

Attachment B

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DRAFT RESOLUTION

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

In the matter of the application of:

ISABELLA 2 LLC (PLN180523-AMD1)

RESOLUTION NO. 23 -

Resolution by the Monterey County Board of Supervisors:

- 1) Denying the appeal of The Open Monterey Project from the Zoning Administrator's approval of a minor and trivial amendment to a previously approved Combined Development Permit;
- 2) Considering a previously adopted Mitigated Negative Declaration (SCH No. 2020029094), and finding that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162 of the; and
- 3) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180523, Board of Supervisors Resolution 21-273) consisting of:
 - a. A Coastal Administrative Permit and Design Approval to allow construction of a 1,837 square foot two-story single-family dwelling and associated site improvements;
 - b. A Coastal Development Permit to allow development within 750 feet of known archaeological resources;
 - c. A Coastal Development Permit to allow the modification of parking standards, including no covered parking and authorization to allow parking within the front setback to count toward the required parking;
 - d. A Coastal Development Permit to allow the removal of four Coast live oaks; and
 - e. A variance to increase the maximum allowed floor area ratio from 45 percent to 51 percent.

[26308 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN 009-451-015-000)]

The Appeal by The Open Monterey Project from the decision by the Monterey County Zoning Administrator came on for a public hearing before the Monterey County Board of Supervisors on April 18, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** - The County has received and processed an amendment to PLN180523.
- EVIDENCE:**
- a) On October 19, 2023, an application for a Minor and Trivial Amendment (PLN180523-AMD1) was submitted to HCD-Planning. This application was submitted in accordance with Monterey County Code (MCC) Section 20.76.115.
 - b) Background. On April 28, 2021, the Planning Commission considered a Combined Development Permit (PLN180523) consisting of 1) a Coastal Administrative Permit and Design Approval to allow construction of a 2,100 square foot two-story single-family dwelling, with 318 square feet of deck area; 2) a Coastal Development Permit to allow development within 750 feet of known archaeological resources; 3) a Coastal Development Permit to allow the modification of parking standards, including no covered parking and authorization to allow parking within the front setback to count toward the required parking; 4) a variance to allow an increase to the allowed floor area from 45 percent to 64.4 percent; and 5) a Coastal Development Permit to allow relocation of 4 Coast Live Oak trees. At the conclusion of the hearing, the Planning Commission continued the hearing to the May 26, 2021 and directed the applicant to reduce the overall site coverage and square footage of the proposed development.

On May 26, 2021, the Planning Commission considered a revised scope of work, which included removing the 1-car garage thus reducing site coverage by 133 square feet and floor area by 215 square feet. Removing the garage required additional modification to the parking standard to allow both required parking spaces within the front setback and no covered parking space. The revised scope of work also eliminated the variances for the front setback and site coverage reductions. The revised project additionally reduced the variance amount for floor area ratio from 64.4 percent to 58.4 percent. On May 26, 2021, at a duly-noticed public hearing at which all persons had the opportunity to be heard, the Planning Commission voted 8 - 0 to adopt a Mitigated Negative Declaration and approve the revised project scope consisting of a 2,100 square foot single family dwelling, 318 square feet of decks, 304 cubic yards of grading, development within 750 feet of a known archaeological resource, relocation of 4 Coast live oaks, and modification of parking standards (Planning Commission Resolution No. 21-015).

On June 17, 2021, The Open Monterey Project (Molly Erickson, representing Appellant), timely appealed the May 26, 2021 decision of the Planning Commission, pursuant to Monterey County Code (“MCC”) section 20.86.030.A. Appellant’s contentions related to the interior and exterior design of the proposed residence, neighborhood character, the amount of grading, potential impacts to tribal cultural resources, privacy of neighbors, the County’s history regarding variances, the adequacy of the initial study and mitigated negative

declaration, and the precedents that the Variance sets for comparable lots at Carmel Point.

On August 24, 2021, the Board of Supervisors considered the appeal by The Open Monterey Project and the Planning Commission's decision to adopt a Mitigated Negative Declaration and approve a Combined Development Permit to allow construction of a 2,100 square foot single family dwelling and associated site improvements and variance to reduce the required Floor Area Ratio. The Board of Supervisors voted 5-0 to deny the appeal of The Open Monterey Project, adopt a Mitigated Negative Declaration, and approve the Combined Development Permit and variance (Board of Supervisors Resolution No. 21-273).

The County sent a Final Local Action Notice (FLAN) to the California Coastal Commission (CCC) on September 13, 2021 [FLAN No. 3-MCO-21-0855 (PLN180523/Isabella 2)]. The Open Monterey Project appealed the Board of Supervisor's decision to the California Coastal Commission on September 28, 2021 (Commission Appeal No. A-3-MCO-21-0064; Exhibit F of the February 9, 2023 Zoning Administrator Staff Report). Prior to the appeal being scheduled before the Coastal Commission, the Applicant notified the County and the Coastal Commission staff of their desire to modify certain portions of the project contested during the appeal including reducing the floor area ratio and grading quantities, and eliminating the internal stairway to the roof and a 6 foot chimney. As a result, in coordination with Coastal Commission staff, County staff withdrew the Final Local Action Notice on October 21, 2022. Withdrawal of the FLAN only affects the Coastal Commission appeal; it does not alter the County's prior decision or the associated CEQA determination. Withdraw of the FLAN simply means that the County is not requesting the Coastal Commission consider the local action "final" at this time (as consideration of modifications are pending). A new FLAN will be sent to the CCC reflecting the revised design if and when the County approves the revised project. Therefore, the Board of Supervisors' action to adopt the Mitigated Negative Declaration on August 24, 2021, is final.

- c) Resolution No. 21-273 (PLN180523) was subject to 25 conditions of approval (inclusive of 4 mitigation measures, applied as Condition Nos. 22-25.). Nineteen previously approved conditions (Condition Nos. 1, 2, 3, 5, 6, 8, 9, 12-21, and 23-25), which are in a "Not Met" status, are still applicable to the proposed amendment and therefore have been carried forward and incorporated as Condition Nos. 1 through 19, respectively. The required actions of these 19 conditions shall be satisfied under the proposed amendment, PLN180523-AMD1. Three previously approved conditions (Condition Nos. 10, 11, and 22) are in a "Not Met" status and are not applicable to the proposed project as amended, and therefore have not been carried forward. Condition No. 10 (Permit Expiration) is not being carried forward as this amendment, once approved, will be the working

entitlement and therefore changes the permit expiration date applied to the previous project (PLN180523). Condition No. 11 (Utilities Underground) is also not being carried forward as Monterey County Code requires the undergrounding of utilities, and therefore application of this condition is repetitive. Finally, Condition No. 22 is not applicable because the project scope does not include tree relocation. Two previously approved conditions (Condition No. 4 and 7; Fish & Wildlife Neg. Dec. Filing Fee and Tree Relocation) are in a “Met” or “On-Going” status and therefore have not been carried forward to this amendment and have no outstanding actions needing to be satisfied.

- d) Land Use Advisory Committee – December 2, 2019. The previously proposed project (PLN180523), inclusive of a nearly 3,000 square foot residence and a subterranean garage, was referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting at which all persons had the opportunity to be heard, reviewed the originally-proposed project on December 2, 2019, and voted 5 – 0 (5 yes and 0 no; 1 absent) to support the project as proposed. This original proposal reviewed by the LUAC included a 1,242-square-foot basement level. No concerns were raised by the LUAC or interested members of the public.
- e) Land Use Advisory Committee – April 5, 2021. The previously proposed project (PLN180523), inclusive of a 2,315-square-foot residence, was referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting at which all persons had the opportunity to be heard, reviewed the revised project on April 5, 2021, and voted 4 – 0 (4 yes, 0 no, and 2 absent) to support the project with a recommendation to revise the plans to reduce the number of proposed variances. The LUAC and interested members of the public raised concerns related to privacy, tree relocation, drainage, and neighborhood character. The proposed amended includes a reduced scope of work when compared to the project design referred to the LUAC on April 5, 2021. The proposed amendment incorporates the LUAC’s recommendation to reduce the number of required variances. As such, the amendment was not referred back to the LUAC for review.
- f) A revised application was submitted to modify the prior County approval (PLN180523) to reduce the residence’s floor area by 48 square feet, thereby reducing the required floor area ratio variance from 58.4 percent to 51 percent and reducing the required grading from 304 cubic yards to 114 cubic yards, increase the decking from 318 to 484 square feet, and eliminate the previously proposed 6-foot chimney and internal staircase. The revisions are minor in nature with no new issues that were not considered in the previous approval. Pursuant to MCC section 20.70.105 a Minor & Trivial Amendment is required for the changes. Although MCC section 20.70.105.A authorizes the HCD Director to approve Minor & Trivial Amendments administratively, the project agent requested a public

hearing. Therefore, this Minor & Trivial Amendment (PLN180523-ADM1) was referred to a public hearing before the Monterey County Zoning Administrator.

- g) The Monterey County Zoning Administrator held a duly-noticed public hearing on the Isabella 2 LLC application amendment on February 9, 2023, at which all persons had the opportunity to be heard. Notices for the Zoning Administrator public hearing were published in the *Monterey County Weekly* on January 26, 2023; posted on and near the project site on January 31, 2022; and mailed to vicinity property owners and interested parties on January 25, 2023.
- h) On February 9, 2023, the Zoning Administrator found the project consistent with the previously adopted Mitigated Negative Declaration and approved the Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180523) (Monterey County Zoning Administrator Resolution No. 23-007). The Zoning Administrator resolution is included in April 18, 2023, staff report to the Board of Supervisors as Attachment H.
- i) The Open Monterey Project, represented by Molly Erickson, timely filed an appeal from the February 9, 2023 decision of the Zoning Administrator's environmental determination and approval of the Minor and Trivial Amendment. The appeal contends that the findings are not supported by the evidence, and that the decision is contrary to law. See Finding No. 11 for the text of the Appellants' contentions and the County response to the appeal.
- j) Pursuant to Monterey County Code (MCC) sections 20.86.030.C and E, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority (i.e., Zoning Administrator Resolution No. 23-007) has been mailed to the Applicant, and no appeal shall be accepted until the notice of decision has been given (i.e., mailed). The County mailed the written notice of the decision on February 10, 2023, and said appeal was filed with the Clerk of the Board of Supervisors on February 21, 2023, within the 10-day timeframe prescribed by MCC section 20.86.030.C. February 20, 2023 was recognized as a federal holiday (Presidents Day) and therefore February 21, 2023 was the 10th day. The appeal hearing is de novo. A complete copy of the appeal is on file with the Clerk of the Board, and is attached to the April 18, 2023 staff report to the Board of Supervisors as Attachment D.
- k) The appeal was timely brought to a duly-noticed public hearing before the Monterey County Board of Supervisors on April 18, 2023, 2021. Notice of the hearing was published on April 6, 2023, in the *Monterey County Weekly*; notices were mailed on April 4, 2023, to all property owners and occupants within 300 feet of the project site, and to persons who requested notice; and at least three (3) notices were posted at and near the project site on April 6, 2023.

- l) The findings and evidence from PLN180523 (Planning Commission Resolution No. 21-015 and Board of Supervisors Resolution No. 21-273) have been carried forward to this permit amendment, PLN180523-AMD1. Once approved, the proposed Amendment (PLN180523-AMD1) will be the operating entitlement for the subject property.
- m) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN180523 and PLN180523-AMD1.

2. FINDING: CONSISTENCY - The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

The project and/or use, as conditioned and/or mitigated, is consistent with the policies of the Monterey County 1982 General Plan, Carmel Area Land Use Plan, and other County health, safety, and welfare ordinances related to land use 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;
- Monterey County Coastal Implementation Plan – Part 4; and
- Monterey County Zoning Ordinance - Coastal (Title 20).

No conflicts were found to exist. Communications were received during the course of review of the project indicating inconsistencies with the text, policies, and/or regulations of the applicable Monterey County Code (MCC), however, the County finds that the project is consistent with the text, policies, and regulations in the applicable documents. See Finding 11 and supporting evidence. The project is located within the Coastal zone and, therefore, the 2010 Monterey County General Plan does not apply to this project.

b) The project involves the construction of a 1,837 square-foot two-story single-family dwelling and site improvements including 484 square feet of decks and the removal of four Coast live oak trees. The project also involves development within an area of known archaeological resources, modification of parking standards, and a variance to increase the allowed floor ratio from 45 percent to 51 percent. Associated grading consists of approximately 114 cubic yards of cut and fill.

c) Allowed Uses. The property is located at 26308 Isabella Avenue, Carmel (Carmel Point neighborhood) [Assessor's Parcel Number 009-451-015-000], Carmel Area Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential, 2 units per acre; with a Design Control Overlay and 18-foot height limit (Coastal Zone) [MDR/2-D (18)(CZ)], which allows main dwellings with the granting of a Coastal Administrative Permit. Therefore, as proposed, the project involves allowed land uses for this site. Development within 750 feet

of known archaeological resources, removal of native trees, and modification of parking standards are also allowed subject to the granting of a Coastal Development Permit. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see subsequent Evidence “h”).

- d) Minor and Trivial Amendment. In comparison to the previously proposed project (PLN180523), the proposed amendment reduces the residence’s floor area by 48 square feet, thereby reducing the required floor area ratio variance from 58.4 percent to 51 percent (45 percent is allowed) and minimizes grading (114 cubic yards compared to 304 cubic yards). Additionally, the proposed amendment increases the square footage of decking from 318 to 484 and eliminates the previously proposed 6-foot chimney. All other project components are the same: development with 750 feet of a known archaeological resource, removal of 4 Coast live oaks, modification to required parking standards to allow both required parking spaces within the front setback and no covered parking. Therefore, in accordance with MCC section 20.70.105.A, the proposed project is of a minor or trivial nature, with no impacts not already assessed in the original permit action, and generally in keeping with the action of the appropriate authority, and therefore the Housing and Community Development Chief of Planning is the appropriate authority. However, in light of anticipated public objection, the project agent, Rob Carver, requested a public hearing pursuant to MCC section 20.76.060. Therefore, this item was considered by the Monterey County Zoning Administrator on February 9, 2023.
- e) Lot Legality. The subject 0.08253-acre property (Assessor’s Parcel Number 009-451-015-000) is identified in its current configuration as Lot 23, within Block 8, on the Final Map for Addition No. 7, Carmel-by-the-Sea, recorded May 4, 1910, filed at Volume 2, Cities and Towns, Page 24. The County has previously recognized the legality of lots created by the subject 1910 final map. The County and property owners have also relied on the 1910 final map to direct development of lots within the subdivision, including utilities. The lots and streets, as identified on the final map, conform to the surrounding topography and the siting of lots and improvements on the final map indicate evidence of design. Therefore, the County recognizes the subject property as a legal lot of record.
- f) Public Access. As proposed and conditioned, the development is consistent with applicable public access policies of the Carmel Area LUP. See Finding No. 6 and supporting evidence.
- g) Development Standards. Development standards for the MDR zoning district are identified in MCC section 20.12.060. Required setbacks in this MDR district are 20 feet (front), 10 feet (rear), and 5 feet (sides). As proposed, the development would have a front setback of 22 feet, a rear setback of 11 feet, and side setbacks of 5.5 and 8 feet (south and north, respectively). The maximum allowed height in this MDR zoning district is 18 feet above average natural grade. The proposed dwelling would have a height of approximately 18 feet above average natural grade and would conform to the

maximum allowed height limit. The County has applied a standard condition of approval (Condition No. 12 – Height Verification) to ensure conformance to the allowed height standard.

The site coverage maximum in this MDR district is 35 percent, and the floor area ratio maximum is 45 percent. The property is 3,595 square feet, which would allow site coverage of 1,258 square feet and floor area of 1,618 square feet. As proposed, the development would result in site coverage of 1,216 square feet (33.8 percent), and floor area of 1,837 square feet (51 percent or 219 square feet over the allowed maximum). Pursuant to MCC and as proposed, the project would conform to applicable development standards regarding front, side and rear setbacks, height and site coverage. However, the proposed floor area ratio does not conform to MDR district requirements. Therefore, the applicant has applied for a variance to increase the allowed floor area ratio (see Finding Nos. 8, 9, and 10, and supporting evidence).

- h) Design. Pursuant to MCC Chapter 20.44, the proposed project parcels 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.

The Applicant proposes exterior colors and materials that are consistent with the residential setting. The primary colors and materials include grey metacrylics (solid membrane) roofing, Carmel stone veneer and cedar siding, and bronze aluminum windows and doors. The proposed exterior colors and finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. Also, per Carmel LUP Policy 2.2.3.6, the proposed structure would be subordinate to and blend into the environment, using appropriate exterior materials and earth tone colors that give the general appearance of natural materials. The proposed residence is also consistent with the size and scale of surrounding residences, and the proposed bulk and mass would not contrast with the neighborhood character. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- i) Visual Resources and Public Viewshed. The project, as proposed, is consistent with the Carmel Area LUP policies regarding Visual Resources (Chapter 2.2) and will have no impact on the public viewshed. The project planner conducted a site inspection on September 29, 2020, to verify that the project minimizes development within the public viewshed. The project site is also located in a residential neighborhood, and the adjacent parcels have been developed with single-family dwellings.
- j) Tree Removal. Forest resource policies of the Carmel Area LUP and development standards contained in Section 20.146.060 of the

Coastal Implementation Plan provide for protection of native forest areas and require development to be sited to minimize the amount of tree removal to the greatest extent feasible. As proposed, the project minimizes tree removal in accordance with the applicable goals, policies, and regulations of the Carmel Area LUP (Forest Resources) and the associated Coastal Implementation Plan. The small project parcel has 11 oak trees located primarily around the perimeter of the lot. The proposed project includes the removal of four Coast live oaks and therefore requires the granting of a Coastal Development Permit. In accordance with CIP Section 20.146.060.D.3, all four trees proposed for removal are within the development footprint. Per the arborist report prepared for the project (LIB180395), the trees proposed for removal are the minimum number necessary for the project. Although relocation was previously proposed in PLN180523, the Applicant no longer proposes relocation. Removal of four Coast live oaks will not involve a risk of adverse environmental impacts. The remaining seven oaks have been integrated into the project design with the development sited to avoid further tree impacts. Condition No. 5 requires the Applicant/Owner to install protective measures to ensure all nearby trees not proposed for removal are protected during construction activities. Additionally, Condition No. 20 requires the Applicant/Owner to replant four Coast live oaks on the subject property.

- k) Modification of Parking Standards. As revised, the project includes application for modification of parking standards to allow two uncovered parking spaces within the front setback to count toward the amount of required parking, and to not require a covered parking space. In accordance with the applicable policies of the Carmel Area Land Use Plan and MCC section 20.58.050.C, a Coastal Development Permit is required and the criteria to grant said permit have been met.

Per MCC section 20.58.050.F, main residential dwellings in MDR zoning districts are required to provide 2 off-street parking spaces, with at least one space covered (e.g., either a carport or garage). As proposed, the project would provide two uncovered parking spaces within the front setback, and would not provide a covered parking space within a garage or carport.

MCC section 20.58.050.C allows the modification of parking standards where appropriate due to the unusual characteristics of a use or its immediate vicinity, etc. The presence of documented cultural resources within the area of the project site presents an obstacle to excavating a subterranean garage. Therefore, modification of the parking standards better achieves the goals and objectives of the Carmel Area Land Use Plan in that it results in the avoidance and preservation of cultural resources. The County has approved other modifications to parking standards in the vicinity of Carmel Point for similar reasons; including PLN160649/Carmel

Pointe Properties LLC, PLN120519/Bearman, PC07062/Hughes, ZA94002/Snyder, and ZA7274/Aurner.

Moreover, many of the properties in the Carmel Point vicinity have minimal on-site parking, and parallel parking along the street is common. Continuation of this pattern would not change the existing conditions within the neighborhood. Staff confirmed this pattern during a site visit on September 29, 2020, during which staff noted many other properties with parking spaces clearly located within the front setback, including at least 6 properties along Isabella Avenue and San Antonio Avenue South.

- l) The project planner reviewed the project via the County's GIS records, and conducted a site visit on September 29, 2020, to verify that the proposed project conforms to the applicable plans and Monterey County Code.
- m) Cultural Resources. County records identify that the project site is within an area of high sensitivity for cultural resources, and the project includes a Coastal Development Permit to allow development within 750 feet of known archaeological resources, including areas of known archaeological resources.

Archaeological survey and testing reports (LIB180439, LIB190047, and LIB190293) prepared for the project determined that the potential for impacts to archaeological resources on this particular site is low; however, given the parcel's location in the archaeologically sensitive Carmel Point area, the reports recommended the presence of both archaeological and tribal monitors during all excavation activities. No significant archaeological resources were found during testing; yet given the site's location in Carmel Point and within the assumed boundary of CA-MNT-16, the potential for resources to be uncovered during construction could not be ruled out. The County prepared an Initial Study and mitigation measures were applied to minimize potential impacts to resources if discovered during construction (see Finding No. 4 and supporting evidence). Therefore, the proposed project has been tested and mitigated to minimize or avoid impacts to known archaeological resources. Adherence to required conditions and mitigation measures will reduce potential impacts to unknown archaeological and/or cultural resources to less than significant.

- n) Public Comment. One letter, submitted by Molly Erickson, was received prior to the February 9, 2023 Zoning Administrator hearing. The letter contends the County's should not act on the amendment because the original action has been appealed to the California Coastal Commission, citing Monterey County Code Section 20.86.090. The letter also objected to the project's exceedance of the allowable floor area ratio for the Carmel Area LUP and states that the public hearing notice for the February 9, 2023 Zoning Administrator hearing was improperly posted in accordance with Brown Act requirements (specifically, online posting requirements). The February 9, 2023 Zoning Administrator hearing was noticed in accordance with Brown Act requirements. The February 9, 2023

Zoning Administrator agenda was posted on the County's public website, outside of the Monterey County Government Center (168 W. Alisal Street, Salinas, CA), and emailed to all members of the public residing within 300 feet of the property as well as interested parties, which included The Monterey Open Project, more than 72 hours of the meeting date. Responses to the remaining objections are addressed in Finding No. 11, and supporting evidence.

- o) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN180523 and PLN180523-AMD1.

3. FINDING:

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

EVIDENCE:

- a) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Cypress Fire Protection District. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development.
- b) The following technical reports have been prepared:
 - Tree Resource Assessment (LIB180395) prepared by Frank Ono, Certified Arborist, Pacific Grove, California, October 26, 2018;
 - Biological Resource Analysis (LIB180396) prepared by Fred Ballerini Biological and Horticultural Services, Pacific Grove, California, October 26, 2018;
 - Geologic Evaluation (LIB180397) prepared by Craig S. Harwood, Consulting Engineering Geologist, Ben Lomond, California, June 8, 2019;
 - Geotechnical Investigation (LIB180440) prepared by Soils Survey Group, Inc., Salinas, California, November 8, 2018;
 - Preliminary Archaeological Assessment (LIB180439) prepared by Archaeological Consulting, Salinas, California, February 23, 2018;
 - Cultural Resources Auger Testing (LIB190047) prepared by Susan Morley, M.A., Marina, California, January 2019; and
 - Archaeological Presence/Absence Testing (LIB190293) prepared by PaeloWest Archaeology and Byram Archaeological Consulting, Walnut Creek and Berkeley, respectively, California October 31, 2019, including an Addendum prepared February 26, 2020.
- c) County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the property is not suitable for the use proposed.
- d) The project planner reviewed submitted plans and conducted a site visit on September 29, 2020, to verify that the project conforms to the plans listed above and that the project area is suitable for this use.

- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN180523 and PLN180523-AMD1.

4. 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, Environmental Health Bureau, and the Cypress Fire Protection District. Conditions have been recommended, 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) All necessary public facilities are available to the project site. Public sewer service will be provided by the Carmel Area Wastewater District (CAWD), and the CAWD wastewater collection and treatment system/facility has adequate remaining capacity for sewage disposal. Potable water service will be provided by a California American Water Company connection (see subsequent Evidence “c”). The proposed development would also include any required stormwater drainage facilities. The Environmental Health Bureau reviewed the project application, and did not require any conditions.
 - c) The applicant purchased 0.25-acre feet of potable water credits for the proposed development on the “Benefited Property identified as Assessor’s Parcel Number 009-451-015-000” per Water Use Permit No. 687 issued by the Monterey Peninsula Water Management District on August 2, 2017 (assignment of a Portion of Monterey Peninsula Water Management District Ordinance No. 165, and District Rules 23.1 and 23.7, Mal Paso Water Company Water Entitlement.)
 - d) The project planner reviewed submitted plans and conducted a site visit on September 29, 2020, to verify that the project, as proposed and conditioned/mitigated, would not impact public health and safety.
 - e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN180523 and PLN180523-AMD1.

5. FINDING: CEQA (Previous Mitigated Negative Declaration) – A Mitigated Negative Declaration was previously adopted for the project, and in accordance with CEQA Guidelines section 15162 the changes from this amendment would not require any further environmental documentation.

- EVIDENCE:**
- a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a

negative declaration has been adopted, no subsequent EIR or negative declaration shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred, and therefore the County of Monterey, as the Lead Agency, has decided that no further documentation is required.

- b) On August 24, 2021, the Monterey County Board of Supervisors adopted a Mitigated Negative Declaration for the construction of the Isabella 2 LLC residence (SCH No. 2020029094), pursuant to Board of Supervisors Resolution No. 21-273.
- c) The adopted Mitigated Negative Declaration (SCH No. 2020029094) contemplated the construction of a 2,315 square feet two-story single-family residence. The contemplated project also included development within 750 feet of known archaeological resources and modifying the Monterey County development standards to allow a required parking space within the front setback, reduce the front setback from 20 feet to 14 feet to accommodate the grade-level garage, and increase the allowed site coverage from 35 percent to 37.5 percent and floor area from 45 percent to 64.4 percent. Associated site improvements included relocation of four Coast live oaks and approximately 300 cubic yards of grading. The Mitigated Negative Declaration identified potentially significant impacts to biological resources, cultural resources, geology and soils, land use and planning, and tribal cultural resources. Four mitigation measures were adopted to reduce the identified impacts to a level of less than significant.
- d) As amended, the proposed project involves the construction of a 1,837 square foot two-story single-family dwelling and site improvements including 484 square feet of decks and the removal of four Coast live oak trees. The project also involves development within an area of known archaeological resources, modification of parking standards, and a variance to increase the allowed floor ratio from 45 percent to 51 percent. Associated grading consists of approximately 114 cubic yards of cut and fill. In comparison to the project description analyzed in SCH No. 2020029094, the minor and trival amendment proposes a reduction to the residence's floor area by 478 square feet and required grading by 190 cubic yards, an increase in decking by 166 square feet, and eliminates a 6-foot chimney and internal staircase. The proposed revisions lessen the severity of impacts identified in the adopted Mitigated Negative Declaration. Pursuant to CEQA Guidelines section 15164, no changes or additions to the adopted Mitigation Negative Declaration are needed to make the environmental document adequate to the proposed project. In the aggregate, the proposed project description remains stable with the scope analyzed in the adopted Mitigated Negative Declaration - the development of a single-family dwelling.

- e) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- f) No new information of substantial importance has been identified which was not known at the time the Mitigated Negative Declaration was adopted which would indicate that: the project would have significant effects which have not been evaluated, an increase in severity for any potential environmental effects, or the modification of any of the adopted mitigation measures. Mitigation Measure No. 1 (Tree Relocation; applied to PLN180523 as Condition No. 22) does not apply to the proposed project as relocation of four Coast live oaks is no longer incorporated into the project scope. Therefore, only Mitigation Measures 2, 3 and 4 have been carried forward to this Amendment. Mitigation Measure No. 2 required an onsite archaeological monitor at both the project site as well as the tree receiver site (26346 Valley View, Carmel). Since tree relocation is no longer proposed, the 26346 Valley View address listed in Mitigation Measure No. 2 is not applicable. Consideration of the proposed amendment does not delete or alter Mitigation Measure No. 1 or No. 2 from the adopted Mitigated Negative Declaration.
- g) No adverse environmental effects were identified during staff review of the development application during and during a site visit on September 29, 2020, and January 12, 2023.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project Files PLN180523 & PLN180523-AMD1.

6. 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 the Local Coastal Program (LCP), and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan (Part 4) can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) As proposed, the project would not obstruct public views of the shoreline from surrounding roadways, nor obstruct public visual access to the shoreline from major public viewing corridors (Carmel Land Use Plan Policy 5.3.3.4.a).
 - e) The project planner conducted a site visit on September 29, 2020, to verify that the project, as proposed and conditioned/mitigated, would not impact public access. Based on this site inspection, the proposed project would not be visible from Highway 1 or any common public

viewing area. The project will not result in adverse impacts to the public viewshed or scenic character in the project vicinity, and is consistent with the applicable visual resource and public access policies of the Carmel Area Land Use Plan. See also Finding No. 1, Evidence i above.

- f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN180523 and PLN180523-AMD1.

7. 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) County 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 site inspection on September 29, 2020 and January 12, 2023, to assess and confirm that no violations exist on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN180523 and PLN180523-AMD1.

8. FINDING: **VARIANCE (AUTHORIZED USE)** – The variance is not being granted for a use or activity which is not otherwise expressly authorized by the zoning regulation governing the parcel of property.

- EVIDENCE:**
- a) The property has a zoning designation of Medium Density Residential, 2 units per acre, with a Design Control zoning overlay and an 18-foot height limit (Coastal Zone) [MDR/2-D (18) (CZ)].
 - b) Development of the first single-family dwelling on a lot is identified as allowed uses pursuant to Monterey County Code Sections 20.12.040.A, subject to the granting of applicable coastal development permits. Therefore, the proposed dwelling is a use expressly authorized within the project site’s residential zoning district. See also Finding No. 2, Evidence “c”.
 - c) The project planner conducted a site inspection on September 29, 2020, to verify the circumstances related to the property.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN180523 and PLN180523-AMD1.

9. FINDING: **VARIANCE (SPECIAL CIRCUMSTANCES)** – Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of development standards in the Monterey County Code (MCC) is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under identical zoning classification.

- EVIDENCE:**
- a) Development standards for the MDR zoning district are identified in MCC section 20.12.060. Required setbacks in this MDR district are 20 feet (front), 10 feet (rear), and 5 feet (sides). The allowed site coverage maximum in this MDR district is 35 percent, and the floor area ratio maximum is 45 percent. The property is 3,595 square feet, which would allow maximum site coverage of 1,258 square feet (35 percent) and floor area of 1,618 square feet (45 percent). In accordance with MCC, and as proposed, the project would conform to applicable development standards regarding front, side and rear setbacks, site coverage, and height. However, the proposed development would result in a nonconforming floor area ratio. As proposed, the development would increase floor area by 6 percent or 219 square feet above the maximum allowed (from 45 percent to 51 percent).
 - b) At 3,595 square feet, the project parcel is the smallest property on Isabella Avenue. The other lots along the project site's side of Isabella Avenue range in size from 3,716 square feet to 32,000 square feet, with an average lot size of 11,207 square feet. Allowed floor area ranges from 1,672 to 14,400 square feet, with an average of 5,043 square feet. Existing development on these lots ranges from 865 to 6,520 square feet, with an average floor area of 2,798 square feet. The lots on the opposite side of Isabella Avenue are similar in range of size and existing development.
 - c) Based on the small size of the property, zoning limitations would require a smaller house than other properties in the immediate vicinity and with the same zoning classification which would deprive the subject property of privileges enjoyed by other property owners in the vicinity.
 - d) The project planner conducted a site inspection on September 29, 2020 and January 12, 2023, to verify circumstances related to the subject property, as well as to other properties in the vicinity and in the same zoning district.
 - e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN180523 and PLN180523-AMD1.

10. FINDING: VARIANCE (SPECIAL PRIVILEGES) – The variance does not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) The project planner conducted a site inspection on September 29, 2020, and January 12, 2023 to verify that the variance would not constitute a grant of special privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which the subject property is situated.
 - b) Staff researched County records to assess whether similar variances were granted in the vicinity and under the identical zoning classification. Other property owners in the vicinity and under

identical zoning classification have been granted Variances for Floor Area Ratio.

- c) Based on the zoning limitations and the small size of the property, other property owners in the vicinity and zone enjoy an average floor area of approximately 2,800 square feet, or 1,000 square feet more than that proposed development. Therefore, as proposed, the project would not constitute a grant of special privileges. The following projects (this is not an exhaustive listing for either Carmel Point or the County), all located in the immediate and general vicinity of Carmel Point, and all under identical zoning classification, include approved variances to increase the floor area ratio, or a combination with another site development variance: ZA093062/Depree (coverage/floor area), PC07841/Berner (floor area), PLN970555/Eckles (floor area), PLN020284/Johnson (floor area/coverage), PLN040559/Cooper (coverage and floor area), and PLN120101/DeYoung (floor area). Additionally, per the staff site inspection on September 29, 2020, staff noted many other garages and parking spaces located within the front setback, including at least 6 properties along Isabella Avenue and San Antonio Avenue South.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN180523 and PLN180523-ADM1.

11. FINDING:

APPEAL - The Appellant contends that the Zoning Administrator's decision was not supported by the evidence and is contrary to law. Upon consideration of the documentary information in the files, the staff reports, the oral and written testimony, all other evidence presented before the Board of Supervisors, and the administrative record as a whole, the Board responds as follows to the Appellants' contentions:

EVIDENCE:

- a) Appellant (The Open Monterey Project), pursuant to Monterey County Code (MCC) section 20.86.030.C, timely appealed the April 29, 2021, decision of the Zoning Administrator. The appeal challenges the Zoning Administrator's approval of the Minor and Trivial Amendment, on the contention that the findings are not supported by the evidence, and that the decision is contrary to law. See also Finding No. 1, evidence "j". The text of the Appellant's contentions and the County's responses to those contentions are set forth in Evidences "b" through "f" below.
- b) *Appellant Contention No. 1: "County Board took final action. TOMP [The Open Monterey Project] appealed the action [Board decision to approve the project was appealed to the California Coastal Commission (CCC)]. TOMP has not withdrawn its appeal. The code/regulations do not authorize the County to withdraw a FLAN where an appeal has been filed. Zoning Administrator does not have authority to amend a Board appeal that has been designated a final action and that has been suspended. The MND should not have been relied on because the MND and project are on appeal to the CCC and the appeal has not been*

withdrawn” and “County may not amend an approval whose effectiveness has been suspended by an appeal by a third party.”

Response No. 1: Coastal Act section 30625 states that the California Coastal Commission (CCC) may approve, modify, or deny a proposed development on appeal to the Commission. It has been the Coastal Commission's practice to encourage property owners to incorporate modifications into project designs that address Coastal Commission staff concerns. In this case, to resolve the appeal contentions raised to the Coastal Commission, the Applicant made minor revisions to the project that address some appeal contentions raised during review in the prior action. CCC's "Frequently Asked Questions: The Coastal Commission Permit Appeal Process" document, "*Sometimes applicants can make project changes that result in the withdrawal of the appeal if the changes are incorporated into the local permit approval.*" To process an application reflecting the proposed modifications, staff withdrew the Final Local Action Notice (FLAN) sent to the Coastal Commission after the Board approved the previous project and began processing an Amendment to the original permit locally. The CCC is responsible for notifying the appellant that the County has withdrawn its FLAN. Here, the CCC informed staff and the Appellant that it inadvertently did not notify The Open Monterey Project of the withdrawn FLAN and subsequent withdrawn appeal status of PLN180523. Withdrawal of the FLAN only affects the Coastal Commission appeal; it does not alter the County's prior decision or the associated CEQA determination. Withdrawal of the FLAN simply means that the County is not requesting the Coastal Commission consider the local action "final" at this time (as consideration of modifications are pending). A new FLAN will be sent to the CCC reflecting the revised design if and when the County approves the revised project. Therefore, the Board of Supervisors' action to adopt the Mitigated Negative Declaration on August 24, 2021, is final. No County regulation nor Coastal Act section prohibits this process, and Appellant has presented no authority to the contrary to County staff.

- c) Appellant Contention No. 2: "*The variance allowing a 51% FAR in the Carmel Area where the max FAR is 45% is not supported and would have significant unanalyzed and unmitigated project [sic.] and cumulative effects in light of the many nonconforming parcels/lots...[and] would set precedent...All property owners get 45% and no other variance for new construction has been allowed. The other variances cited in Findings 9/10 [of Resolution No. 23-007] were for decreases to nonconforming existing structures.*"

Response No. 2: Special circumstances that warrant approval of the requested variance include the following: At 3,595 square feet in size, the project parcel is the smallest property on Isabella Avenue. Other lots along the same side of Isabella Avenue range in size from 3,716 square feet to 32,000 square feet, with an average lot size of 11,207 square feet. Allowed floor area in this area based on lot size ranges from 1,672 to 14,400 square feet, with an average of 5,043 square feet. Existing development on these lots ranges from 865 to

6,520 square feet, with an average floor area of 2,798 square feet. The lots on the opposite side of Isabella Avenue are similar in range of size and existing development.

The adopted IS/MND (SCH No. 2020029094) found that the original project, which included variances to reduce the front setback from 20 feet to 14 feet, increase the allowed site coverage from 35 percent to 37.5 percent, and increase the floor area ratio from 45 percent to 64.4 percent, would not result in a significant impact and would not contribute to cumulative environmental changes that may occur due to planned and pending development. As detailed in Finding No. 5, the proposed amendment represents a reduced scope of work which remains stable with the project description analyzed in the adopted IS/MND and none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred. Therefore, the proposed amendment will not result in additional impacts not analyzed in the adopted IS/MND and potential impacts of the original project and the proposed amendment would not be cumulatively considerable. The Appellant asserts that the similar variances cited in Finding Nos. 9 and 10 of Resolution No. 23-007 were only for existing structures that were proposing to reduce their nonconforming floor area ratio. The variances cited in Finding No. 10 are not an exhaustive list of floor area ratio variances approved on Medium Density Residential properties within the Carmel Area Land Use Plan area. Findings No. 9 and 10 confirm that the subject property shares similar limitations with other properties in the vicinity and which are also zoned Medium Density Residential. County's history of considering Variances in this area include both denials and grants of such requests since each such request is treated on a case-by-case basis. The Board of Supervisors has weighed the unique circumstances of this case in assessing whether to grant a Variance to floor area ration and finds that the proposed variance does not grant a special privilege.

- 12. FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the California Coastal Commission.
- EVIDENCE:** a) California Coastal Commission. Pursuant to section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development permitted in the underlying zone as a conditional use (i.e.; development within 750 feet of known archaeological resources).

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above findings and evidence, and the administrative record as a whole, that the Board of Supervisors does hereby:

- 1) Denying the appeal of The Open Monterey Project from the Zoning Administrator’s approval of a minor and trivial amendment to a previously approved Combined Development Permit;
- 2) Considering a previously adopted Mitigated Negative Declaration (SCH No. 2020029094), and finding that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162 of the; and
- 3) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180523, Board of Supervisors Resolution 21-273) consisting of:
 - a. A Coastal Administrative Permit and Design Approval to allow construction of a 1,837 square foot two-story single-family dwelling and associated site improvements;
 - b. A Coastal Development Permit to allow development within 750 feet of known archaeological resources;
 - c. A Coastal Development Permit to allow the modification of parking standards, including no covered parking and authorization to allow parking within the front setback to count toward the required parking;
 - d. A Coastal Development Permit to allow the removal of four Coast live oaks; and
 - e. A variance to increase the maximum allowed floor area ratio from 45 percent to 51 percent.

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

PASSED AND ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____, and carried this 18th day of April, 2023, by the following vote to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

I, Margarita Hernandez, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book _____ for the meeting on April 18, 2022.

Date:
File Number:

Margarita Hernandez, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

County of Monterey HCD Planning

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

PLN180523-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180523) allows: 1) Coastal Administrative Permit and Design Approval to allow construction of a 1,837 square foot two-story single family dwelling and associated site improvements; 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; 3) Coastal Development Permit to allow the modification of parking standards, including no covered parking and authorization to allow parking within the front setback to count toward the required parking; 4) Variance to allow an increase to the allowed floor area from 45 percent to 51 percent; and 5) Coastal Development Permit to allow the removal of four Coast Live Oak trees. The property is located at 26308 Isabella Avenue, Carmel (Assessor's Parcel Number 009-451-015-000), Carmel Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment [Resolution Number 23-007) was approved by the Monterey County Board of Supervisors for Assessor's Parcel Number 009-451-015-000 on April 18, 2023. The permit was granted subject to 22 conditions of approval, inclusive of 3 mitigation measures, which run with the land. These 22 conditions of approval supersede Board of Supervisors Resolution No. 21-273 (PLN180523). A copy of the permit is on file with Monterey County HCD - Planning. "

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

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

3. PD003(B) – DISCOVERY OF CULTURAL RESOURCES (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the project site's location in or near CA-MNT-16, a recorded prehistoric site, and because the project includes excavation for a foundation, there is a potential for human remains or cultural artifacts to be accidentally discovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified archaeological monitor (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) and the Most Likely Descendant (MLD) as identified by the Native American Heritage Commission, and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition. In the event that archaeological materials other than human remains are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeological monitor and a Tribal Monitor. A Tribal Monitor is defined as a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel, and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative. If the find is determined to be historically (by a qualified archaeologist) or culturally (as determined by a Tribal Monitor) significant, an appropriate plan of action shall be formulated, with the concurrence of HCD-Planning, and implemented. The plan shall be consistent with applicable compliance measures in this condition and/or Mitigation Measures 2 and 4. All mechanical excavation undertaken with a backhoe shall be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site. (HCD-Planning)

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

a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Condition PD003(B), including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

b: Discovery of Human Remains

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

shall occur:

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

(See continuation page for remaining text of compliance actions for Condition No. 3.)

4. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

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

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

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

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of 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. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Tree Resource Assessment (Library No. LIB180395), was prepared by Frank Ono, Certified Arborist, on October 26, 2018, and is on file in Monterey County HCD-Planning. All development shall be in accordance with this report." (HCD-Planning)

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

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

8. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

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

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

9. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

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

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

10. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the approved geotechnical report, the approved grading plan, and the stormwater control plan. (Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide Environmental Services a letter from a licensed practitioner certifying that all development has been constructed in accordance with the recommendations in the approved geotechnical report, the approved grading plan, and the stormwater control plan.

11. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. The plan shall also include Environmental Services standard inspection notes 1, 2, & 3. (Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to Environmental Services for review and approval. Standard inspection notes are available on the Environmental Services website.

12. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading plan and stormwater control plan. (Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall provide certification from the licensed practitioner(s).

13. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the approved geotechnical report. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (Environmental Services)

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

14. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a stormwater control plan to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by Environmental Services . (Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan to Environmental Services for review and approval.

15. WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The owner/applicant shall schedule weekly inspections with Environmental Services during the rainy season, October 15th to April 15th, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance. This inspection requirement shall be noted on the erosion control plan. (Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the owner/applicant shall schedule weekly inspections with Environmental Services in the rainy season (October 15th to April 15th).

16. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

17. MITIGATION MEASURE NO. 2: ONSITE ARCHAEOLOGICAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts to cultural resources that may be discovered during development of the site, a qualified archaeological monitor (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be present and observe all soil disturbance for all grading and excavation at both 26308 Isabella Avenue and 26346 Valley View. 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 archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of HCD-Planning, and implemented. 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. (HCD-Planning)

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

2a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 2, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

2b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include a pre-construction meeting agenda with 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. The contract shall include provisions requiring the monitor be present and observe all soil disturbance for all grading and excavation, and authorizing the monitor to stop work in the event resources are found . In addition, the contract shall authorize the monitor to prepare a report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. The contract shall be submitted to HCD-Planning for review and approval. Should HCD-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.

2c: 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 grading or excavation activity. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.

2d: If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and a plan of action formulated and implemented, with the concurrence of HCD-Planning. Data recovery shall be implemented during the construction and excavation monitoring. If intact archaeological features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the on-site Tribal Monitor (see Mitigation Measure No. 4) an opportunity to make recommendations for the disposition of potentially significant archaeological materials found.

2e: A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning

18. MITIGATION MEASURE NO. 3: SOIL RECOMPACTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to preparation of the building pad, all loose soil within the proposed building pad area plus a minimum of five feet in all directions beyond the proposed building foundations shall be sub-excavated and recompactd as necessary to 90 percent relative compaction. A qualified geotechnical engineer shall determine the depth of re-compaction, if any, within the building perimeter after clearing, grubbing and basement excavation are completed. Sub-excavation and re-compaction shall be extended under any proposed patios or other permanent flatwork. Furthermore, the applicant shall comply with the following design features identified in the Geotechnical Investigation:

- Spread footings shall be constructed a minimum of 18 inches deep for both single story and two-story portions of the proposed new building as measured from the lowest adjacent grade, and continuous non-retaining footings shall be reinforced with two #4 reinforcement bars placed near the bottom.
- All new concrete floor slabs-on-grade shall be a minimum of five inches thick and shall be reinforced with a minimum of #3 steel reinforcement bars at 16 inches on center or #4 steel reinforcement bars at 30 inches on center, each way and shall be bent to extend a minimum of eight inches into the perimeter footing.
- Roof and site rain water should be directed away from the proposed building foundations. Rainfall runoff must not be allowed to collect or flow in a downslope direction against any building foundation. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to final, the owner/applicant shall submit a letter from a qualified geotechnical engineer certifying that all development has been completed in accordance with the requirements of this mitigation measure.

19. MITIGATION MEASURE NO. 4: ONSITE TRIBAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To ensure that Tribal Cultural Resources incur less than significant impacts, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be present and observe all soil disturbance during project-related grading and excavation at both 26308 Isabella Avenue and 26346 Valley View 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 No. 2 and Condition PD003(B) as applicable. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered. (HCD-Planning)

Compliance or Monitoring Action to be Performed: 4a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 4, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

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

4c: Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society . A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

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

20. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio:
- Replacement ratio recommended by arborist:
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

21. PW0031 – BOUNDARY SURVEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall have a professional land surveyor perform a boundary survey of the northerly and southerly boundary line(s) of the subject parcel and have said lines monumented.

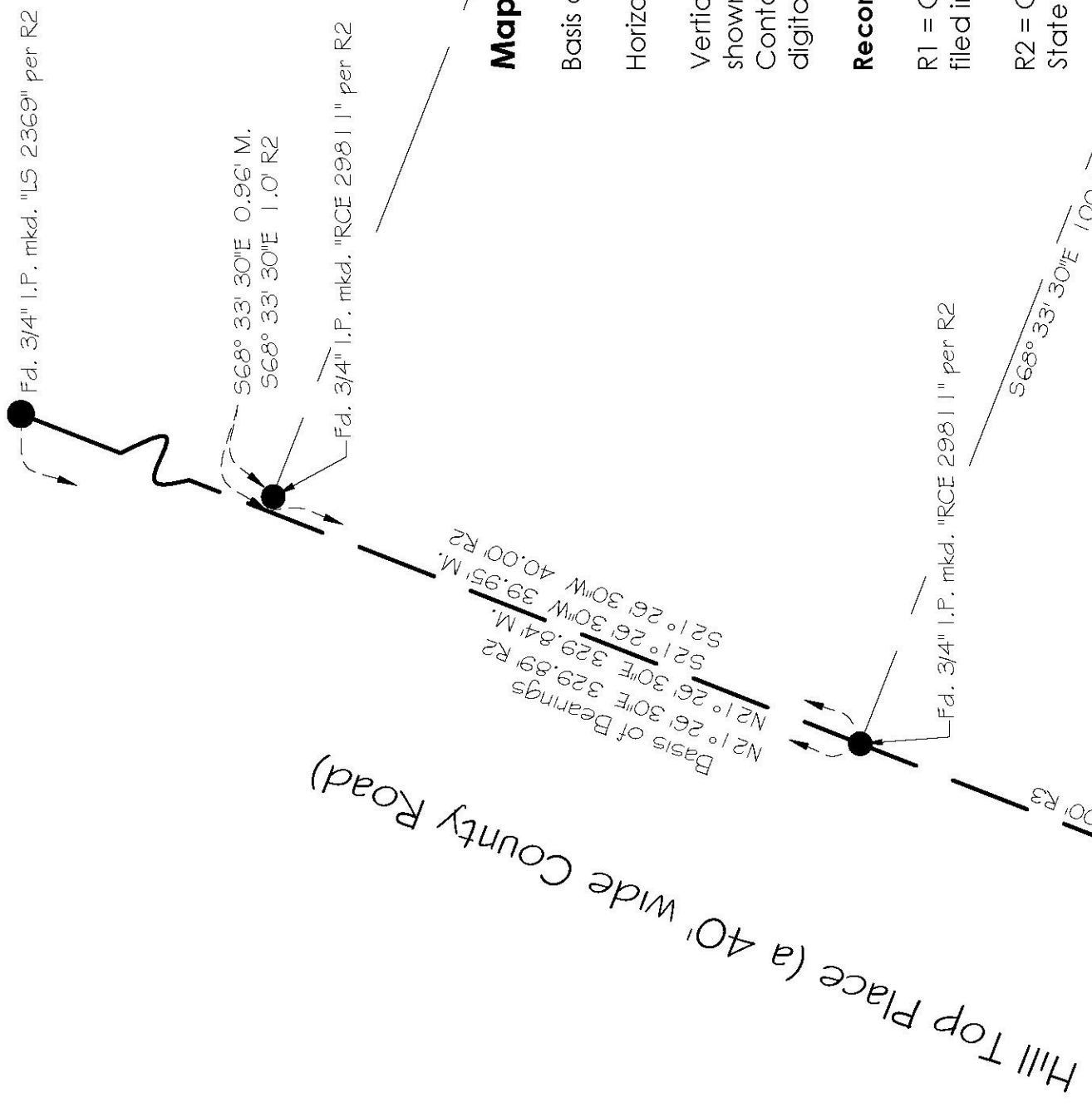
Compliance or Monitoring Action to be Performed: Prior to foundation inspection, Owner/Applicant shall have a professional land surveyor survey and monument the northerly and southerly boundary lines of the subject parcel and provide evidence to the County Surveyor of conformance to the setbacks shown on the approved Site Plan. The surveyor shall be responsible for compliance with the requirements of Section 8762 of the California Business and Professions Code (PLS Act).d.

22. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-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.



Map Legend:

Basis of Bearings: As shown or noted hereon.

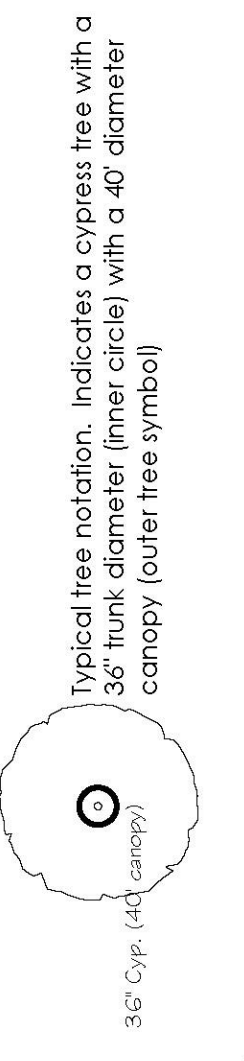
Horizontal Datum: Assumed.

Vertical Datum: Assumed. Elevation 500.00 assigned to Control Point #1 shown hereon.
 Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations

Record Map References:

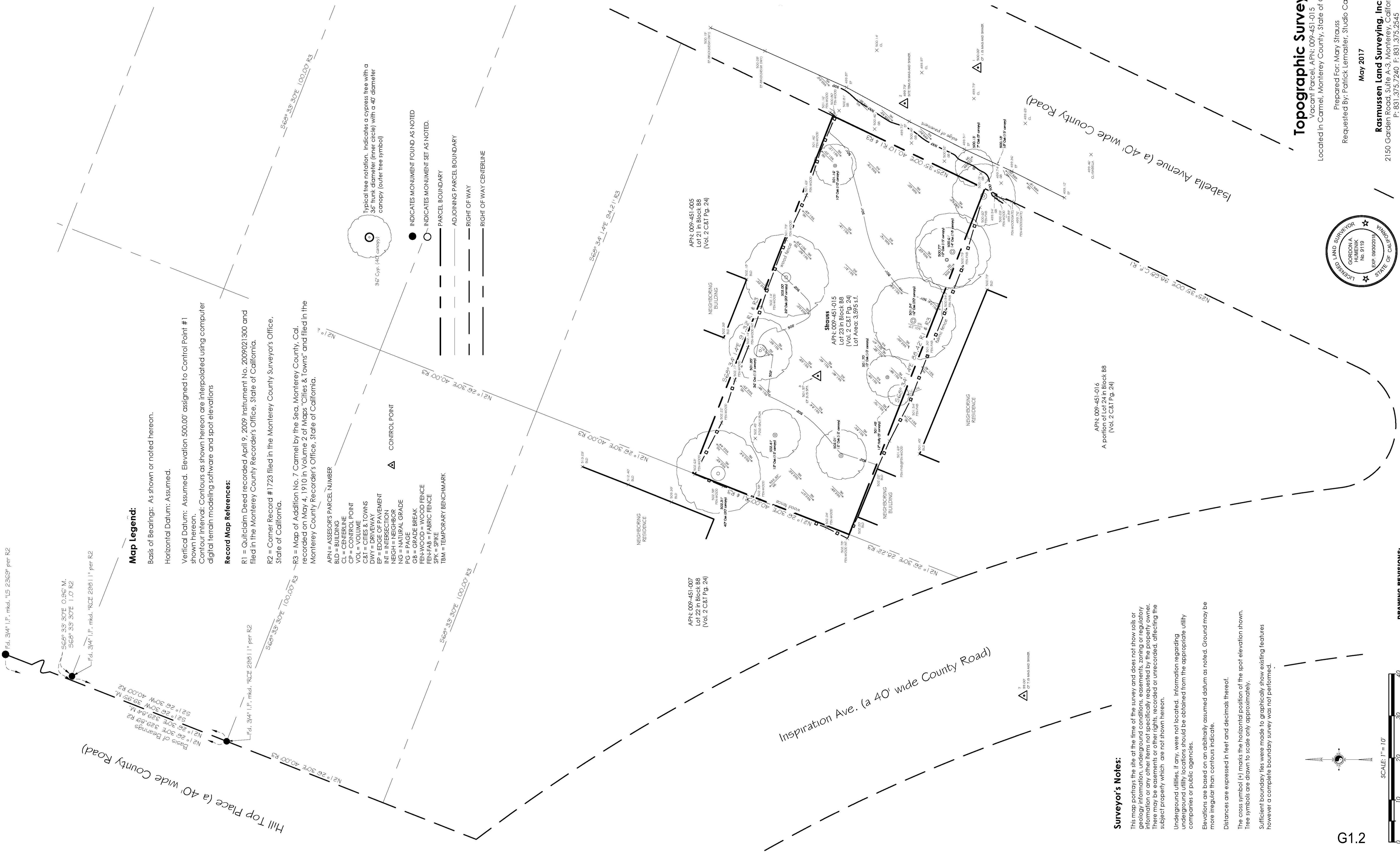
- R1 = Quitclaim Deed recorded April 9, 2009 Instrument No. 2009021300 and filed in the Monterey County Recorder's Office, State of California.
- R2 = Corner Record #1723 filed in the Monterey County Surveyor's Office, State of California.
- R3 = Map of Addition No. 7 Carmel by the Sea, Monterey County, Cal. recorded on May 4, 1910 in Volume 2 of Maps "Cities & Towns" and filed in the Monterey County Recorder's Office, State of California.

- APN = ASSessor's PARCEL NUMBER
- BLD = BUILDING
- CL = CENTERLINE
- CP = CONTROL POINT
- VOL = VOLUME
- C&T = CITIES & TOWNS
- DWY = DRIVEWAY
- EP = EDGE OF PAVEMENT
- INT = INTERSECTION
- NG = NATURAL GRADE
- PG = PAGE
- GB = GRADE BREAK
- FEN-WOOD = WOOD FENCE
- FEN-FAB = FABRIC FENCE
- SPK = SPIKE
- TBM = TEMPORARY BENCHMARK



Typical tree notation. Indicates a cypress tree with a 36" trunk diameter (inner circle) with a 40" diameter canopy (outer tree symbol)

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES MONUMENT SET AS NOTED.
- PARCEL BOUNDARY
- ADJOINING PARCEL BOUNDARY
- RIGHT OF WAY
- RIGHT OF WAY CENTERLINE



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

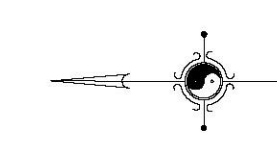
Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

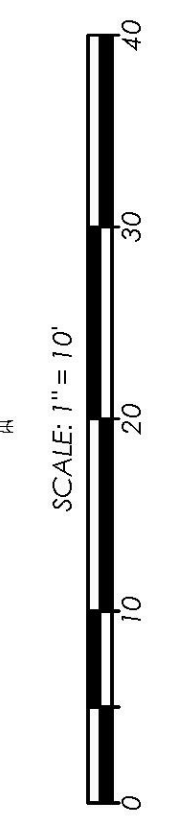
Distances are expressed in feet and decimals thereof.

The cross symbol (+) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

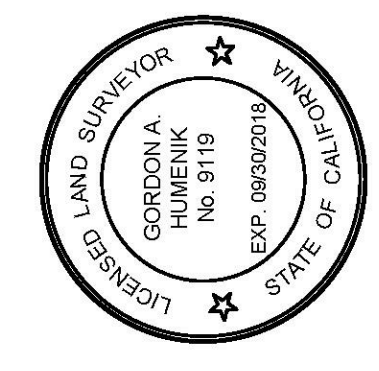
Sufficient boundary files were made to graphically show existing features however a complete boundary survey was not performed.



G1.2



DRAWING REVISIONS:
 May 2017 - ORIGINAL SURVEY



Topographic Survey

Vacant Parcel, APN: 009-451-015
 Located in Carmel, Monterey County, State of California

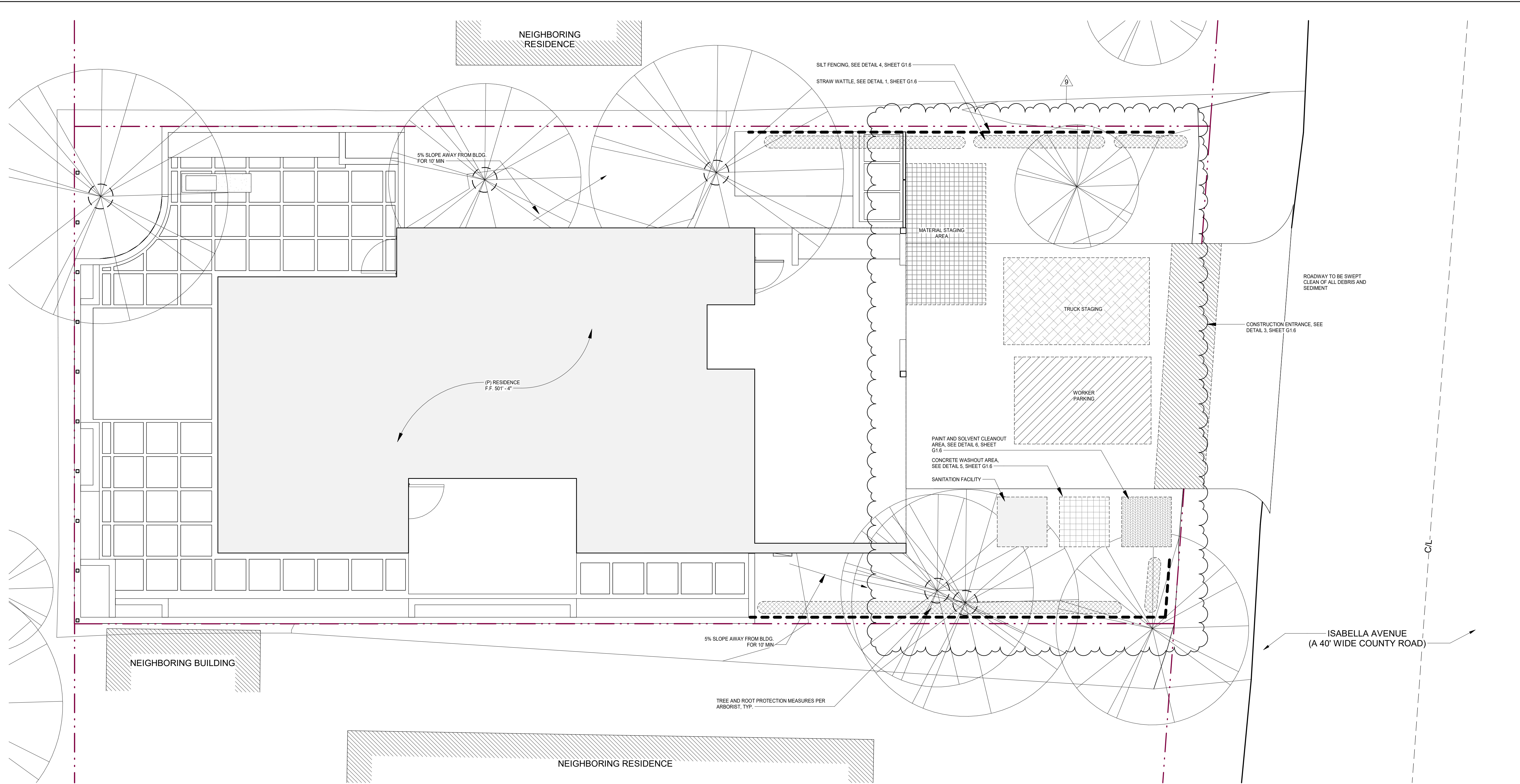
Prepared For: Mary Straus
 Requested By: Patrick Lemaster, Studio Carver
 May 2017

Rasmussen Land Surveying, Inc.
 2150 Garden Road, Suite A-3, Monterey, California 93942
 P: 831.375.7240 F: 831.375.2545

RLS W.O. # 17043

Sheet 1 of 1

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN
1/4" = 1'-0"

WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE

THE OWNER/APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE CARMEL BAY AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE. THIS INSPECTION REQUIREMENT SHALL BE NOTED ON THE EROSION CONTROL PLAN. (RMA- ENVIRONMENTAL SERVICES)
MONITORING MEASURE:
DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES IN THE RAINY SEASON (OCTOBER 15TH TO APRIL 15TH).

CONSTRUCTION MANAGEMENT NOTES

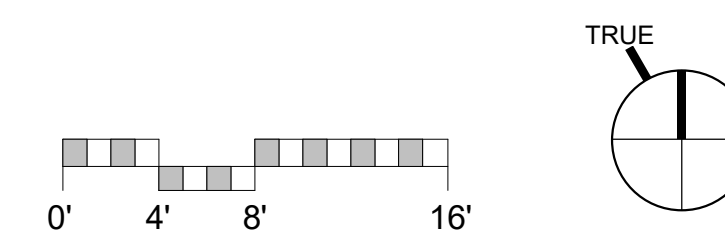
- DURATION OF CONSTRUCTION IS ESTIMATED TO BE 12-18 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
- WORK SHALL BE PERFORMED ON WEEKDAYS BETWEEN THE HOURS OF 7 AM AND 7 PM AND ON SATURDAYS FROM 8 AM TO 6 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
- TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING HIGHWAY 1 VIA RIO RD., SANTA LUCIA AVE., SAN ANTONIO AVE. & ISABELLA AVE. 46 ESTIMATED NUMBER OF TRUCK TRIPS.
- THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12. **CARPPOOLING IS STRONGLY ENCOURAGED.**
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS PRIOR TO THE START OF CONSTRUCTION.
- STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
- ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
- SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
- USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
- CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
- DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
- DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES 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.

STORMWATER DRAINAGE LEGEND

	CONSTRUCTION ENTRY		PAINT AND SOLVENT CLEANOUT AREA
	WORKER PARKING		CONCRETE WASHOUT AREA
	EQUIPMENT PARKING AND MATERIAL STAGING AREA		TREE AND ROOT PROTECTION MEASURES PER ARBORIST
	TRUCK STAGING		STRAW WATTLE EROSION CONTROL
	SILT FENCE		TRAFFIC

CONTACT INFO DURING CONSTRUCTION

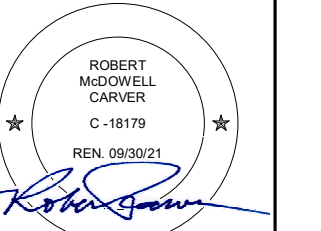
EMERSON DEVELOPMENT GROUP
PO Box 5837, Carmel, CA 93921
Phone: (831) 238-9655
Fax: (831) 309-7683



NOT FOR CONSTRUCTION

ISABELLA 2 LLC

26308 ISABELLA AVE.,
CARMEL, CA 93923



PLANNING DEPT. SUBMITTAL

PO BOX 2884 -
CARMEL CA 93921 - USA
T:831.822.7837 F:831.824.0364
WWW.STUDIOCARVER.COM

STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN



REVISION #

2	8/20/2019	PUBLIC WORKS REV #1
4	1/7/2020	PLANNING RESUBMITTAL
6	5/6/2021	PLANNING REVISION
9	10/19/2022	PLANNING REV 3

ARCHITECTURAL EROSION CONTROL / CONSTRUCTION MGMT PLAN

Scale: As indicated @ 24x36
Drawn By: DP
Job: 1713

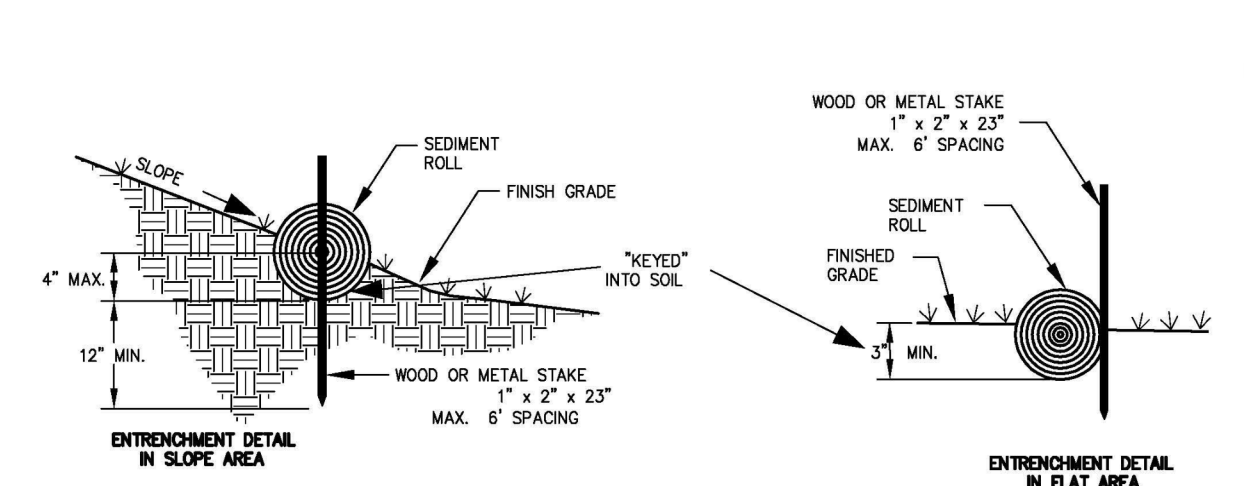
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10/19/2022 11:48:46 AM

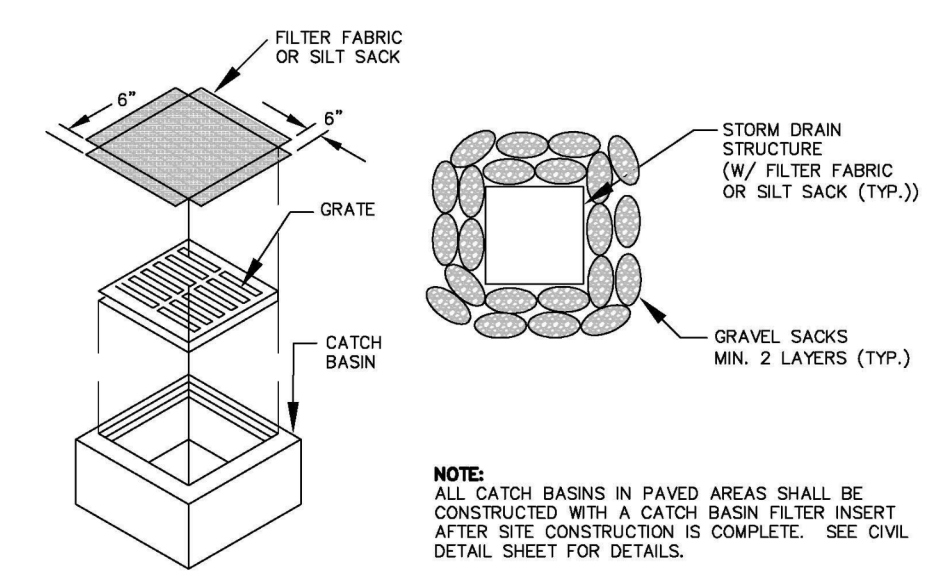
Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

EROSION CONTROL NOTES:

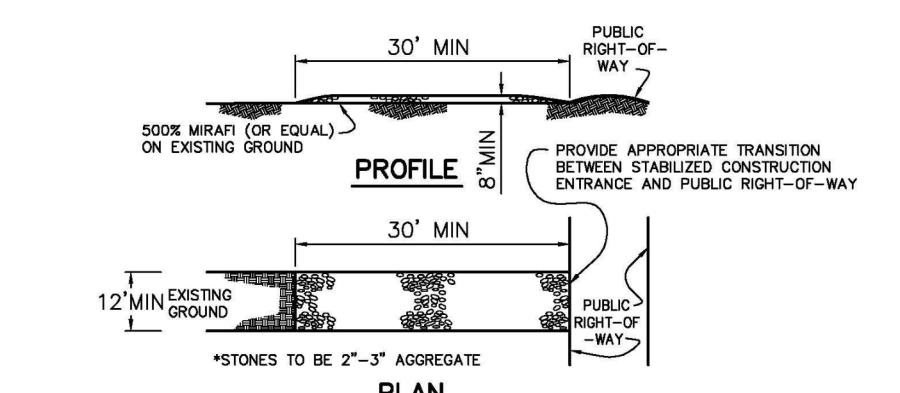
- EROSION AND SEDIMENT CONTROL MEASURES**
- THE FACILITIES SHOWN ON THE EROSION CONTROL PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENuded SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
 - THIS PLAN COVERS ONLY THE FIRST WRITER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN PRIOR TO SEPTEMBER 15. THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
 - CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES.
 - CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
 - APPLY STRAW WITH TACKFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
 - IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKFIER AND MULCH.
 - INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
 - THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.
- EMPLOYEE TRAINING**
- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
 - SPILL PREVENTION AND RESPONSE;
 - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
 - GOOD HOUSEKEEPING;
 - FINES AND PENALTIES;
 - MATERIAL MANAGEMENT PRACTICES.
- OBSERVATION AND MAINTENANCE**
- VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS:
 - INSPECT BMPs WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
 - SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SLUMP. IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
 - TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
 - REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
 - REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.
- NON-STORM WATER DISCHARGES**
- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
 - MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
 - HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING;
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES;
 - PIPE FLUSHING AND TESTING;
 - WATER TO CONTROL DUST;
 - UNCONTAMINATED GROUND WATER FROM DEWATERING;
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
 - THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY PERMIT STANDARD;
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT;
 - THE DISCHARGER IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN;
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT;
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS;
 - THE DISCHARGE IS MONITORED AND MEETS THE APPLICABLE NALS AND NELS;
 - THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL REPORT;
 - IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.
- EROSION CONTROL MAINTENANCE NOTES**
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY;
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED;
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED;
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT;
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE;
 - RILLS AND GULLIES MUST BE REPAIRED.
 - STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.



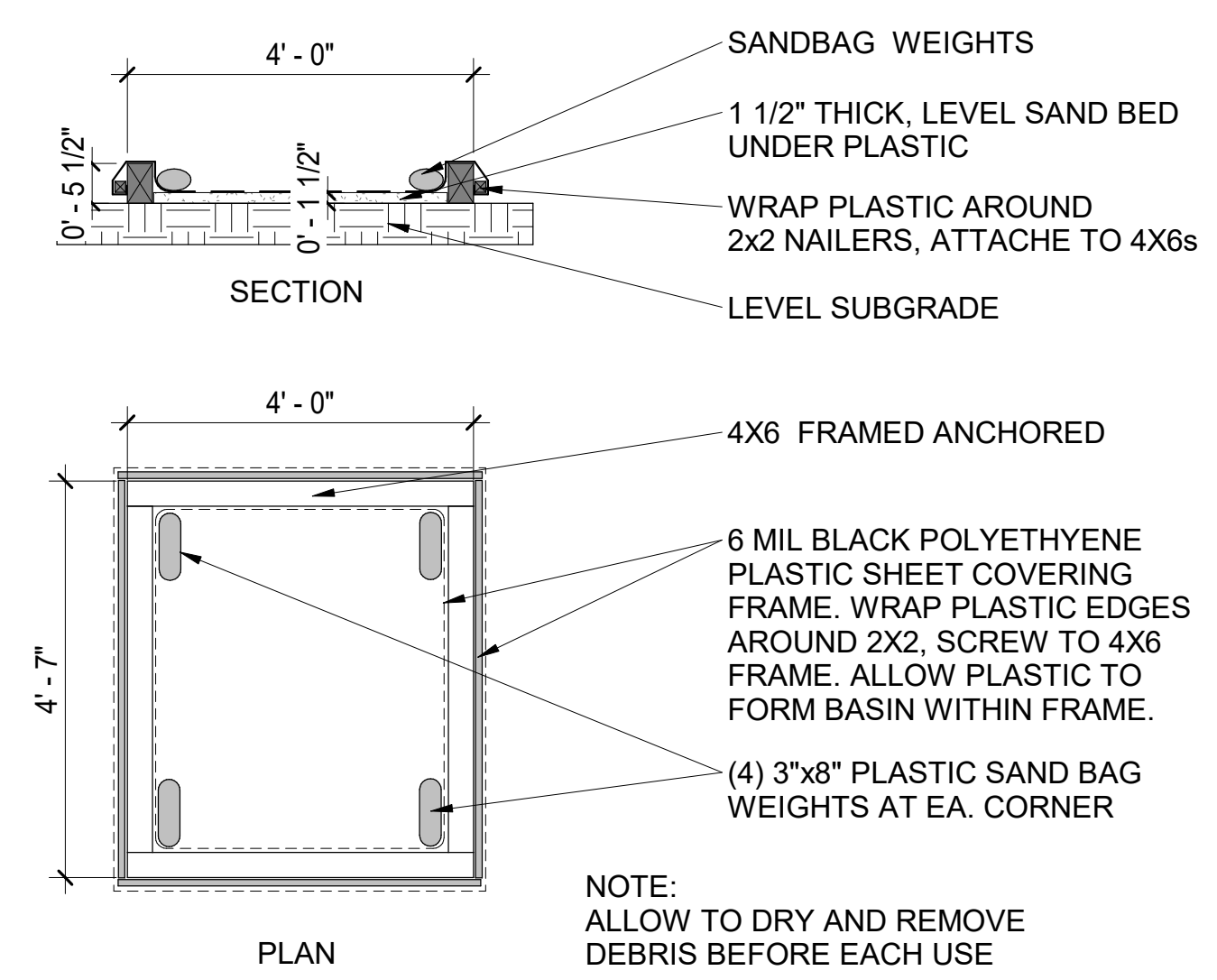
1 SEDIMENT ROLL DETAILS
NO SCALE



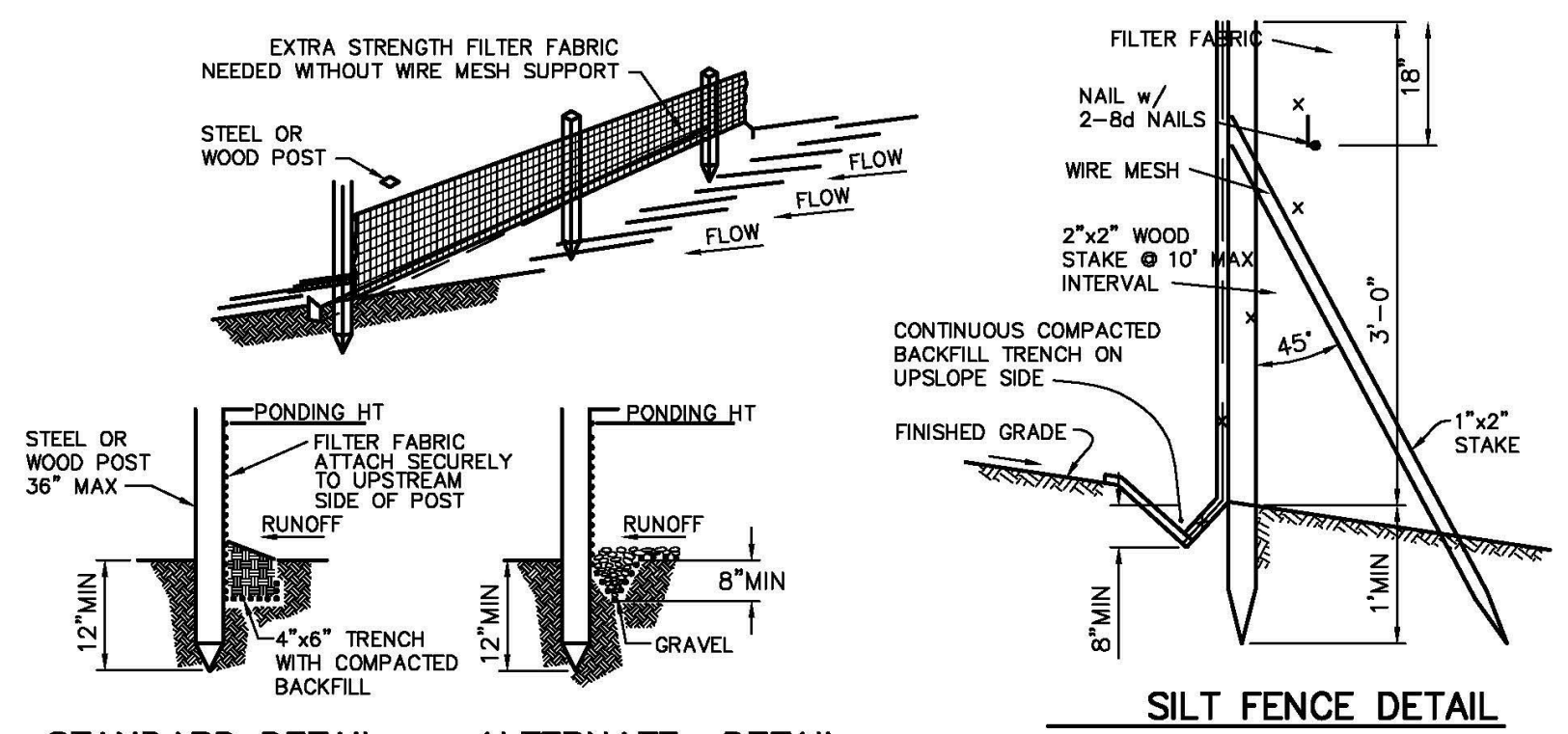
2 FABRIC INLET PROTECTION
NO SCALE



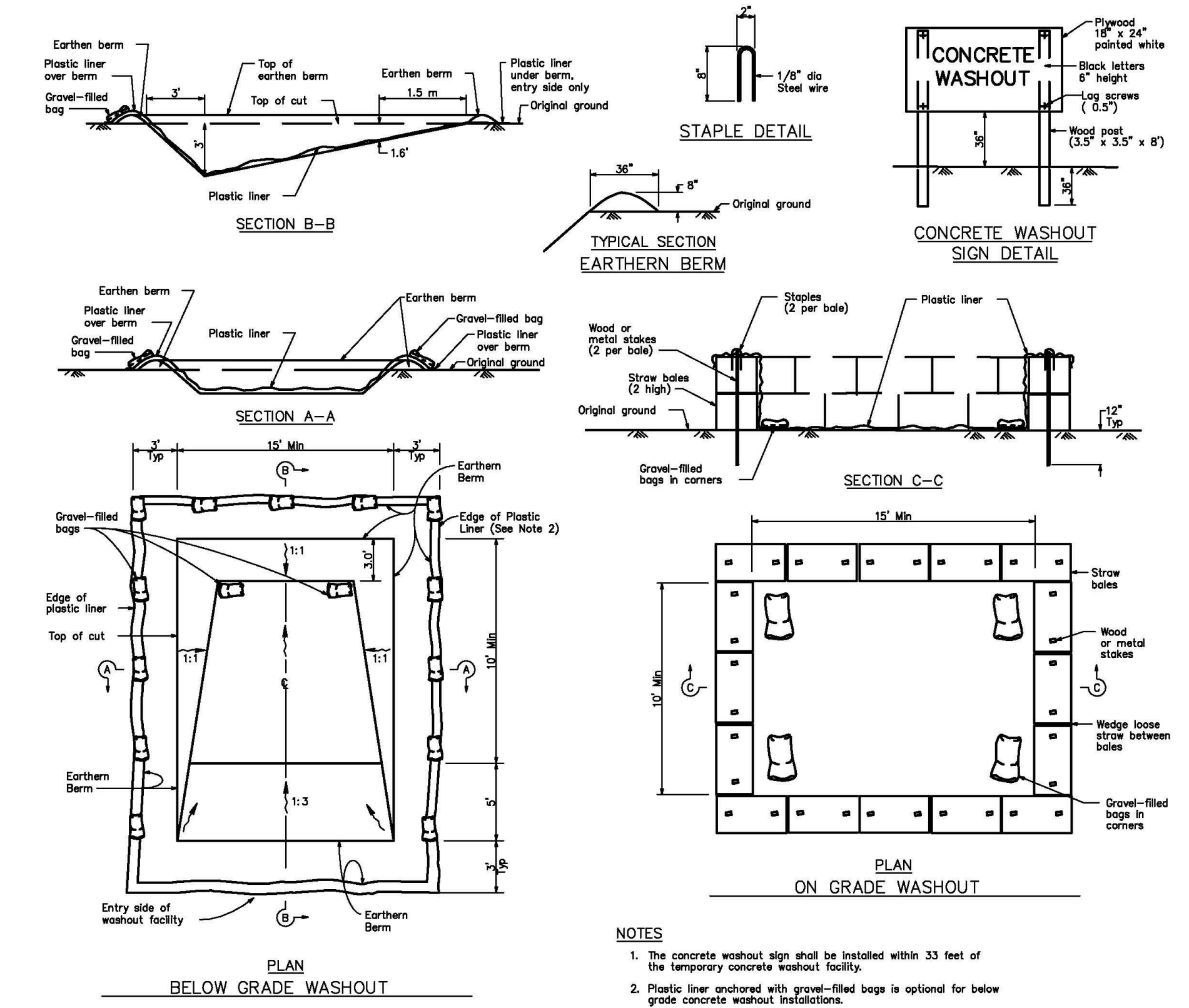
3 CONSTRUCTION ENTRANCE
NO SCALE



6 PAINT AND SOLVENT CLEANOUT AREA
1/2" = 1'-0"



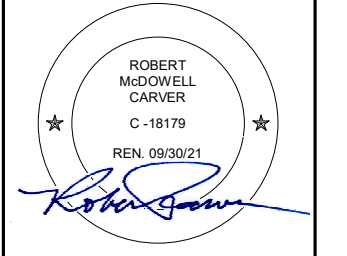
4 SILT FENCE DETAIL
NO SCALE



5 CONCRETE WASHOUT AREA
NO SCALE

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REVISION #
1/17/2020 PLANNING RESUBMITTAL

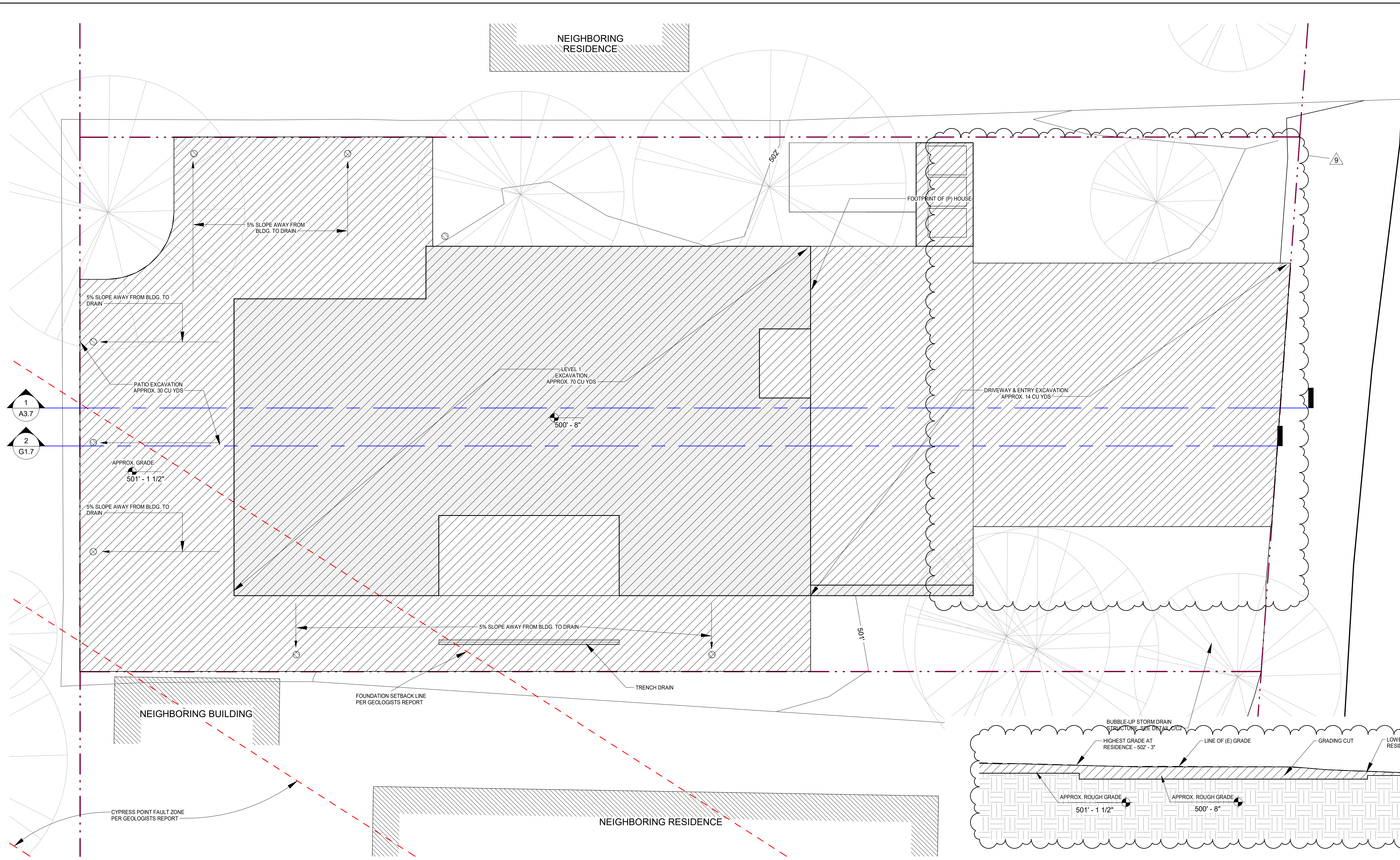
ARCHITECTURAL EROSION CONTROL / CONSTRUCTION MGMNT NOTES

Scale: 1/2" = 1'-0" @ 24x36
Drawn By: DP
Job: 1713

G1.6
10/19/2022

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1 GRADING / SLOPE / DRAINAGE PLAN
1/4" = 1'-0"

2 GRADING CROSS SECTION
1/8" = 1'-0"

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES NOTIFICATION: *STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RRM-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.*
- TOPOGRAPHY WAS PREPARED BY RASMUSSEN LAND SURVEYING, INC.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS AS REFERENCE ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.

LEGEND:

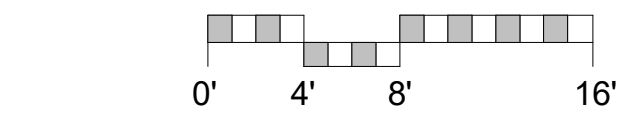
- 30% SLOPE OR GREATER
- MAN-MADE SLOPE 30% OR GREATER
- PROPOSED CUT
- PROPOSED FILL
- STRAW WATTLE
- DRIVEWAY PAVERS
- WATER FLOW
- FORCE MAIN
- NEW STORM DRAIN (SIZE VARIES)
- SILT FENCING

GEOTECHNICAL ENGINEER INSPECTION SCHEDULE

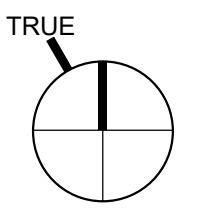
When the inspection is to be completed	Who will conduct the inspection	Description of the required inspection	Name	Date
Pre-Construction Meeting	Geotechnical Engineer			
Completion of Over-Excavation	Geotechnical Engineer	Observation and testing		
Placement of Fill	Geotechnical Engineer	Observation and testing		

GRADING ESTIMATES

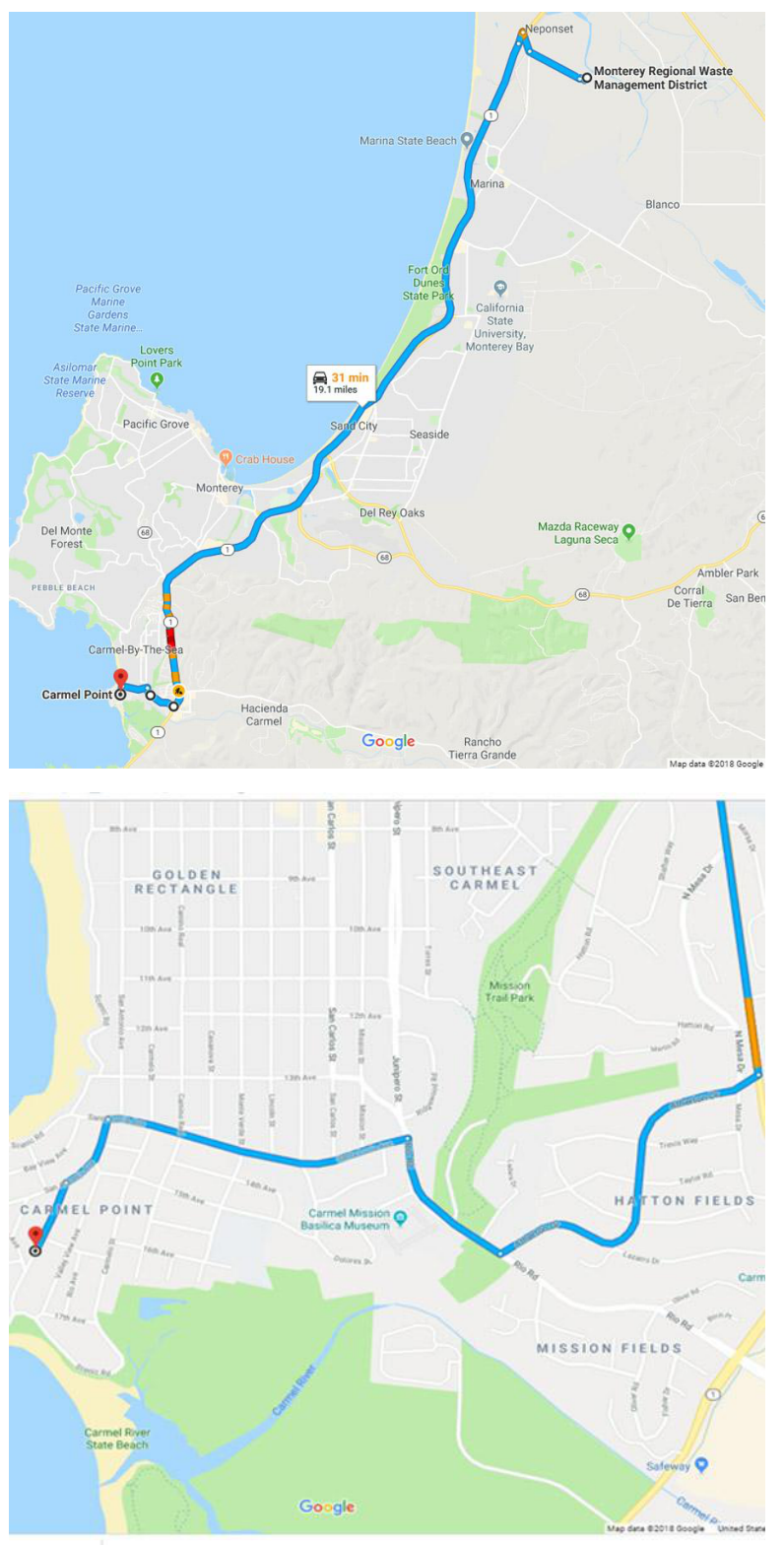
GRADING CUT	114	CU.YDS.
GRADING FILL	0	CU.YDS.
GRADING NET EXPORT	114	CU.YDS.



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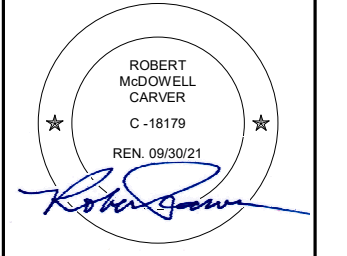


HAUL MAP



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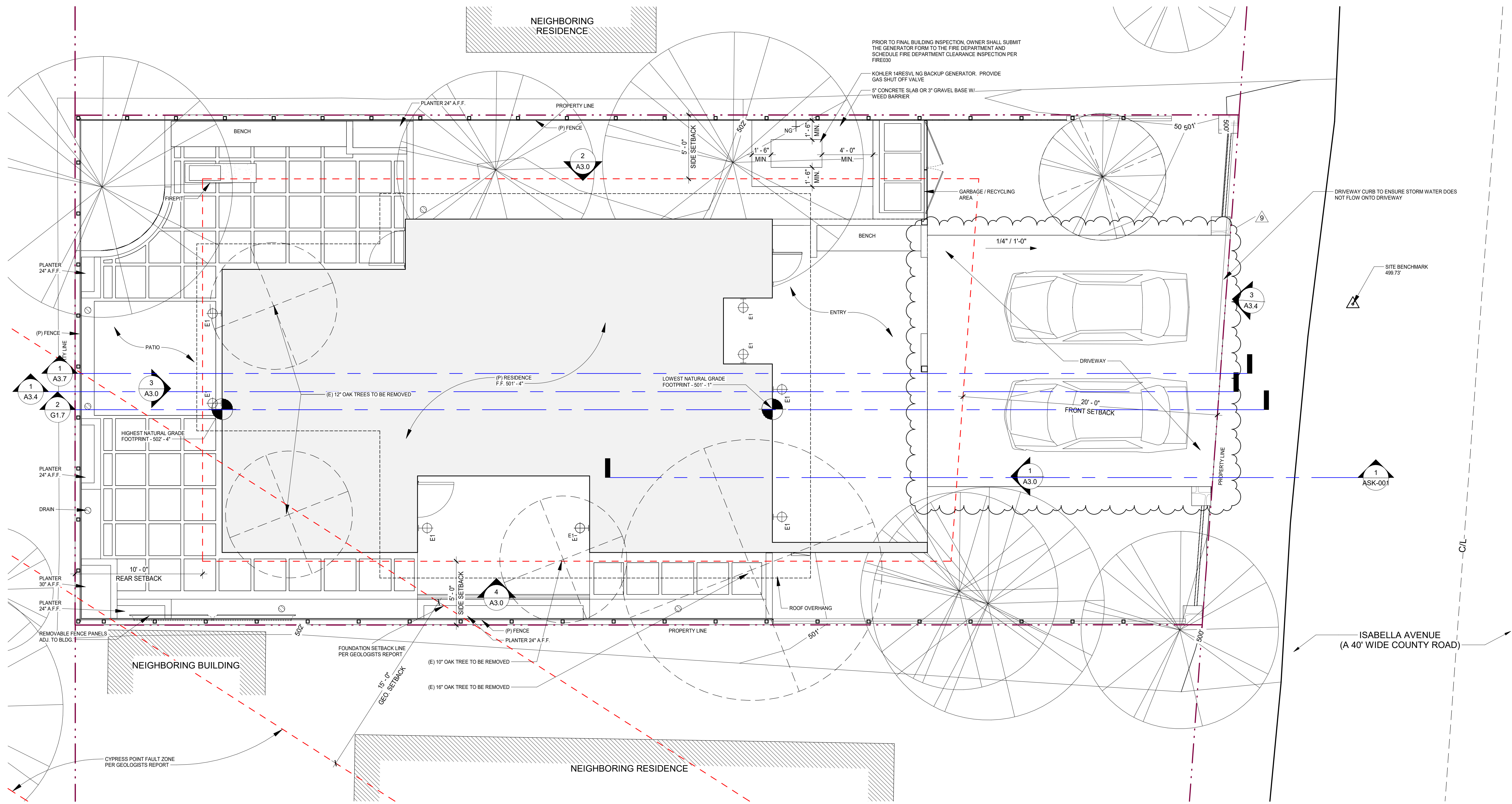
3	8/25/2019	BLDG. REV #1
4	1/7/2020	PLANNING RESUBMITTAL
6	5/6/2021	PLANNING REVISION
9	10/19/2022	PLANNING REV 3

ARCHITECTURAL GRADING/SLOPE MAP & DRAINAGE PLAN

Scale: As indicated @ 24x36
Drawn By: DP
Job: 1713

G1.7
10/19/2022

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1 SITE PLAN
1/4" = 1'-0"

GENERAL NOTES

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- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- ALL EXTERIOR SWINGING EXIT DOORS SHALL HAVE A THRESHOLD THAT SHALL NOT EXCEED 1-1/2" IN HEIGHT.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED."

EXTERIOR LIGHTING FIXTURES

E1 EXTERIOR ULTRA NARROW BEAM LED WALL MOUNTED LIGHT QUANTITY = 13

CUBE ARCHITECTURAL DC-WD05 LED Wall Mounts **WAC LIGHTING Responsible Lighting®**

PRODUCT DESCRIPTION
The latest energy-efficient LED technology in an appealing cubical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior-rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5-year warranty

ORDERING NUMBER

Diameter	Watt	Beam Angle	Color Temp.	CR	Lumen	CEC	Efficacy (lm/w)	Light Distribution	Finish
DC-WD05 6" - 27W(x2)	27W	23°	8275	2700K	85	1725(x2)	426(x2)	86(x2)	BL
			8275	2700K	90	1850(x2)	457(x2)	89(x2)	WT
			8305	3000K	85	2160(x2)	455(x2)	85(x2)	BZ
			8305	3000K	90	2400(x2)	504(x2)	75(x2)	GR
DC-WD05 8" - 35W(x2)	35W	23°	8355	3000K	85	2400(x2)	557(x2)	82(x2)	BL
			8405	4000K	85	2350(x2)	579(x2)	85(x2)	WT

DC-WD05- Example DC-WD05-F930K-WT

Specifications

Input: Universal voltage 120V - 277VAC, 50/60Hz
Electronic low voltage (ELV): 100% - 9% (120V only)
0-10V: 100% - 1% (120V-277V)

Light Source: High output 57lm Mac-Adam Ellipse COB
Rated life of 60,000 hours at L70

Finish: Electrostatically powder coated, white, black, bronze and graphite
IP65-rated, UL & cUL wet location listed

Standards: IESNA LM-79, IESNA LM-80

Operating Temp: -13°F to 122°F (-20°C to 50°C)

Fixture Type:

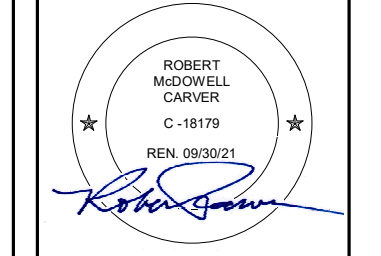
Catalog Number:

Project:

Location:

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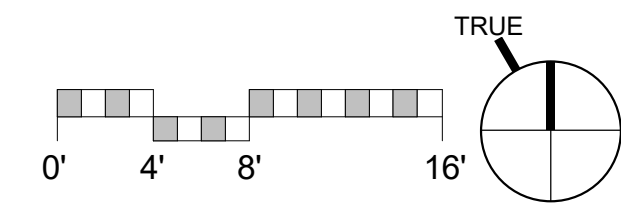
REVISION #

1	6/10/2019	FIRE REV #1
2	8/25/2019	BLDG. REV #1
3	1/7/2020	PLANNING RESUBMITTAL
4	1/15/2020	BUILDING RESUBMITTAL
5	5/8/2021	PLANNING REVISION
6	10/19/2022	PLANNING REV 3

ARCHITECTURAL SITE PLAN

Scale: As indicated @ 24x36
Drawn By: DP
Job: 1713

A1.0
10/19/2022

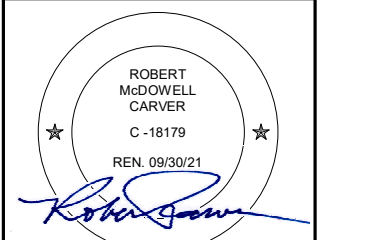


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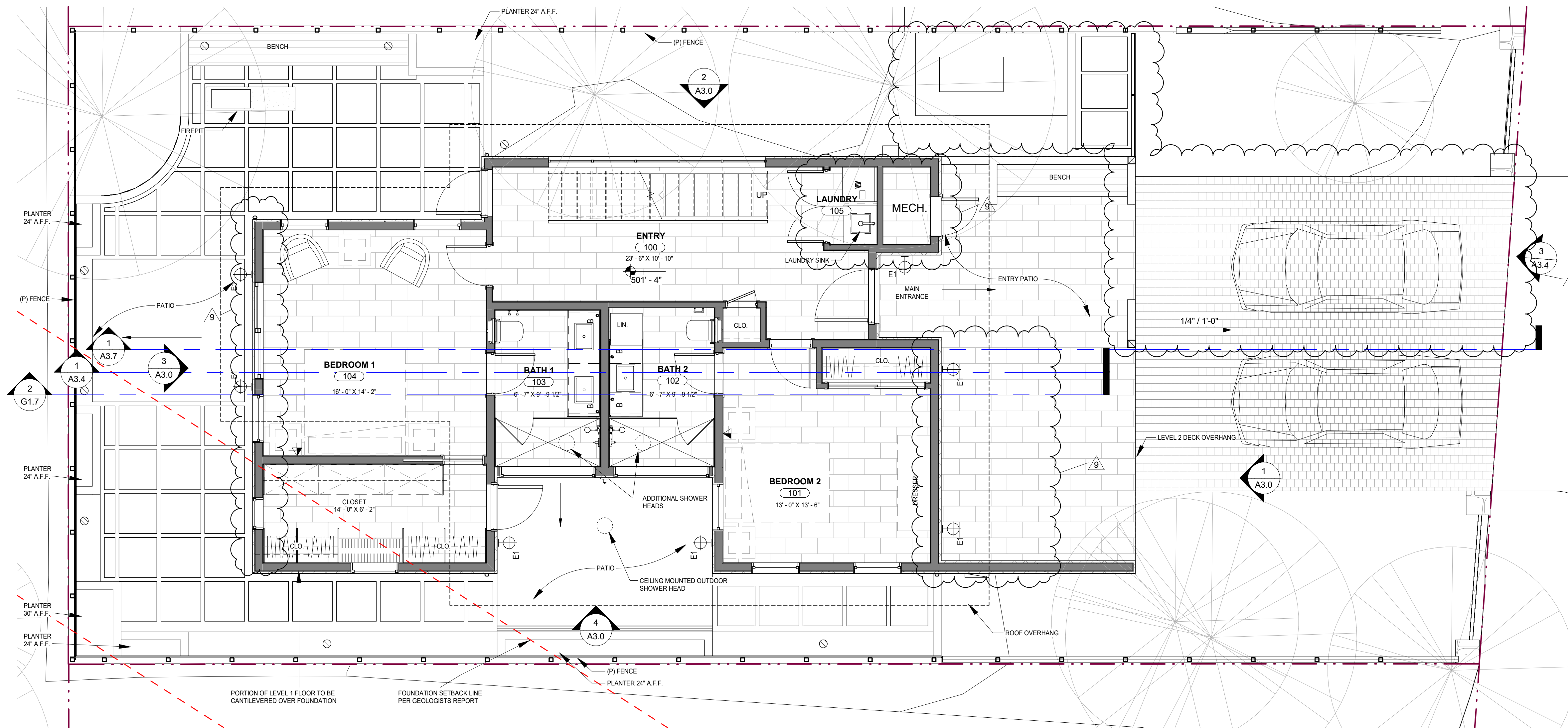
6/10/2019	FIRE REV #1
1/7/2020	PLANNING RESUBMITTAL
5/6/2021	PLANNING REVISION
10/19/2022	PLANNING REV 3

ARCHITECTURAL
LEVEL 1 FLOOR
PLAN

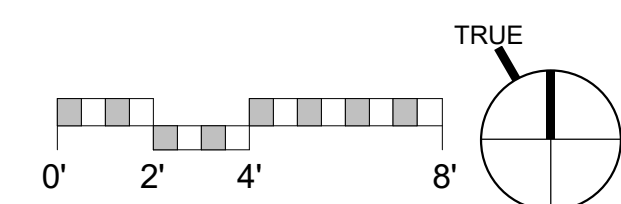
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@ 24x36
Drawn By: DP
Job: 1713

A2.1
10/19/2022

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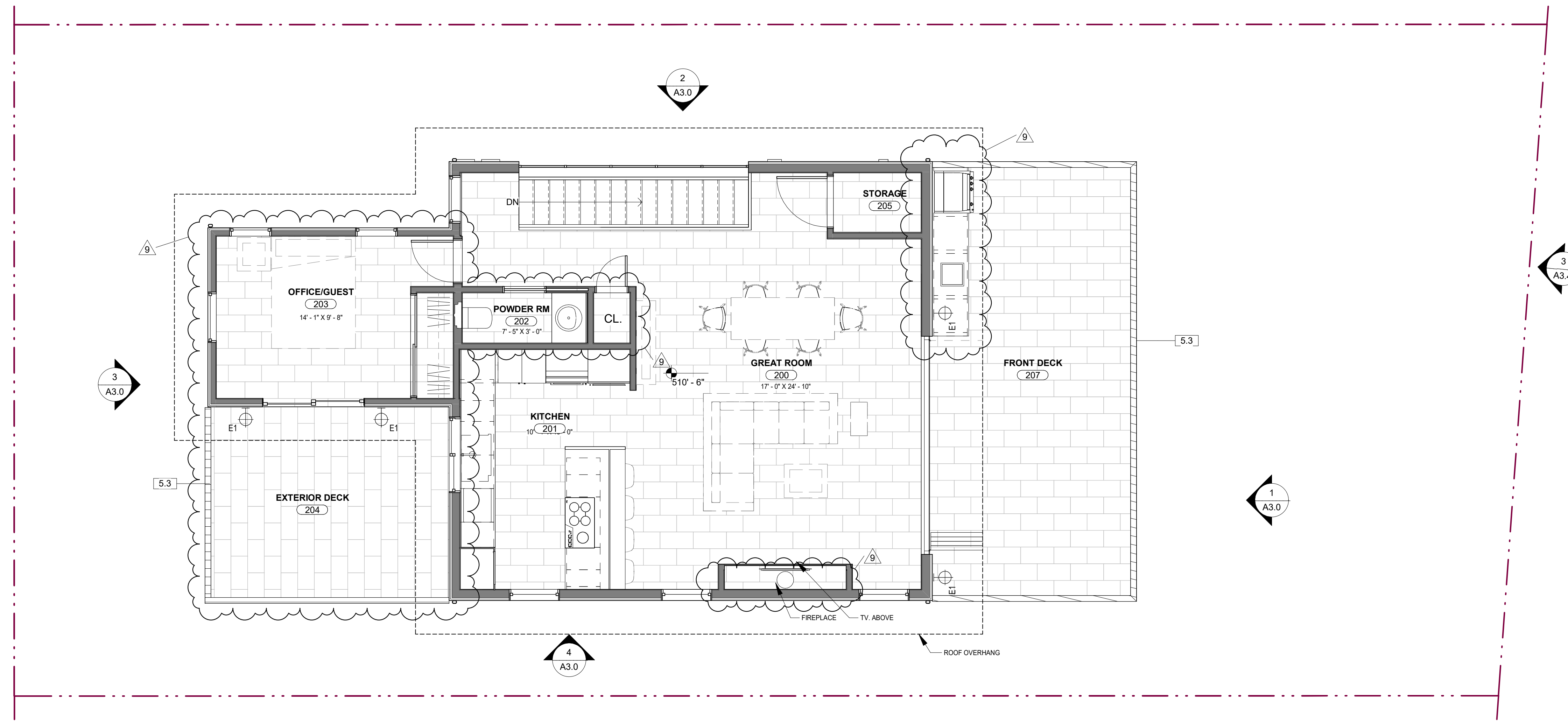


1 LEVEL 1
1/4" = 1'-0"



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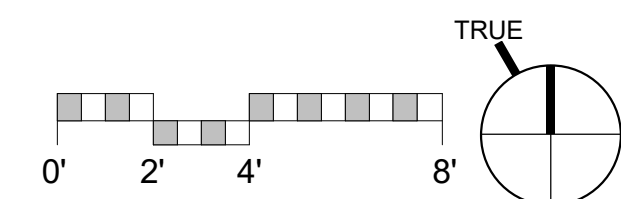
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1 LEVEL 2
1/4" = 1'-0"

KEYNOTE LEGEND

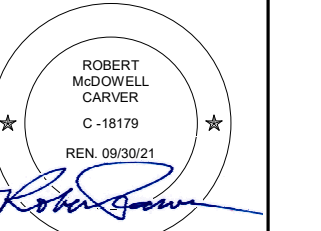
5.3 42" HIGH (A.F.F.) STAINLESS STEEL CABLE & POST GUARD RAIL W/ WOOD TOP RAIL



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5/6/2021	PLANNING REVISION
10/19/2022	PLANNING REV 3

ARCHITECTURAL
LEVEL 2 FLOOR
PLAN

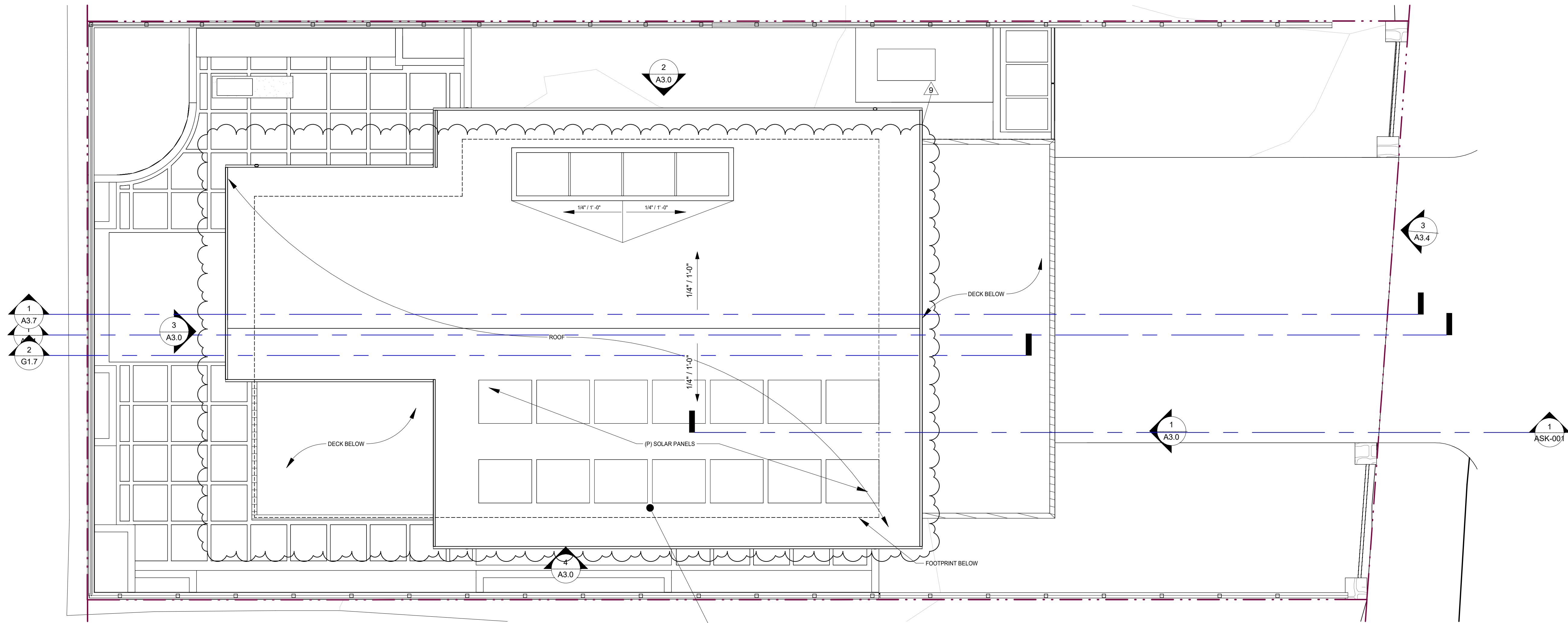
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Job: 1713

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10/19/2022

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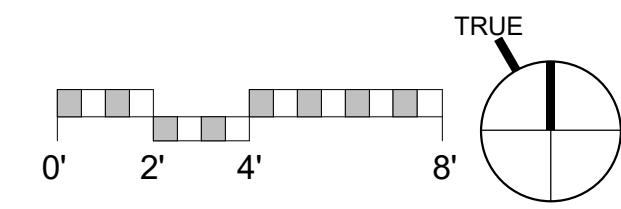
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1 ROOF
1/4" = 1'-0"



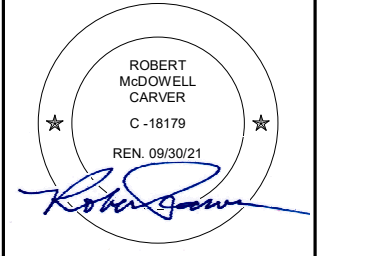
METACRYLICS ROOFING "GREY"



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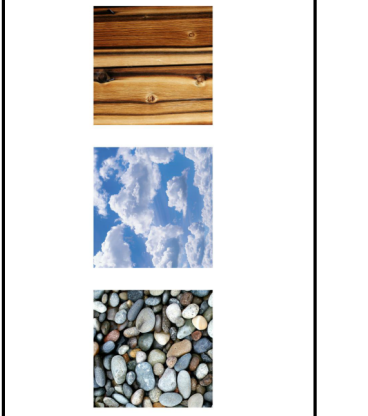
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REVISION #	DATE	DESCRIPTION
1	1/7/2020	PLANNING RESUBMITTAL
2	10/19/2022	PLANNING REV 3

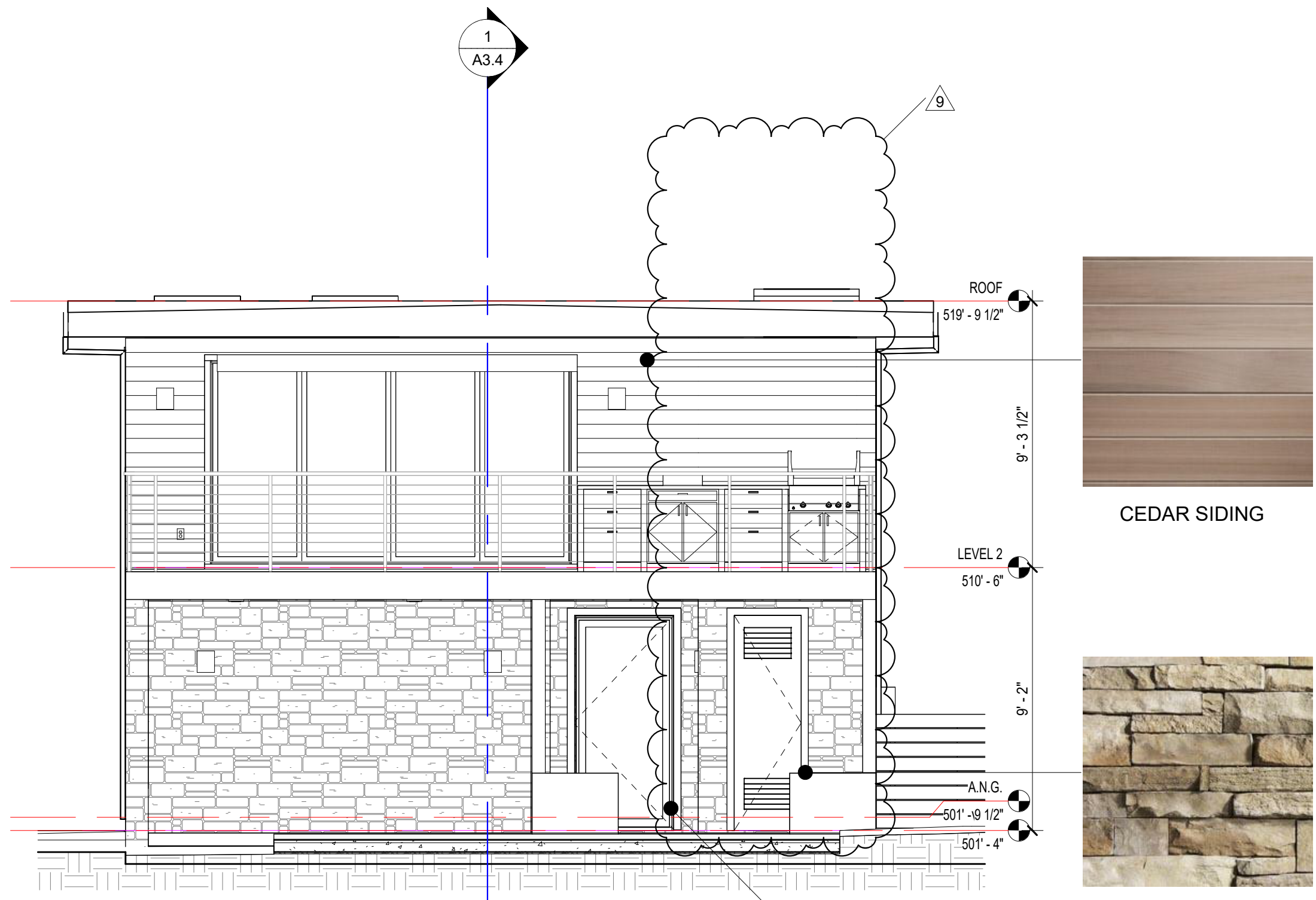
ARCHITECTURAL
ROOF

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1713

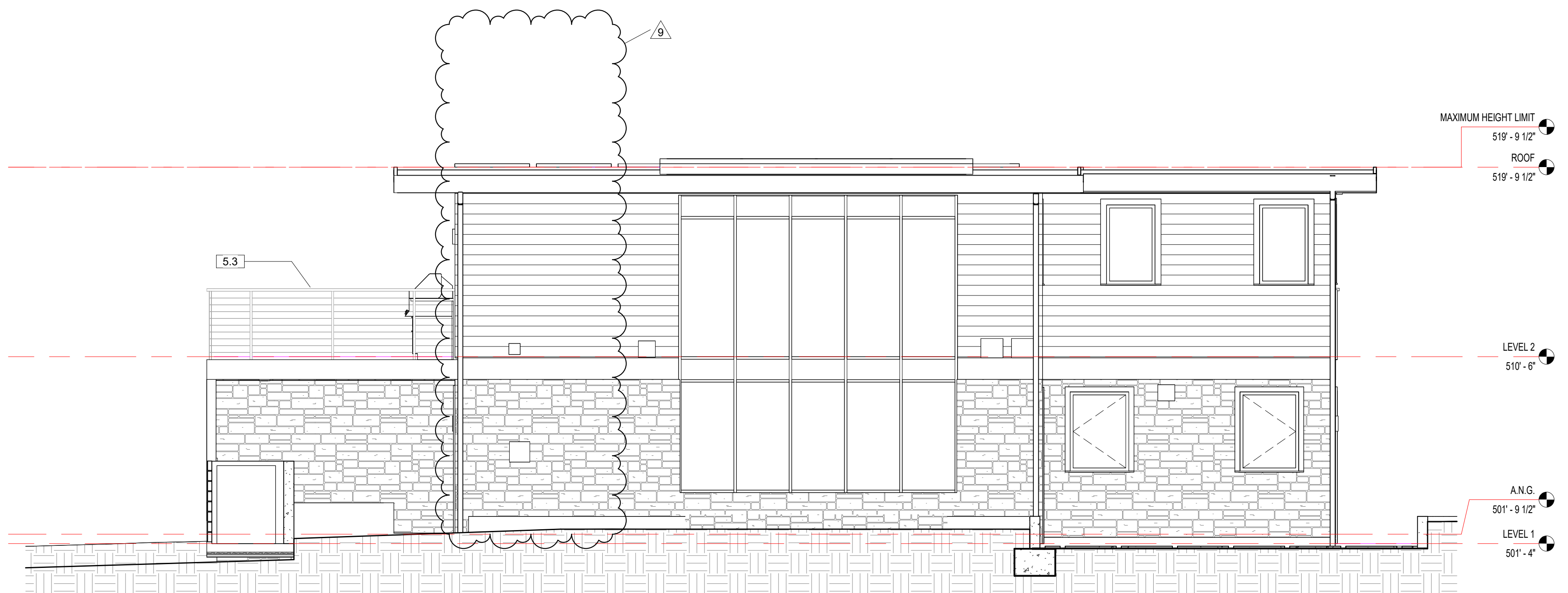
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10/19/2022

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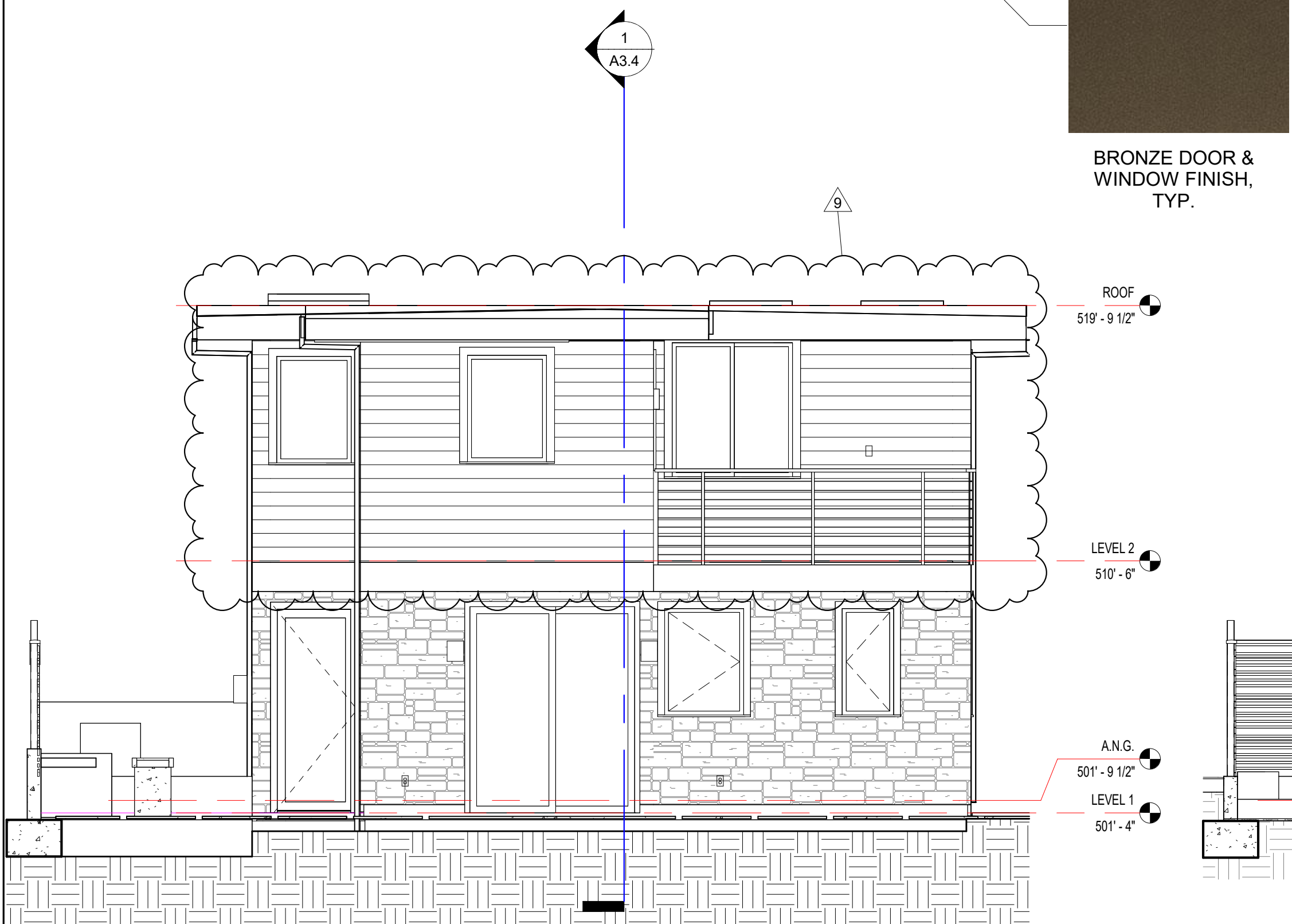
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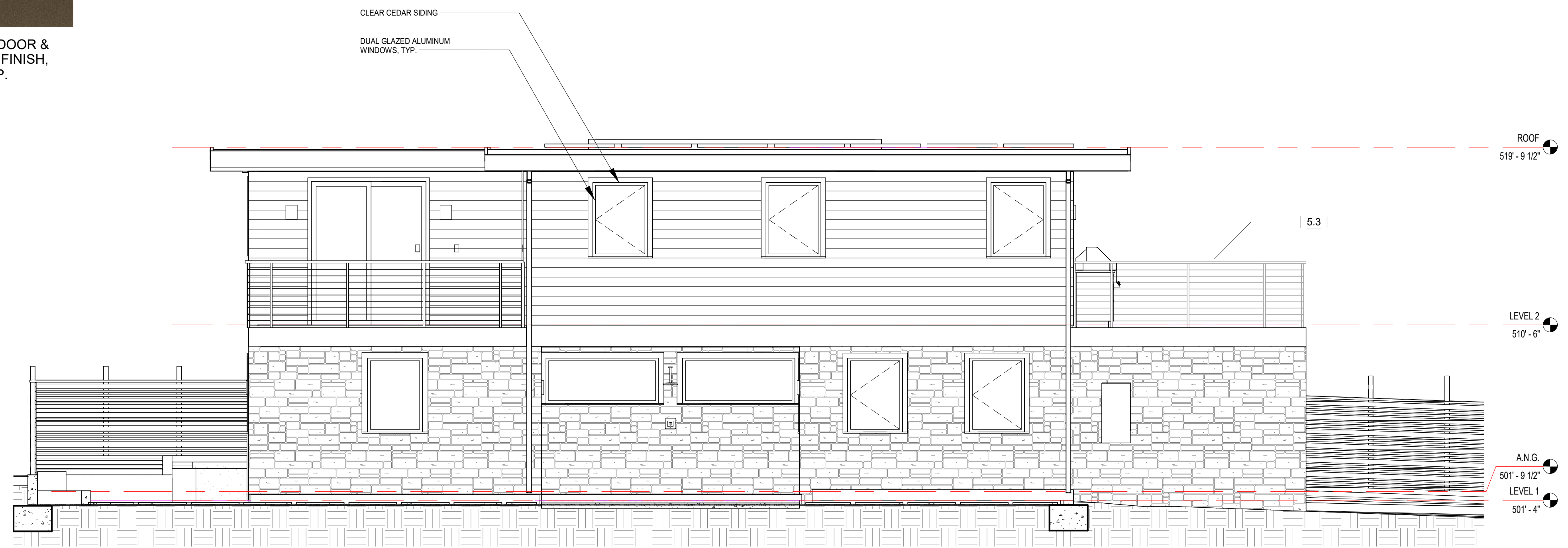
1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



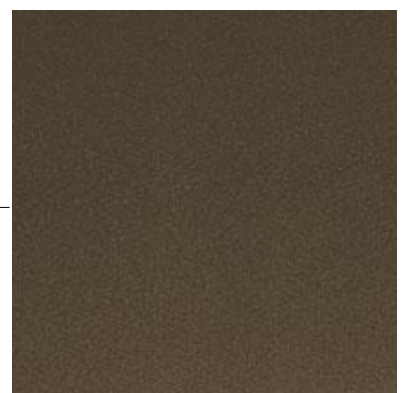
4 SOUTH ELEVATION
1/4" = 1'-0"



CEDAR SIDING



CARMELO STONE VENEER

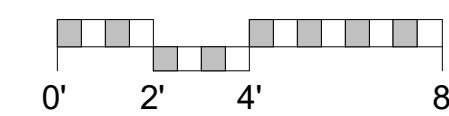


BRONZE DOOR & WINDOW FINISH, TYP.

CLEAR CEDAR SIDING
DUAL GLAZED ALUMINUM WINDOWS, TYP.

KEYNOTE LEGEND

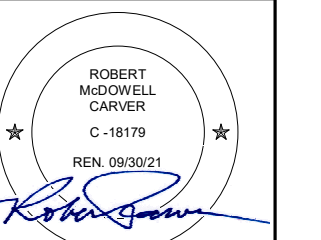
5.3 42" HIGH (A.F.F.) STAINLESS STEEL CABLE & POST GUARD RAIL W/ WOOD TOP RAIL



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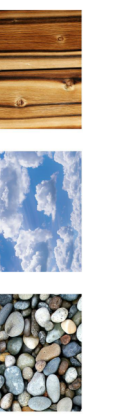
26308 ISABELLA AVE.,
CARMEL, CA 93923



PLANNING DEPT. SUBMITTAL

PO BOX 2884 -
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T:831.822.7837 - F:831.824.0364
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REVISION #	BLDG. REV #
3	8/25/2019
4	1/7/2020
6	5/6/2021
8	3/18/2022
9	10/19/2022

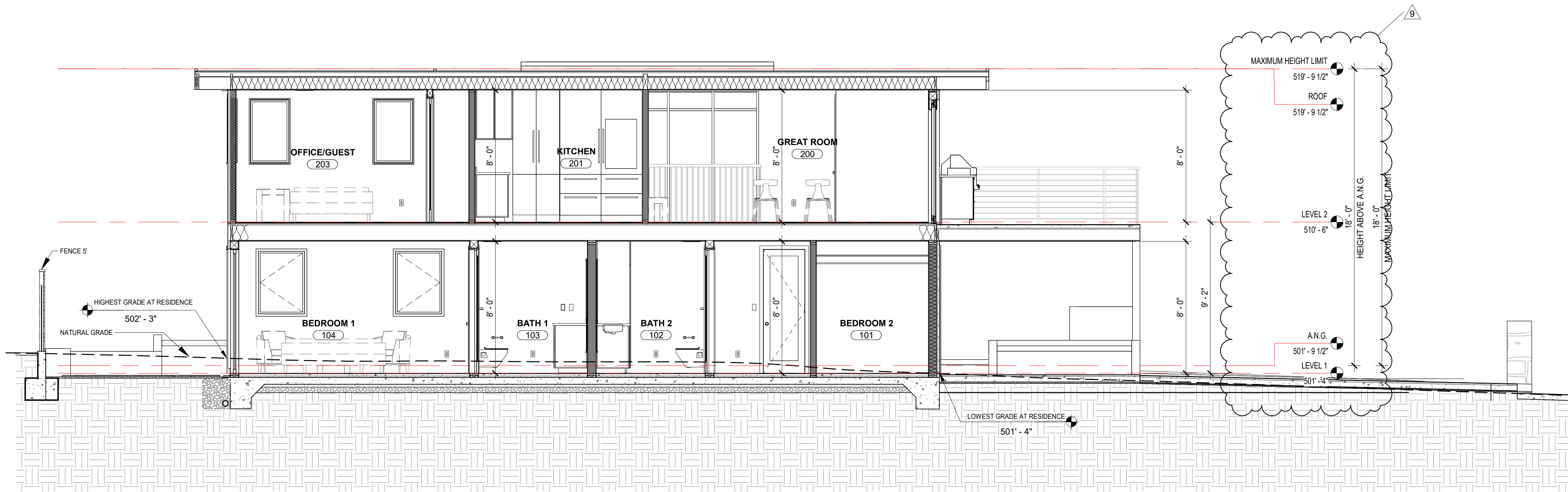
ARCHITECTURAL EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1713

A3.0
10/19/2022

10/19/2022 11:48:53 AM

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



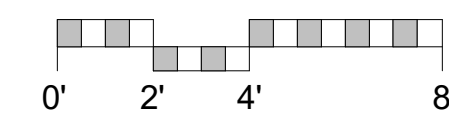
CARMEL STONE VENEER



3 FENCE ELEVATION
1/4" = 1'-0"



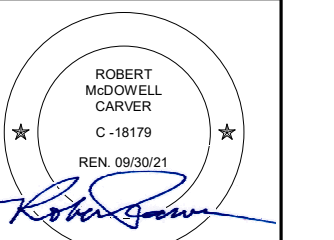
CLEAR CEDAR BOARDS



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REVISION #

6/10/2019	FIRE REV #1
1/7/2020	PLANNING RESUBMITTAL
5/6/2021	PLANNING REVISION
10/19/2022	PLANNING REV 3

ARCHITECTURAL
BUILDING
SECTIONS

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: DP
Job: 1713

A3.4
10/19/2022

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