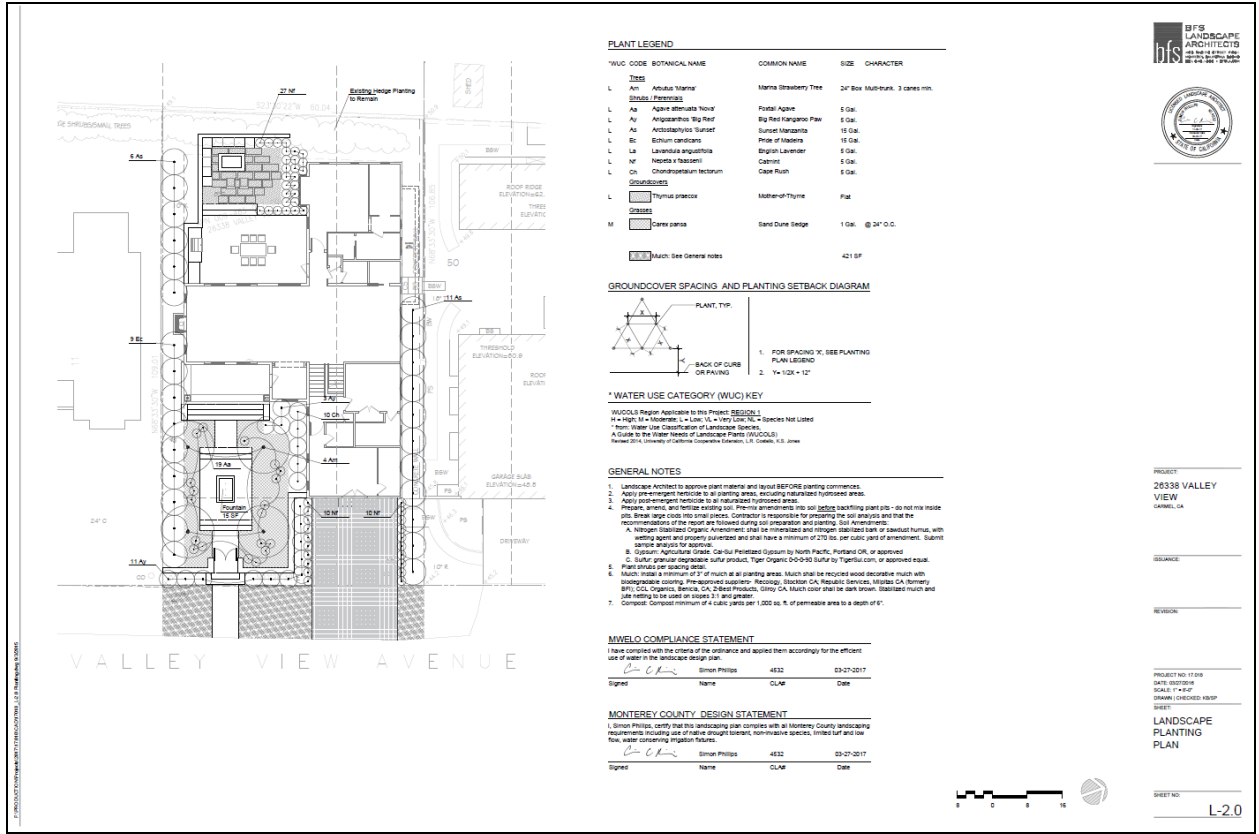


Figure 10a – L-2: Proposed Landscape Planting Plan at 26338 Valley View Avenue

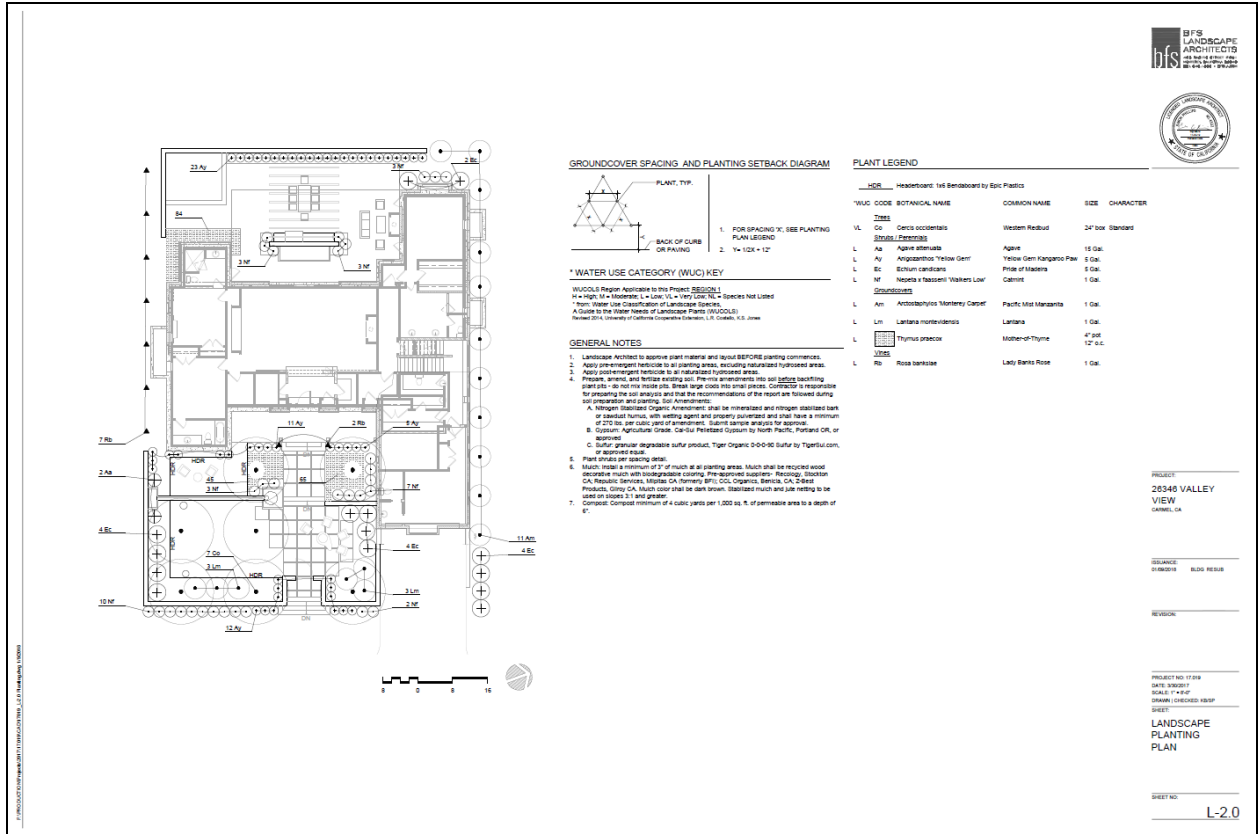


Figure 10b – L-1: Proposed Landscape Planting Plan at 26346 Valley View Avenue

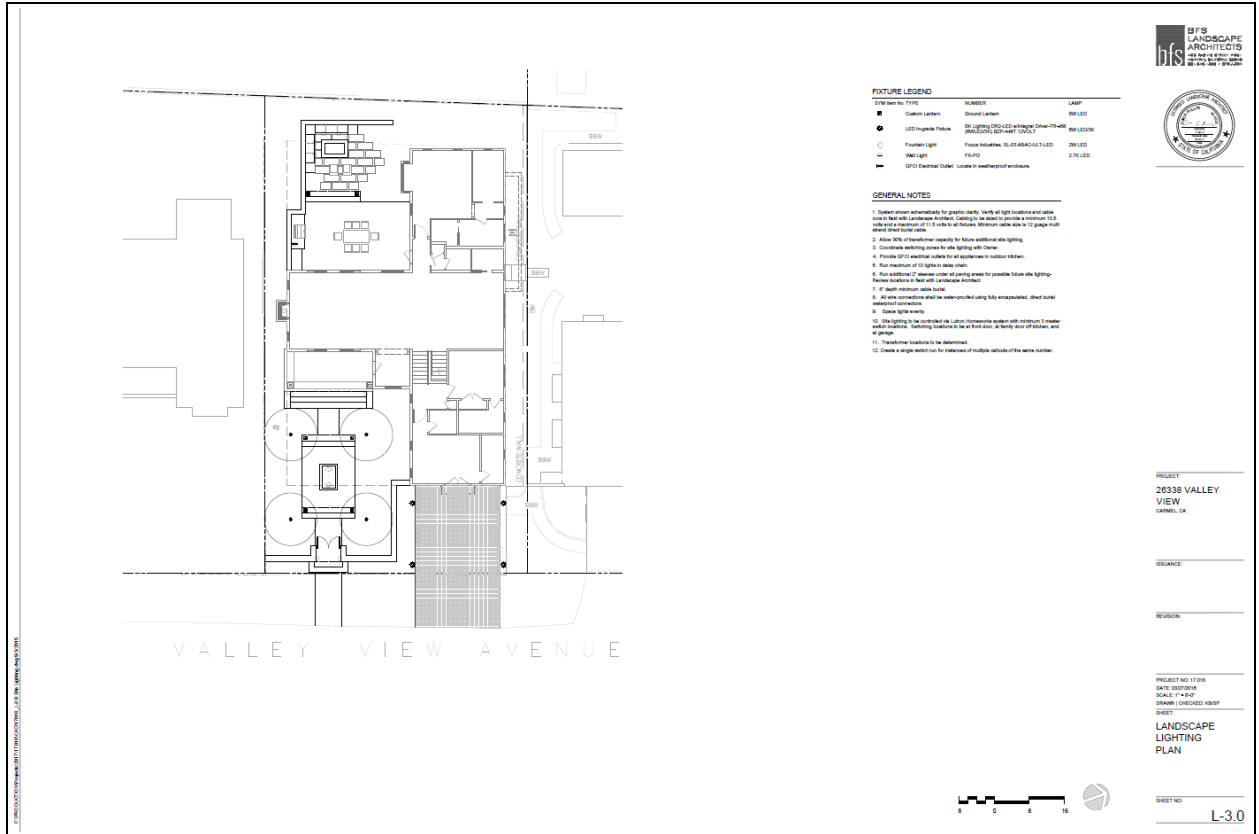
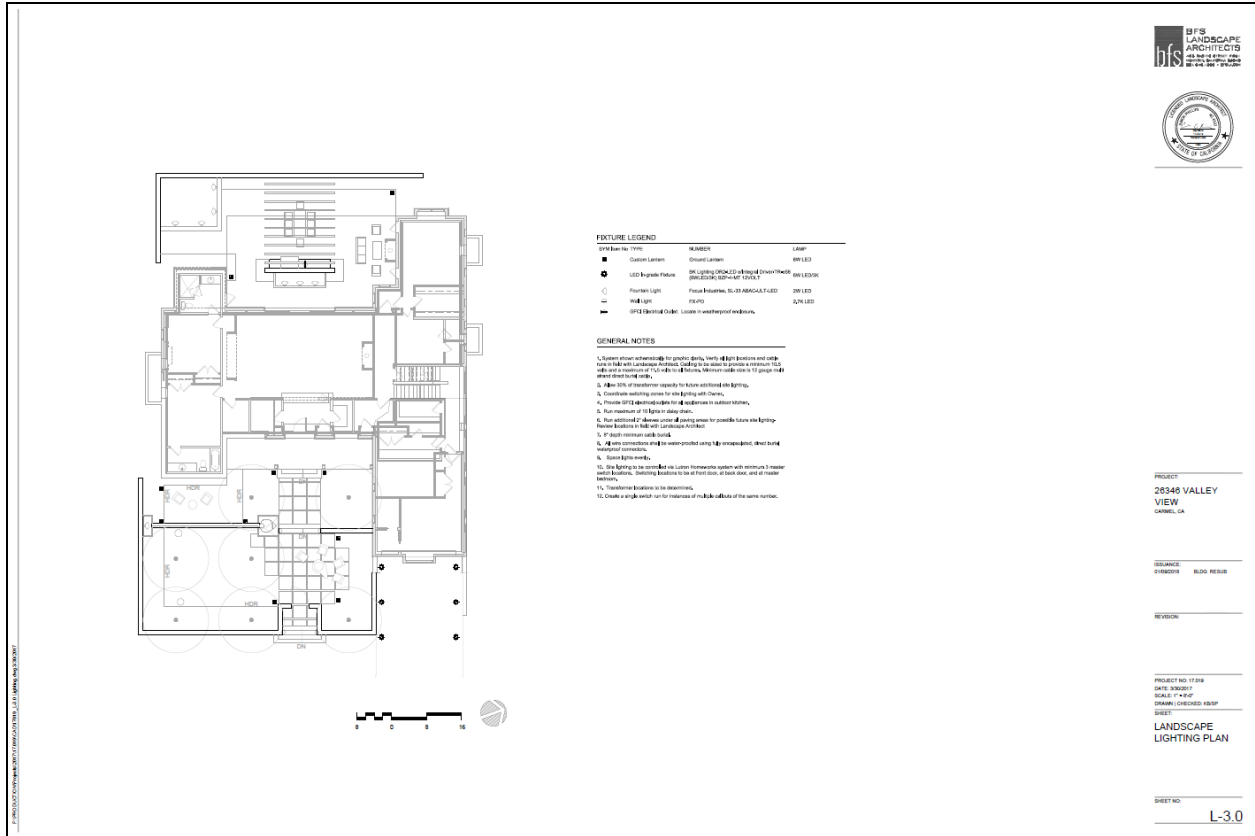


Figure 11a – L-3: Proposed Lighting Plan at 26338 Valley View Avenue



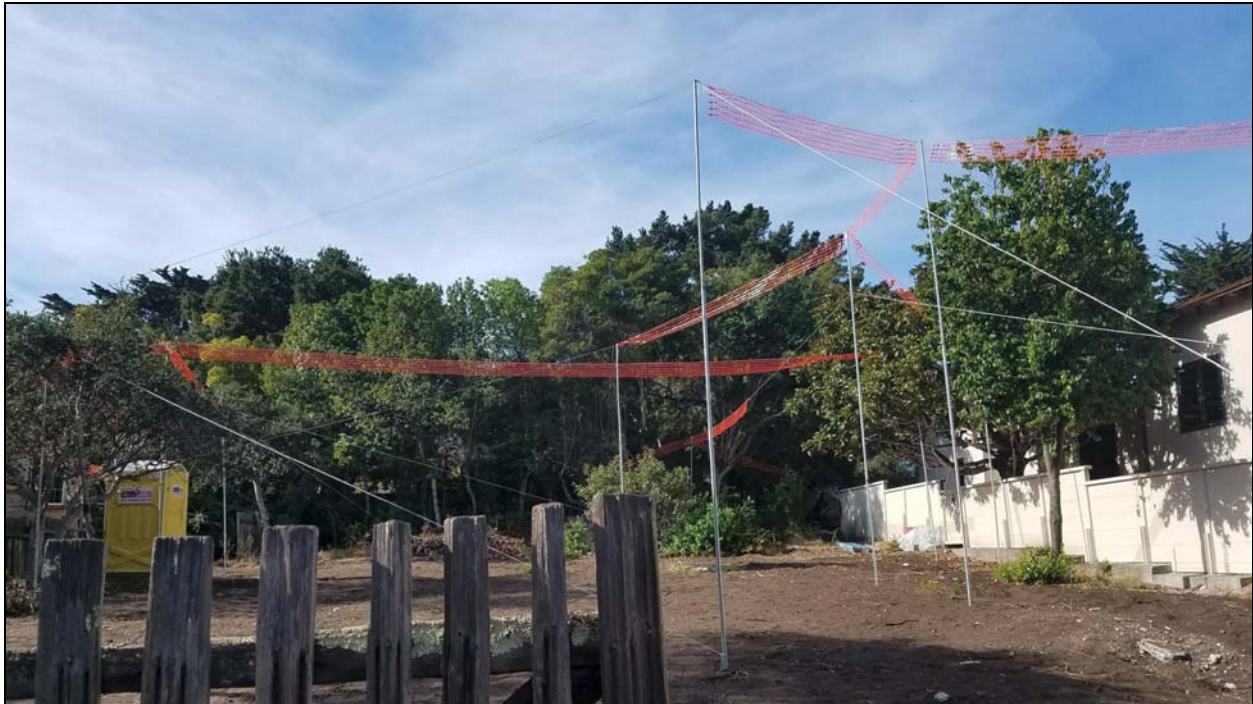
**Figure 11b – L-3: Proposed Lighting Plan at 26346 Valley View Avenue**

The Combined Development Permits also includes Design Approvals because the subject project sites are located in a Design Control District. A “D” (Design Control) overlay requires design review of structures to assure the protection of the public viewshed (if applicable), neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property.

For the subject development at 26338 Valley View Avenue, the Design Approval application contains information on colors and materials proposed for the residence: cedar shake and stone veneer; dark gray slate roofing. The subject project was reviewed by the Unincorporated Carmel Highlands Land Use Advisory Committee (LUAC) on January 16, 2018. The LUAC recommended denial of the development based on a number of factors, including the proposed aesthetic and massing. Monterey County Land Use Advisory Committee Procedures, adopted November 18, 2008 and amended December 16, 2014, establish that the purpose of a LUAC is to 1) Advise the Appropriate Authority by providing comments and recommendations on referred land use planning matters; 2) Reflect the perspective of the local community with focus on neighborhood character, unique community site and conditions and potential local effects or contributions that would likely result from the implementation of a proposed project; 3) Perform such other review of land use issues as may be requested from time to time by the Planning Commission or the Board of Supervisors; 4) Provide a venue for neighbors to provide input on proposed projects; and 5) Identify concerns in response to staff-provided scope of review on neighborhood, community and site issues excluding regional impacts which are the purview of the Appropriate Authority.

For the subject project at 26346 Valley View Avenue, the Design Approval application contains information on colors and materials proposed for the residence: natural cedar siding with a darker trim; and dark metal roofing. The subject project was reviewed by the Unincorporated Carmel Highlands Land Use Advisory Committee (LUAC) on January 16, 2018 and was not given a recommendation of approval; similar concerns, as outlined above for the 26338 Valley View Avenue proposed residential development, were raised.

Staking and flagging was installed in time for staff's site visit on November 21, 2017 (**FIGs 12a, 13a, 14a, and 15a; 12b, 13b, 14b and 15b**). Staff observed vegetation had been removed and that both project sites were being used as construction staging areas.



**Figure 12a – Site Visit Photos: Staking and Flagging at 26338 Valley View Avenue**



**Figure 13a – Site Visit Photos: Staking and Flagging (west) at 26338 Valley View Avenue**



**Figure 14a – Site Visit Photos: Staking and Flagging at 26338 Valley View Avenue**





**Figure 15a – Site Visit Photos: Staking and Flagging at 26338 Valley View Avenue**



**Figure 12b – Site Visit Photos: Staking and Flagging at 26346 Valley View Avenue**



**Figure 13b – Site Visit Photos: Staking and Flagging at 26346 Valley View Avenue**



**Figure 14b – Site Visit Photos: Staking and Flagging at 26346 Valley View Avenue**



**Figure 15b – Site Visit Photos: Staking and Flagging at 26346 Valley View Avenue**

The proposed development does not constitute ridgeline development and is not proposed in the public viewshed as defined in the CIP (visible from major public viewing areas such as 17 Mile Drive, Scenic Road, Highway 1 Corridor and turn-outs, roads/viewpoints, Carmel River State Beach, Carmel City Beach). The subject property is over 300 feet north of Scenic Road and is not included in the Public Access Map (**FIG 16**, Figure 3 in the LUP) or the General Viewshed Map (**FIG 17**).

The subject site is not located within Prime or Unique Farmlands, forest land, or an area that poses a threat caused by flooding, or on a mineral resource recovery site. The project is not sited or located within any identified environmentally sensitive habitat areas. The result of the project would not require large amounts of water, induce or reduce the population or availability of housing, or cause reduction of the existing level of services for fire, police, public schools, or parks. Therefore, the project would have no impact on Agriculture/Forest Resources, Biological Resources, Hydrology/Water Quality, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities/Service Systems. See Section VI. – Environmental Checklist.

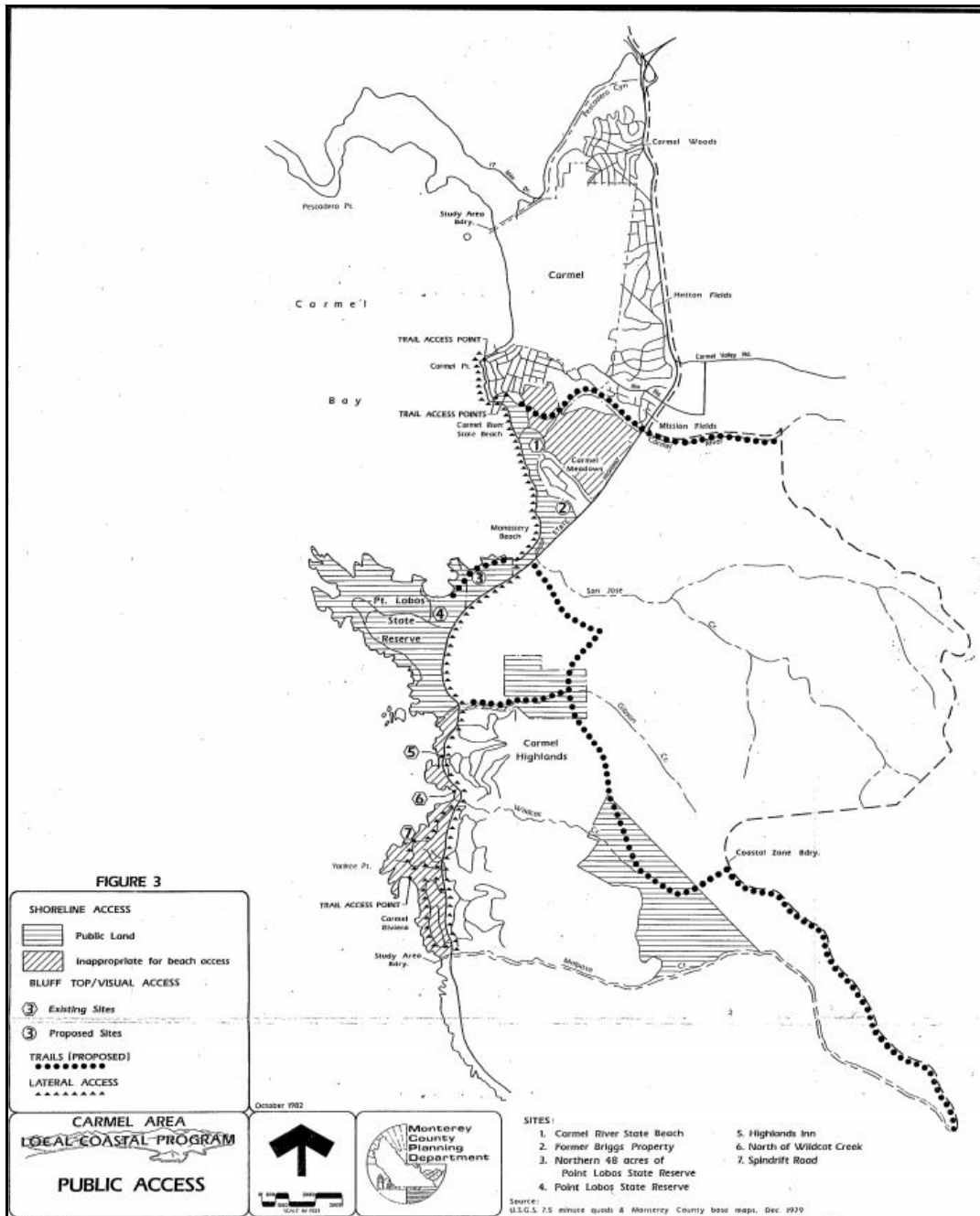
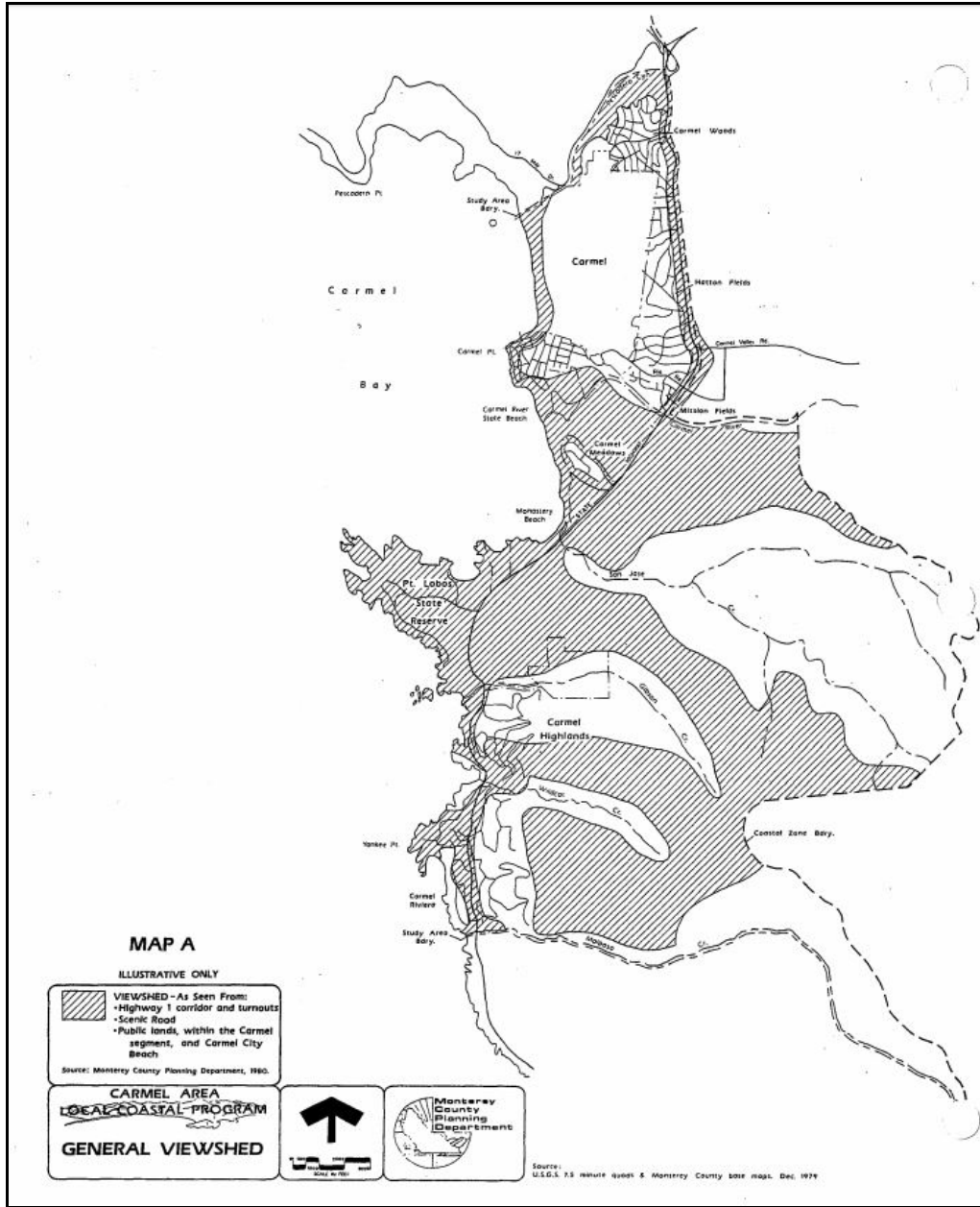


Figure 16 – Figure 3: Carmel Area Local Coastal Program, Public Access

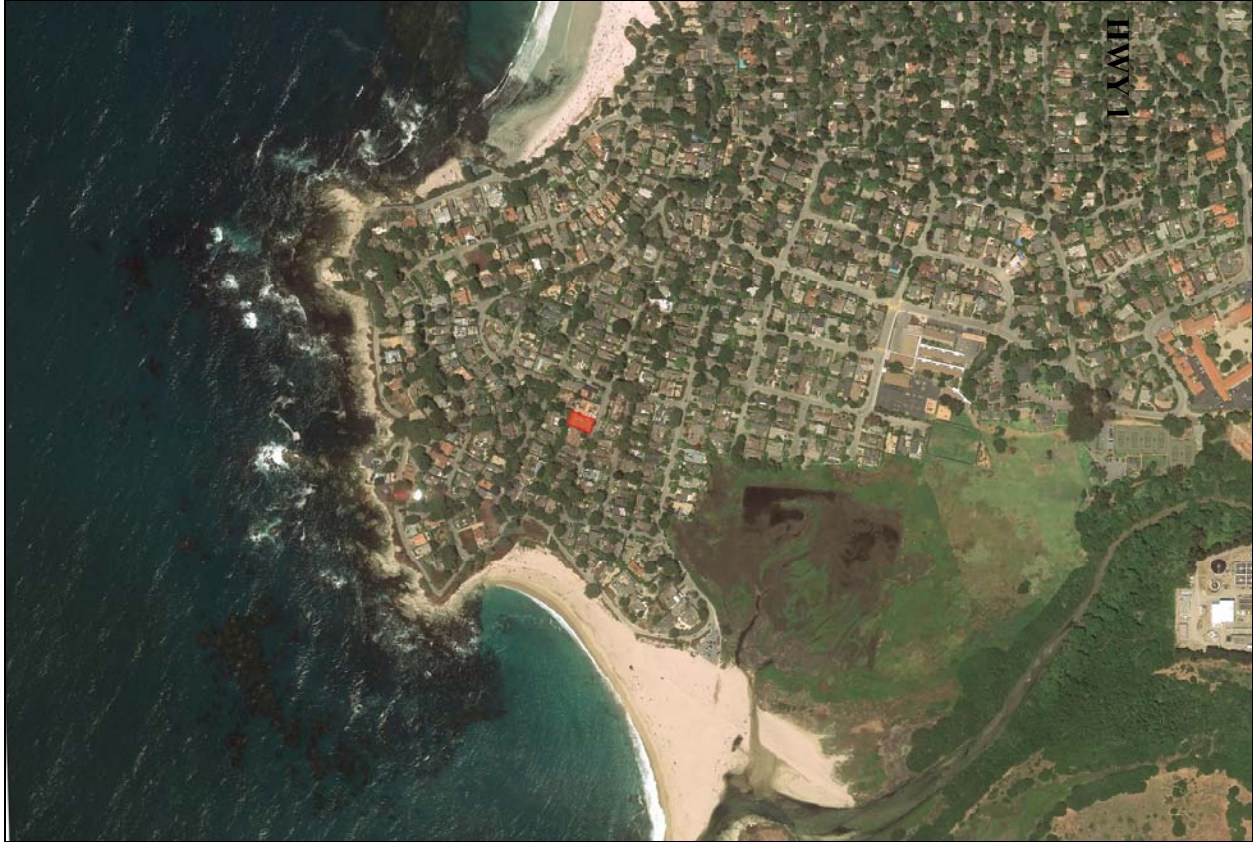


**Figure 17 – Map A: Carmel Area Local Coastal Program, General Viewshed**

**Other Project Impacts**

The primary CEQA issues involve cultural resources, tribal cultural resources, and geology. Based on the archaeological reports, this resource could potentially be affected by the proposed project. However, evidence supports the conclusion that impacts could be less-than-significant with mitigation incorporated. Specifically, the deletion of the proposed basement would allow for less-than-significant impacts to cultural and tribal cultural resources. Detailed analysis for this issue can be found in Section VI. – Environmental Checklist.

**B. Surrounding Land Uses and Environmental Setting:** The project sites are within an established residential neighborhood located on the southeastern portion of the Carmel Point area, north of the intersection of Scenic Road and Valley View Avenue. The parcel is approximately 1.2 miles west of Highway 1 and 1,500 feet south of the city of Carmel-by-the-Sea (FIGs 18a and 18b).



**Figure 18a – Contextual Map:** Carmel Point, 26338 Valley View Avenue parcel outlined in orange



**Figure 18b – Contextual Map:** Carmel Point, 26346 Valley View Avenue parcel outlined in orange

The .15 and .20-acre parcels are included in a few GIS layers with respect to Archaeology, Potential Hazards (e.g. Active/Potentially Active Fault), and Biology (e.g. California Natural Diversity Database).

The parcel is located within 750-feet of a known archaeological resource and is part of a recorded archaeological site: CA-MNT-17 (**FIG 19**). The Carmel Area Land Use Plan recognizes the intensive prehistoric use of the Carmel area. According to the Carmel LUP, the Carmel area shoreline from Carmel Point to Point Lobos Reserve contains one of the densest remaining concentrations of shellfish gathering activities in central California. These archaeological deposits have been identified as a highly significant and sensitive resource. Of importance, the Point Lobos Reserve is zoned Resource Conservation, Design Control [RC-D (CZ)], which grants certain protections. The Carmel LUP's Key Policy 2.8.2 states that Carmel's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. Furthermore, new land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources.

The site has minimal topographic relief and there are no slopes located near the site. The nearest coastal bluffs are located at least 425-feet to the south-southwest (Source 20). The lot slopes



gently down from the street with approximately 7 feet of topographical relief across the site and about 3 feet of relief across the residence building pad area (Source 21).

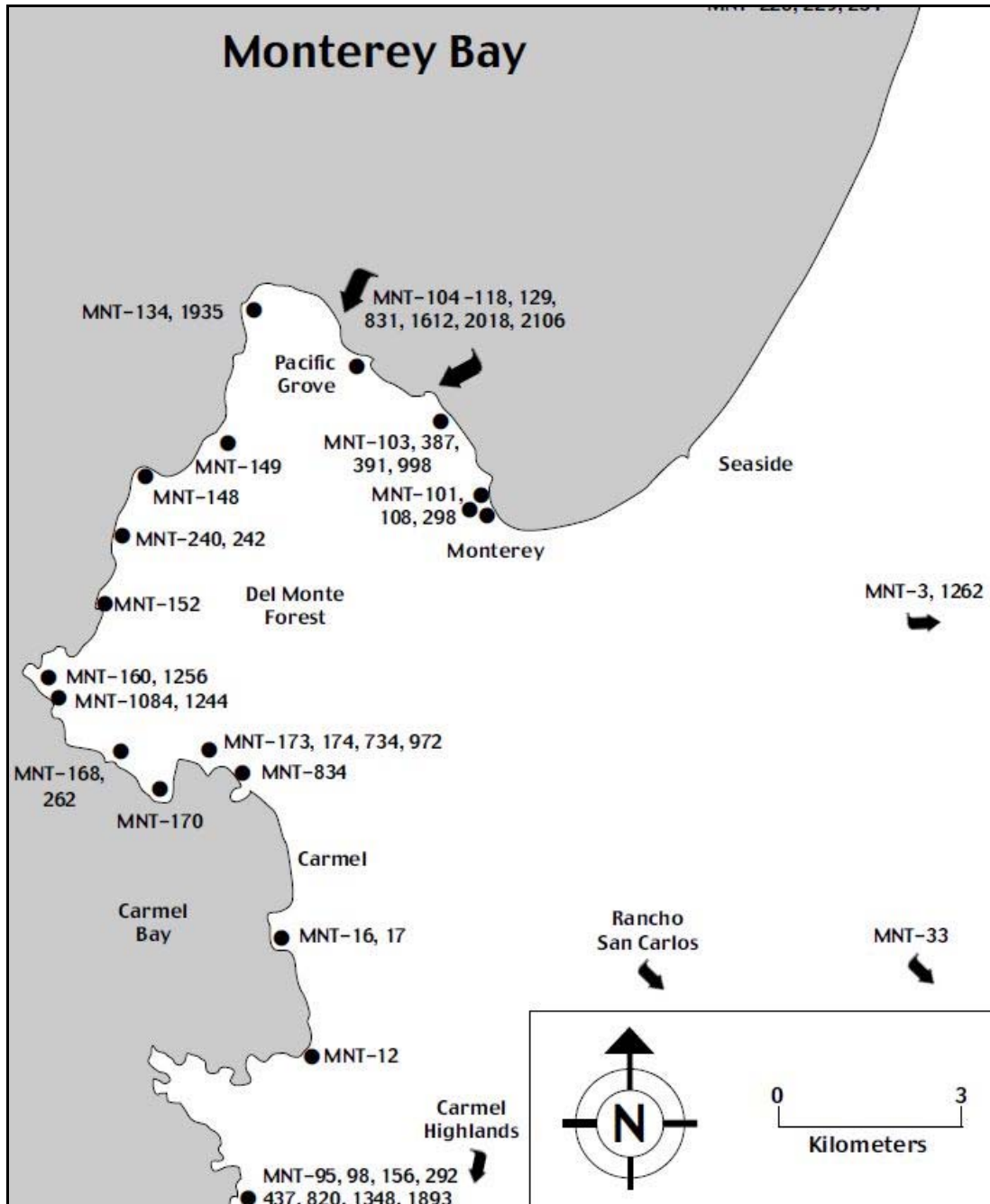


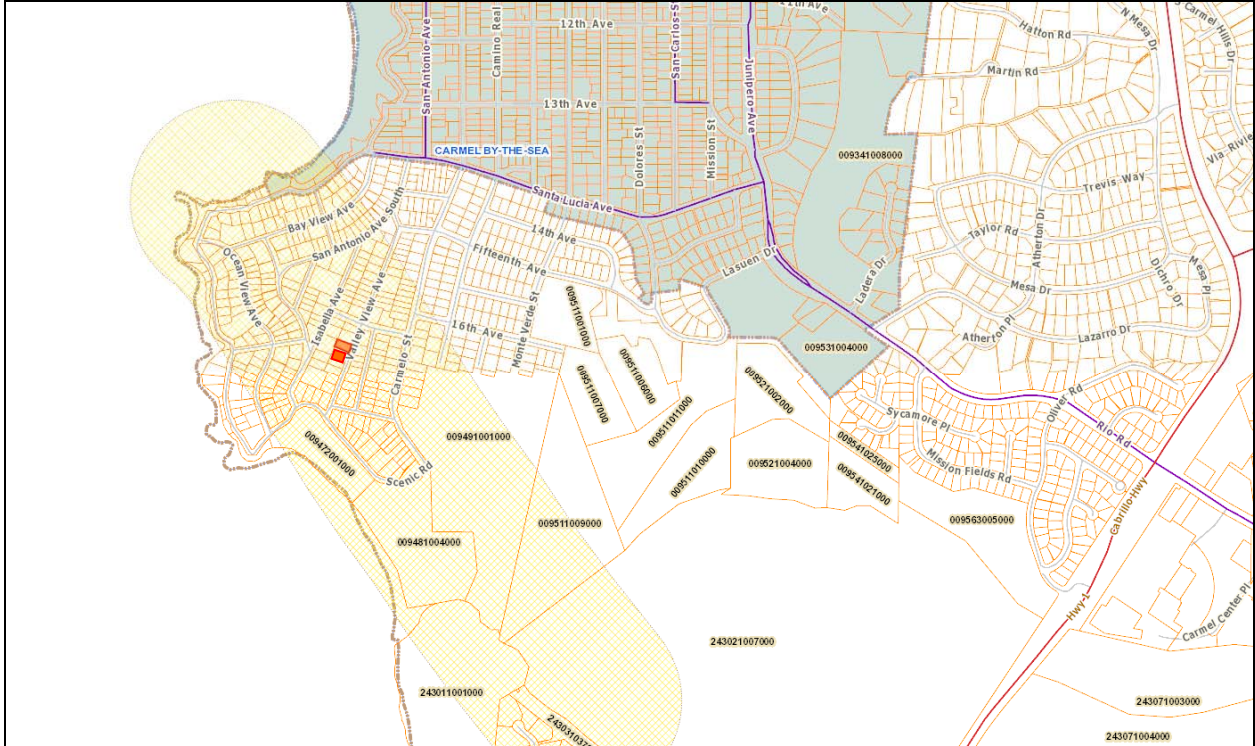
Figure 19 – Monterey Bay Archaeological Sites (Source 11)

Because the subject parcels are located within a known archaeological site, the project sites are considered to be in a “high” archaeological sensitivity zone site (FIG 20).



**Figure 20 – Carmel Point:** Archaeological 750-foot buffer, subject parcels outlined in orange.

The subject sites are also located within the coast range geomorphic province of central California (Source 20). According to Monterey County’s GIS information on active/potentially active faults, the subject site, as well as many parcels on the Point, are in close proximity to the Cypress Point Fault line (**FIG 21**). According to the Geotechnical Investigation (Source 21), significant seismic shaking will occur at the site during the lifetime of the project.



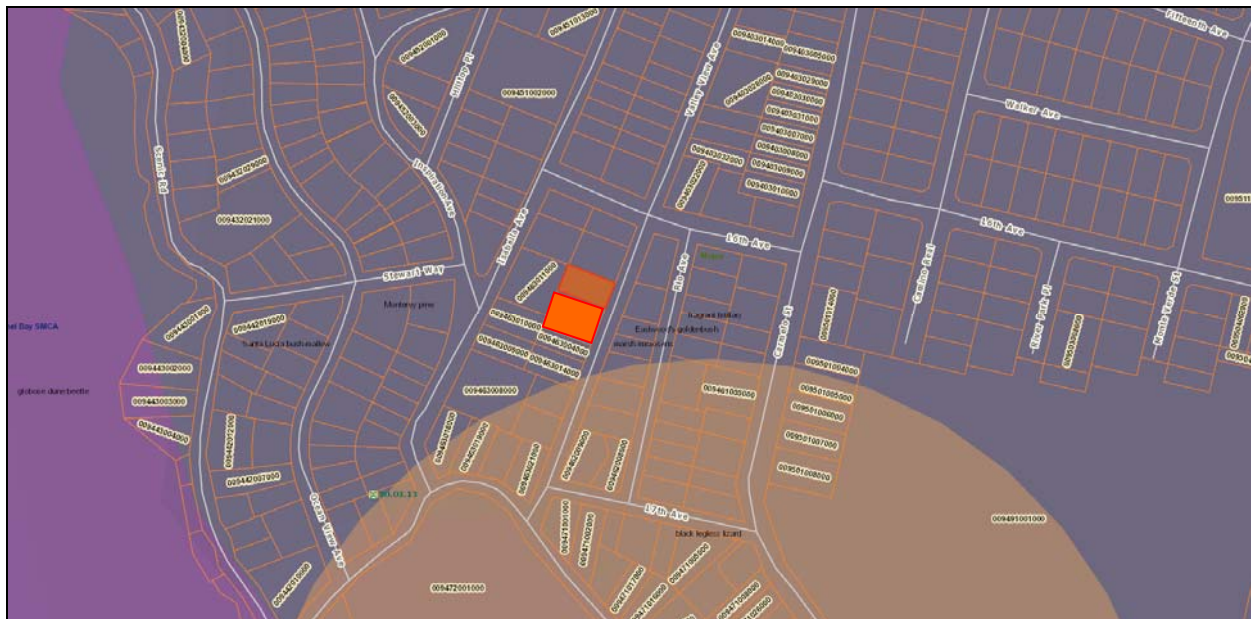
**Figure 21 – Carmel Point:** Active/Potentially Active Faults buffer, subject parcels outlined in orange

The Monterey County GIS indicates the sites are located within a zone that is designated as having a low potential for liquefaction. In addition, the subject sites are located within a zone designated as having a low potential for seismically-induced land sliding. This evaluation takes into account the general geologic subsurface conditions, groundwater patterns and the seismic setting of the area (Source 20).

At this time, RMA-Planning does not require an additional entitlement for development within 660-feet of an active/potentially active fault. Pursuant to Section 20.146.080 (f) (Hazardous Area Development Standards) in the Coastal Implementation Plan, where geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury, construction is permissible if a registered geologist/soils engineer is able to certify that the proposed development will not result in an unacceptable risk or injury or structural damage and the County Building Official and Environmental section concurs. The Certification shall be recorded with a copy of the deed at the County Recorder’s Office.

The Carmel Point neighborhood is a coastal community in close proximity to the Carmel River State Beach/Pacific Ocean. As such, it provides unique habitat for the many plant and animal species that thrive near the ocean. The California Natural Diversity Database is an inventory of the status and locations of rare plants and animals in California. **Figure 22** is representative of the most current species of concern available on Monterey County’s GIS relative to the project sites. These are: Monterey Pine, marsh microseris, Santa Lucia bush-mallow, Jolon clarkia, Kellogg’s horkelia, sandmat manzanita, fragrant fritillary, and Eastwood’s goldenbush. Pursuant to Section 20.146.040 (Environmentally Sensitive Habitats Development Standards) in the CIP, sensitive plant communities of the Carmel coastal area include: rare/endangered, threatened and

sensitive plants, northern coastal prairie, Chamise-Monterey Manzanita dwarf coastal prairie, Gown Cypress woodland, Redwood forests, and Monterey Cypress and pine forests. The subject parcel is just beyond the buffer for the black legless lizard but does fall within the following layers: fragrant fritillary, jolon clarkia, and Monterey pine. As stated above, the proposed development will not require tree removal. However, because these are undeveloped parcels located within sensitive habitat area, the applicant was required to submit a preliminary biological assessment. The applicant retained Rob Thompson, a resource ecologist and certified arborist, to conduct a site walk-through and visual assessment. The biologist noted that both parcels were undeveloped but “previously impacted and disturbed by grading activities” (Source 37, p. 2) (See FIG 23). However, it is the biologist’s ultimate opinion and conclusion that “the subject parcels do not support protected special status species and/or sensitive habitat” and that “there are no known occurrences of special status species, sensitive habitat or other protected resources on the subject property” (Source 37, p. 2). A recommendation to have the applicant retain a trained professional to conduct a nesting bird assessment if construction activities begin during the nesting season (February-August), is listed in the report. In addition, specific best management practices are included in the report to provide tree and root protection (e.g. protective exclusionary fencing) for trees to be retained on site. These recommendations have been incorporated as conditions of approval.



**Figure 22 – Carmel Point:** California Natural Diversity Database, Monterey County GIS, subject parcels in orange



**Figure 23 – Biological Assessment:** The consultant found the subject parcel to be previously disturbed

**C. Other public agencies whose approval is required:** Prior to obtaining the necessary discretionary permit approvals, the project will require ministerial approval from the following agencies: Environmental Health Bureau, RMA-Public Works, RMA-Environmental Services, Monterey County Water Resources Agency, and Cypress Fire Protection District. In addition, any conditions of approval required by the reviewing agencies will require compliance prior to issuance of permits. The subject parcel is also within the appeal jurisdiction of the California Coastal Commission (CCC). No other public agency permits would be required under this request.

### III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input checked="" type="checkbox"/>	Local Coastal Program-LUP	<input checked="" type="checkbox"/>

#### 1982 Monterey County General Plan

The project site is subject to the *1982 Monterey County General Plan* (General Plan) which provides regulatory framework, through goals and polices, for physical development. The proposed project is consistent with the medium density land use designation of this residential site, continuing the existing land use at a density of two units per acre. The proposed project is a demo-rebuild on a developed parcel. Therefore, the project proposal is consistent with the General Plan. **CONSISTENT.**

#### Carmel Area Land Use Plan

The project site is subject to the *Carmel Area Land Use Plan* (CAR LUP) of the General Plan that provides development standards and policies for unincorporated coastal areas of Carmel. The proposed projects include the construction of the first single-family dwelling and attached garage. Pursuant to Table 4.6 of the CAR LUP-Residential Development Density, two units per acre is the allowed density for this parcel. CAR LUP Chapter 2.7 (Hazards), includes Key Policy 2.7.2 which requires that development permitted by the County in areas of high geologic, flood, and fire hazard be carefully regulated through the best available planning practices in order to minimize risks to life and property and damage to the natural environment. CAR LUP Chapter 2.8 (Archaeology), includes Key Policy 2.8.2, whereby those areas considered to be archaeologically sensitive, be maintained and protected for their scientific and cultural heritage values; all site planning and design features necessary to minimize or avoid impacts to archaeological resources are to be incorporated. In light of the whole record, if the projects were implemented as proposed, the applicant is not incorporating all site planning and design features necessary to minimize or avoid impacts to potentially significant cultural (archaeological) and tribal cultural resources. Through the review and analysis of multiple reports prepared for Carmel Point, Monterey County has identified that the Carmel Point area, as a site, contains historic archaeological resources; archaeological reports prepared at the applicant's expense for the subject parcel have also been used to arrive at the same conclusion. The subject parcel yielded two inconsistent archaeological reports (Source 13, 14) and the applicant has not proposed a design where impacts to archaeological resources would be minimized (i.e. no basement). Although the Geologic Evaluation prepared for this specific parcel indicates that a reduced setback from the Cypress Point Fault is mitigable, potentially significant archaeological and tribal cultural resources may be impacted with the additional excavation required for a basement. While the avenues for previously disturbed lots and those with negative archaeological reports are clear, those with avoidable impacts, are even more explicit and clear:

avoid impacts. Therefore, the projects as proposed (including a basement) are inconsistent with the Carmel Area Land Use Plan. **INCONSISTENT.**

Air Quality Management Plan

The 2012-2015 and the 2008 Air Quality Management Plan (AQMP) for the Monterey Bay Region address attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB) that includes unincorporated Carmel areas. California Air Resources Board (CARB) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. The closes air monitoring site in Carmel Valley has given no indication during project review that implementation of the single-family residence would cause significant impacts to air quality or greenhouse gas emissions (GHGs). **CONSISTENT.**

Water Quality Control Plan

The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board (RWQCB) which regulates sources of water quality related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. Operation of the implemented project would not generate pollutant runoff in amounts that would cause degradation of water quality. Therefore, the proposed project is consistent with the requirements of the RWQCB regulations. **CONSISTENT.**

**IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION**

**A. FACTORS**

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture and Forest Resources       | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Cultural Resources          | <input checked="" type="checkbox"/> Geology/Soils                      |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions  | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality            |
| <input checked="" type="checkbox"/> Land Use/Planning         | <input type="checkbox"/> Mineral Resources                      | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing                   | <input type="checkbox"/> Public Services                        | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation/Traffic    | <input type="checkbox"/> Utilities/Service Systems              | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Tribal Cultural Resources |   |  |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

Check here if this finding is not applicable

**FINDING:** For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed projects and no further discussion in the Environmental Checklist is necessary.

**EVIDENCE:** Based upon the planner's analysis, many of the above topics on the checklist do not apply. Less than significant impacts or potentially significant impacts are identified for **aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, transportation/traffic, greenhouse gas emissions, noise, and tribal cultural resources.** The projects would have no quantifiable adverse environmental effect on the categories not checked above as follows:

**Section VI.2 – Agricultural and Forest Resources:** Data contained within the Monterey County Geographic Information System (GIS) confirms that the subject property does not contain farmland designated as Prime, Unique, of Statewide or Local Importance, or under Williamson Act contract. There were no ongoing agricultural uses on the subject property, or in the near vicinity, observed during staff's onsite visit. Therefore, the Projects would not result in conversion of prime agricultural lands to non-agricultural uses or impact agricultural resources. Furthermore, the subject properties are not considered a forest or timber resource inventoried as "Demonstration State Forest" and the projects would have no impact on forest resources. (Source 1, 2, 3, 4, 5, 8) *No Impact.*

**Section VI.11 – Mineral Resources:** The Monterey County Geographic Information System (GIS) and a site visit conducted by staff verifies that there are no mineral resources on the site. Therefore, implementation of the Projects would have no impact on mineral resources. (Source 1, 2, 3, 4, 8, 34) *No Impact.*

**Section VI.13 – Population/Housing:** Implementation of the Projects would establish the first single family residence on a residentially zoned parcel. Therefore, the proposed uses would not cause an increase demand for additional housing or result in a substantial increase of housing units in the area. The Projects would not substantially induce population growth in the area, either directly or



indirectly, as no new public infrastructure would need to be extended to the site. Therefore, the proposed projects would have no significant impacts related to population and/or housing. (Source 1, 2, 3, 4, 5) *No Impact*.

Section VI.14 – Public Services: Implementation of the Projects would result in establishing the first single family dwelling on a residential parcel within an established residential neighborhood. This would have no substantial adverse physical impacts associated with new or physically altered governmental facilities (where construction of which would cause significant environmental impacts) in order to maintain acceptable service ratios, response times or other performance objectives for public services. (Source 1, 2, 3, 4, 5) *No Impact*.

Section VI.15 – Recreation: Implementation of the Projects would not result in a significant increase of the use of existing neighborhood and regional parks or other recreational facilities, causing substantial physical deterioration. The Projects do not include or require construction or expansion of recreation facilities. The Projects would not create significant recreational demands. (Source 1, 2, 3, 4, 5) *No Impact*.

Section VI.17 – Utilities: Implementation of the projects would require tying into wastewater services provided by the Carmel Area Wastewater District (CAWD). Domestic water service would be provided by California American Water through Mal Paso water credits. Any excess construction materials would be hauled to a landfill operated by the Monterey Regional Waste Management District. However, the minimal amount of waste produced would not affect the permitted landfill capacity (Source 1). Residential water is to be provided by California American Water (Cal-Am) company, which supplies water from the Carmel Valley Alluvial Groundwater Basin (Carmel River System) and which is ranked as high priority by the California Department of Water Resources. Monterey Peninsula Water Management District (MPWMD) allocates and manages available water supplies to the region, including those of Cal-Am. MPWMD Resolution No. 2017-15 modifies District Rule 160 to reflect projected quantity of production available to Cal-Am for diversion from the Carmel River and Seaside Groundwater Basins for Water year 2018. The modification reflects diversion of no more than 8,310 acre-feet from the Carmel River system sources, specifically (Source 29). The applicant has provided RMA-Planning with proof of purchase of additional water credits from the Malpaso Water Company. Malpaso water comes with historic water rights and is exempt from the state's cease and desist order that requires Cal-Am Water to reduce pumping from the Carmel River. *No Impact*.

## **B. DETERMINATION**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Signature

Maira Blanco

9/12/18  
 \_\_\_\_\_  
 Date

Associate Planner

**V. EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4, 5, 8 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 4, 5, 8 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 3, 4, 5, 8 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 2, 3, 4, 5, 8 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

The Carmel Area Land Use Plan (Chapter 2, Section 2.2: Visual Resources), identifies the scenic qualities of the Carmel area as unique and maintains that the protection of the area’s visual resources is vital to the future growth for the area. Policy 5.3.2.4 in the Carmel Area LUP, requires that existing visual access from scenic viewing corridors (e.g., Highway 1, Scenic Road, Spindrift Road, Yankee Point Drive) and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1 be permanently protected as an important component of shoreline access and public recreational use (Source 3).

### 1(b). Conclusion: No Impact

The subject parcel is more than one mile west of Highway 1 and therefore, would not substantially damage scenic resources from this state scenic highway.

### 1(a), (c), and (d). Conclusion: Less Than Significant Impact.

The term “viewshed” or “public viewshed” refers to the composite area visible from major public use areas including 17-Mile Drive views of Pescadero Canyon, Scenic Road, Highway 1 and Point Lobos Reserve. A site visit was conducted on November 21, 2017 and it was determined that the construction of the proposed residences will not cause a significant impact to the visual resources of the Carmel area. Although the projects propose the main structures to the maximum height allowed (18 ft.), the development, located on the western side of Valley View Avenue are not visible from Scenic Road. The properties are over 300 feet north of Scenic Road (see FIGs 18a, 18b). The Design Approval applications contain information on colors and materials proposed for the residences: cedar shake and stone veneer with dark gray slate roofing; and natural cedar siding and with a darker trim, dark metal roofing. The proposed design was

reviewed by the Carmel Area Land Use Advisory Committee on January 16, 2018, and found to not be consistent with the neighborhood character.

In sum, the LUAC members expressed that the structure in design and materials should better reflect the rural character of the surrounding neighborhood. From the LUAC minutes: architectural massing of the residences does not blend with the neighborhood; the height of the roof peak is too tall; proliferation of hardscape; removal of vegetation (i.e. six (6) large Cypress trees were removed) without required entitlements; and exterior lighting should be designed to illuminate only the intended area onsite per County regulations.

Therefore, the projects as proposed would conceivably have an impact on aesthetics. Based on the proposed colors and materials and the feedback received from the LUAC, impacts to aesthetics could be lowered to a less than significant level with the modification of the materials to be used, specifically switching out the metal additions for material with more natural finishes. In the Carmel LUP, structures shall be subordinate to and blended into the environment, using appropriate materials to that effect (Source 3). During staff's site visit, staff did not find other examples of metal roofs in the immediate area. Therefore, RMA-Planning's recommendation to the appropriate hearing authority, may require a redesign and the applicant submit revisions to the archaeological designs and materials proposed. A height verification condition is recommended to ensure that the structures conform to the height restriction.

As to the proposed landscaping scheme, staff looked to the Carmel LUP for guidance. Under Chapter 2.2.3 of the CAR LUP, General Policy 2.2.3.8 calls for using landscape screening and restoration that consists of plant and tree species consistent with surrounding vegetation. Because the lot does not contain environmentally sensitive habitat species and is not part of the Gowen and Monterey pine forests, some flexibility is allowed in the landscaping as long as it does not present an egregious aesthetic issue. The plants proposed for this project meet the standard and would not substantially degrade the existing visual character or quality of the site and its surroundings. According to the LUAC minutes, the applicant was open to planting Cypress and pine trees; however, these additions were not formally submitted.

The proposed hardscaping does deviate from most of the surrounding residences but the applicant was not as receptive to the design recommendations made at the LUAC meeting. The preliminary Landscape Lighting Plan proposes fixtures that meet Monterey County's guidelines for exterior lighting (Policy LU 1.13 of the General Plan). However, submittal, review and approval of a final Exterior Lighting Plan is required as a condition of approval. Compliance with this condition would ensure the project is consistent with Monterey County's objectives to reduce light pollution and is consistent with the CAR LUP Specific Policy 2.2.4.10(d).

## 2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 4, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 4, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 4, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 5, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

### 3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The MBARD is responsible for producing an Air Quality Management Plan (AQMP) that reports air quality and regulates stationary sources throughout the NCCAB. The 2008 Air Quality Management Plan (AQMP) and 2009-2011 Triennial Plan Revision (“Revision”) are referenced for discussion of air quality. Monterey County is within the federal and state attainment standards for carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), lead, and fine particulates (PM<sub>2.5</sub>), and within the federal attainment standards for ozone (O<sub>3</sub>) and respirable particulates (PM<sub>10</sub>). The 2012-2015 Air Quality Management Plan (AQMP) addresses only attainment of the State zone standard.

#### 3(a), (b), (c), and (f). Conclusion: No Impact.

The project is consistent with the AQMP, therefore, there would be no impact caused by conflict or obstruction of the AQMP. The project would not result in uses or activities that produce objectionable odors that would affect a substantial number of people.

**3(d) and (e). Conclusion: Less Than Significant Impact.**

The NCCAB is in nonattainment status of state standards for Ozone (O<sub>3</sub>) and respirable particulates (PM<sub>10</sub>) (Source 6). Therefore, projects resulting in a substantial increase in particulates PM<sub>10</sub> emissions would cause a significant impact to air quality. In addition, ambient ozone levels depend largely on the number of precursors, nitrogen oxide (NO<sub>x</sub>) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles (major sources of primary PM<sub>10</sub>) and NO<sub>x</sub> and ROG emittance.

Grading activities associated with the projects include approximately 830 and 1255 cubic yards of cut, respectively; the project proposal includes large basements, so most of the cut is expected to be exported off site. Therefore, these emissions would have a less than significant impact to air quality. Construction-related air quality impacts would be controlled by implementing Monterey County Code Chapter 16.12 (Source 22), standard conditions for erosion control that require plans for control measures of runoff, dust, and erosion. Therefore, implementation of the proposed project would result in less than significant impacts to air quality caused by pollutants currently in nonattainment for NCCAB and construction-related activities. Air pollutants would increase temporarily and return to normal after project completion. Therefore, impacts due to exposure of sensitive receptors to pollutant concentrations would be less than significant.

4. BIOLOGICAL RESOURCES	Less Than Significant			
Would the project:	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 3, 8, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 3, 8, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 3, 8, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<b>4. BIOLOGICAL RESOURCES</b>			Less Than Significant		
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 3, 8, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 3, 8, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 3, 8, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Discussion/Conclusion/Mitigation:**

Monterey County GIS identified the subject parcels to be within the boundary of species on the California Natural Diversity Database- an inventory of the status and locations of rare plants and animals in California. The Biological Assessment prepared for the subject parcels did not confirm the presence of these rare plants and/or species but did identify native plant species such as Coast Live Oak trees, Monterey Cypress tree, a California Buckeye tree, Silver Bush Lupin shrubs, and a few small patches of Bracken Fern.

**4 (b), (c), and (f). Conclusion: No Impact.**

Research on the subject parcels using Monterey County’s GIS (Source 8), did not yield information about the properties being in a marine protected area or in critical habitat for sensitive species or in a riparian corridor as described in the CIP (**FIG 23**). The implementation of the projects would not conflict with the provisions in the LUP protecting environmentally sensitive habitats.

**4 (a) and (d). Conclusion: Less Than Significant Impact.**

Standard conditions have been incorporated to protect existing trees and to have the applicant submit a bird nest survey (prepared by a professional) no more than 30 days prior to construction activities- if they are to take place during the nesting season (generally February-August). Therefore, indirect and/or direct impacts to sensitive species and potential interference with the movement of any native resident are less than significant.

<b>5. CULTURAL RESOURCES</b>			Less Than Significant		
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 3, 4, 9, 12, 13, 14, 38, 39)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 3, 4, 9, 12, 13, 14, 38, 39)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 3, 4, 9, 12, 13, 14, 38, 39)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 3, 4, 9, 12, 13, 14, 38, 39)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Discussion/Conclusion/Mitigation:**

The subject parcels are located in recorded Archaeological site CA-MNT-17. Archaeological site CA-MNT-17 extends well beyond the current project area, has been characterized as an expansive and moderately dense accumulation of marine shell, mammal bone, flaked and ground stone tools. The site is presumed to be an Ohlone settlement dating back approximately 4,000 years ago (Source 17). Significant archaeological resources have been found, including human remains at multiple sites within the Archaeological site CA-MNT-17. CA-MNT-17 was first recorded in 1953 (Source 12). Cultural resources which have been formally recorded with the Regional Information Center of the California Historic Resources Information System are referenced by trinomial designations. For example, the trinomials take the form “CA-MNT-17,” where the first two letters designate the state and the next three the county. The numbers are sequential and represent the order in which the site was recorded within each county (Source 12). In Central California, archaeologists are alerted to prehistoric sites by the presence of midden soils darkened from accumulation of organic remains; presence of various shell remnants may indicate an archeological site (Source 17). In March 2016, a Phase 1 and Extended Phase I Archaeological Assessment (Source 13) was prepared for the subject parcels and two other parcels owned by the same project proponent. Albion’s Phase 1 Assessment consisted of an intensive surface survey of the parcels (e.g. thorough walk through of site in parallel transects spaced at 1-meter apart and visual assessment). According to the report, surface visibility was good with approximately 75 percent of the ground surface unobstructed and visible. During the pedestrian survey, Albion staff noted shell fragments and refuse from stone tool production across the Project Areas (Source 13). Because the Phase 1 exercise produced positive results, Albion staff commenced an Extended Phase 1, involving sub-surface investigation with shovel probes (SP). SP’s are hand-excavated units measuring approximately 40 centimeters in diameter by 60-100 centimeters in depth, depending on depth of project impacts. Albion staff excavated eight SP units, or two units per individual parcel, in 20 centimeter arbitrary levels to determine the potential for an archaeological deposit. The collected material was then dry-screened through

6-millimeter mesh and sent to Albion's lab in Santa Cruz for further processing. Albion's report provided a discussion on the decision thresholds of deposit integrity, stating that intact cultural deposits are those that meet the following criteria: 1) lack of any evidence of redeposition or disturbance; and 2) produce prehistoric or historic-age materials in densities greater than 6 items per 0.12 cubic meters. If no archaeological deposits are encountered, or materials are found in disturbed contexts, no further project action is required, according to Albion. On the other hand, if intact deposits are encountered, Phase II test excavations would be required to evaluate the site for California Register of Historic Resources (CRHR) eligibility, assess project impacts, and if needed, develop mitigation measures. SP's 1 and 2 corresponded to the 26338 Valley View Avenue property (Lot 1); SP's 3 and 4 corresponded to the 26346 Valley View Avenue property (Lot 2). SP 1 contained cultural materials (i.e. sparse marine shell and lithic debitage) between 0-80 centimeters below surface level (cmbs level); however, the upper 0-40 cmbs levels exhibited disturbance in the form of modern trash. Therefore, it did not meet the criteria as described above. SP2 produced similar results to SP1- soils were composed of dark brown sand.

SP 3 excavated soils that were dark yellowish brown. The unit contained cultural materials to the 80 cmbs level with a particularly moderate concentration of shell; no modern debris present. SP 4 contained the same soils as SP2 and a total of four pieces of debitage were recovered. Modern organics, such as roots, grasses and seeds were recovered in both units, extending 60-80 cmbs.

Overall, Albion observed no anthropogenic soils and no intact archaeological deposits; however, they could not rule out the possibility that intact archaeological deposits exist within the current study areas. Thus, the data were deemed "not conclusive." Albion did include recommendations to manage archaeological resources during construction, reiterating that there is potential for intact archaeological deposits associated with CA-MNT-17 to exist within the four surveyed parcels, including the subject parcels. The current project proposal is for the construction of two new single family dwellings (2,285-square feet and 3,028-square feet respectively) on a vacant lot inclusive of a 1687-square foot basement and a 2,413-square foot basement, respectively. Based on Albion's determination that additional testing was needed and its overall inconclusive results, a supplemental archaeological report was required to address the current project proposals. In December 2017, a second archaeologist went out to the subject sites and conducted field and background assessments. The background research conducted by this archaeologist established that nine previously recorded prehistoric or historic sites are located about 1 kilometer from the parcel and that the subject parcel is included in the boundary of CA-MNT-17. The field research consisted of a "general surface reconnaissance" of all areas which could reasonably be expected to contain visible cultural resources and which could be viewed without major vegetation removal or excavation. According to this archaeologist's assessment, none of the materials frequently associated with prehistoric cultural resources in this area were observed in the soil of the project area or in the large mound of soil which had been deposited on the western end of the parcel (APN:009463-003). While this archaeologist did not find surface evidence of potentially significant historic period resources during his assessment, based on the positive findings on a parcel in the near vicinity of the subject parcel and specifically because artifacts were recovered at a considerable depth at said parcel, the recommended mitigation measures included having a qualified archaeological monitor onsite during ground-disturbing

project excavations and a standard recommendation for the inadvertent discovery of human remains.

CEQA (Section 15064.5, Source 9) defines the term “historic resource” as the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, meeting the requirements of the Public Resources Code, shall be presumed to be historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant if the resource meets the criteria for listing on the CA Register of Historical Resources including the following:
  - a. Is associated with events that have made a significant contribution to the broad patterns of California history and cultural heritage.
  - b. Is associated with the lives of persons important in our past;
  - c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - d. Has yielded or may be likely to yield, information important in prehistory or history.
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources of the Public Resources Code, or identified in an historical resources survey of the PRC, does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC sections 5020.1 or 50241.1.

At the time of this proposal, Monterey County had not made a determination on whether Carmel Point (the Point), as a whole, is an historic resource as described by CEQA and had not pursued CRHR status. Instead, the County’s practice has been to analyze the potential effects of proposals on archaeological resources on a case-by-case basis. In the CIP, Section 20.146.090, development on parcels with an archaeological site, as identified through an archaeological report prepared for the project, shall be subject to certain conditions of approval (Source 4). The subject property has yielded two (2) reports with differing and/or inconsistent findings (one clearly positive, the other negative with ‘see text’ for anything of archaeological significance). In the CIP, General Development Standards are listed (Section 20.146.090.D. 1-5) for development on, adjacent, or near archaeological resources:

1. All avoidable measures, including purchase of archaeological easements, dedication to the County; tax relief and purchase of development rights shall be explored to avoid development on sensitive prehistoric or archaeological sites

2. Development on parcels with an archaeological site as identified through an archaeological report prepared for the site, shall be subject to the following conditions of approval to be completed prior to the issuance of building or grading permits:
  - a. The recommended mitigation measures contained in the archaeological survey report prepared for the site shall be made a condition of approval.
  - b. The applicant shall request to add the combining “HR” zoning district to the existing zoning on the parcel. The rezoning shall not necessitate an amendment to the Land Use Plan or this ordinance.
  - c. The archaeological site shall be placed in an archaeological easement. The easement shall be required pursuant to Section 20.142.130. Prior to being accepted by the County, the proposed easement area shall be reviewed and verified as adequate to protect the resource by an archaeologist who has been selected from the County’s list of archaeological consultants or who is a member of the Society of Professional Archaeologists.
3. When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required to avoid impacts to such cultural sites.
4. Where construction on or construction impacts to an identified archaeological or paleontological site cannot be avoided, as verified in the archaeological report prepared for the project, a mitigation plan shall be required for the project. This mitigation plan shall be required by, submitted to and approved by the County. The plan shall be prepared at the applicants’ expense. Included in the plan shall be recommended preservation measures in accordance with the guidelines of the State of Office of Historic Preservation and the State of California Native American Heritage Commission. The Consulting Archaeologist shall file the report with the State Office of Historic Preservation.
5. Where a mitigation plan has been prepared for a proposed development, a condition of project approval shall be that:
  - a. The preservation measures shall be undertaken and completed prior to the issuance of building or grading permits; or,
  - b. Where appropriate, according to the recommendations contained in the mitigation plan, the preservation measures shall be undertaken concurrent with grading or other soil-disturbing activities and shall be undertaken in accordance with the mitigation plan, as a condition of the grading and building permit; and,
  - c. The results of the preservation activities shall be compiled into a final report prepared by the archaeologist and submitted to the County prior to the issuance of building or grading permits. Two copies of the report shall be submitted.

Carmel Area Land Use Plan Key Policy 2.8.2 (Chapter 2.8 Archaeological Resources) requires the maintenance and protection of archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped for their scientific and cultural heritage values. The proposed development should be considered compatible with the objective of this policy only when all site planning and design features necessary to minimize or avoid impacts to archaeological resources have been incorporated (Source 3). This objective is furthered in General Policies, where Policy 2.8.3. 5 specifically states: “to this end, emphasis should be placed on preserving the entire site rather than on excavation of the resource, particularly where the site has potential religious significance” (Source 3). The record shows

clear evidence of the archaeological significance CA-MNT-17 holds. Breschini and Haversat, arguably the most knowledgeable contemporary archaeologists on the Point, have made a case for the site's significance and its inclusion in the National Register (Source 12); they have been prolific writers, presenting and publishing their research on the Point in various formats. At the very least, the site has clearly yielded information important in prehistory or history, not to mention the oldest find so far obtained in Monterey County has come from CA-MNT-17 (Source 12). The late Gary Breschini is quoted as saying: "Preservation is what we're really trying to do now...the record we've made is probably going to be the primary documentation of this area" (Source 23). It is important to note that an archaeologist's primary objective is an academic one (endorsed by CEQA) – Breschini qualifies this by stating that even when resources are considered of lesser significance, if intact, it can still contain substantial information- "and information potential is the primary criterion for significance under both Federal and State guidelines" (Source 39, p.6). After thirty or more years of archeological investigation, the Point has clearly yielded information that makes it archaeologically significant when the sum of its parts is considered. Whether the subject parcel would produce historically and/or archaeologically significant artifacts remains to be seen; however, there is strong evidence in this case to suggest that the probability of finding artifacts of archaeological significance is high.

Relatedly, and at a local level, there has been a question about what constitutes a "unique archaeological resource," especially when artifacts recovered from a site may seem "insignificant" or otherwise non-substantive. CEQA provides some guidance by definition (Section 21083.2. g, Source 9): "Unique archaeological resource means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Additionally, significance has very little to do with the resource's size. To put this into perspective, a small piece (approximately 1.2 cm) of mussel shell from a parcel within CA-MNT-17 returned a date of 9420 BP, the oldest date so far obtained in Monterey County (Source 12).

The project-specific Supplemental report insists that no surface evidence of potentially significant archaeological resources exists on the project parcel and that the proposed project should not be delayed for archaeological reasons (Source 14). However, the subsequent paragraph in the report states that the project would have a potential impact to archaeological resources based on the prehistoric archaeological materials found on nearby parcels at considerable depths during basement and cistern excavation. To reduce the potential impact to cultural resources to a less than significant level, the archaeological report recommends specific mitigations requiring monitoring of the project during site disturbance and actions to be taken in

case cultural artifacts are uncovered. In addition to the standard cautionary language required (by State law) in the unlikely event human remains are inadvertently encountered, the archaeologist also recommends recovered cultural materials be curated in the public domain at a suitable research facility. Staff will not be incorporating this latter language in the mitigation measure, however, because OCEN has requested a different course of action (See Section VI, 17 (Tribal Cultural Resources)).

The question becomes: Does the project design avoid or substantially minimize impacts to the cultural site? While mitigation measures can be incorporated to minimize potential impacts of necessary development to a less than significant level, the inclusion of the basement goes above this level. CEQA is concerned with the physical impacts to the environment although the recent inclusion of the Tribal Cultural Resources section also brings other elements that might not be necessarily quantifiable. The Carmel Land Use Plan provides mitigation where construction on or construction impacts to an identified archaeological or paleontological site cannot be avoided. While the first single family home on a residentially zoned parcel may be an impact that cannot be avoided, the inclusion of the basement in the scope of the project would presumably be one that can be avoided- at least one of this size. Making the project consistent with the Carmel Land Use Plan would not create a direct or indirect impact to the physical environment. Instead, arguably, the deletion of the basement would contribute to less disturbance and therefore, less environmental impacts. Hence, the impacts assessed below and in the checklist above for Cultural Resources have not considered the impacts to cultural resources and associated mitigation measures with the incorporation of a basement, but rather, on the development of the first single family dwelling without the basement. At the time of this draft, there was an impasse; however, in order to proceed with the project approval process, the Initial Study was written as things currently stand and given the best available information.

**5 (c). Conclusion: No Impact.**

The project was not identified as containing a unique paleontological resource or site or unique geologic feature. Therefore, impacts to this resource are not anticipated.

**5 (a, b, and d): Less Than Significant Impact with Mitigation Incorporated**

The subject property is part of a recorded archaeological site (CA-MNT-17) where significant archaeological resources have been found, including human remains at multiple locations in this area. Nine previously recorded archaeological sites are located within one kilometer (approximately 3,280 feet) of the subject property. Based on the interpretation of the policies in the Carmel LUP and provisions in CEQA with respect to development on sites likely to contain unique archaeological resources, mitigation measures and recommendations made in the archeological reports have been incorporated for the development of the residence (not including the basement).

**Mitigation Measure No. 1: Cultural Resources**

In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to: grading or foundation excavation. If at any time, potentially significant archaeological resources or intact features are discovered, the

monitor shall temporarily halt work until the find can be evaluated by the monitor and/or principal archaeologist. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of the lead agency, and implemented. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

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

**Mitigation Measure Monitoring Action No. 1b:** Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include an Archaeological Monitoring Plan with the following topics to be addressed: specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. In addition, the Monitoring Plan should include: the description of cultural resources present, monitoring procedures and response training, the evaluation process, Native American participation, and the treatment of human remains. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

**Mitigation Measure Monitoring Action No. 1c**

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

**Mitigation Measure No. 2: Cultural Resources, Positive Report**

Due to the project site's proximity to a recorded prehistoric site and because the project includes over-excavation for the foundation of the single-family dwelling, there is the possibility of inadvertently discovering human remains. If remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented as described below (2a, 2b).

**Mitigation Measure Monitoring Action No. 2a.**

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



**Mitigation Measure Monitoring Action No. 2b.** If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (164 feet) of the find and the following shall occur:

- The owner, applicant or contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required;
- If the coroner determines the remains to be Native American:
  - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours.
  - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
  - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993.

**Mitigation Measure No. 3: Historical Resources (HR) overlay**

The applicant/owner shall request a rezoning of the parcel to add an “HR” (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel. The rezoning shall not necessitate an amendment to the Land Use Plan or the ordinance.

**Mitigation Measure Action 3a:**

Prior to building permit, the applicant/owner shall request a rezoning of the parcel to add an “HR” (Historical or Archaeological Resources) zoning district to the existing zoning of the parcel.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 8, 20, 21) Refer to Division of Mines and Geology Special Publication 42. (Source: 8, 20, 21, 24, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>6. GEOLOGY AND SOILS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
iii)	Seismic-related ground failure, including liquefaction? (Source: 8, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: 8, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 8, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, creating substantial risks to life or property? (Source: 8, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 8, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The subject properties are located within 660 feet, or 1/8 mile, of an active/potentially active fault known as the Cypress Point Fault (CPF). The CPF is described as extending from the City of Carmel-by-the-Sea across the State owned agricultural land to the Palo Corona Ranch (Source 3). The CPF fault is characterized as a strike-slip fault and has a slip rate of 0.01 mm/year based on a 1-meter vertical displaced coastal terrace estimated by Clark (1989) (Source 20). Section 2.7.1 Geologic Hazards of the Carmel Area Land Use Plan states that the Carmel coast is located in an area of high seismic activity and Policy 2.7.3.1 requires all development to be sited and designed to minimize risk from geologic hazards. The Carmel Area Land Use Plan Hazards Map (Map D), the Carmel Area Land Use Plan Seismic Hazards Map, and the Monterey County Geographic Information Systems (GIS) indicate that the subject properties are located within 1/8 of a mile (660 feet) from the Cypress Point Fault but the Seismic Hazard Zone is undetermined. In order to ascertain the susceptibility of the proposed project to geologic hazards, specifically a reduced setback from an active/potentially active fault, Geologic and Geotechnical Reports were prepared and reviewed (Sources 20, 21).

**6(a.iii), (a.iv), (c), (d), and (e). Conclusion: No Impact**

The Monterey County GIS was used to determine if the subject parcel has a landslide risk (moderate), an erosion hazard (low), and/or a liquefaction risk (low). The site has minimal topographic relief and there are no slopes located anywhere near the site which would generate debris flow hazards for the site (Source 20).

**6(a.i), (a.ii), and (b). Conclusion: Less Than Significant**

Some active faults in the region include (in order of increasing distance from the site): the Monterey Bay-Tularcitos fault system (6.3 mi.), the San Gregorio-Palo-Colorado fault system (7.9 mi), the Rinconada fault zone (16.2 mi), the San Andreas fault (29 mi.), the Calaveras fault southern extension (35.8 mi.) and the Hayward fault-southeast extension (49 mi.). The Palo Colorado-San Gregorio and the 600-mile long San Andreas, have generated more than 50 significant earthquakes between 1841 and 1975 (Source 3). The San Andreas Fault system and related fault systems in the region generally strike northwest and are characterized by a combination of strike-slip and reverse displacement (Source 20). The Cypress Point Fault was first recognized by Bowen who mapped it from Pescadero Point to Cypress Point and showed the northwest side down relative to the southwest. According to the Geologist, the fault does not meet the criteria for zoning within a state-mandated Earthquake Fault Zone (Source 20). The Geotechnical Reports (See Source 21) indicate that the Cypress Point Fault trends through the far southwest corner of the 26346 Valley View property which is also about 80 feet southwest of the proposed residence pad at 26338 Valley View Avenue. The original design for the subject project at 26346 Valley View Avenue (PLN170613) was reconfigured based on the recommendations and feedback from the geologist and geotechnical engineers. Where the massing was concentrated on the southern end of the parcel, the massing was transferred to the north end of the parcel so that the bedrooms are now further from the identified fault trace.

The Carmel CIP (Source 4, Section 20.146.080) defines high hazard areas to include zones 1/8 mile on each side of active or potentially active faults. To mitigate fault surface rupture and establish a fault-building foundation setback, the recommendation is to have the building foundation line setback at least 15 feet from the nearest fault trace as shown in the Geologic Evaluation Report. The Geologist asserts that there are no geologic conditions or geologic hazards that would preclude construction of the proposed residence as it is currently proposed. Therefore, the potential for seismic-related ground failure is low.

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults; the Cypress Point Fault is not listed under the Alquist-Priolo Earthquake Fault Zoning Act that prohibits human-inhabited structures being built across active faults (Source 24, 25). The Geologic reports recommend that the building plans be reviewed by the project geologist and the project engineers to assess any potential impacts relating to the identified geologic and geotechnical hazards and that all structures for human occupancy be designed according to the current edition of the California Building Code; the planned residences should be designed to resist damage associated with very strong to severe ground shaking in accordance with the recommended seismic design criteria in the Geotechnical Reports. Prior to the final of building permits, the owner/applicant will be required to submit certification by the geotechnical consultant to the RMA-Environmental Services Department showing the projects' compliance with both the geologic and geotechnical reports. Therefore, through compliance with the County's required conditions, the projects will have a less than significant impact on exposing people or structures to adverse effects caused by the rupture of faults, strong seismic ground shaking or result in substantial soil erosion. The RMA-Planning Department has conferred with RMA-Environmental Services and

the RMA-Building Department regarding the potentially hazardous seismic condition(s) and they have deferred to the Geologic and Geotechnical Reports prepared for the parcel.

The Carmel Area Land Use Plan does make a provision to deed restrict development proposed in locations determined to have significant hazards (Source 3, Section 2.7.3). In accordance with this policy, a condition of approval requiring the applicant to record a deed restriction against the properties will be incorporated for the projects. Compliance with this condition would ensure any future owners are notified of the potential geological hazards on the sites.

										No. B-3			
PROJECT 26307 Isabella Avenue					DATE 10/9/17		LOGGED BY CSH						
DRILL RIG Mobile B-53		HOLE DIA. 6"		SAMPLE=		MC - California Modified, S - SPT, C - California 2.5"							
GROUND WATER DEPTH INITIAL 29.25			FINAL 29		HOLE ELEVATION								
DESCRIPTION	SOIL TYPE	DEPTH	SAMPLE	BLOWS PER FOOT	POCKET PEN (lbf)	TORVANE (lbf)	LIQUID LIMIT (%)	WATER CONTENT (%)	PLASTIC LIMIT (%)	DRY DENSITY (pcf)	FAILURE STRAIN (%)	% Recovery	
[straight drilled to 30 feet] Poorly graded SAND: medium yellow brown, damp, dense, medium grained, micaceous [Fluvial facies of Qct]	SP	21											
		22											
		23											
		24											
		25											
		26											
		27											
Basaltic Andesite: very dark brown, damp, moderately strong, decomposed to very severely weathered		28											
		29											
		30											
		31		MC 50-6"									
Bopptom of Boring at 31.2 feet  Groundwater encountered at 29.25 feet		32											
		33											
		34											
		35											
		36											
		37											
		38											
		39											
		40											
		Project #	G-792.1	Craig S. Harwood, Engineering Geologist				Page 1 of 1					

Figure 24 – Boring B-3 (26307 Valley View Avenue)

<b>7. GREENHOUSE GAS EMISSIONS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Per the discussion of VI.3 (Air Quality) of this Initial Study, the 2008 Air Quality Management Plan and 2009-2011 Triennial Plan Revision for the Monterey Bay Region as well as the 2012-2015 Air Quality Management Plan (AQMP) are referenced for discussion of greenhouse gases (GHGs). The 2012-2015 Air Quality Management Plan only addresses attainment of the State ozone standard and builds on information developed in past AQMPs. The Monterey Bay Air Resources District (MBARD) is responsible for the monitoring of air quality and regulation of stationary sources throughout the North Central Coast Air Basin (NCCAB) where the proposed project site is located. The MBARD produces the AQMP and all subsequent revisions. Greenhouse gases are emitted by natural processes and human activities such as electricity production, motor vehicle use, and agricultural uses. It has been found that elevation of GHGs has led to a trend of unnatural warming of the earth’s climate, otherwise known as the “greenhouse effect”. In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State’s vulnerability to global climate change (GCC).

**7(b). Conclusion: No Impact.**

Implementation of the proposed projects would not conflict with any AQMP goals or policies for reducing emissions of greenhouse gases. The projects involves the construction of the first single-family dwelling on vacant lots in a residential area and would not surpass the threshold of significance for construction impacts (82 pounds per day). According to the MBUAPCD CEQA guidelines, assuming 21.75 working weekdays per month and daily site watering, construction activities would result in significant impacts if 8.1 acres per day were disturbed with minimal earthmoving; a significant impact also would result if grading and excavation were to occur over 2.2 acres per day. The projects would be conditioned to provide a more comprehensive construction management plan prior to issuance of building permit(s).

**7(a). Conclusion: Less Than Significant Impact.**

As previously noted, ambient ozone levels depend largely on the number of precursors, such as nitrogen oxide (NO<sub>x</sub>) and reactive organic gases (ROG), emitted into the atmosphere. Implementation of the project would result in temporary impacts resulting from construction and

grading activities that require fuel combustion of construction vehicles- a primary source of NO<sub>x</sub> and ROG emittance. Typical construction equipment would be used for the project and ROG and NO<sub>x</sub> emitted from that equipment have been accommodated within the AQMP. Implementation of the proposed projects would produce no more than the threshold of significance of 82 pounds per day of GHG precursors. Therefore, these precursor emissions would have a less than significant impact on GHGs.

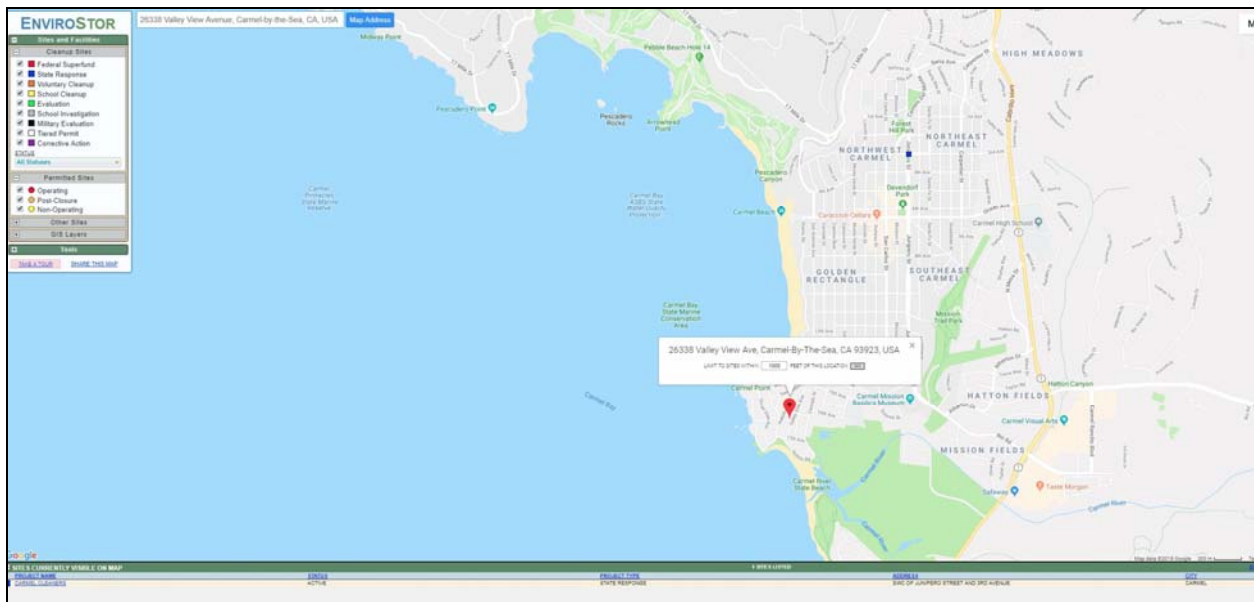
<b>8. HAZARDS AND HAZARDOUS MATERIALS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 8, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 8, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The implementation of the proposed projects will not pose significant, long-term hazards to the public; however, they could result in temporary, less-than-significant hazards during the construction phase.

**8(a), (d), (e), (f), (g), and (h). Conclusion: No Impact.**

The subject parcels are over one-quarter mile (1,320 feet) away from the nearest school (**FIG 26**). The subject properties are not listed on the Cortese List for hazardous materials sites (**FIG 25**, Source 27). They are not located within an airport land use plan or within two miles of a public or public use airport, nor are the subject properties within the vicinity of a private airstrip. The nearest airport is the Monterey Regional Airport which is over 7 miles away (Source 26). Furthermore, the project will not impair the implementation of the Monterey County’s emergency plan nor will it physically interfere with any of the Monterey County’s Emergency Evacuation Routes. The subject properties are located within an urbanized area and is not classified as a State Responsibility Area (SRA) for fire protection. Therefore, the proposed projects will not expose people or structures to a significant loss, injury, or death involving wildland fires.



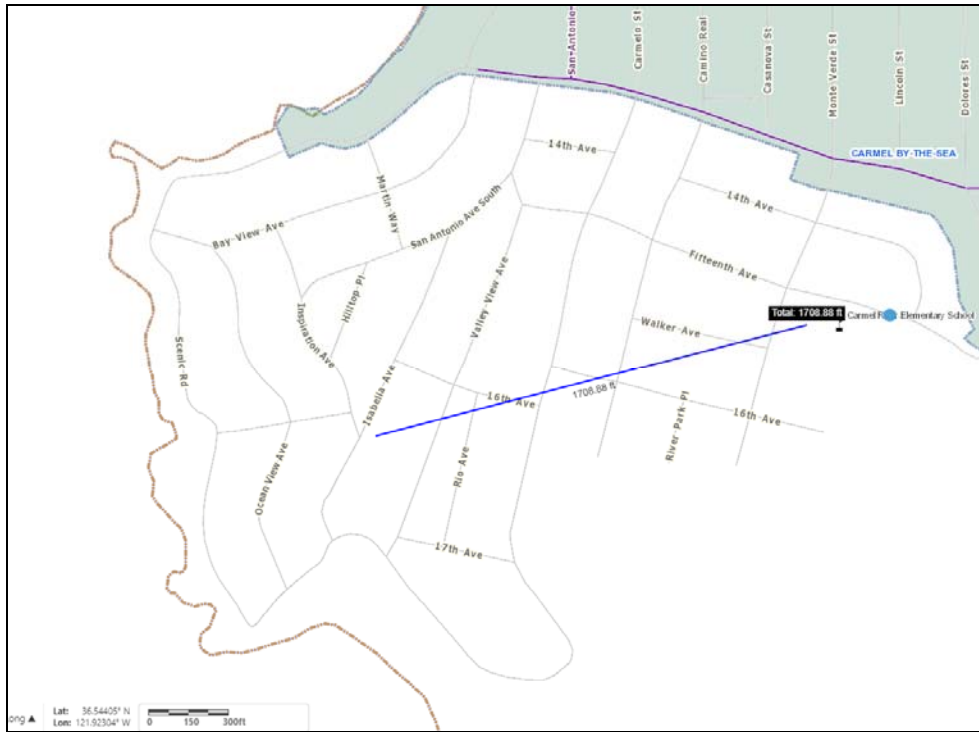
**Figure 25 – Cortese List:** Sites and Facilities within 1,000 feet of subject parcels, Department of Toxic Substances Control, (Source 27)

**8(a, b). Conclusion: Less than significant.**

Implementation of the projects would result in temporary impacts resulting from construction, construction vehicle trips and grading activities.

**Figure 26** shows the nearest school (Carmel River Elementary School) to be more than 1,320 (1/4 mile) from the subject parcels; however, a potential truck route could include driving past the school. Again, with adherence to the MBUAPCD’s Asbestos Program and the District’s sign-off, potential impacts are less than significant.





**Figure 26 – Distance from subject parcels to nearest school: 1,700 feet, MoCo GIS**

**9. HYDROLOGY AND WATER QUALITY**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>9. HYDROLOGY AND WATER QUALITY</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The subject parcels are not sited within a 100-year flood hazard area. Residential water would be provided through a connection to a water system operated by California American Water Company; water credits have been obtained through the Malpas Water Company. The properties would be connected to the public sewer service (Carmel Area Wastewater District (CAWD)). There are no public storm water facilities that would service the project sites, potentially creating issues related to runoff; however, the projects will be conditioned to meet the County’s erosion control standards.

**9(a), (b), (c), (g), (h), (i), and (j). Conclusion: No Impact.**

**9 (d), (e), and (f). Conclusion: Less Than Significant Impact.**

The projects involve new impervious surfaces & there are potential impacts related to runoff. The applicant submitted Landscape Plans that would address most, if not all, of the runoff issues. Specifically, the applicant is proposing to implement a landscape plan which would capture runoff and require minimal irrigation. The implementation of standard conditions of approval for Erosion Control, Landscape Plan and Maintenance, Grading Plan, and Construction Management Plan will result in less than significant impacts.

<b>10. LAND USE AND PLANNING</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Physically divide an established community? (Source: 1, 2, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

As discussed in Part VI, Section 5 (Cultural Resources), Monterey County has not made a determination on whether Carmel Point, as a whole, is an historic resource. RMA-Planning’s practice has been to analyze the potential effects of proposals on the Point on a case-by-case basis. Basement proposals, specifically, have not been prohibited although in light of the whole record, there is evidence to suggest that CA-MNT-17, a recorded archaeological site, is significant and that continuing to allow basement excavation may lead to more significant impacts to the existing/remaining resources.

According to CEQA, an historic resource also includes a resource which is eligible for listing in the California Register of Historical Resources- the fact that a resource is not listed in, or determined to be eligible for listing in, the CA Register of Historical Resource does not preclude a lead agency from determining whether the resource may be an historical resource (Section 21084.1, Source 9). When determining the significance of impacts to archaeological and historical resources, Section 15064.5 (4.b) explains: A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project: A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or

eligibility for, inclusion in the California Register of Historical Resources; or B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1k of the Public Resources Code or its identification in an historical resources survey.

A site that has yielded, or may be likely to yield, information important in prehistory or history is just one of the ways CEQA defines historical resources (Source 9, Section 15064.5: Determining the Significance of impacts to Archaeological and Historical Resources). CEQA makes a distinction between non-unique and unique/significant archaeological resources. Section 21083.2 (g), describes a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Archaeological resources are non-renewable and easily damaged. Because of the nature of the projects in Carmel Point, small and scattered, there has not been an overall synthesis of the data from the various projects (Source 12). Archaeologists only have the opportunity to investigate the sites when construction permits are sought resulting in a “piecemeal method.” In accordance with the CIP (Section 20.146.090), RMA-Planning requires Archaeological Reports for any development within:

- a. A “High Archaeological Sensitivity Zone” as mapped on current County resource maps;
- b. In areas of moderate sensitivity, projects of 2.5 acres or larger will require a preliminary report;
- c. “Low or Moderate Archaeological Sensitivity Zone” as mapped on current County resource maps, which requires environmental assessment according to Monterey County CEQA guidelines;
- d. 750-feet of a known archaeological resource and;
- e. An area of suspected archaeological resources, as determined through the planner’s on-site investigation or through other available information
- f. All new subdivisions

In the case of Carmel Point, most development proposed (e.g. requiring land disturbance) would require an Archaeological Report if one is not already in the County database. The Archeological Survey Report may be waived by the Director [Chief] of Planning under the following circumstances:

- a. A previous report was prepared for the site by a qualified archaeologist, as included on the County’s list of archaeological consultants or as a member of the Society of Professional Archaeologists; and

- b. The report clearly and adequately included the currently-proposed development site within the scope of the survey; or,
- c. The proposed development does not involve land clearing or land disturbance.

All development proposed on parcels with known archaeological resources, as identified through the survey report prepared for the project is subject to environmental assessment under the CEQA Guidelines. Although it is possible for a parcel to yield negative archaeological findings, the likelihood of damage and/impact to the whole archaeological site is also likely. In 2012, Breschini and Haversat (Source 12) prepared an overview of the archaeological investigations on Carmel Point, providing the larger story of this area and its archaeological and cultural significance: “This site has been found to contain significant information which can be used to answer important research questions. As such, it meets the criteria for significance under both state and federal laws” (Source 12, p. 1).

Since the implementation of CEQA and especially, since Assembly Bill 52 (Native Americans: CEQA), onsite monitors have been used to mitigate impacts to cultural and tribal cultural resources to a less than significant level; however, there are questions as to how effective these mitigation measures are/have been. Because of the County’s track record in approving certain basement developments in the area, there does seem to be an expectation that the practice should continue.

**10(a) and (c). Conclusion: No Impact.**

The proposed projects include establishment of the first single family dwelling on a residentially zone parcel within an existing neighborhood. Therefore, project implementation would not result in dividing an established community. There is no habitat conservation plan adopted for the project area, resulting in the project having no impact, or not conflicting, with such a plan.

**10(b). Conclusion: Less Than Significant.**

Section 20.146.090 of the CIP (General Development Standards), has been used to mitigate impacts to cultural and tribal cultural resources to a less than significant level in the absence of the County’s firm determination on whether Carmel Point constitutes an historic resource. They read:

**D.2(b)**-The applicant shall request to add the combining “HR” zoning district to the existing zoning on the parcel. The rezoning shall not necessitate an amendment to the Land Use Plan or this ordinance.

**D.2(c)**-The archaeological site shall be placed in an archaeological easement. The easement shall be required pursuant to Section 20.142.130. Prior to being accepted by the County, the proposed easement area shall be reviewed and verified as adequate to protect the resource by an archaeologist who has been selected from the County’s list of archaeological consultants or who is a member of the Society of Professional Archaeologists.

**D.4**-Where construction on or construction impacts to an identified archaeological or paleontological site cannot be avoided, as verified in the archaeological report prepared for the

project, a mitigation plan shall be required by, submitted to an approved by the County. The plan shall be prepared at the applicants' expense. Included in the plan shall be the recommended preservation measures on accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission. The Consulting Archaeologist shall file the report with the State Office of Historic Preservation.

**D.5-**Where a mitigation plan has been prepared for a proposed development, a condition of project approval shall be that:

- a. the preservation measures shall be undertaken and completed prior to the issuance of building or grading permits; or,
- b. where appropriate, according to the recommendations contained in the mitigation plan, the preservation measures shall be undertaken concurrent with grading or other soil-disturbing activities and shall be undertaken in accordance with the mitigation plan, as a condition of the grading or building permit; and
- c. the results of the preservation activities shall be compiled into a final report prepared by the archaeologist and submitted to the County prior to the issuance of building or grading permits. Two copies of the report shall be submitted.

Perhaps a larger policy issue exists on the treatment of archaeological sites as opposed to individual parcels; however, this initiative has not been undertaken. This is not to say that it has not been done before. In 1987, Planning staff recommended that the Board of Supervisors for Monterey County, adopt Ordinance No. 3275 to address two issues on the Point: 1) Building height limit for the Carmel Point Area; and 2) Establish a floor area ratio for development in the entire area of the Carmel Area Land Use Plan (max 45% FAR). These were explored to address the protection of coastal resources, including visual resources, coastal access and developing residential areas.

There have been opposing views on the disposition of resources. This is to be expected given the inherently different interests and objectives of the project Archaeologist and the Tribal Monitor. Through AB 52, the Legislature finds and declares that the former state law provided a limited measure of protection for sites, features, places, objects, and landscapes with cultural value to California Native American tribes and that CEQA did not readily or directly include California Native American tribes' knowledge and concerns which has resulted in significant environmental impacts to tribal cultural resources and sacred places, including cumulative impacts, to the detriment of California Native American tribes and California's environment (Source 10). Therefore, RMA-Planning has consulted the appropriate tribe and incorporated their requests where appropriate. A discussion on Tribal Cultural impacts can be found in Section VI.17 (Tribal Cultural Resources).

<b>11. MINERAL RESOURCES</b>				
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3, 4, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3, 4, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II. B (Project Description) and C (Environmental Setting) and Section IV. A (Environmental Factors Potentially Affected), as well as the sources referenced.

**11(a) and (b). Conclusion: No Impact.**

<b>12. NOISE</b>				
<b>Would the project result in:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 3, 4, 5, 8, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3, 4, 5, 8, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 4, 5, 8, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 4, 5, 8, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 4, 5, 8, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 4, 5, 8, 35)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The subject properties are within 2,500 feet of a neighboring dwelling unit- the threshold for distance from allowed noise levels listed in Chapter 10.60. 030 of the Monterey County Code (Source 35). An increase in noise levels above those existing without the projects would occur temporarily during project construction.

**12(a), (c), (e), and (f). Conclusion: No Impact.**

The operational component of the projects would not expose persons to noise levels in excess of standards established in Chapter 10.60 – Noise Control, of the Monterey County Code (MCC), and would not result in a substantial permanent increase in ambient noise levels in the project vicinity. The subject parcels are not located within an airport land use plan, two miles of an existing airport, or the vicinity of a private airstrip. Therefore, no impacts would result from exposure to noise levels created by nearby aircraft.

**12(b) and (d). Conclusion: Less Than Significant Impact.**

Temporary noise levels and groundborne vibration would increase during construction activities. However, these levels are not predicted to exceed levels established in the regulations of Chapter 10.60 – Noise Control, of the Monterey County Code (MCC). Therefore, impacts caused by the temporary increase in noise levels and groundborne vibration above those existing without the project would be reduced to less than significant.

13. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<b>13. POPULATION AND HOUSING</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II.A (Project Description), II.B (Environmental Setting), IV.A (Environmental Factor Potentially Affected), as well as sources listed in Section IX.

<b>14. PUBLIC SERVICES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Sections II.A (Project Description), II.B (Environmental Setting), IV.A (Environmental Factor Potentially Affected), as well as sources listed in Section IX.

<b>15. RECREATION</b>			Less Than Significant		
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Discussion/Conclusion/Mitigation:**

See previous Sections II.A (Project Description), II.B (Environmental Setting), IV.A (Environmental Factor Potentially Affected), as well as sources listed in Section IX.

<b>16. TRANSPORTATION/TRAFFIC</b>			Less Than Significant		
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<b>16. TRANSPORTATION/TRAFFIC</b>			Less Than Significant		
<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) Result in inadequate emergency access? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Discussion/Conclusion/Mitigation:**

See previous Sections II.A (Project Description), II.B (Environmental Setting), IV.A (Environmental Factor Potentially Affected), as well as sources listed in Section IX.

**16(a), (b), (c), (d), (e), and (f). Conclusion: No Impact.**

Development of the proposed projects on the subject parcels would not have an impact on air traffic patterns or increase hazards of incompatible uses. The project would not conflict with any Complete Streets policies, plans, or programs-therefore, implementation of this project would have no impact on public transit, bicycle, and pedestrian facilities. Increase in traffic during construction of the project would cause temporary increase in traffic, however, it would not be to a point where it would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

**17. TRIBAL CULTURAL RESOURCES**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Source: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The subject parcels are located in the aboriginal territory of the Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to AB 52, tribal consultation took place regarding the proposed projects. The outcome of the consultation with OCEN was a recommendation to have a Native American Monitor from OCEN, approved by the OCEN Tribal Council, be present onsite during any ground disturbance for the project. Although there is no listed historical resource, there is evidence that significant cultural resources exist for OCEN.

**17(a.i). Conclusion: Less Than Significant.**

An expert on the matter posits that CA-MNT-17 meets the criteria for significance under both state and federal laws. Monterey County, however, has not taken a position on CA-MNT-17’s historic significance or specifically prohibited significant ground disturbance, including basements, on the Point.

**17(a.ii). Conclusion: Less Than Significant with Mitigation Incorporated.**

Albion Environmental defines cultural resources as any tangible evidence of past human activity, regardless of significance, found in association within a geographic location; cultural resources also include tangible properties possessing intangible cultural values. In 1602, Sebastian Vizcaino anchored his ship in Monterey Harbor and eventually encountered the Monterey County natives (Source 16). It is said that life in the ocean and in the unspoiled bay of Monterey

were plentiful beyond modern conception (Source 15). Unlike various European, Oriental, African, and Semitic cultures who revere the names and deeds of their ancestors and who kept detailed genealogies, the Ohlone sense of genealogy was rather vague, going back only a few generations (Source 15). Perhaps this was due to the Ohlone's relationship with death. Breschini writes that it was the custom when one of their members died, that all the deceased belongings were destroyed and his/her name never spoken again (Source 16). He continues "After death, all of the persons belongings and possessions, even his hut and animals, were either destroyed or buried with him. The Indians said they did this so that they could forget their dead" (Source 16, p.36). Generally, it is believed that three methods for disposing of the dead were used in Monterey County: An Indian with no friends or relatives was simply left in the forest. One with a few friends or relatives was buried, and an important Indian, or one with many friends and relatives was cremated (Source 16). This underscores the importance of the disposition of recovered cultural artifacts and enhances OCEN's request for no disturbance (Source 30).

AB-52 presents an interesting balance Monterey County must maintain between OCEN's requests/wishes to respectfully rebury recovered artifacts and the archaeologist's desire/duty to contribute to the body of knowledge. It has been Monterey County's policy to have the project archaeologist conduct testing and analysis on recovered artifacts and report on the findings in a Final Technical Report. In some instances, once artifacts have been fully assessed, the archaeologist retains them with the owner's permission for his/her personal collection. For example, as the President to the Monterey Historical Society, the late Dr. Breschini could curate the artifacts in the public domain- language readily applied in recommended mitigation measures. This has created conflict with OCEN. OCEN's first priority is that their ancestors' remains be protected, undisturbed, and the site be preserved. If excavation is unavoidable, OCEN requests all cultural and sacred items be left with their ancestors onsite or where they are discovered. During RMA-Planning's consultation with OCEN, OCEN again requested that no testing be conducted and that all cultural and sacred items be left onsite. Should human remains be found, OCEN requests reburial of disturbed remains and all artifacts found with the remains. To prevent further disturbance of reburied remains and artifacts, RMA-Planning would require the homeowner to place a conservation easement over this portion of the parcel.

Presently, OCEN represents over 600 enrolled tribal members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent from at least 19 villages from a contiguous region surrounding Monterey Bay (Source 31). As a state-recognized tribe as defined in Section 21073, on or before July 1, 2016, AB-52 recognizes California Native American prehistoric, historic, archaeological, cultural, and sacred places are essential elements in tribal cultural traditions and heritages, and identities and requires the lead agency to consider tribal cultural values in addition to the scientific and archaeological values when determining impacts and mitigation (Source 10). Importantly, AB-52 enables California Native American tribes to manage and accept conveyances of, and act as caretakers of, tribal cultural resources. Therefore, RMA-Planning has consulted the appropriate tribe (OCEN) in a timely and meaningful manner and incorporated their requests where appropriate.

#### **Mitigation Measure Monitoring Action No. 4: Protection of Tribal Cultural Resources and Sacred Places**

In order to ensure that Tribal Cultural Resources incur less than significant impacts, an OCEN-approved Monitor shall be onsite during project-related grading and excavation of the described basement to identify findings with tribal cultural significance.

**Mitigation Measure Action 4a:**

Prior to issuance of a construction permit for grading and/building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that an OCEN-approved onsite Cultural Resources Monitor has been retained to monitor the appropriate construction activities. This Monitor shall be retained for the duration of any project-related grading or excavation.

**Mitigation Measure Action 4b:**

Prior to issuance of construction permit for grading and/or building, include a note on all grading, demolition and construction plans. The note shall state: “Stop work within 50 meters (164 feet) of uncovered resource(s) and immediately contact Monterey County RMA-Planning.” Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner and the Monitor to determine a strategy for either return to the OCEN tribe or reburial. Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe or reburied according to OCEN’s request. Uncovered artifacts associated with a skeletal finding shall be reburied in consultation with the OCEN tribe along with the remains with which it was found and a conservation easement shall be required to be recorded over the affected portion of the parcel.

18. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>18. UTILITIES AND SERVICE SYSTEMS</b>			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>	Potentially Significant Impact				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Discussion in Part IV.

**18(a), (b), (c), (d), (e), (f), and (g). Conclusion: No Impact**

**VII. MANDATORY FINDINGS OF SIGNIFICANCE**

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30, 36)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 36) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30, 36)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

There are no identified impacts to Agriculture and Forest Resources, Mineral Resources, Population/Housing, Public Services, Recreation, or Utilities and Service Systems as a result of project implementation.

Less than significant impacts have been identified for Aesthetics, Biology, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Land Use/Planning, Hazards/Hazardous Materials, Hydrology/Water Quality, Noise, and Transportation/Traffic. There are no identified environmental impacts to which would cause substantial adverse effects on human beings. Conditions of approval are included to assure compliance with Monterey County requirements to the extent that identified potential impacts are minimized to a less than significant level.

Incorporation and implementation of identified mitigations would reduce identified potential impacts to less than significant level for Cultural Resources and Tribal Cultural Resources.

**(c). Conclusion: No Impact**

**(a) and (b). Conclusion: Less Than Significant with Mitigation Incorporated**



This Initial Study has identified mitigation measures to be incorporated to reduce impacts to Cultural Resources and Tribal Cultural Resources to a less than significant level; however, other projects being proposed within the vicinity of this property are being similarly proposed (e.g. within 660 feet of an active/potentially active fault and development including basements within 750-feet of a known archaeological resource) (Source 36). The County's practice has been to review project proposals discretely and has not evaluated the cumulative effects of maximizing the development potential of parcels on Carmel Point. The County has also not determined that CA-MNT-17 is an historical resource or taken action to preserve the remaining resource(s). Although this Initial Study has identified ways to mitigate potential impacts resulting from the subject project, it has not analyzed the cumulative impacts resulting from other development proposals, especially basement proposals, on the Point. "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. In light of the whole record, Monterey County RMA-Planning has received sufficient information and evidence over the past 30+ years to definitively determine the merit of the research and findings and more importantly, the steps needed to determine the significance of CA-MNT-17 and the land use/planning associated with it-whether this be through an Environmental Impact Report or other mechanism. Until this is done, however, Monterey County will continue to mitigate potential impacts to these resources by requiring onsite monitors during ground disturbance. In this instance, the proposed basements cannot be supported as proposed and mitigation measures have been incorporated to reduce impacts of the development of the first single family dwelling to a less than significant level on both parcels.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

## ***VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES***

### **Assessment of Fee:**

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the California Department of Fish and Wildlife. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the California Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department’s website at [www.wildlife.ca.gov](http://www.wildlife.ca.gov).

**Conclusion:** The project will be required to pay the fee.

**Evidence:** Based on the record as a whole as embodied in the RMA-Planning files pertaining to PLN170612 and PLN170613 and the attached Initial Study / Proposed Mitigated Negative Declaration.

## **IX. REFERENCES**

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# Exhibit D

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**Addendum Pursuant to the California Environmental Quality Act  
ARTICLE 11 Section 15164**

**PLN230341 – VALLEY POINT LLC**

1. Introduction

In compliance with Article 11 Section 15164 of the California Environmental Quality Act Guidelines, this addendum has been prepared to address minor changes to the PLN170613, Pietro Family Investments LP. A Combined Development Permit (PLN170613, Board of Supervisors Resolution No.19-122) was implemented with the adoption of the Initial Study Mitigated Negative Declaration (IS/MND). The Combined Development Permit consisted of: 1) Coastal Administrative Permit and Design Approval for the construction of a 3,028-square foot single family dwelling with a 2,413 square foot basement and a 440 square foot attached garage; grading of approximately 1,255 cubic yards of cut; and 2) Coastal Development Permit for development within 750 feet of a known archaeological site. Approval of this permit cleared an existing code enforcement violation (17CE00140). The environmental impacts were addressed within the PLN170613, Pietro Family Investments LP, IS/MND. None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred.

2. Scope and Purpose of this Addendum

This addendum describes the minor change being made to the original Pietro Family Investments LP, IS/MND. The proposed project, PLN230341, is a Coastal Administrative Permit and Design Approval to allow the construction of a 799 square foot one-story accessory dwelling unit (ADU) attached to the 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 799 square foot one-story ADU is located in the rear of the property behind the existing single family dwelling. The proposed ADU will have 318 square feet of patios and 75 square feet of stepping stones for a total of 1,199 square feet of coverage. The colors and materials of the ADU will match the existing single family dwelling which consists of natural cedar siding with metal framed doors and windows, and a dark standing seam metal roof. Potential impacts to archaeological resources were addressed by (HCD Library Document Nos. LIB190038 and LIB240106) prepared by Susan Morley and Brenna Wheelis from Achasta Archaeological Services, Marina, CA, on November 11, 2018, and March 4, 2024. The 2024 report concluded that archaeological monitoring occurred during ground disturbance activities for the proposed ADU when the single family dwelling was being constructed. The report did not establish any changes to Condition of Approval Nos. 9 and 10 regarding Mitigation Measure Nos. 1 and 2 for archaeological and tribal monitoring during grading activities. Monitoring for the development of the single family dwelling which included the ADU's location was done in accordance with these Mitigation Measures. Additionally,

potential impacts to geological hazards were addressed (HCD Library Document No. LIB180048) prepared by John E. Kasunich from Haro, Kasunich and Associates, Inc., Watsonville, CA, on December 18, 2017, and updated on March 5, 2024. The report did not change Condition of Approval Nos. 14 and 15 for recordation of the Notice of Report and Deed Restriction for development within 660 feet, or 1/8 mile, of an active or potentially active fault. The PLN170613, Pietro Family Investments LP IS/MND estimated the construction of the main dwelling would not result in any removal of protected trees or significant impacts to archaeological or cultural resources as mitigated by the MND. The subsequent project, construction of an ADU, does not require tree removal, either. 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.

### 3. Conclusion:

The purpose of this addendum is to explain the minor changes that are being made to the PLN170613, Pietro Family Investments LP, project and provide details of the site-specific conditions for the proposed residential development. Staff has reviewed the PLN170613, Pietro Family Investments LP, IS/MND (SCH 2018091028, Resolution No. 19-122), and the proposed ADU for consistency with the environmental considerations contained within. The site-specific conditions and the scope of work proposed on the site are not substantial changes and therefore do not warrant the preparation of a subsequent environmental document.