County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, August 13, 2025
9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

The Planning Commission is pleased to announce a six-month Pilot Program for Interpretation Services, commencing in December 2024. This initiative aims to enhance accessibility and participation in our meetings.

To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on 'Attend' to join.

Thank you for your cooperation and we look forward to your participation.

La Comisión de Planificación se complace en anunciar un Programa Piloto de Servicios de Interpretación de seis meses de duración, que comenzará en diciembre de 2024. Esta iniciativa tiene como objetivo mejorar la accesibilidad y la participación en nuestras reuniones.

Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

https://attend.wordly.ai/join/THCT-8529

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.

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

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/95316276581

OR to participate by phone call any of these numbers below:
+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 953 1627 6581 when prompted.

PLEASE NOTE: IF ALL COMMISSIONERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@countyofmonterey.gov . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community

Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

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

INTERPRETATION SERVICE POLICY: The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: https://montereycty.zoom.us/j/95316276581

O para participar por teléfono, llame a cualquiera de estos números a continuación:
+ **1 669 900 6833 US (San Jose)**
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+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES

REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@countyofmonterey.gov . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.

b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo

piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y no más de lo mínimo de 24 horas de anticipo para cualquier reunión.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

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

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Christine Shaw
Paul C. Getzelman
Jessica Hartzell
Ernesto G. Gonzalez
Ramon Gomez
Francisco Javier Mendoza
Martha Diehl
Amy Roberts
Etna Monsalve
Ben Work

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

9:00 A.M. – SCHEDULED MATTERS

1. **PLN240285 - PERKINS ROBERT T & MARA B TRS**
   Continued from July 9, 2025 - Public hearing to consider construction of a 5,580 square foot single family dwelling with an attached 678 square foot two-car garage, and associated site improvements including the removal of 13 Oak trees.
   Project Location: 62 Marguerite, Carmel, Carmel Valley Master Plan
   Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Carmel Valley LUAC Minutes
Exhibit C - Arborist Report
Exhibit D - Vicinity Map

2. PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW

Continued from February 12, 2025, and April 9, 2025- Public hearing to consider construction of a 3,477 square foot single-family dwelling with an attached 606 square foot garage, a 369 square foot deck, removal of 10 protected Oak trees, and development slopes in excess of 25%.
Project Location: 103 A San Benancio Rd, Salinas, Toro Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Toro LUAC Minutes
Exhibit C - Vicinity Map
Exhibit D - Arborist Report

3. PLN240223 - MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL

Public hearing to consider a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).
Project Location: 35811, 35963, and 35809 Highway 1, Big Sur.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

DEPARTMENT REPORT

ADJOURNMENT

Introduced: 7/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN240285 - PERKINS ROBERT T & MARA B TRS

Continued from July 9, 2025 - Public hearing to consider construction of a 5,580 square foot single family dwelling with an attached 678 square foot two-car garage, and associated site improvements including the removal of 13 Oak trees.

Project Location: 62 Marguerite, Carmel, Carmel Valley Master Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions set forth in Section 15300.2 apply; and
2. Approving a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval to allow the construction of a 5,580 square foot single-family dwelling with an attached 678 square foot garage, and associated site improvements; and
    b. Use Permit to allow the removal of 13 Coast live oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 14 conditions of approval.

PROJECT INFORMATION

Agent: Sonia Madrigal, Holdren Lietzke Architecture
Property Owners: Robert and Mara Perkins
APN: 169-421-020-000
Parcel Size: 13.05 acres (586,657 square feet)
Zoning: Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays (RDR/10-D-S-RAZ), and Low Density Residential, 2.5 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays (LDR/2.5-D-S-RAZ).
Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes
Project Planner: Hya Honorato, Assistant Planner
Honoratoh@countyofmonterey.gov
(831) 755-5173

SUMMARY/DISCUSSION:
The project was continued from the July 9, 2025, Planning Commission hearing per the Applicant/Owner's request as they were unable to attend the hearing date. The hearing was continued to a date certain, August 13, 2025.

The project site is located south of Highway 68 within the Tehama Subdivision, Monterey County, California. The subject property is developed with a driveway and an existing single family dwelling (1,092 square feet of living space over a garage). The proposal involves the construction of a new 5,580 square foot single family dwelling with an attached 678 square foot garage, associated site improvements. The project also involves modifications to the existing auto court, landscaping, and the removal of 13 Coast live oak trees, including one landmark tree. The existing 1,092 square foot single family dwelling would be converted into a second-story accessory dwelling unit, with a lower-level 594 square foot studio and a lower-level 1,496 square foot 3-car garage. Re-classifying this structure's living space from a single-family dwelling to an Accessory Dwelling Unit does not require the granting of a discretionary permit. No exterior modifications are proposed to this structure, and therefore, the proposed Combined Development Permit does not contemplate the conversion of space. However, a condition of approval has been applied to ensure that conversion of this structure into an Accessory Dwelling Unit occurs concurrent with issuance of building permits for the proposed single-family dwelling. Water service and sewer service will continue to be provided by the Canada Woods Water Company.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Carmel Valley Master Plan (CVMP), and Zoning Ordinance (Title 21).

Land Use & Development Standards
The subject parcel is dual zoned as Low Density Residential (LDR) and Rural Density Residential (RDR), however, the proposed development is located within LDR zoning. The project complies with the development standards of the Low Density Residential ("LDR") zoning district. The subject 13.05-acre property, Lot #49 of the Tehama Subdivision, contains one building envelope (Tract No. 1398 of the Tehama Phase I Final Map). The building envelope area is 2.62 acres. According to Title 21 section 21.16.060, structures must be located within the designated building envelope. As proposed, both the existing and proposed structures, including hardscape, are entirely within the building envelope area.

The LDR zoning district allows a maximum height of 30 feet for main structures. The proposed single-family dwelling would be 28 feet 8 inches tall, within the allowed limit. With implementation of the project, the total building site coverage would be approximately 1%, well below the 25% limit. With conversion of the existing structure into an Accessory Dwelling Unit and construction of a new single-family dwelling, the property will continue to comply with density standards (one unit per 2.5 acres in the LDR zoning district). However, it should be noted that conversion of the existing residential structure into an ADU is not required to comply with density requirements as the lot is approximately 13.05 acres and could support up to four dwelling units. In summary, the project meets all height, coverage, density, and setback requirements set forth in the development standards of the LDR zoning district.

Design
The proposed exterior colors and materials are consistent with the area's rural setting and surrounding residences. As proposed, the colors and materials of proposed single-family dwelling include beige stucco finish with natural stone accents for exterior walls, Class-A standing-seam roof in dark bronze, bronze aluminum windows, stained wood trim, and beige stucco finish site walls.

Development within the subject subdivision includes large custom homes. The proposed project would have a comparatively similar layout, bulk, and mass to other residences in the vicinity. The proposed project will not be visible from Highway 68, Carmel Valley Road, or other common public viewing areas due to distance and topography.

Tree Removal
Tree removal within the inland portion of Monterey County is subject to the regulations contained in Title 21 section 21.64.260, which requires a Use Permit for the removal of more than three protected trees in a one-year period. To grant a Use Permit to allow tree removal, the appropriate authority must find that the tree removal is the minimum required under the circumstances of the case and that the removal will not involve a risk of adverse environmental impacts.

Development of the subject property must be contained within the 2.6-acre building envelope. The remainder of the property cannot be developed. The subject property's building envelope is heavily forested with mature trees. The building envelope has limited continuous areas not encumbered by protected trees; there is only one irregularly shaped area with a natural clearing. The proposed development is sited partially within this natural clearing. As part of this permit, the applicant submitted a Tree Assessment, prepared by Albert Weisfuss, dated July 22, 2024 (Monterey County Document No. LIB250036; **Exhibit C**). This Assessment determined that approximately 243 occupy the subject property. The prepared Tree Assessment determined that the implementation of the proposed project would involve the removal of 13 Coast live oak trees. The tree removal is required to accommodate the development, with some trees being structurally compromised or located within the construction zones of the proposed main residence. Eight trees are directly in the proposed structural footprint of the residence; these trees are in fair to good condition. One of these eight trees is a landmark Oak, with a trunk diameter of 28 inches. The remaining five trees are within the construction limits and the 0-5 foot non-combustible fuel management zone, and thus are proposed for removal. No tree removal is proposed to accommodate site improvements, such as hardscape or patio. The proposed structural development could be re-sited south into the natural clearing to potentially reduce tree removal; however, the applicant's desired orchard area and landscape/hardscape improvements would likely require tree removal. As sited, the proposed tree removal to accommodate the single-family dwelling is the minimum necessary. As conditioned, trees would be replaced at a one-to-one ratio. The project, as conditioned, also includes measures for tree protection during construction.

CEQA:
The project as a whole, as described in Finding No.1, Evidence "b", involves re-classifying an existing residential structure into an Accessory Dwelling Unit and construction of a new single-family dwelling and associated site improvements including tree removal. Under Title 21

section 21.64.030 and Government Code section 65852.2, conversion of space into an ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project - those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Planning Commission's discretionary authority is limited to consideration of the proposed residence and tree removal, the proposed residence, tree removal, and the conversion of space into an ADU are subject to CEQA.

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence, and accessory structures within residential zoned areas in a residential zone. The proposed project involves the construction of a 5,580 square foot single family dwelling with an attached 678 square foot garage, associated site improvements. CEQA Guidelines section 15301 allows for the conversion of small structures involving negligible or no expansion of former use. Conversion of an existing 1,092 square foot single family dwelling into a 1,092 square foot ADU involves no change in use (residential dwelling unit). Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines sections 15303 and 15301. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:
On May 5, 2025, the Carmel Valley Land Use Advisory Committee reviewed the project at a duly noticed meeting and voted unanimously to support the project as proposed (**Exhibit B**). No comments or questions were raised by the public or LUAC members.

OTHER AGENCY INVOLVEMENT
The following County agencies have reviewed this project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Hya Honorato, Assistant Planner, (831) 755-5173
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Carmel Valley LUAC Minutes

Exhibit C - Arborist Report
Exhibit D - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Robert and Mara Perkins, Property Owners; Sonia Madrigal, Holdren Lietzke Architecture, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; Planning File PLN240285.

County of Monterey
Planning Commission

Agenda Item No.1

Legistar File Number: PC 25-067

Item No.1

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

August 13, 2025

Introduced: 7/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN240285 - PERKINS ROBERT T & MARA B TRS
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APN: 169-421-020-000
Parcel Size: 13.05 acres (586,657 square feet)
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Plan Area: Carmel Valley Master Plan
Flagged and Staked: Yes
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Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Carmel Valley Master Plan (CVMP), and Zoning Ordinance (Title 21).

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The LDR zoning district allows a maximum height of 30 feet for main structures. The proposed single-family dwelling would be 28 feet 8 inches tall, within the allowed limit. With implementation of the project, the total building site coverage would be approximately 1%, well below the 25% limit. With conversion of the existing structure into an Accessory Dwelling Unit and construction of a new single-family dwelling, the property will continue to comply with density standards (one unit per 2.5 acres in the LDR zoning district). However, it should be noted that conversion of the existing residential structure into an ADU is not required to comply with density requirements as the lot is approximately 13.05 acres and could support up to four dwelling units. In summary, the project meets all height, coverage, density, and setback requirements set forth in the development standards of the

LDR zoning district.

Design
The proposed exterior colors and materials are consistent with the area's rural setting and surrounding residences. As proposed, the colors and materials of proposed single-family dwelling include beige stucco finish with natural stone accents for exterior walls, Class-A standing-seam roof in dark bronze, bronze aluminum windows, stained wood trim, and beige stucco finish site walls.

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Tree Removal
Tree removal within the inland portion of Monterey County is subject to the regulations contained in Title 21 section 21.64.260, which requires a Use Permit for the removal of more than three protected trees in a one-year period. To grant a Use Permit to allow tree removal, the appropriate authority must find that the tree removal is the minimum required under the circumstances of the case and that the removal will not involve a risk of adverse environmental impacts.

Development of the subject property must be contained within the 2.6-acre building envelope. The remainder of the property cannot be developed. The subject property's building envelope is heavily forested with mature trees. The building envelope has limited continuous areas not encumbered by protected trees; there is only one irregularly shaped area with a natural clearing. The proposed development is sited partially within this natural clearing. As part of this permit, the applicant submitted a Tree Assessment, prepared by Albert Weisfuss, dated July 22, 2024 (Monterey County Document No. LIB250036; **Exhibit C**). This Assessment determined that approximately 243 occupy the subject property. The prepared Tree Assessment determined that the implementation of the proposed project would involve the removal of 13 Coast live oak trees. The tree removal is required to accommodate the development, with some trees being structurally compromised or located within the construction zones of the proposed main residence. Eight trees are directly in the proposed structural footprint of the residence; these trees are in fair to good condition. One of these eight trees is a landmark Oak, with a trunk diameter of 28 inches. The remaining five trees are within the construction limits and the 0-5 foot non-combustible fuel management zone, and thus are proposed for removal. No tree removal is proposed to accommodate site improvements, such as hardscape or patio. The proposed structural development could be re-sited south into the natural clearing to potentially reduce tree removal; however, the applicant's desired orchard area and landscape/hardscape improvements would likely require tree removal. As sited, the proposed tree removal to accommodate the single-family dwelling is the minimum necessary. As conditioned, trees would be replaced at a one-to-one ratio. The project, as conditioned, also includes measures for tree protection during construction.

CEQA:
The project as a whole, as described in Finding No.1, Evidence "b", involves re-classifying an existing residential structure into an Accessory Dwelling Unit and construction of a new single-family dwelling and associated site improvements including tree removal. Under Title 21 section 21.64.030 and

Government Code section 65852.2, conversion of space into an ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project - those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Planning Commission's discretionary authority is limited to consideration of the proposed residence and tree removal, the proposed residence, tree removal, and the conversion of space into an ADU are subject to CEQA.

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence, and accessory structures within residential zoned areas in a residential zone. The proposed project involves the construction of a 5,580 square foot single family dwelling with an attached 678 square foot garage, associated site improvements. CEQA Guidelines section 15301 allows for the conversion of small structures involving negligible or no expansion of former use. Conversion of an existing 1,092 square foot single family dwelling into a 1,092 square foot ADU involves no change in use (residential dwelling unit). Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines sections 15303 and 15301. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:
On May 5, 2025, the Carmel Valley Land Use Advisory Committee reviewed the project at a duly noticed meeting and voted unanimously to support the project as proposed (**Exhibit B**). No comments or questions were raised by the public or LUAC members.

OTHER AGENCY INVOLVEMENT
The following County agencies have reviewed this project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: Hya Honorato, Assistant Planner, (831) 755-5173
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Carmel Valley LUAC Minutes
Exhibit C - Arborist Report
Exhibit D - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Robert and Mara Perkins, Property Owners; Sonia Madrigal, Holdren Lietzke Architecture, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; Planning File PLN240285.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
PERKINS ROBERT T & MARA B TRS (PLN240285)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning Commission:

1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Guidelines section 15300.2 apply; and
2) Approving a Combined Development Permit consisting of:
   a) Administrative Permit and Design Approval to allow the construction of a 5,580 square foot single-family dwelling with an attached 678 square foot garage, and associated site improvements; and
   b) Use Permit to allow the removal of 13 Coast live oak trees.

[PLN240285 PERKINS ROBERT T & MARA B TRS, 62 MARGUERITE, CARMEL, CARMEL VALLEY MASTER PLAN (APN: 169-421-020-000)]

The PERKINS ROBERT T & MARA B TRS application (PLN240285) came on for a public hearing before the County of Monterey Planning Commission on July 9, 2025, and August 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
- Carmel Valley Master Plan; and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The subject property is developed with an existing 1,092 square foot single family dwelling with an attached 594 square foot studio and an attached 1,496 square foot 3-car garage. The proposed project includes a new 5,580 square foot single-family dwelling with an attached 678 square foot 2-car garage, conversion of the 1,092 square foot studio into an accessory dwelling unit (ADU), associated site improvements, and the removal of 13 Coast live oak trees. The existing 1,092 square foot single family dwelling would be converted into a second-story accessory dwelling unit, with a lower-level 594 square foot studio and a lower-level 1,496 square foot 3-car garage. Re-classifying this structure's living space from a single-family dwelling to an Accessory Dwelling Unit does not require the granting of a discretionary permit pursuant to Title 21 section 21.64.030. No exterior modifications are proposed to this structure, and therefore, this Combined Development Permit does not contemplate the conversion of space. However, to ensure conversion into an ADU does not occur prior to establishment or construction of a new main use (single family dwelling), Condition No. 14 has been applied.

c) Allowed Use. The property is located at 62 Marguerite, Carmel (Assessor's Parcel Number [APN]: 169-421-020-000), within the Carmel Area Master Plan, in unincorporated Carmel. The parcel is dual zoned as Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [RDR/10-D-S-RAZ], and Low Density Residential, 2.5 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlays [LDR/2.5-D-S-RAZ]. Both zonings allow for the construction of the first single-family dwelling on a legal lot of record (Title 21 section 21.16.030) subject to an Administrative Permit and Design Approval. The proposed single-family dwelling and site improvements are within the portion of the property zoned LDR. A Use Permit is required to allow the removal of 13 Coast live oaks. Therefore, the project is an allowed use.

d) Lot Legality. The subject property is shown in its present size (13.05 acres) and configuration with a building envelope (2.62 acres) as Lot 49 within Tract 1398 of the Tehama Phase 1 subdivision, filed for record on September 9, 2003 (Volume 22, "Cities & Towns", page 35). Therefore, the County recognizes it as a legal lot of record.

e) Development Standards. The project is consistent with the development standards of LDR zoning district. Pursuant to Title 21 section 21.14.060, development standards for the LDR zoning district, in a subdivision where a lot or lots have a designated building envelope, the dwelling unit and accessory structures shall be located wholly within the building envelope unless otherwise approved in the subdivision process. The proposed development is located within the designated building envelope (2.62 acres), which complies with required setbacks. The maximum allowed height for main structures is 30 feet. The proposed height above average natural grade for the single-family dwelling is 28 feet 8 inches. The property is 586,657 square feet (13.05 acres) and the maximum allowable building site coverage is 25% (142,164 square feet). The proposed project increases the existing coverage to 1% (3,854

square feet). With conversion of the existing residential structure into an Accessory Dwelling Unit and construction of a new single-family dwelling, the property will continue to comply with density standards (one unit per 2.5 acres in the LDR zoning district). Conversion of the existing residential structure into an ADU is not required to comply with underlying density requirements. Overall, the project meets all height, coverage, density, and setback requirements set forth in the development standards of the LDR zoning district.

f) Design and Visual Resources. The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay) and pursuant to Title 21 Chapter 21.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The proposed project includes a beige stucco finish with natural stone accents for exterior walls, Class-A standing-seam roof in dark bronze, bronze aluminum windows, stained wood trim, and beige stucco finish site walls. Development within the subject subdivision includes large custom homes. The proposed project would have a comparatively similar layout, bulk, and mass to other residences in the vicinity, and thus will not have a detrimental effect on the existing neighborhood character. Per staff's site visit, the proposed single-family dwelling will not be visible from Carmel Valley Road or any other common public viewing area. The architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting plan shall be approved by HCD-Planning pursuant to Title 21 section 21.14.060 and will be controlled by use of the County's standard conditions.

g) Site Plan Review. The property is subject to the Site Plan Review "S" Zoning district pursuant to Title 21 Chapter 21.45, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. A site plan was included in the application and an Administrative Permit application has been received and reviewed pursuant to these regulations. The proposed project includes the construction of a single-family dwelling. A fuel management plan was included in the application which included measures to maintain vegetation surrounding the development area to reduce fire hazards. The applicants provided draft grading and erosion control plan to demonstrate the feasibility of their proposed project. No other hazards or impacts to resources were identified during staff's review of the project (See Findings 2 and 3 and supporting evidence).

h) Residential Allocation. Pursuant to Title 21 Chapter 21.52, the Residential Allocation Zoning District limits the number of lots and/or units within specific areas. Pursuant to the Carmel Valley Master Plan Policy CV-1.6, existing lots with a minimum of 5 acres may have the first single family dwelling plus one accessory dwelling unit. As proposed, the subject lot will remain the same size and will have a single-family dwelling and an ADU on the property. Therefore, there are no changes to the number of lots and/or units for the proposed development.

i) Tree Removal. The proposed project includes the removal of 13 Coast live oaks. Pursuant to Carmel Valley Master Plan Policy CV-3.11, removal of healthy native oak trees, madrone, and Redwood trees is discouraged. Further, Title 21 Section 21.64.260.D.3 requires a Use Permit for the removal of three or more protected trees, provided that the proposed tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts. Therefore, the tree removal of 13 Coast live oak trees is subject to the granting of a Use Permit. The project meets the required findings to allow the removal of 13 trees as demonstrated in Finding No. 5 and supporting evidence.

j) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject parcel has a moderate archaeological sensitivity, is not within 250 feet of a known archaeological resource, and is Categorically Exempt pursuant to CEQA Guidelines, see Finding No. 6 and supporting evidence. Therefore, no archaeological assessment was prepared for the project pursuant to Title 21 section 21.66.050.C. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition, which requires the contractor to stop work if previously unidentified resources are discovered during construction.

k) Land Use Advisory Committee (LUAC) Review. The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on May 5, 2025, and voted 5-0 (with two absent) to support the project as proposed.

l) The project planner conducted a site inspection on December 11, 2024, to verify that the project on the subject parcel conforms to the plans listed above.

m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to soils/slope stability and native trees. The following reports have been prepared:

- "Arborist Report" (County of Monterey Library No. LIB250036) prepared by Albert Weisfuss, Carmel, CA, July 22,2024.

- "Geotechnical Report" (County of Monterey Library No. LIB250037) prepared by Rock Solid Engineering, Inc., Watsonville, CA, January 28, 2025.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on December 11, 2024 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

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

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

b) Necessary public facilities will be provided. Applicant provided a service verification letter from Canada Woods Water Company, LLC dated December 4, 2024 indicating their ability to provide potable water and sewer connection. The Environmental Health Bureau reviewed the application and found it acceptable with no conditions.

c) A fuel management plan is attached to the project plans and shall be adhered to on an on-going basis to ensure implementation and use of the proposed development reduces fire hazards and complies with California Public Resource Code 4291.

d) Staff conducted a site inspection on December 11, 2024 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

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

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

b) Staff conducted a site inspection on December 11, 2024 and researched County records to assess if any violation exists on the subject property.
c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

5. FINDING: **TREE REMOVAL –** The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

EVIDENCE:
a) The project includes application for removal of 13 protected Coast live oak trees. In accordance with the applicable policies of the Carmel Valley Master Plan and Title 21, a Use Permit is required, and the criteria to grant said permit have been met.
b) Pursuant to Title 21 section 21.64.260.D.3.a, a Use Permit is required for the removal of more than three protected trees. Title 21 section 21.64.260.C.1 identifies Coast live oak trees over six inches in diameter as being protected within the Carmel Valley Master Plan. As proposed, the project involves the removal of 13 Coast live oak trees that were assessed in the Arborist Report (County of Monterey Library No. LIB250036 – see Finding 2, Evidence "b"), with a mix of recommendations for removal and pruning based on their health, location, and potential risks. The project arborist also recommended pruning and monitoring activities.
c) Development of the subject property must be contained within the 2.6-acre building envelope. The remainder of the property cannot be developed. Through the Tehama Subdivision, tree removal was assumed to be required for future development of the building envelopes, but necessary entitlements to authorize such removal were not included with the Final Map. The prepared Tree Assessment determined that approximately 243 occupy the subject property. The subject property's building envelope is heavily forested with mature trees. The building envelope has limited continuous areas not encumbered by protected trees; there is only one irregularly shaped area with a natural clearing. The proposed development is sited partially within this natural clearing. The prepared Tree Assessment determined that the implementation of the proposed project would involve the removal of 13 Coast live oak trees greater than six inches. One landmark tree would be removed with implementation of the project.
d) The proposed tree removal (13) is required to accommodate the development, with some trees being structurally compromised or located within the construction zones of the proposed main residence. Eight trees are directly in the proposed structural footprint of the residence; these trees are in fair to good condition. One of these eight trees within the project footprint is a landmark Oak, with a trunk diameter of 28 inches and a health rating of "fair." The remaining five trees are within the construction limits and the 0-5 foot non-combustible fuel management zone, and thus proposed for removal to reduce fuel in the immediate vicinity of the residence. No tree removal is proposed to accommodate site improvements, such as hardscape or patio. The

proposed tree removal is the minimum necessary for the proposed siting and design of the residence.

e) The applicant wants to install hardscape and landscape improvements and a small orchard within the naturally cleared area of the building envelope. These desired improvements require siting the residences only partially within the natural clearing. Although the single-family dwelling could be moved to the center of the cleared, non-forested, not to remove fewer trees, that is not the desire of the applicant. Further, such relocation of the residence would then require siting of desired site improvements into forested areas, and potentially areas containing slopes in excess of 25%.

f) Pursuant to Title 21 section 21.64.240.D.4 and as conditioned, the project includes replacement at a one-to-one ratio.

g) All other on-site trees will be retained during construction. A condition has also been applied to require that the applicant follow the best management practice recommendations of the arborist from the Tree Resources Assessment prepared for the project.

h) Staff conducted a site inspection on December 11, 2024 and researched County records to assess if any violation exists on the subject property.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

6. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE: a) The project as a whole, as described in Finding No.1, Evidence "b", involves re-classifying an existing residential structure into an Accessory Dwelling Unit and construction of a new single-family dwelling and associated site improvements including tree removal. Under Title 21 section 21.64.030 and Government Code section 65852.2, conversion of space into an ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Planning Commission's discretionary authority is limited to consideration of the proposed residence and tree removal, the proposed residence, tree removal, and the conversion of space into an ADU are subject to CEQA.

b) California Environmental Quality Act (CEQA) Guidelines section 15303 allows the construction of new residences and accessory structures on residentially zoned properties. Therefore, the proposed single-family dwelling, garage, and associated site improvements qualify as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines. CEQA Guidelines section 15301 allows for the

conversion of small structures involving negligible or no expansion of former use. Conversion of an existing 1,092 square foot single family dwelling into a 1,092 square foot ADU involves no change in use (residential dwelling unit). Therefore, the conversion into an ADU qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 153001.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply. CEQA Guidelines section 15301 is not qualified by consideration of the project location, while Guidelines section 15303 does qualify by consideration of the project location. The proposed project does not impact environmental resources of hazardous or critical concern where designated (see Findings 1 and 2, and supportive evidence); the project does not contribute to any cumulative environmental; there is no reasonable possibility that the project would cause an impact due to unusual circumstances (see Findings 1 and 2, and supportive evidence); based on the project location, and its topographical relationship to visual public access points in the area, the proposed development is not visible along Carmel Valley Road without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel; is not a hazardous waste site or any list compiled pursuant to Government Code section 65962.5; and does not involve any identified historical resources. The proposed tree removal will not contribute to any environmental impacts.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on December 11, 2024.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240285.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Pursuant to Title 21 section 21.80.040.D, the project is subject to appeal to the Board of Supervisors because it requires the Planning Commission to make a discretionary decision.

DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions set forth in the Section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval to allow the construction of a 5,580 square foot single-family dwelling with an attached 678 square foot garage, and associated site improvements; and
    b. Use Permit to allow the removal of 13 Coast live oak trees.

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

PASSED AND ADOPTED this 13th day of August 2025:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240285

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240285) allows construction of a 5,580 square foot single family residence with an attached 678 square foot two-car garage and associated site improvements including the removal of 13 Oak trees. The property is located at 62 Marguerite, Carmel (Assessor's Parcel Number 169-421-020-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Number 169-421-020-000 on August 13, 2025. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

4. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

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

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

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1 (13 total)

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: Prior to final inspection, 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.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: 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.

7. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

8. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

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

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

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

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

Responsible Department: Planning

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

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

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

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

10. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of
Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).
(Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

12. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

13. EHSP01 – ONSITE WASTEWATER TREATMENT SYSTEM (OWTS): PERFORMANCE EVALUATION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has an existing onsite wastewater treatment system (OWTS) permit record (EHB Record No. ON0104056) for installation of a 1,500-gallon tank on subject parcel APN 169-241-020. Sheet C5 in site plan dated 12/16/2024 by L&S Engineering and Surveying, Inc. for "Water & Sewer Utility Plan" shows three (3) existing 1,500-gallon septic tanks to serve the existing carriage house/accessory dwelling unit (ADU) and proposed main house on subject parcel. The EHB does not have an existing OWTS permit record for the two additional 1,500-gallon septic tanks. In accordance with Table 9 of Monterey County Code, Chapter 15.20, an OWTS performance evaluation will be required to verify the structural and operational conditions of the existing septic tanks. This OWTS performance evaluation shall also verify if each septic tank is connected to each other prior from the inlet and outlet sides of each septic tank.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit a passing OWTS performance evaluation completed by a qualified professional to the EHB for review and acceptance. The OWTS performance evaluation is to verify the structural and operational conditions of the existing septic tanks and verify if they are connected to each other.

Any OWTS component that is deemed to be in unacceptable condition (failed) shall be repaired or replaced in accordance with the minimum standards of Monterey County Code, Chapter 15.20 and the Monterey County Local Agency Management Program.

14. PDSP001 - CONVERSION INTO ADU

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The subject property is developed with a 1,092 square foot dwelling unit, over a garage and studio. Should the Applicant/Owner desire to convert this structure into an Accessory Dwelling Unit, such conversion shall occur concurrent with issuance of construction permits for a new single family dwelling.

Compliance or Monitoring Action to be Performed: Prior to or concurrent with re-classifying the existing 1,092 square foot dwelling unit into an ADU, the Applicant/Owner shall obtain a construction permit for a new single family dwelling.

15. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

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PERKINS RESIDENCE

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN + LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS 'ARCHITECT' WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.

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

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

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

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.

2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.

3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.

4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.

6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPT NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2001 U.B.C.)

7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.

8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.

9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.

12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.

13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.

14. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE & ENERGY CODES, WUI & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.

15. GRADING: NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. ALL CUT AND/OR FILL OF SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.

16. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.

17. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.

18. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

19. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.

20. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.

21. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

22. SUBSEQUENT CHANGES: ADDITIONAL CONSTRUCTION, LANDSCAPE IMPROVEMENTS, OR OTHER CHANGES IN THE IMPROVEMENTS THAT DIFFER FROM THE APPROVED FINAL DESIGN REVIEW DOCUMENTS, MUST BE SUBMITTED IN WRITING TO THE VIA QUINTANA ARCHITECTURAL REVIEW BOARD FOR REVIEW AND APPROVAL, PRIOR TO MAKING CHANGES. ANY CHANGES MADE WITHOUT SPECIFIC APPROVAL ARE CONSIDERED NOT APPROVED, AND SUBJECTED TO REMOVAL OR ALTERATION AS REQUIRED.

23. TITLE 24 ENERGY REQUIREMENTS: THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

24. TREE AND ROOT PROTECTION:
TREES ARE TO BE PROTECTED AND PRESERVED IN OR NEAR THE CONSTRUCTIION AREA.
A BOUNDARY OF ORANGE SNOW NETTING OR HIGH VISIBILITY PLASTIC FENCING SUPPORTED BY WOOD OR METAL STAKES AND/OR STRAW BALES SHOULD BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES TO DEFINE THE CONSTRUCTION PROJECT BOUNDARY.
EXCAVATION AND CONSTRUCTION ACTIVITIES AND MATERIALS SHOULD NOT INTRUDE INTO THIS DEFINED BOUNDARY AT ANY TIME AND KEPT AS MUCH AS POSSIBLE WITHIN PROPOSED STRUCTURE AND DRIVEWAY FOOTPRINTS OR OUTSIDE OF THE TREE DRIP LINES IN THE TREELESS AREA.

25. ALL MANUFACTURER'S INSTALLATION GUIDES SHALL BE PROVIDED TO INSPECTOR AT TIME OF INSPECTION.



3D FOR REFERENCE OF ARCHITECTURAL STYLE

PROJECT DATA

PROJECT SUMMARY / SCOPE OF WORK: NEW 5,580 S.F. TWO STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED 678 S.F. 2-CAR GARAGE

PROJECT ADDRESS: 62 MARGUERITE (TEHAMA LOT 49)
CARMEL, CA 93923

ASSESSOR PARCEL NUMBER: 169-421-020

LOT/TRACK NO: 49/1398

ZONING: RDR/10-D-S-RAZ

SETBACKS:		ALLOWED	PROPOSED
MAIN HOUSE	FRONT	30'-0"	
	SIDE	20'-0"	
	REAR	20'-0"	

BUILDING HEIGHTS FROM AVERAGE NATURAL GRADE:	ALLOWED	PROPOSED
MAX. BUILDING HEIGHT:	30'-0"	25'-4"

LOT SIZE:
LOT = 13.05457 ACRES (568,657.06 SF)

FLOOR AREA	(E) SQ. FT.	(N) SQ. FT.
UPPER FLOOR (ADU)	1092	
LOWER FLOOR STUDIO	408	
LOWER FLOOR 3-CAR GARAGE	1496	
MEZZANINE FLOOR	186	
MAIN HOUSE :		
FIRST FLOOR		3176
SECOND FLOOR		2404
2-CAR GARAGE		678
SUB TOTAL	2996	6258

TREES TO BE REMOVED: 13 OAKS

GRADING: CUT = ±TBD CY
FILL = ±TBD CY

COVERED PARKING SPACES:	REQUIRED	PROVIDED
MAIN RESIDENCE:	TWO (2)	TWO (2)
(E) ACCESSORY DWELLING UNIT:	ONE (1)	TWO (2)

CURRENT USE:

OCCUPANCY GROUP: RESIDENCE, ACCESSORY DWELLING UNIT : R-3; GARAGE: U

TYPE OF CONSTRUCTION: V-B

WATER COMPANY: CANADA WOOD WATER LLC

SEWER: CANADA WOOD WATER LLC

VICINITY MAP



NORTH

SCALE: N.T.S.

PROJECT TEAM

OWNER:
ROBERT AND MARA PERKINS
27570 MOONCREST DR
CARMEL VALLEY, CA 93924

PROJECT ADDRESS:
62 MARGUERITE (TEHAMA LOT 49)
CARMEL, CA 93923

ARCHITECT:
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - A
MONTEREY, CA 93940
PH: (831) 649-6001
CONTACT: CRAIG HOLDREN

LANDSCAPE ARCHITECT:
WILD LAND WORKSHOP
CARMEL VALLEY, CA
PH: (508 791-2237
CONTACT: MARIE GOULET

SHEET INDEX

A0.1	COVER SHEET	ARCHITECTURAL:	
A0.2	3D MODEL	A1.1	PROPOSED SITE PLAN AND SECTION
A0.3	3D MODEL	A1.2	PROPOSED PARTIAL SITE PLAN
A0.4	3D MODEL	A1.3	PROPOSED SITE ANNALISTS
A0.5	3D MODEL	A2.2	¼" MAIN HOUSE - MAIN FLOOR PLAN
SURVEY:		A2.3	¼" UPPER FLOOR PLANS
1 OF 1	TOPOGRAPHIC SURVEY	A2.6	½" ROOF PLAN
CIVIL:		A3.1	3/16" ELEVATIONS
C1	GRADING PLAN TITLE SHEET	A3.7	WALL SECTIONS
C2	SITE GRADING PLAN	LANDSCAPE:	
C3	SITE CROSS SECTIONS	L0.00	TREE PROTECTION PLAN
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C6	EROSION CONTROL PLAN	L2.00	PLANTING PLAN
C7	CONSTRUCTION MANAGEMENT PLAN	L2.01	PLANTING LEGEND AND NOTES

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	10.03.2024
SCALE:	N.T.S.
DRAWN:	SGC
JOB NUMBER:	23.18
REVISION	

COVER SHEET

PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A0.1



3D DIAGRAM 1

HOLDREN+LIETZKE
ARCHITECTURE

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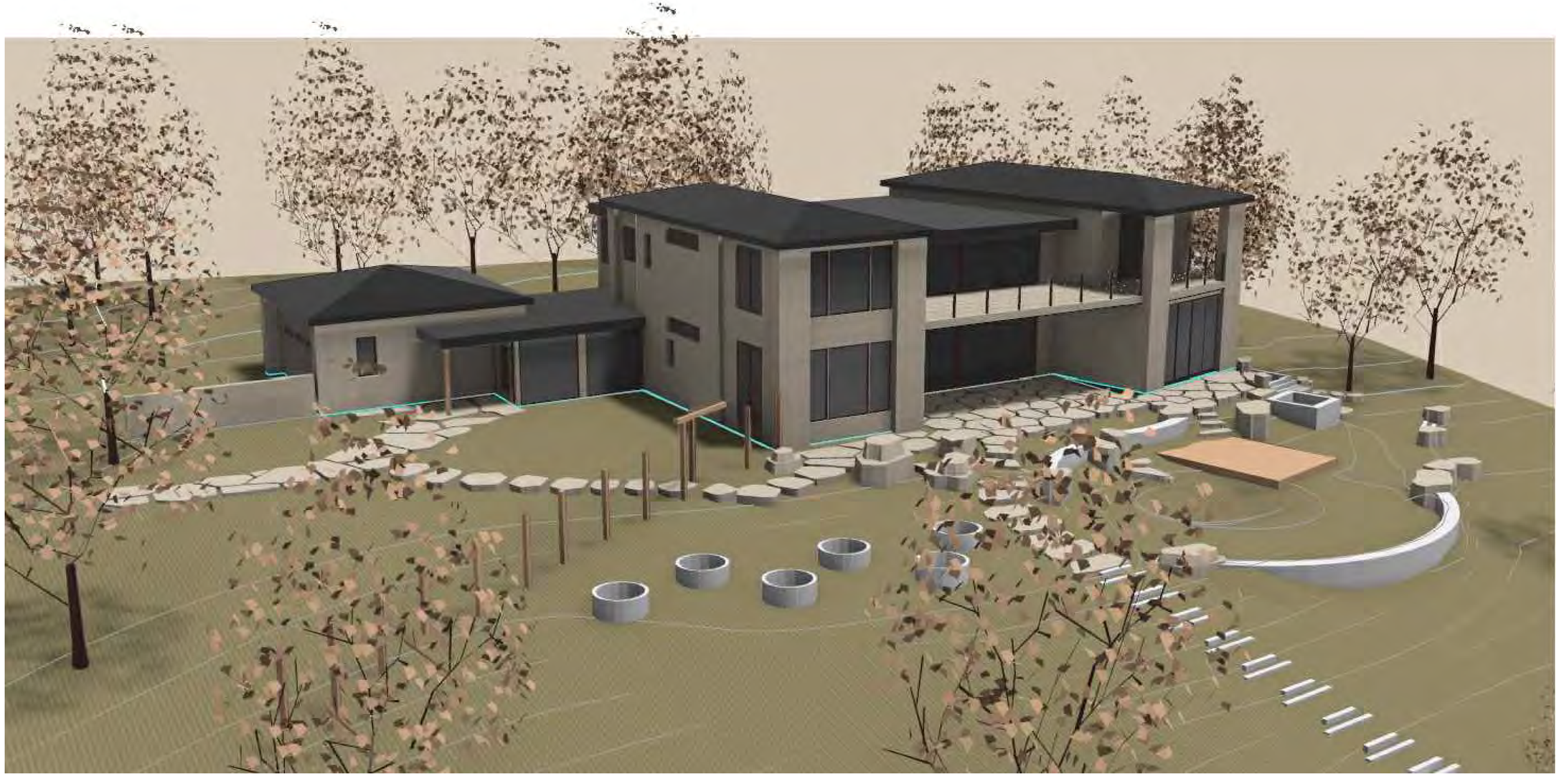
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DATE:	09.19.2024
SCALE:	N.T.S.
DRAWN:	SGC
JOB NUMBER:	23.18
REVISION	

3D MODEL

PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A0.2



3D DIAGRAM 1

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
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DATE:	09.19.2024
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REVISION	

3D MODEL

PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A0.3



3D DIAGRAM 1

HOLDREN+LIETZKE
ARCHITECTURE

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3D MODEL

PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A0.4



3D DIAGRAM 1

HOLDREN+LIETZKE
ARCHITECTURE

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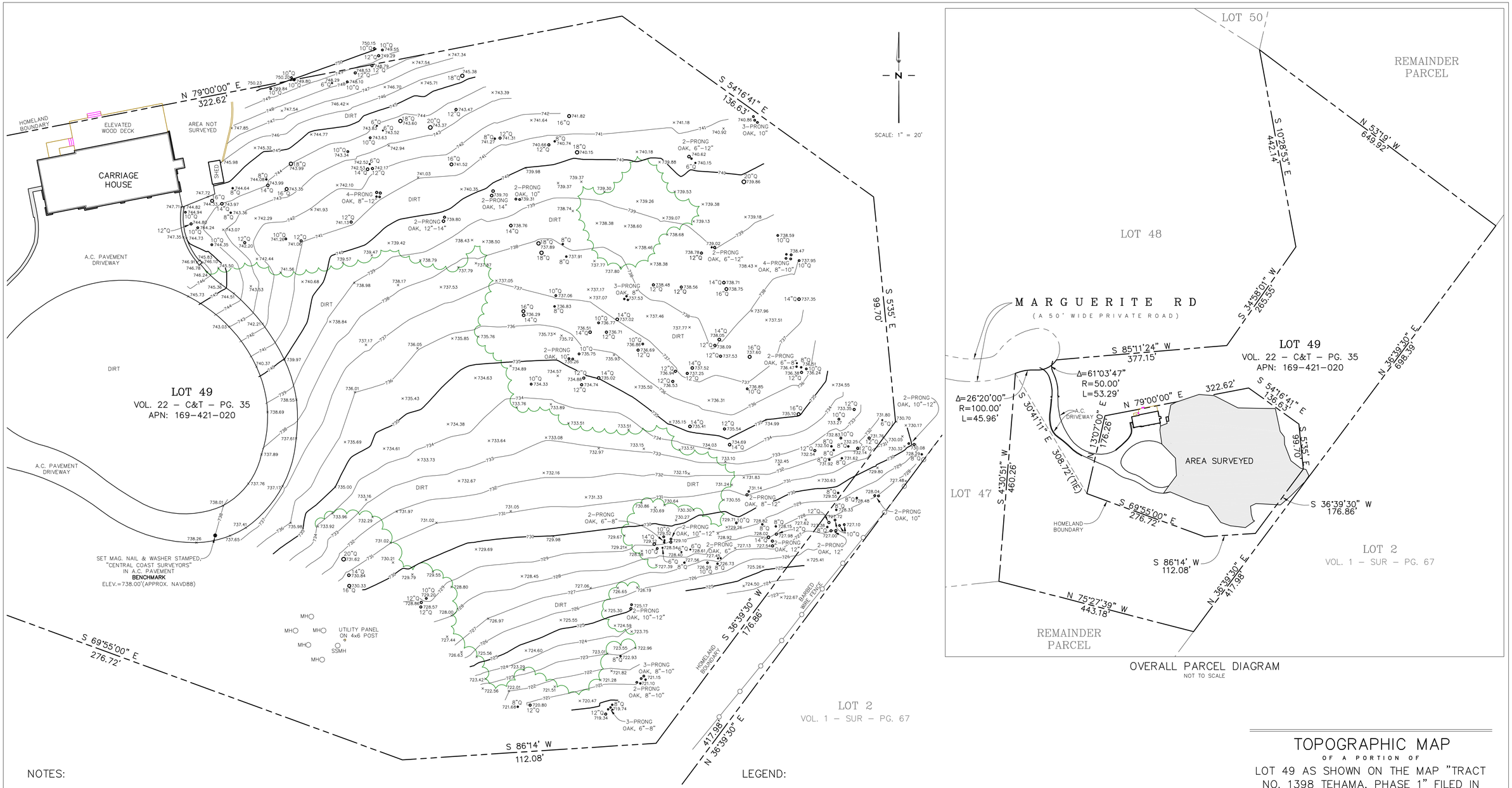
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DATE:	09.19.2024
SCALE:	N.T.S.
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REVISION	

3D MODEL

PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A0.5



OVERALL PARCEL DIAGRAM
NOT TO SCALE

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. DRIVEWAY SHOWN HEREON.

   ELEVATION = 738.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON NOVEMBER 7, 2023.

LEGEND:

MH	MANHOLE
SSMH	SANITARY SEWER MANHOLE
	DENOTES THE DRIPLINE OF TREE CANOPY
	DENOTES A STONE WALL
12"Q	DENOTES A 12" OAK TREE (TYP.)
	DENOTES A WOOD FENCE
	DENOTES A WOOD STEP

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

TOPOGRAPHIC MAP

OF A PORTION OF

LOT 49 AS SHOWN ON THE MAP "TRACT NO. 1398 TEHAMA, PHASE 1" FILED IN VOL. 22, "CITIES & TOWNS", PG. 35 OFFICIAL RECORDS OF MONTEREY COUNTY

TEHAMA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Robert & Mara Perkins

BY

CENTRAL COAST SURVEYORS

5 HARRIS COURT, SUITE N–11 MONTEREY, CALIFORNIA 93940

Phone: (831) 394–4930

Fax: (831) 394–4931

SCALE: 1" = 20' JOB No. 23–107 NOVEMBER 2023

PREPARER: JTI

APN 169–421–020

UPDATED 02/16/2024

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2022 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL LEAVE A 24–HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT–OF–WAY.
9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST–CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
15. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF MONDAY–FRIDAY 8:00 AM TO 5:00 PM.
17. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
18. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, FREMONT, CA. PHONE (510) 794–2521.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
20. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 39141 CIVIC CENTER DRIVE, SUITE 310, FREMONT CALIFORNIA 94538, PHONE (510) 794–2521, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
21. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS–BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
22. PAVEMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.
23. A SEPERATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS.
24. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS, AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

GRADING NOTES

1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
2. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENTITLED:

"??
??
??"

PREPARED BY: ??
??
??
??

DATED: ??

3. ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT–OF–ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
7. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
9. ELEVATION BENCHMARK: SEE SHEET C2.
10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
11. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST FOUR (4) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
13. STRIPPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.
14. STOP WORK WITHIN 50 METERS (165 FT) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD–PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
15. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. EARTHWORK QUANTITIES ARE SHOWN ON SHEET C1.
17. ALL GRADES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS.
18. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
19. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2806–16.12.090)
20. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
21. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
22. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OR CLODS OVER 4" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
24. ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
25. OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
26. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

STATEMENT OF PURPOSE

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, AND EROSION CONTROL FOR AND DURING THE CONSTRUCTION OF THE MAIN HOUSE AT 62 MARGUERITE IN CARMEL CALIFORNIA 93923

GRADING, DRAINAGE, & EROSION CONTROL PLANS



FIRE DEPARTMENT NOTES

1. FIRE008–ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY–BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
2. FIRE011–ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE–WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL TO OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
3. FIRE020–REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND. REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION. TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
4. FIRE022–FIRE PROTECTION EQUIPMENT & SYSTEMS–FIRE SPRINKLER SYSTEM– (HAZARDOUS OCCUPANCY, ADDITIONS/BUILDINGS) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C–16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

EARTHWORK

CUT=285 CY
FILL=1100 CY
NET=815 CY FILL

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION

DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	1) PRIOR TO BACKFILLING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	2) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST BUILDING PAD SUBGRADE:	1) PRIOR TO EXCAVATION FOOTINGS	GEOTECHNICAL ENGINEER		
INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	1) DURING FILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	2) SUBGRADE, PRIOR TO BASEROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	3) BASEROCK PRIOR TO PAVEMENT APPLICATION	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	1) AFTER PIPE PLACEMENT, PRIOR TO BACKFILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	2) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL ENGINEER		

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
CL	CENTERLINE
DIA	DIAMETER
DWY	DRIVEWAY
E	ELECTRICAL SERVICE
(E)	EXISTING
EC	END CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FP	FINISHED PAVEMENT
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
G	GAS SERVICE
HDPE	HIGH DENSITY POLYETHYLENE
JT	JOINT UTILITY TRENCH
K	CURVE COEFFICIICIENT
LF	LINEAR FEET
MIN	MINIMUM
N/A	NOT APPLICABLE
(N)	NEW
NTS	NOT TO SCALE
PG&E	PACIFIC GAS & ELECTRIC
PVC	POLYVINYL CHLORIDE
SD	STORM DRAIN
S	SLOPE
SS	SANITARY SEWER
SSCO	SEWER CLEAN–OUT
FM	FORCE MAIN
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
W	WATER

LEGEND

	(E) CURB
	(E) EDGE OF PAVEMENT
400	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	PROPERTY LINE
	BUILDING ENVELOPE
	EASEMENT
JT	(E) JOINT UTILITY TRENCH
SD	(E) STORM DRAIN
SS	(E) SANITARY SEWER
FM	(E) SEWER FORCE MAIN
W	(E) WATER LINE
	(N) EDGE OF PAVEMENT
JT	(N) JOINT UTILITY TRENCH
SD	(N) STORM DRAIN
SS	(N) SANITARY SEWER
FM	(N) SEWER FORCE MAIN
W	(N) WATER LINE
	(N) WALL
	(N) SAWCUT LINE
400	DESIGN MAJOR CONTOUR
	DESIGN MINOR CONTOUR
	(N) BUILDING FOOTPRINT

SHEET INDEX

C1	GRADING PLAN TITLE SHEET
C2	SITE GRADING PLAN
C3	SITE CROSS SECTIONS
C4	STORMWATER CONTROL PLAN
C5	WATER & SEWER UTILITY PLAN
C6	EROSION CONTROL PLAN
C7	CONSTRUCTION MANAGEMENT PLAN

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2460 Garden Road, Suite G, Monterey, California 93940
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LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. ROACH
No. 24485
EXP. 3-31-25
CIVIL
STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-16-2024
SCALE: AS SHOWN
JOB NUMBER: 24-77
LAST REVISED: N/A
REVISED BY: N/A

GRADING PLAN TITLE SHEET

PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020

SHEET C1
OF
7 SHEETS

LEGEND

- (N) BUILDING. SEE ARCHITECTURAL PLANS
- (N) AC PAVEMENT
- (N) GRAVEL SITE WORK
- (N) FLAGSTONE PAVEMENT
- AREA WITH 25% OR GREATER SLOPE. AREA SURVEYED IS ALL UNDER 25% SLOPE

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOW LINE
FG	FINISHED GRADE
FP	FINISHED PAVEMENT
ME	MATCH EXISTING
N	NEW
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL

GARAGE 1.0%

PROPOSED MAIN HOUSE FF=738.00 CRAWL SPACE EL=734.00

DECK EL=736.00

WATER FEATURE EDGE EL=734.00

SPA EDGE EL=738.00

(E) AC DRIVEWAY

(N) RETAINING WALL TO BE DESIGNED BY OTHERS (TYPICAL)

ELEVATION BENCH MARK
MAG NAIL & WASHER
EL=738.00

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

TREE TO BE REMOVED

A C2 SITE GRADING PLAN

SCALE: 1"=8'

8 0 4 8 16

1" = 8'

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REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. ROSSER No. 74985 EXP. 6-30-25 CIVIL STATE OF CALIFORNIA

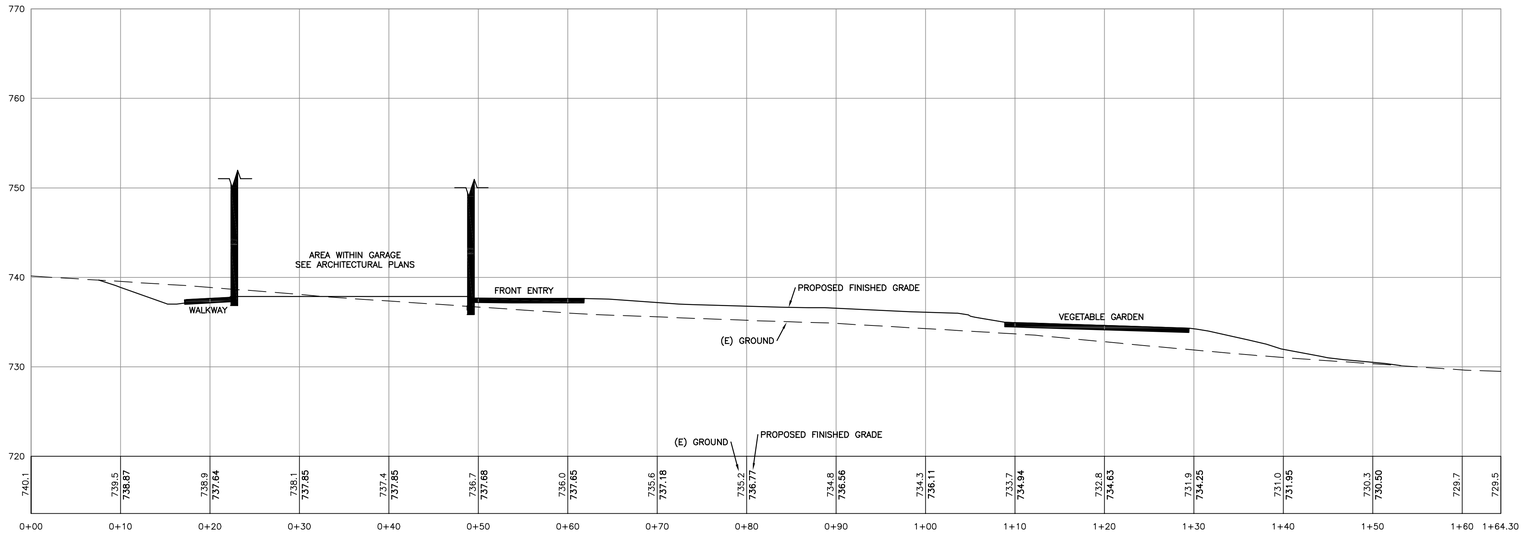
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-16-2024
SCALE: AS SHOWN
JOB NUMBER: 24-77
LAST REVISED: N/A
REVISED BY: N/A

SITE GRADING PLAN

PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020

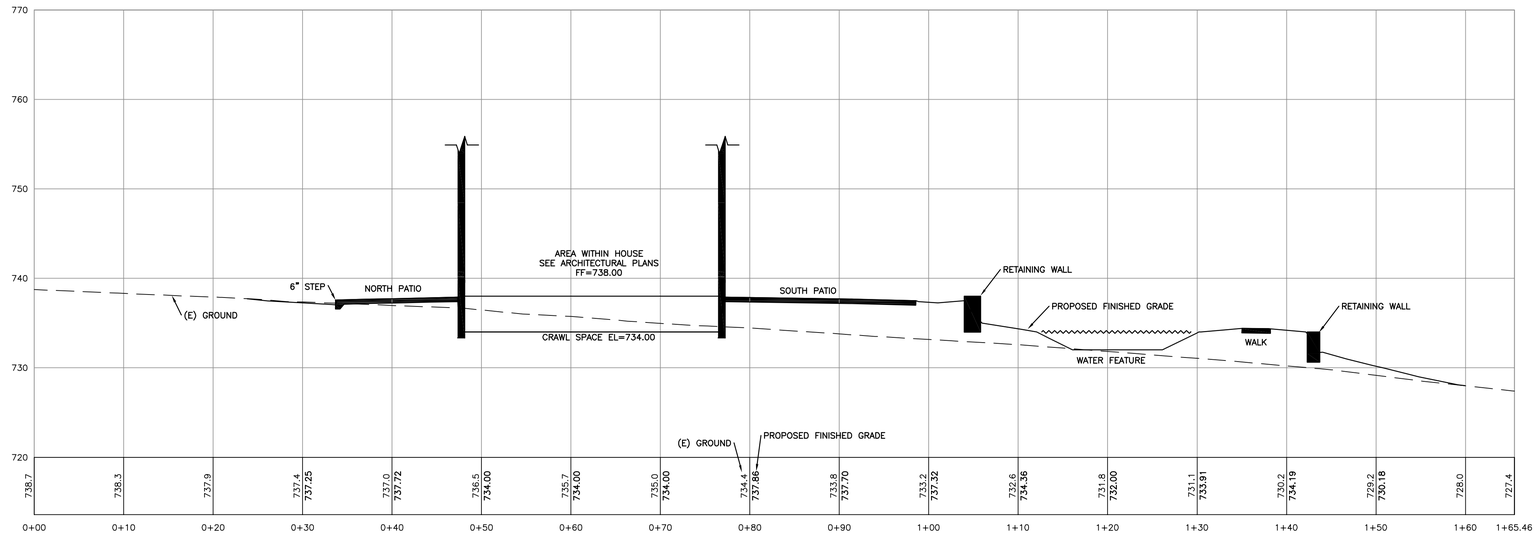
SHEET C2
OF
7 SHEETS



A
C3

SITE CROSS SECTION – LOOKING EAST

SCALE: 1"=8'



B
C3

SITE CROSS SECTION – LOOKING EAST

SCALE: 1"=8'

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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SIMS
No. 84985
EXP. 3-31-25
CIVIL
STATE OF CALIFORNIA

PLANNING SUBMITTAL

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SITE CROSS SECTIONS

PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020

SHEET C3
OF
7 SHEETS

LEGEND

- (N) AREA DRAIN/CATCH BASIN (AD OR CB)
- DS (N) ROOF DRAINAGE DOWNSPOUT
- JB (N) JUNCTION BOX
- CO (N) CLEAN-OUT
- SD (N) STORM DRAIN
- WD (N) WALL DRAIN
- FD (N) FOUNDATION DRAIN
- D (N) SOLID DRAIN LINE

STORM DRAIN NOTES:
1. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM SHOWN AND ARE TO BE PIPED, AS NECESSARY, TO DAYLIGHT ONTO THE (E) SLOPE DOWNHILL.
2. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 1.0%, UNLESS NOTED OTHERWISE.
3. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
4. REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
5. 45° WYE FITTING TO BE USED AT ALL STORM DRAIN PIPE INTERSECTIONS AS SHOWN.
6. SEE DETAIL ?/C? FOR TRENCH DETAIL.

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

X TREE TO BE REMOVED

GARAGE

(N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN SYSTEM (TYPICAL)

PROPOSED MAIN HOUSE FF=738.00 CRAWL SPACE EL=734.00

(N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN SYSTEM (TYPICAL)

737.00 AD
737.57 AD
737.52 CB
736.75 AD
737.25 AD

6" PVC SD
4" PVC SD

(N) STORMWATER INFILTRATION TRENCH #2 USED TO MITIGATE STORMWATER RUNOFF PER MONTEREY COUNTY RUNOFF CONTROL REQUIREMENTS
21.00'

(N) STORMWATER INFILTRATION TRENCH #1 USED TO MITIGATE STORMWATER RUNOFF PER MONTEREY COUNTY RUNOFF CONTROL REQUIREMENTS
37.00'

BUILDING ENVELOPE

PROPERTY LINE

DRAINAGE CALCULATIONS:

- MONTEREY COUNTY RUNOFF CONTROL REQUIREMENT (16.12.070)
  - ALL RUNOFF FOR A 10 YR STORM EVENT IN EXCESS OF PREDEVELOPMENT LEVELS SHALL BE RETAINED ON SITE
  - NOAA PRECIPITATION FREQUENCY ESTIMATE FOR A 10 YR STORM AND A TIME OF CONCENTRATION OF 15 MIN = 1.86 IN/HR

- INFILTRATION TRENCH #1
  CONTRIBUTING AREA = 5700 SFT = 0.13 AC
  - ROOF AREA = 3300 SFT, RUNOFF COEF = 0.95
  - PAVEMENT AREA = 1580 SFT, RUNOFF COEF = 0.95
  - GRAVEL PAVEMENT AREA = 200 SFT, RUNOFF COEF = 0.50
  - LANDSCAPING = 620 SFT, RUNOFF COEF = 0.20
  WEIGHTED RUNOFF COEFFICIENT = 0.85

  POST DEVELOPMENT RUNOFF Q=(0.85)(1.86)(0.13) = 0.21 CFS
  PRE DEVELOPMENT RUNOFF Q=(0.20)(1.86)(0.13) = 0.05 CFS
  REQ RETENTION VOLUME = (0.21-0.05) CFS X 15 MIN = 144 CFT
  PROVIDED RETENTION VOLUME = 147 CFT

- INFILTRATION TRENCH #2
  CONTRIBUTING AREA = 3435 SFT = 0.08 AC
  - ROOF AREA = 1685 SFT, RUNOFF COEF = 0.95
  - PAVEMENT AREA = 790 SFT, RUNOFF COEF = 0.95
  - GRAVEL PAVEMENT AREA = 570 SFT, RUNOFF COEF = 0.50
  - LANDSCAPING = 390 SFT, RUNOFF COEF = 0.20
  WEIGHTED RUNOFF COEFFICIENT = 0.79

  POST DEVELOPMENT RUNOFF Q=(0.79)(1.86)(0.08) = 0.12 CFS
  PRE DEVELOPMENT RUNOFF Q=(0.20)(1.86)(0.08) = 0.03 CFS
  REQ RETENTION VOLUME = (0.12-0.03) CFS X 15 MIN = 81 CFT
  PROVIDED RETENTION VOLUME = 83 CFT

STORMWATER CONTROL PLAN

A / C4

SCALE: 1"=10'

10 0 5 10 20
1" = 10'

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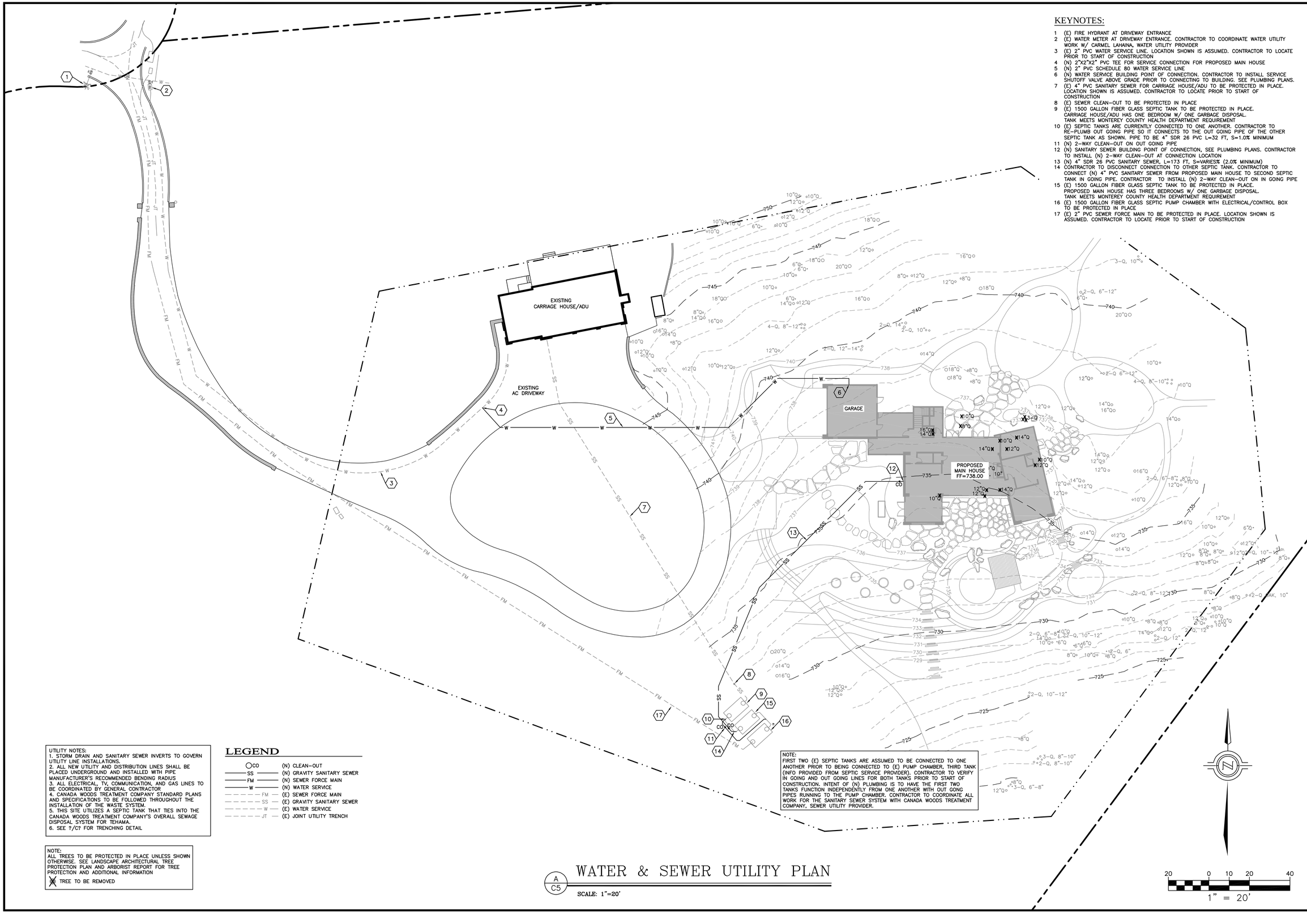
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SIMMONS
No. 84485
EXP. 3-31-25
CIVIL
STATE OF CALIFORNIA

PLANNING SUBMITTAL

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REVISED BY: N/A

PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020

SHEET C4
OF
7 SHEETS



KEYNOTES:

1 (E) FIRE HYDRANT AT DRIVEWAY ENTRANCE
2 (E) WATER METER AT DRIVEWAY ENTRANCE. CONTRACTOR TO COORDINATE WATER UTILITY WORK W/ CARMEL LAHAINA, WATER UTILITY PROVIDER
3 (E) 2" PVC WATER SERVICE LINE. LOCATION SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION
4 (N) 2"X2"X2" PVC TEE FOR SERVICE CONNECTION FOR PROPOSED MAIN HOUSE
5 (N) 2" PVC SCHEDULE 80 WATER SERVICE LINE
6 (N) WATER SERVICE BUILDING POINT OF CONNECTION. CONTRACTOR TO INSTALL SERVICE SHUTOFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING. SEE PLUMBING PLANS.
7 (E) 4" PVC SANITARY SEWER FOR CARRIAGE HOUSE/ADU TO BE PROTECTED IN PLACE. LOCATION SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION
8 (E) SEWER CLEAN-OUT TO BE PROTECTED IN PLACE
9 (E) 1500 GALLON FIBER GLASS SEPTIC TANK TO BE PROTECTED IN PLACE. CARRIAGE HOUSE/ADU HAS ONE BEDROOM W/ ONE GARBAGE DISPOSAL. TANK MEETS MONTEREY COUNTY HEALTH DEPARTMENT REQUIREMENT
10 (E) SEPTIC TANKS ARE CURRENTLY CONNECTED TO ONE ANOTHER. CONTRACTOR TO RE-PLUMB OUT GOING PIPE SO IT CONNECTS TO THE OUT GOING PIPE OF THE OTHER SEPTIC TANK AS SHOWN. PIPE TO BE 4" SDR 26 PVC L=32 FT, S=1.0% MINIMUM
11 (N) 2-WAY CLEAN-OUT ON OUT GOING PIPE
12 (N) SANITARY SEWER BUILDING POINT OF CONNECTION, SEE PLUMBING PLANS. CONTRACTOR TO INSTALL (N) 2-WAY CLEAN-OUT AT CONNECTION LOCATION
13 (N) 4" SDR 26 PVC SANITARY SEWER, L=173 FT, S=VARIES% (2.0% MINIMUM)
14 CONTRACTOR TO DISCONNECT CONNECTION TO OTHER SEPTIC TANK. CONTRACTOR TO CONNECT (N) 4" PVC SANITARY SEWER FROM PROPOSED MAIN HOUSE TO SECOND SEPTIC TANK IN GOING PIPE. CONTRACTOR TO INSTALL (N) 2-WAY CLEAN-OUT ON IN GOING PIPE
15 (E) 1500 GALLON FIBER GLASS SEPTIC TANK TO BE PROTECTED IN PLACE. PROPOSED MAIN HOUSE HAS THREE BEDROOMS W/ ONE GARBAGE DISPOSAL. TANK MEETS MONTEREY COUNTY HEALTH DEPARTMENT REQUIREMENT
16 (E) 1500 GALLON FIBER GLASS SEPTIC PUMP CHAMBER WITH ELECTRICAL/CONTROL BOX TO BE PROTECTED IN PLACE
17 (E) 2" PVC SEWER FORCE MAIN TO BE PROTECTED IN PLACE. LOCATION SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO START OF CONSTRUCTION

UTILITY NOTES:
1. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
2. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR
4. CANADA WOODS TREATMENT COMPANY STANDARD PLANS AND SPECIFICATIONS TO BE FOLLOWED THROUGHOUT THE INSTALLATION OF THE WASTE SYSTEM.
5. THIS SITE UTILIZES A SEPTIC TANK THAT TIES INTO THE CANADA WOODS TREATMENT COMPANY'S OVERALL SEWAGE DISPOSAL SYSTEM FOR TEHAMA.
6. SEE 7/C7 FOR TRENCHING DETAIL

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

X TREE TO BE REMOVED

LEGEND

CO	(N) CLEAN-OUT
SS	(N) GRAVITY SANITARY SEWER
FM	(N) SEWER FORCE MAIN
W	(N) WATER SERVICE
FM	(E) SEWER FORCE MAIN
SS	(E) GRAVITY SANITARY SEWER
W	(E) WATER SERVICE
JT	(E) JOINT UTILITY TRENCH

A C5 WATER & SEWER UTILITY PLAN

SCALE: 1"=20'

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REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. MEDEIROS No. 84485 EXP. 6-30-25 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
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REVISED BY: N/A

WATER & SEWER UTILITY PLAN

PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020

SHEET C5
OF
7 SHEETS

EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, 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.

CONCRETE WASHOUT

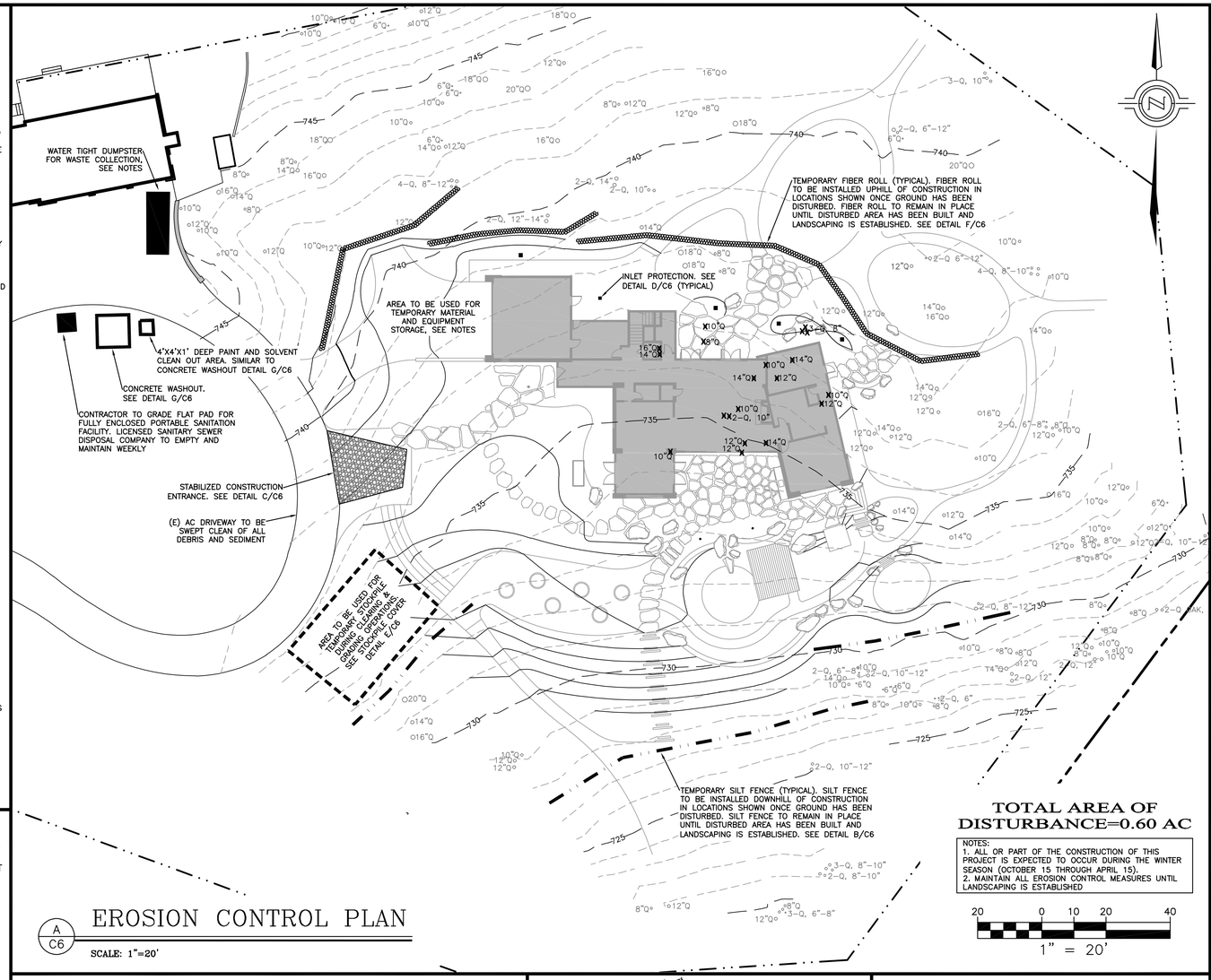
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

WASTE COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.



EROSION CONTROL PLAN

A C6

SCALE: 1"=20'

TOTAL AREA OF DISTURBANCE=0.60 AC

NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

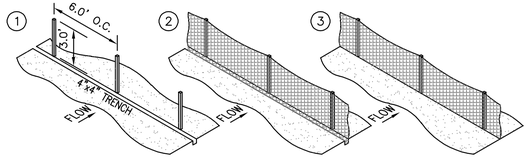
20 0 10 20 40

1" = 20'

TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.

INSTALLATION

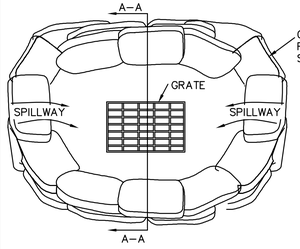
1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



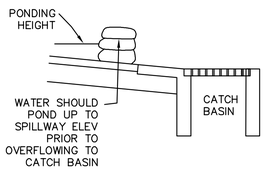
SILT FENCE DETAIL

B C6

NTS



PLAN VIEW



SECTION A-A

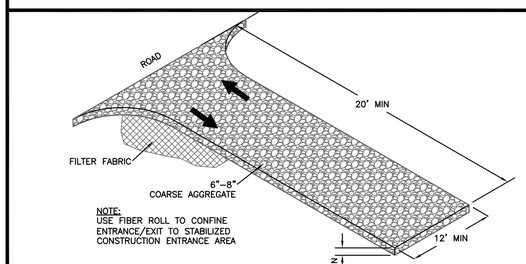
INSTALLATION

1. PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
2. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.

INLET PROTECTION

D C6

NTS

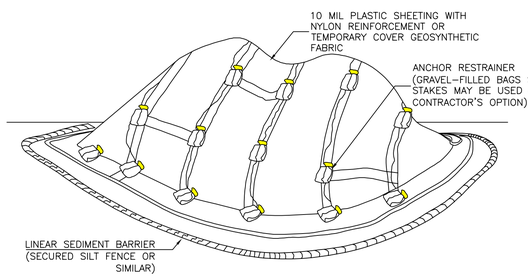


NOTE:
USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

STABILIZED CONSTRUCTION ENTRANCE

C C6

NTS

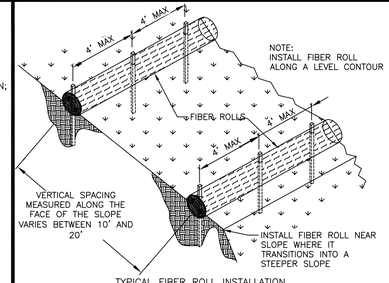


NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

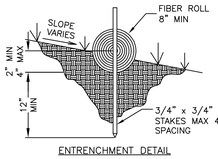
STOCKPILE COVER DETAIL

E C6

NTS



TYPICAL FIBER ROLL INSTALLATION

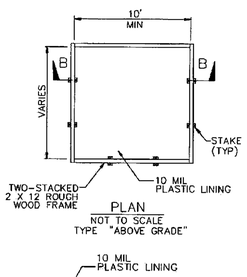


ENTRENCHMENT DETAIL

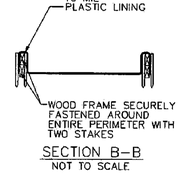
FIBER ROLL DETAIL

F C6

NTS



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"



SECTION B-B
NOT TO SCALE

CONCRETE WASHOUT

G C6

NTS

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2722 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. [illegible] No. 24485 EXP. 6-30-25 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-16-2024
SCALE: AS SHOWN
JOB NUMBER: 24-77
LAST REVISED: N/A
REVISED BY: N/A

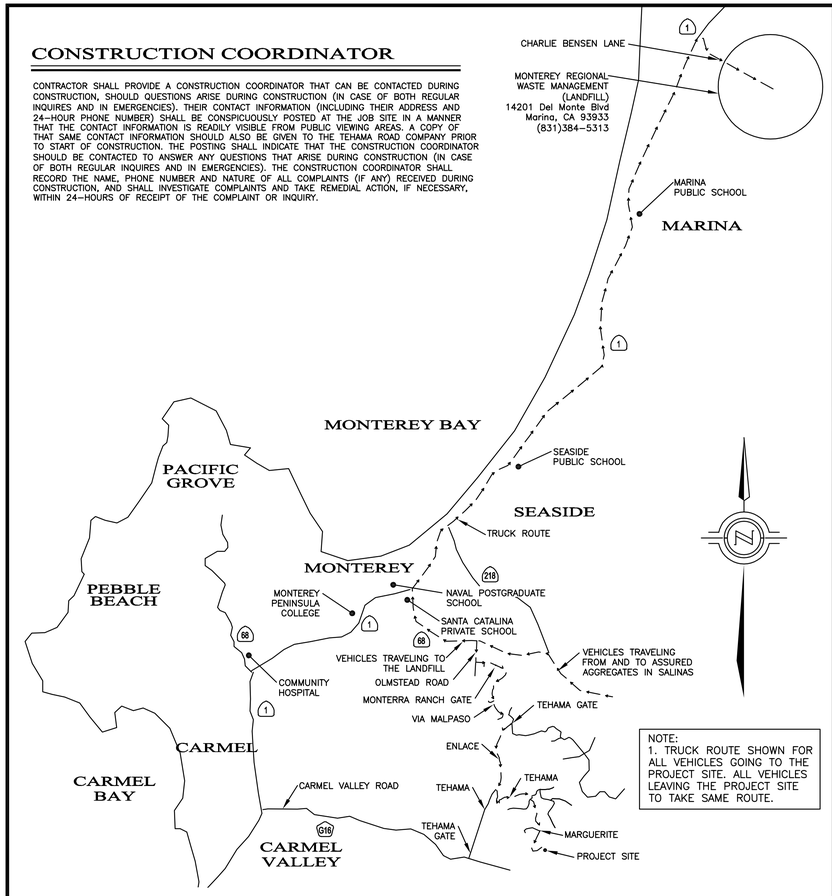
EROSION CONTROL PLAN

PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020

SHEET C6
OF
7 SHEETS

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. A COPY OF THAT SAME CONTACT INFORMATION SHOULD ALSO BE GIVEN TO THE TEHAMA ROAD COMPANY PRIOR TO START OF CONSTRUCTION. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.



NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES GOING TO THE PROJECT SITE. ALL VEHICLES LEAVING THE PROJECT SITE TO TAKE SAME ROUTE.

A / C7 VICINITY MAP/OVERALL TRUCK ROUTING PLAN

1"=6000'

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8AM TO 5PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. STOP WORK WITHIN 50 METERS (165 FT) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
4. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
   1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. – NOT APPLICABLE TO SITE
   2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
   3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. – NOT APPLICABLE TO SITE
   4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. – NOT APPLICABLE TO SITE
   5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
   6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
   7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. –NOT APPLICABLE TO SITE
   8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
   9. COVER INACTIVE STORAGE PILES.
   10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS – NOT APPLICABLE TO SITE
   11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
   12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
   13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
   14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.

THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
8. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
9. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
10. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
11. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.
12. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.

☐ Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

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



CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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



DEWATERING

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

To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel by the Sea:	(831) 620 2000
City of Del Rey Oaks:	(831) 394 8511
City of Monterey:	(831) 648-3921
City of Pacific Grove:	(831) 648-5722
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800

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

v.3 Oct 2015

ADDITIONAL NOTES:
1. THIS PROJECT SITE WILL EXPECT 5-15 WORKERS PER DAY.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.
3. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA

LEGEND

AREA OF FILL

AREA OF CUT

EARTHWORK QUANTITIES:
285 CY CUT
1100 CY FILL
815 CY FILL NET
* AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50 CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 82 TRUCK TRIPS OR 17 DAYS TO IMPORT FILL MATERIAL ONTO SITE

GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.
STEP 1: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN IN THIS PLAN SET AND CLEAR AND GRUB SITE PER GEOTECHNICAL REPORT SPECIFICATIONS. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C7. USE DESIGNATE AREA FOR TEMPORARY STOCKPILE AREA. IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 2: REMOVE CUT MATERIAL AND USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 3: PREPARE SUBGRADE AND PLACE CUT MATERIAL IN LOCATIONS SHOWN TO RECEIVE FILL PER GEOTECHNICAL REPORT RECOMMENDATIONS.
STEP 4: IMPORT ADDITIONAL FILL MATERIAL FROM ASSURED AGGREGATES IN SALINAS VIA HAUL ROUTE SHOWN IN A/C7. USE DESIGNATED AREA FOR TEMPORARY STOCKPILE WHILE PLACING FILL MATERIAL PER GEOTECHNICAL REPORT RECOMMENDATIONS.
STEP 5: PREPARE SUBGRADE FOR BUILDING AND PAVEMENT AREAS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 6: INSTALL ADDITIONAL BMPS AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPS UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

B / C7 GRADING STAGING PLAN

SCALE: 1"=20'

20 0 10 20 40
1" = 20'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2722 F: 831 655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SIMMLER
No. 84985
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

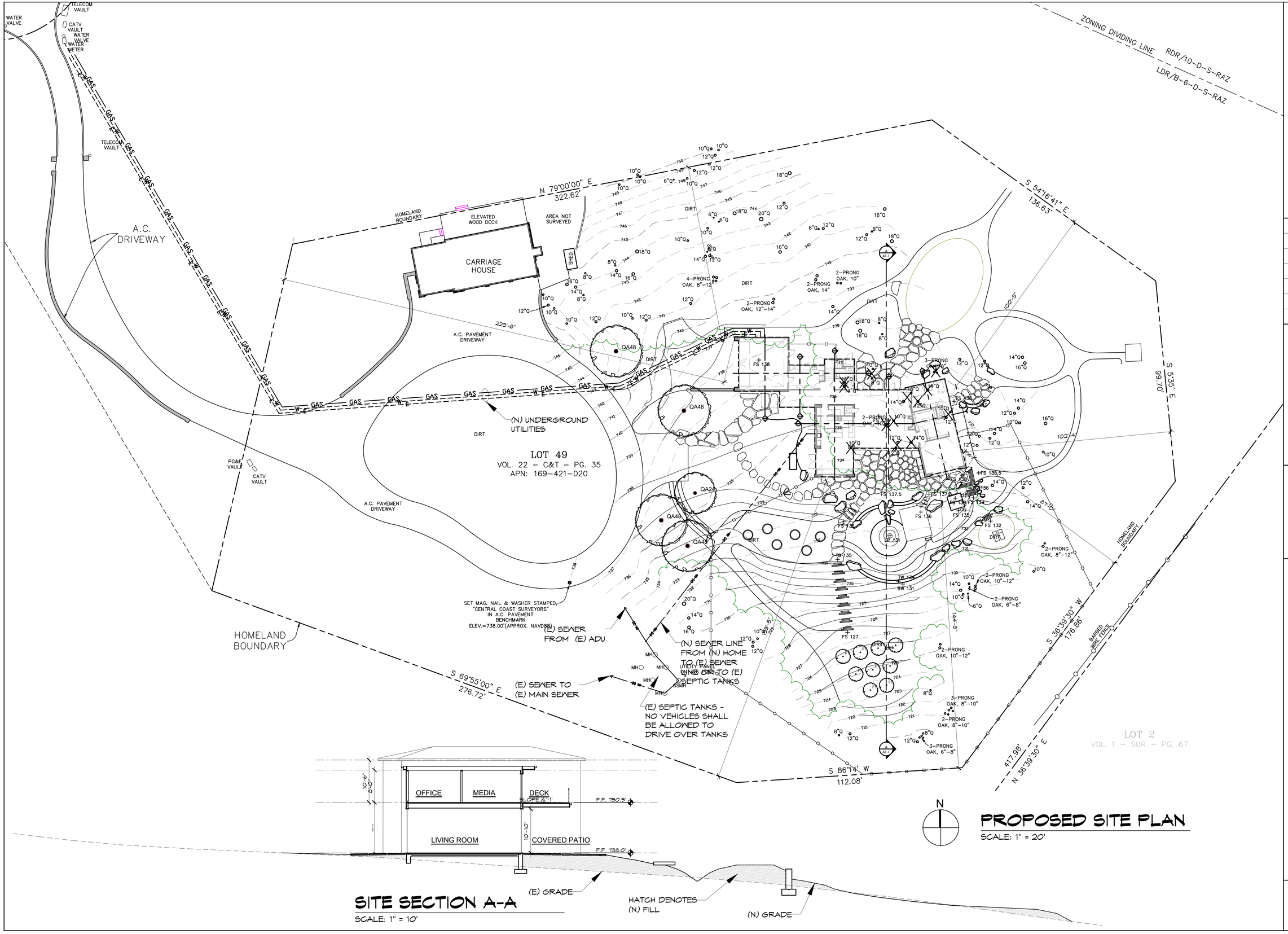
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 12-16-2024
SCALE: AS SHOWN
JOB NUMBER: 24-77
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

PERKINS RESIDENCE
(TEHAMA LOT 49)
62 MARGUERITE
CARMEL, CA 93923
APN 169-421-020

SHEET C7
OF
7 SHEETS



N

PROPOSED SITE PLAN

SCALE: 1" = 20'

SITE SECTION A-A

SCALE: 1" = 10'

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	10.03.2024
SCALE:	1" = 20'-0"
DRAWN:	SGC
JOB NUMBER:	23.18
REVISION	

PROPOSED SITE PLAN AND SECTION

PERKINS RESIDENCE

62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A1.1

TREES TO REMOVE = 13

TREES TO REMOVE MARKED WITH AN "X"

TREES TO REMOVE MARKED WITH AN "X"

HIGH POINT 138.8'

LOW POINT 133.7

F.F. 738.0'

F.F. 738.0'

DRIVEWAY

GUEST PARKING

DIRT

SHED

QA48

QA48

QA24

QA48

QA48

4–PRONG OAK, 8”–12”

2–PRONG OAK, 14”

2–PRONG OAK, 12”–14”

2–PRONG OAK, 10”

3–PRONG OAK, 8”

2–PRONG OAK, 10”–12”

2–PRONG OAK, 8”

FS 138

FS 135.5

FS 137.5

FS 137.8

FS 136

FS 135

FS 134

FS 132

TS 135

LP 131

TW 134

BW 131

(N) SS

GAS W E

N

PROPOSED SITE PLAN

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

49
T – PG. 35
421–020

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

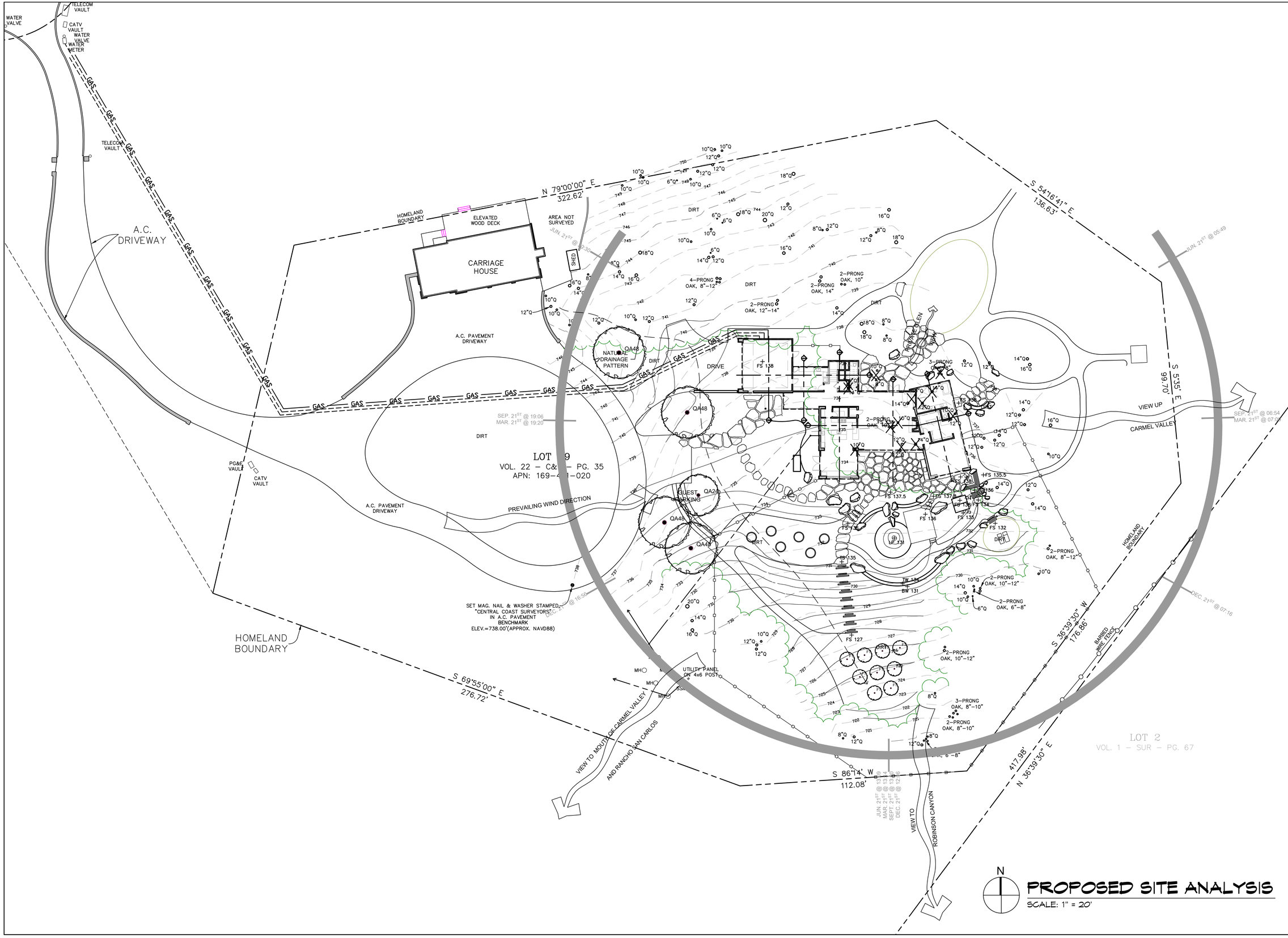
DATE:	10.03.2024
SCALE:	1/8" = 1'-0"
DRAWN:	SGC
JOB NUMBER:	23.18
REVISION	

PROPOSED PARTIAL SITE PLAN

PERKINS RESIDENCE

62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A1.2



PROPOSED SITE ANALYSIS

SCALE: 1" = 20'

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

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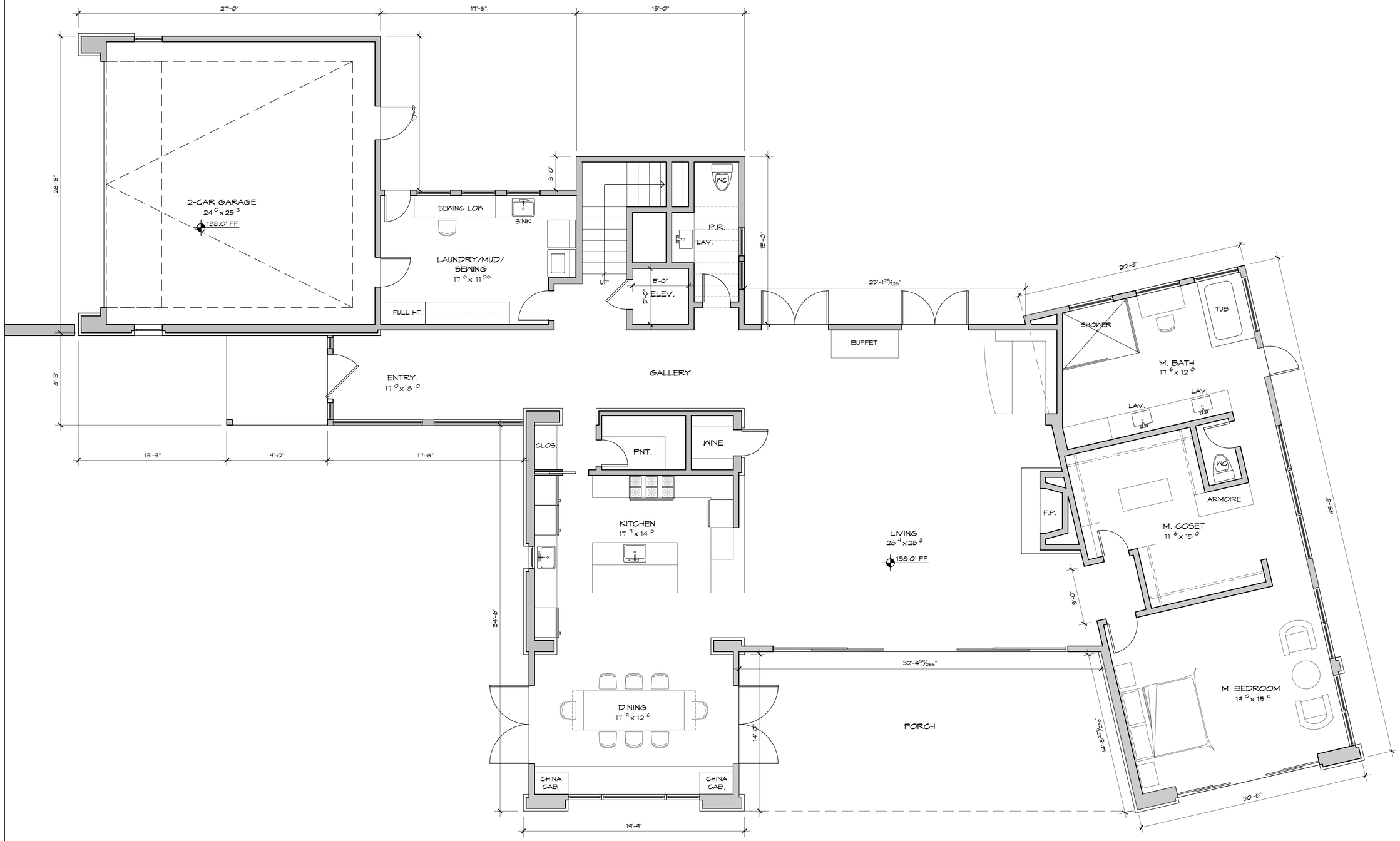
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SCALE:	1" = 20'-0"
DRAWN:	SGC
JOB NUMBER:	23.18
REVISION	

PROPOSED SITE PLAN

PERKINS RESIDENCE

62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A1.3



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
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DATE:	09.19.2024
SCALE:	1/4"=1'-0"
DRAWN:	SGC
JOB NUMBER:	23.18
REVISION	

MAIN FLOOR PLAN

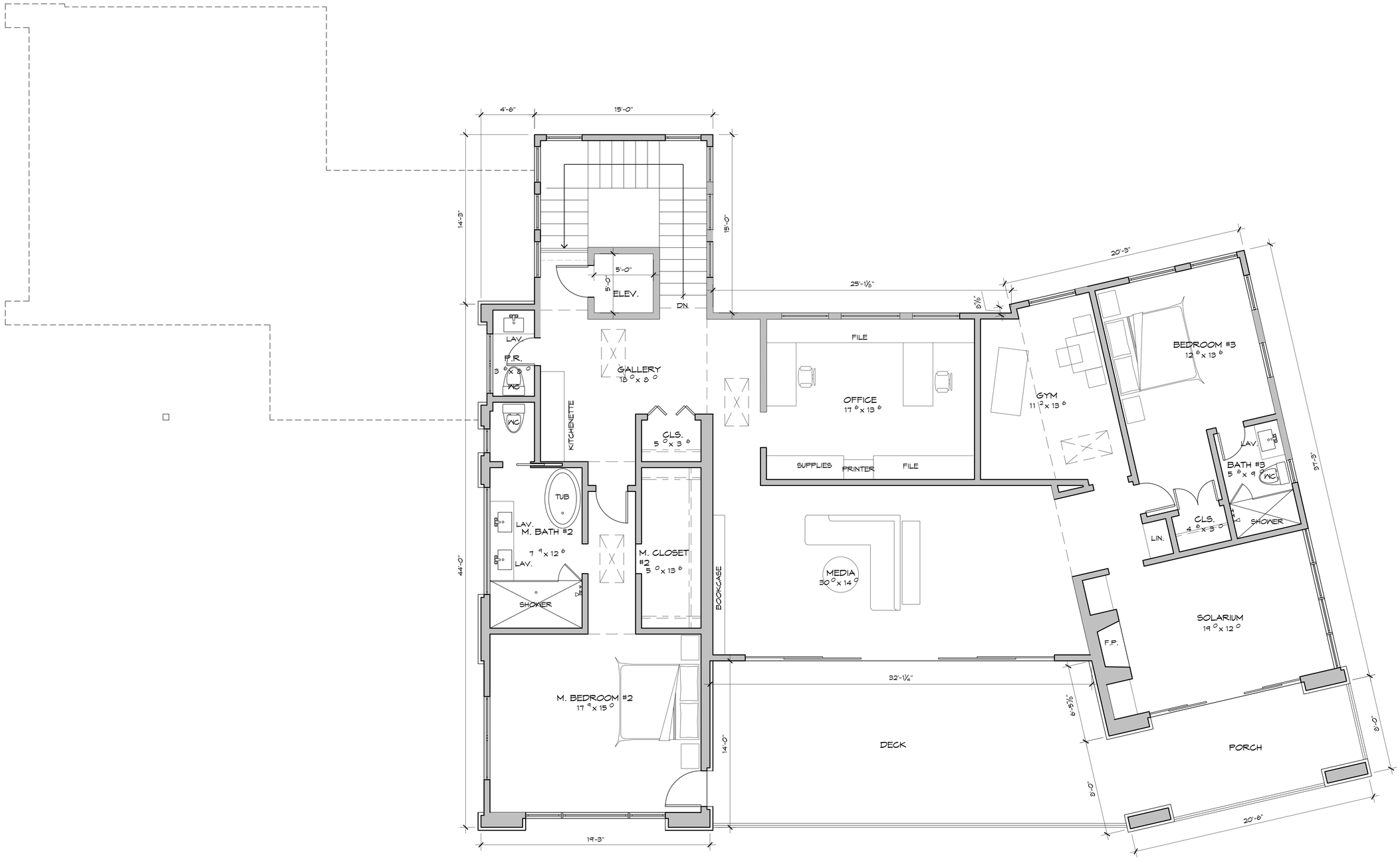
SCALE: 1/4" = 1'-0"

1/4" MAIN FLOOR PLAN

PERKINS RESIDENCE

62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A2.2



N

UPPER FLOOR PLAN

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

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

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DATE:	09.19.2024
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1/4" UPPER FLOOR PLAN

PERKINS RESIDENCE

62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A2.3

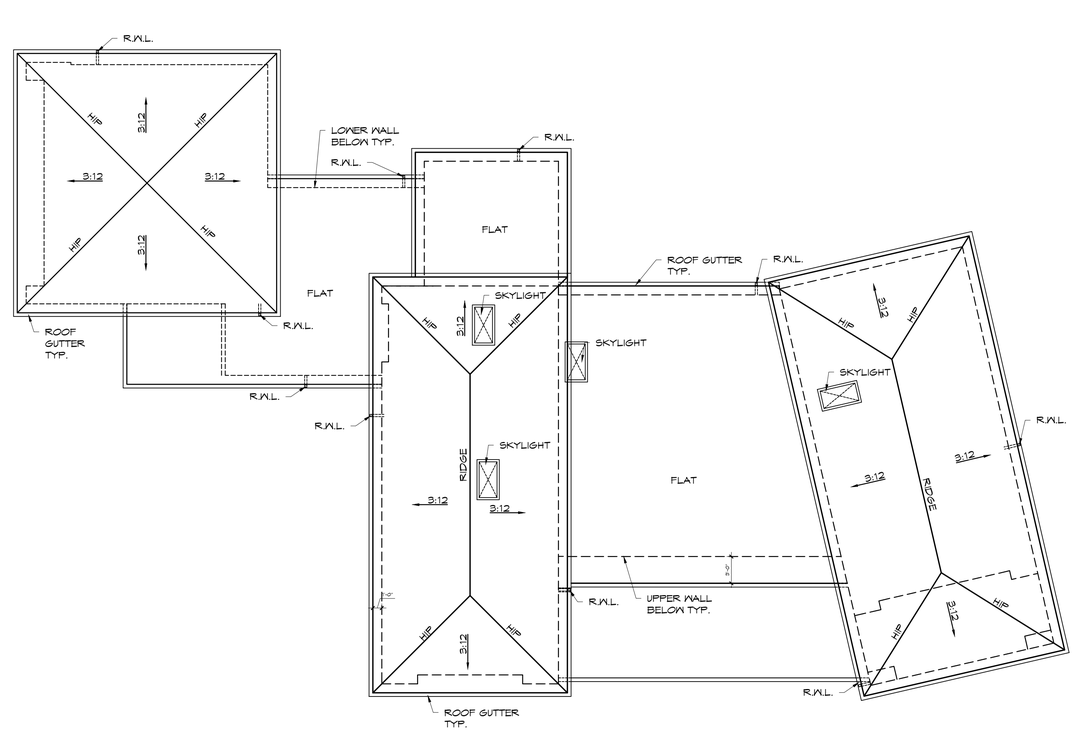
HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
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DATE:	09.19.2024
SCALE:	1/4"=1'-0"
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N

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

1/8" ROOF PLAN

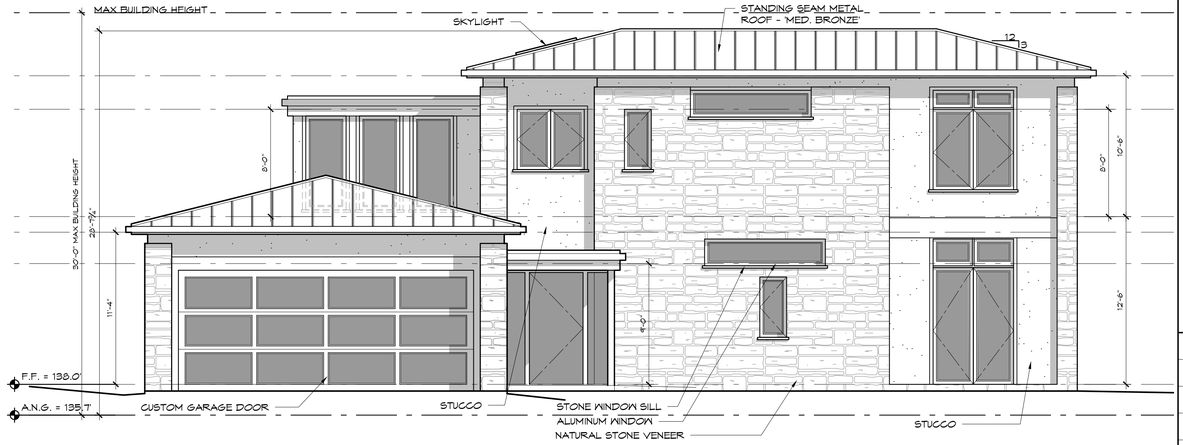
PERKINS RESIDENCE
62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A2.6



PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



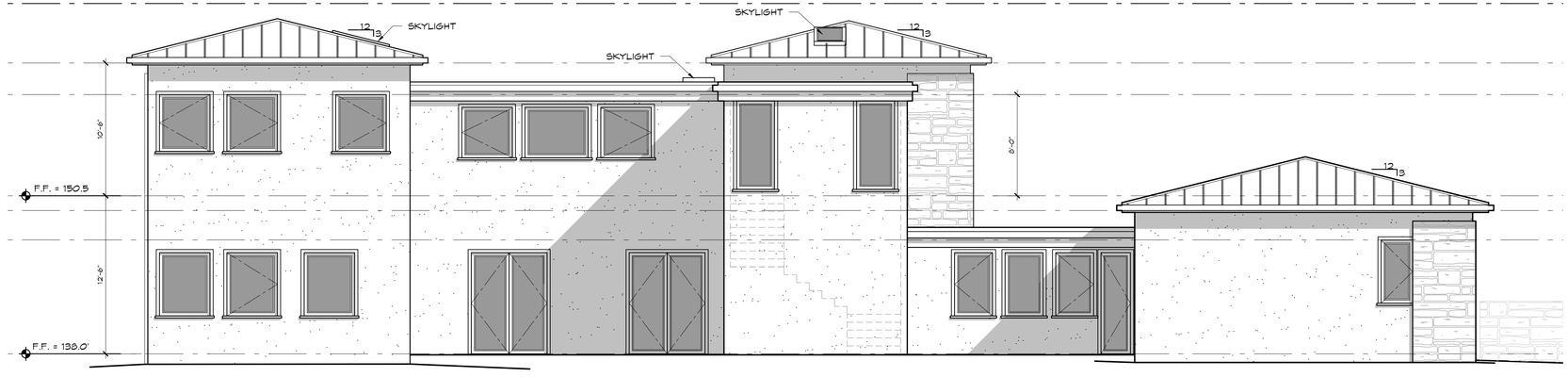
PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

HOLDREN+LIETZKE ARCHITECTURE

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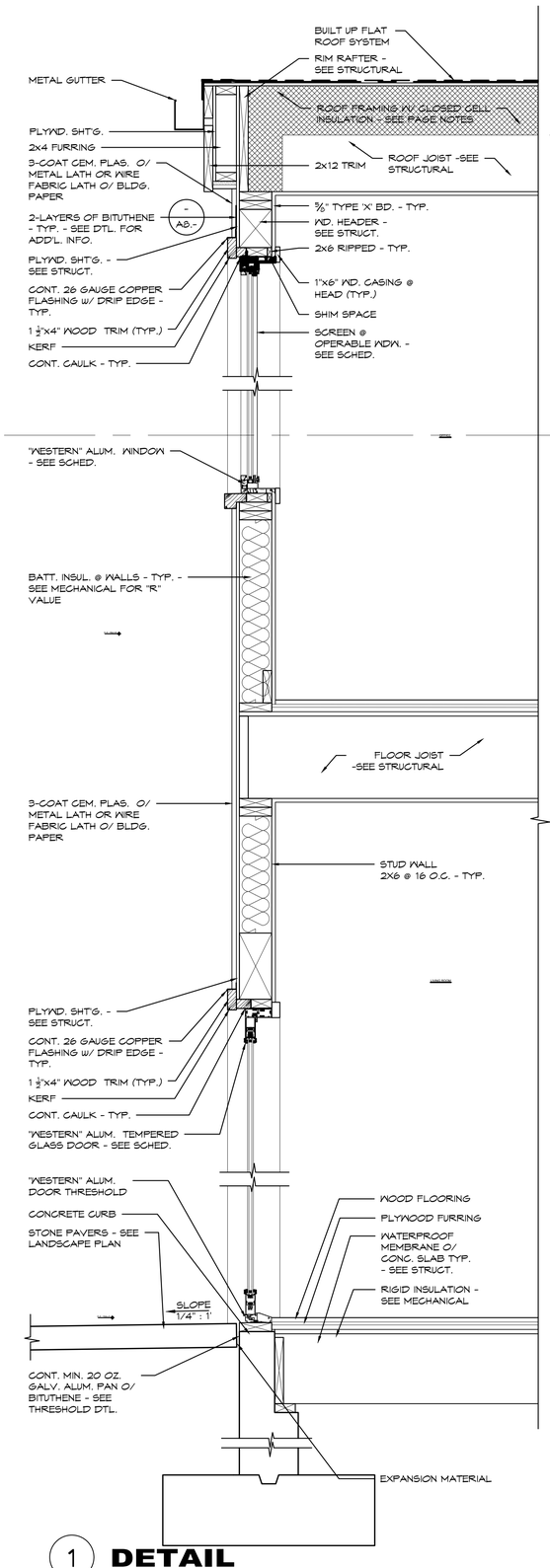
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SCALE:	3/16"=1'-0"
DRAWN:	SCG
JOB NUMBER:	23.18
REVISION	

3/16" PROPOSED ELEVATIONS

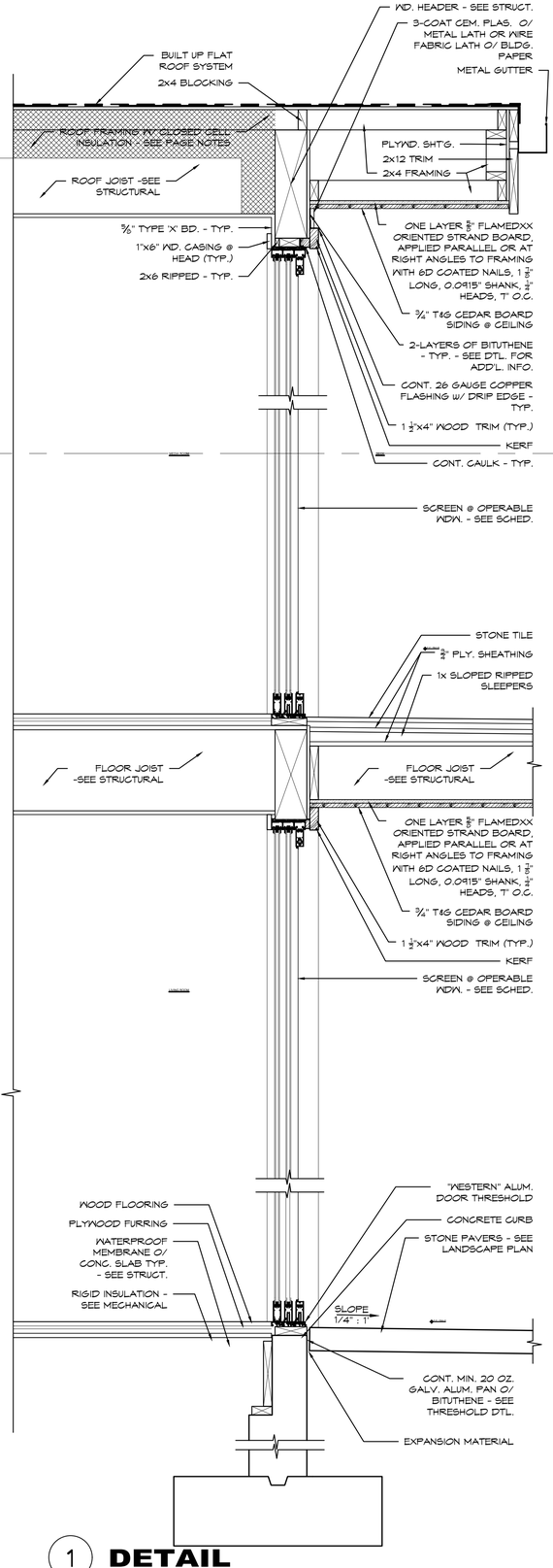
PERKINS RESIDENCE

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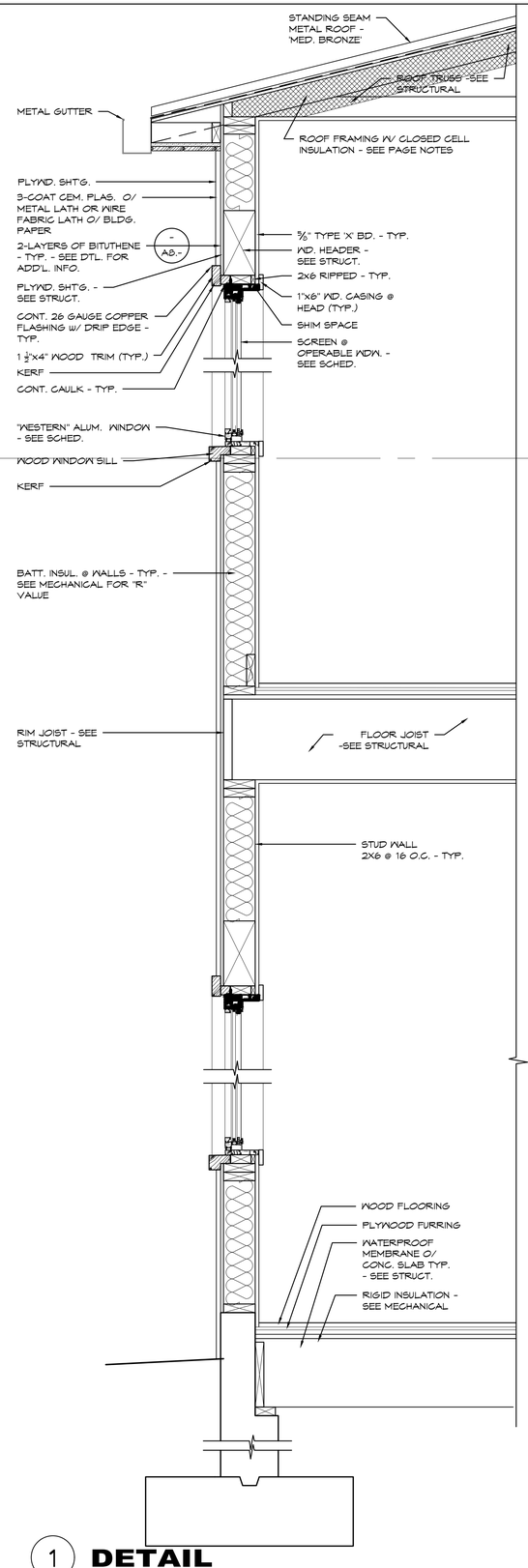
A3.1



1 **DETAIL**
SCALE: 1"= 1'-0"



1 **DETAIL**
SCALE: 1"= 1'-0"



1 **DETAIL**
SCALE: 1"= 1'-0"

HOLDREN+LIETZKE ARCHITECTURE

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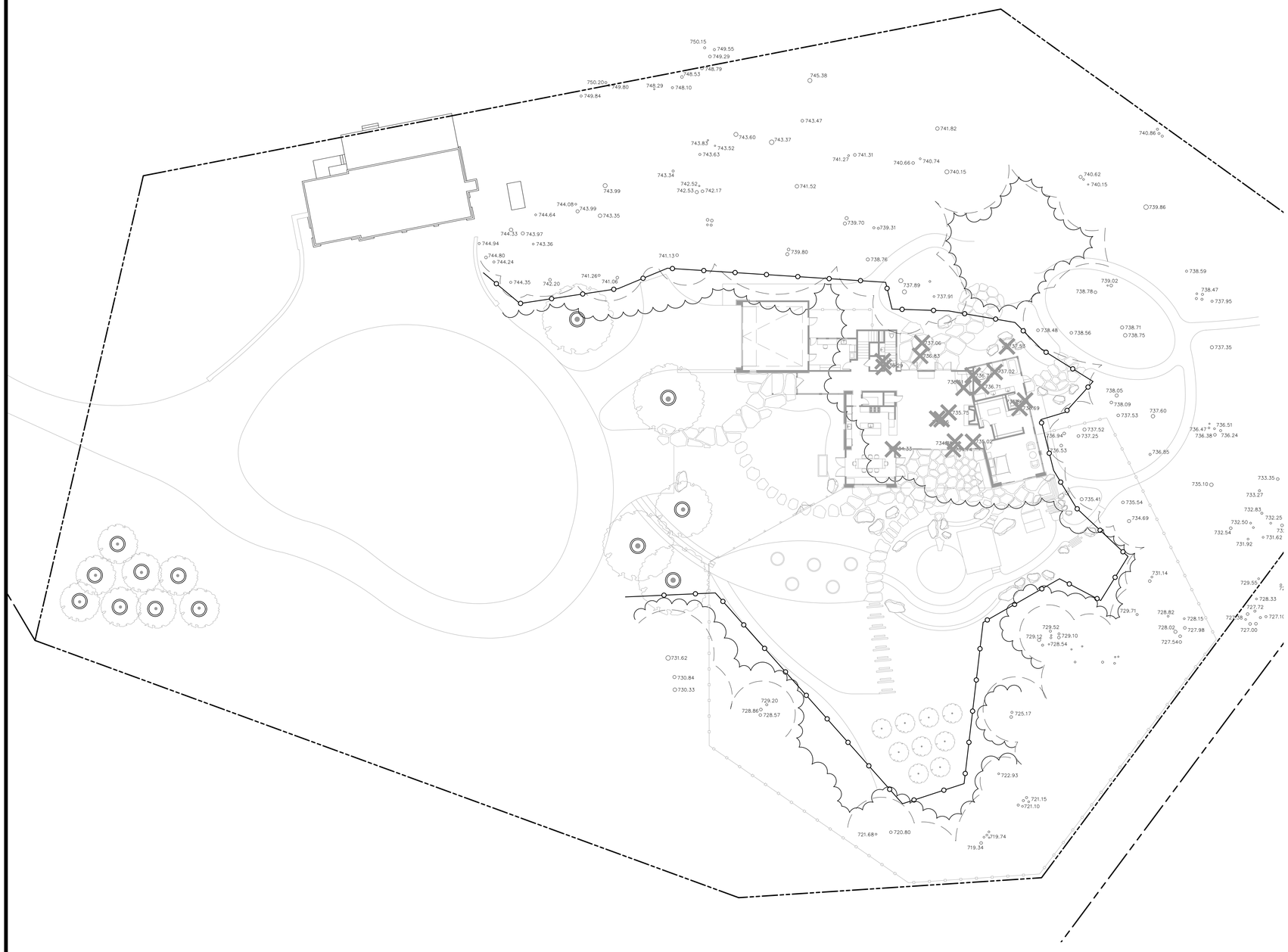
WALL SECTIONS

PERKINS RESIDENCE

62 MARGUERITE - (TEHAMA LOT 49)
CARMEL, CA. 93923
169-421-020-000

A3.7

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

- EXISTING TREES TO REMAIN
- 13 TREES TO BE REMOVED
- TREE PROTECTION ZONE FENCING
- TREE PROTECTION ZONE
- 13 MITIGATION TREES, SEE PLANTING AND IRRIGATION PLANS

NOTE:

1. REFER TO ARBORIST REPORT BY ALBERT WEISFUSS DATED 7-22-24 .
2. A TREE PRESERVATION ZONE (TPZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH ARBORIST OR LANDSCAPE ARCHITECT.
3. PROTECTIVE FENCING - FENCE HEIGHT TO BE 6 FEET AND AS DESCRIBED IN ARBORIST REPORT WITH STRAW BALE BARRICADES. FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ONCE IN PLACE. FENCING SHALL NOT BE REMOVED WITHOUT THE CONSENT OF THE ARBORIST OR LANDSCAPE ARCHITECT.
4. NO STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, DEBRIS OR EXCESS SOIL WILL BE ALLOWED WITHIN THE TPZ. SOLVENTS, LIQUIDS, CONCRETE WASH-OFF, OR ANY TYPE OF DEBRIS SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
5. ALL TRENCHING NEAR EXISTING TREES SHALL BE HAND DUG AS REVIEWED WITH THE ARBORIST. WHEN LIVE ROOTS, 1 1/2-INCH DIAMETER OR LARGER ARE FOUND, THE WORK SHALL STOP, ROOTS SHALL BE COVERED WITH BURLAP OR MULCH, AND THE ARBORIST CONTACTED TO PROVIDE RECOMMENDATIONS ON ROOT CUTTING AND TREATMENT OF IMPACTED ROOTS PRIOR TO CONTINUING WORK.
6. NO SOIL COMPACTION SHALL OCCUR WITHIN THE TPZ. SOIL SURFACE WITHIN THE TPZ SHALL BE MULCHED WITH A 6-INCH LAYER OF AGED WOOD CHIPS. WOOD CHIPS FROM SITE TREE REMOVAL ARE ACCEPTABLE IF PROPERLY COMPOSTED. IMPORTED WOOD CHIP MULCH SHALL BE APPROVED BY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO ORDERING. THEN SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO I NSTALLATION. EXISTING PLANTS TO REMAIN.
7. NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT.
8. UNAUTHORIZED PRUNING OF ANY TREE SHALL NOT BE ALLOWED. IF ANY TREE CANOPY ENCROACHES ON THE PROJECT AREA, THE REQUIRED PRUNING WILL BE DONE WITH AUTHORITY OF THE ARBORIST AND TO INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES (ISA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
9. CONTRACTOR TO SUBMIT SCHEDULE OF TREE PROTECTION FENCE INSTALLATION AND REMOVAL FOR REVIEW AND APPROVAL BY ARBORIST OR LANDSCAPE

20' 0 20 40'

1" = 20'

NOT FOR CONSTRUCTION

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WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE
MONTEREY CA (831)238-8459

LICENSED LANDSCAPE ARCHITECT
MARIE S GOULET
6335
Expiration Date
06/30/2024
02/26/2021
Date
STATE OF CALIFORNIA

seal

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
831.394.4930

HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW
MONTEREY, CA 93940
831.649.6001

team

ROBERT AND MARA PERKINS

OWNER ADDRESS
CITY, STATE, ZIP

owner

PERKINS RESIDENCE

PROJECT ADDRESS
CITY, STATE, ZIP

project

no.	description	

date: 09.13.2024

TREE PROTECTION PLAN

sheet title

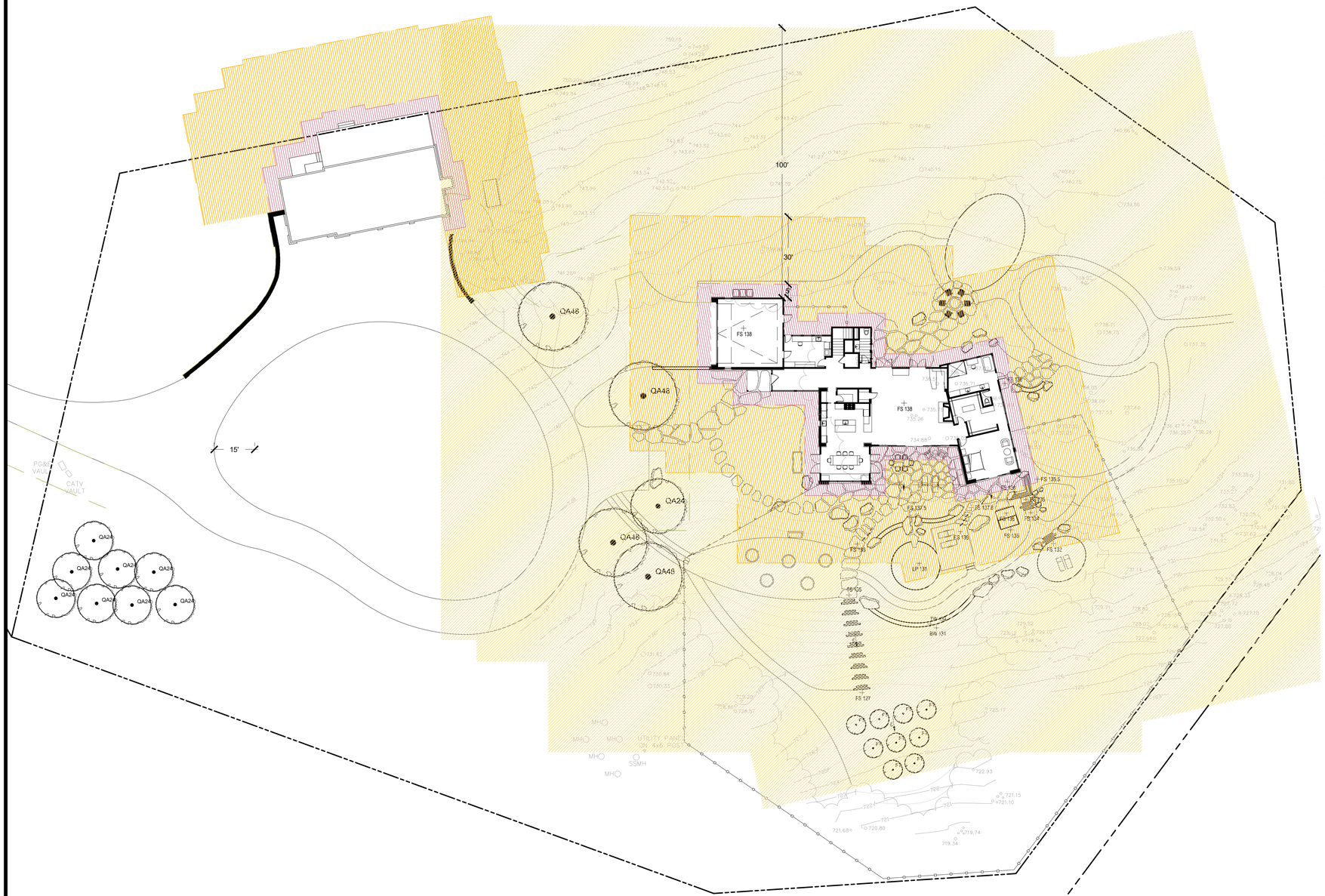
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sheet no.

of

9/13/2024 3:22 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

- 0-5' ZONE
- 5'-30' ZONE
- 30'-100' ZONE

FUEL MANAGEMENT NOTES

1. THE FOLLOWING FUEL MANAGEMENT ZONES (FMZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH LANDSCAPE ARCHITECT:
2. **0-5' ZONE** - CONSISTING OF HARDSCAPE OR BARE SOIL.
3. **5-30' ZONE** - CONTAINS FIRE-RESISTANT, LOW GROWING, AND IRRIGATED PLANTINGS.
4. **30-100' ZONE**- CONTAINS FIRE RESISTANT, WELL-WATERED, AND STRATEGICALLY PLACED PLANTINGS.
5. **100-200' ZONE** - CONTAINS FIRE RESISTANT, SELECTIVE LOW-GROWING PLANTINGS, AND SPACED TREES.
6. **OUTSIDE OF 200' ZONE** - CONTAINS NATIVE OR NATURALIZED VEGETATION, SELECTIVE THINNINGS, AND WILL HAVE FL AMMABLE SPECIES REMOVED.
7. ALL FLAMMABLE VEGETATION AND COMBUSTIBLE GROWTH SHALL BE REMOVED OR CLEARED AWAY FOR A DISTANCE OF THIRTY (30) FEET AROUND THE STRUCTURE. THIS DOES NOT INCLUDE SPECIMEN TREES, ORNAMENTAL SHRUBBERY, OR OTHER PLANTS USED AS GROUND COVER, PROVIDED THAT THEY ARE NOT HIGH FUEL-LOADING PLANT MATERIALS.
8. ANY PORTION OF A TREE EXTENDING WITHIN TEN (10) FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE MUST BE CUT AND REMOVED.
9. DEAD OR DYING WOOD FROM ANY TREE OVERHANGING THE STRUCTURE MUST BE REMOVED.
10. LEAVES, NEEDLES, OR OTHER DEAD VEGETATION GROWTH MUST BE REMOVED FROM THE ROOFOF ANY STRUCTURE.
11. NESTING SEASON - IF CLEARING IS TO BE DONE BETWEEN NOVEMBER 1ST AND AUGUST 1ST, A QUALIFIED ECOLOGIST/ORNITHOLOGIST SHALL CONDUCT A SITE WIDE SURVEY FOR NESTING BIRDS. IF ANY ARE FOUND A PROTECTION PLAN SHALL BE DEVELOPED AND FOLLOWED PRIOR TO PROCEEDING.

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE
MONTEREY CA (831)238-8459

REGISTERED LANDSCAPE ARCHITECT
MARIE S GOULET
6335
RENEWAL
06/30/2024
02/26/2021
DATE
STATE OF CALIFORNIA

seal

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225 CANNERY ROW
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team

ROBERT AND MARA PERKINS

OWNER ADDRESS
CITY, STATE, ZIP

owner

PERKINS RESIDENCE

PROJECT ADDRESS
CITY, STATE, ZIP

project

no.	description	

date: 09.13.2024

FUEL MANAGEMENT PLAN

sheet title

L0.01

sheet no.

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LEGEND

- ASPHALT PAVING
- FLAGSTONE PAVING, SONOMA BUFF 1-1/2" - 2"
- DECK, AIR DRIED BLACK LOCUST
- GRAVEL PAVING, ⅜" SIERRA TAN
- ORNAMENTAL GARDEN, SEE PLANTING PLAN
- WOODLAND GARDEN, SEE PLANTING PLAN
- NO MOW LAWN, SEE PLANTING PLAN
- MEADOW GARDEN, SEE PLANTING PLAN
- MEADOW RESTORATION, SEE PLANTING PLAN
- EDIBLE GARDEN, SEE PLANTING PLAN
- PROPOSED SPA
- PROPOSED HABITAT POND
- STONE WALL, STONE TO MATCH ARCHITECTURAL STONE
- BOULDER, VINEYARD ROCK PRODUCTS HOLLISTER GRANITE
- DEER FENCE, PRESSURE TREATED DOUG FIR WITH WIRE MESH
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED TREES, SEE PLANTING PLAN
- EXISTING TREES TO REMAIN AND PROTECT
- TREES TO BE REMOVED
- HOMELAND BOUNDARY

REFERENCE LEGEND

1. ASPHALT DRIVEWAY
2. TRASH ENCLOSURE
3. DOG ENCLOSURE
4. FIRE PIT - NATURAL GAS
5. NATIVE MEADOW LAWN
6. VIEWING BENCH
7. OUTDOOR DINING / NATURAL GAS BBQ
8. MEADOW GARDEN
9. VEGETABLE GARDEN
10. ENTRY GARDEN
11. GUEST PARKING
12. ORCHARD
13. WATER FEATURE

PROPOSED SPA

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

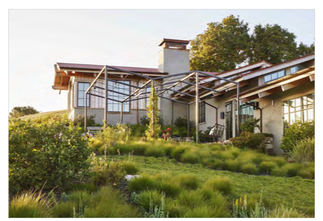
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Reference Evapotranspiration (ETo): 48.70

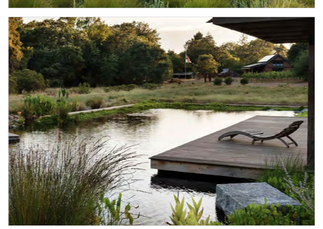
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method* a or d	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1. MEADOW GARDEN	0.2	d	0.81	0.247		543.31	16738.49
2.WOODLAND GARDEN	0.2	d	0.81	0.247		355.80	10963.75
2. ORNAMENTAL GARDEN	0.2	d	0.81	0.247		480.74	14813.55
3. LIC VERDE GRASS	0.3	d	0.81	0.370		370.37	11412.55
				Totals	(A)	(B)	1750.12	53928.30
Special Landscape Areas							
7. MEADOW -TEMP				1.00		0.00	0.00
8. VEG GARDEN				1.00		0.00	0.00
				Totals		(C) (D)	0.00	0.00
						ETWU Total (Gallons)		53928.30
						Maximum Allowed Water Allowance (MAWA)* (Gallons)		111651.49
						ETWU (Acre Feet)		0.17
						MAWA (Acre Feet)		0.34

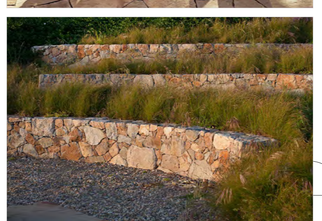












1" = 20'

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THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY CONDITIONS WHICH PREVENT OR IMPEDE THE COMPLETION OF WORK AS INDICATED. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. FAILURE TO NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH CONDITIONS SHALL CONSTITUTE AN ACCEPTANCE BY THE CONTRACTOR THAT ALL CONDITIONS ARE SUITABLE FOR THE PROPER PERFORMANCE OF THE WORK AND NO ADDITIONAL CHARGES OR CHANGE ORDERS WILL BE ALLOWED.

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831.394.4930

HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW
MONTEREY, CA 93940
831.649.6001

team

ROBERT AND MARA PERKINS

OWNER ADDRESS
CITY, STATE, ZIP

owner

PERKINS RESIDENCE

PROJECT ADDRESS
CITY, STATE, ZIP

project

no.	description	date

date: 09.13.2024

LANDSCAPE SITE PLAN

sheet title

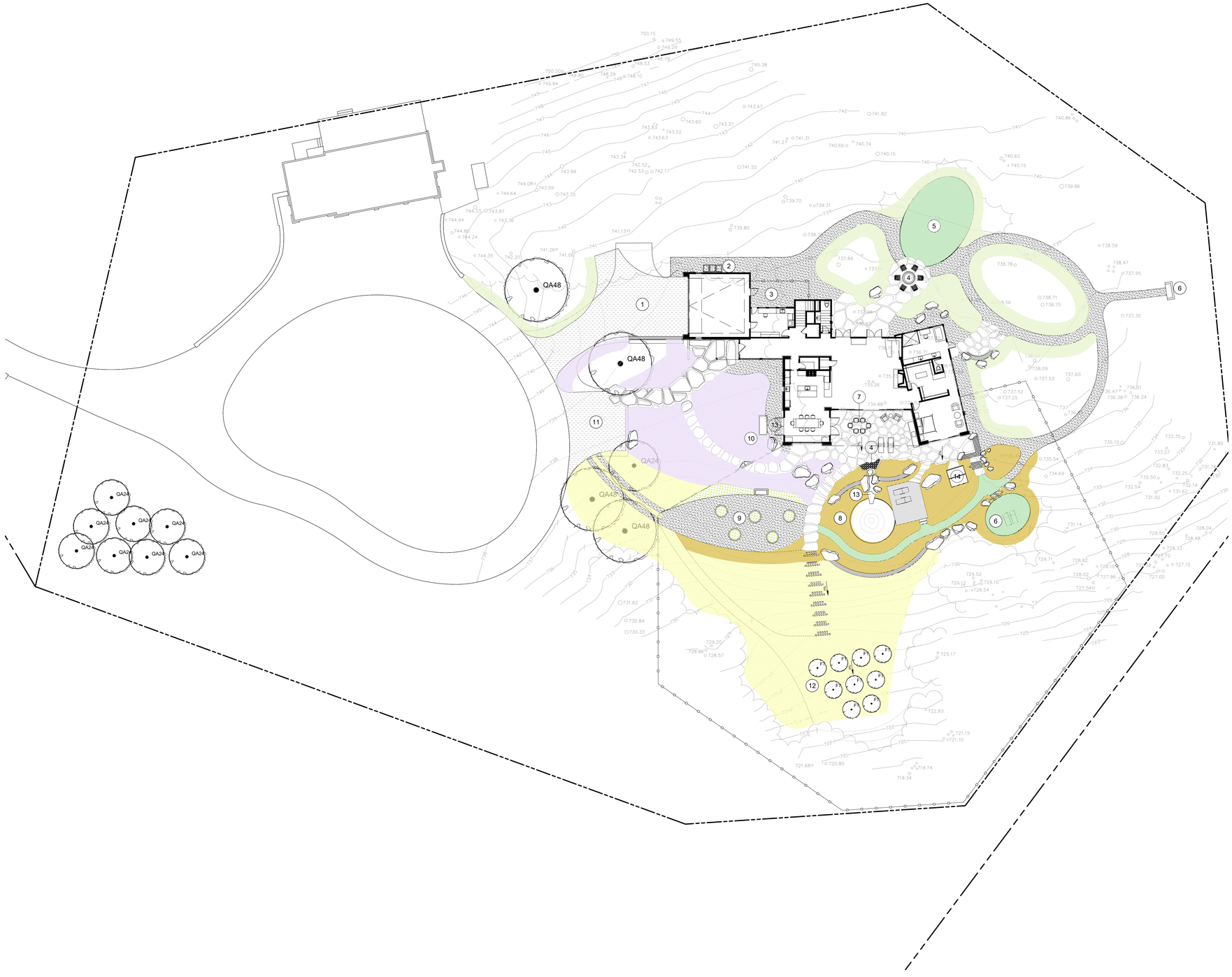
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"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND:

- PA ORNAMENTAL GARDEN
- WOODLAND GARDEN
- NO MOW LAWN
- VINES ON FENCE
- EDIBLE GARDEN
- MEADOW GARDEN
- MEADOW RESTORATION

NOTE: SEE PAGE L2.01 FOR FULL LEGEND AND NOTES

1. ASPHALT DRIVEWAY
2. TRASH ENCLOSURE
3. DOG ENCLOSURE
4. FIRE PIT - NATURAL GAS
5. NATIVE MEADOW LAWN
6. VIEWING BENCH
7. OUTDOOR DINING / NATURAL GAS BBQ
8. MEADOW GARDEN
9. VEGETABLE GARDEN
10. ENTRY GARDEN
11. GUEST PARKING
12. ORCHARD
13. WATER FEATURE
    PROPOSED SPA

20' 0 20 40'

1" = 20'

NOT FOR CONSTRUCTION

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"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



ORNAMENTAL GARDEN



WOODLAND GARDEN



MEADOW GARDEN

MITIGATION TREES:

TREES

KEY

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FT	9	FRUIT TREE	TBD	15 GAL	M
QA24	9	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL
QA48	4	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	VL

NO MOW LAWN:
UC VERDE BUFFALO GRASS

VINES ON FENCE:
CAMPSIS RADICANS WITH WISTERIA SINENSIS OVER ARBOR

EDIBLE GARDEN:
SPACE FOR ADDITIONAL EDIBLE PLANTS TBD BY OWNER

ORNAMENTAL GARDEN: *SWATHS OF GRASSES, LAVENDER, AND PERENNIALS FLOW IN AND OUT OF POCKETS OF DIVERSE LAYERED PLANTINGS GIVING A CALM COTTAGE VIBE.*

BOTANICAL NAME	COMMON NAME
ACHILLEA MILLEFOLIUM	COMMON YARROW
ALLIUM UNIFOLIUM	ONELEAF ONION
ALSTROEMERIA HYBRIDS	PERUVIAN LILY
GILIA CAPITATA	GLOBE GILIA
IRIS DOUGLASIANA	DOUGLAS IRIS
LAVENDULA X INTERMEDIA	PROVENCE LAVENDER
PENSTEMON 'BLUE SPRINGS'	PENSTEMON
ROSA RUGOSA HYBRIDS	RUGOSA ROSE
SALVIA 'DARA'S CHOICE'	DARA'S CHOICE SAGE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
TRITILEIA LAXA	ITHURIEL'S SPEAR

WOODLAND GARDEN: *SHADE-LOVING HERBS AND GRASSES FORM A GREEN CARPET IN FRONT OF NATIVE FERNS AND SHRUBS UNDER THE OAKS.*

BOTANICAL NAME	COMMON NAME
ARCTOSTAPHYLOS 'WAYSIDE'	COMMON YARROW
CAREX TUMULICOLA	FOOTHILL SEDGE
CLINOPODIUM DOUGLASII	YERBA BUENA
FESTUCA CALIFORNICA	CALIFORNIA FESCUE
FRAGARIA VESCA	WOOD STRAWBERRY
HELLEBORES HYBRIDS	LENTEN ROSE
HEUCHERA MAXIMA	CORAL BELLS
IRIS DOUGLASIANA	IRIS
POLYSTICHUM MUNITUM	SWORD FERN
SALVIA SPATHACEA	HUMMINGBIRD SAGE
STACHYS BULLATA	HEDGE NETTLE
SYMPHOROCARPUS MOLLIS	SNOW BERRY

MEADOW GARDEN: *A BLEND OF STRUCTURAL GRASSES WITH NATIVE WILDFLOWERS PROVIDE COLOR AND HABITAT FOR POLLINATORS THROUGHOUT THE SEASON.*

BOTANICAL NAME	COMMON NAME
ACHILLEA 'CORONATION GOLD'	ISLAND PINK YARROW
CLARKIA PURPUREA	PURPLE CLARKIA
FESTUCA IDAHOENSIS	IDAHO FESCUE
FESTUCA MAIREI	ATLAS FESCUE
EPILOBIUM CANUM	CALIFORNIA FUSCHIA
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
LUPINUS NANUS	SKY LUPINE
MUHLENBERGIA DUBIA	PINE MUHLY GRASS
PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON
SALVIA 'POZO BLUE'	POZO BLUE SAGE
SOLIDAGO CALIFORNICA	CALIFORNIA GOLDENROD

HYDROSEED MIX: *A NATIVE GRASSLAND MIX FOR EROSION CONTROL OF DISTURBED AREAS.*

BOTANICAL NAME	COMMON NAME
ACHILLEA MILLEFOLIUM	YARROW
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
BROMUS CARINATUS	CALIFORNIA BROME
CLARKIA PURPUREA	PURPLE CLARKIA
FESTUCA CALIFORNICA	CALIFORNIA FESCUE
FESTUCA IDAHOENSIS	IDAHO FESCUE
LUPINUS NANUS	SKY LUPINE
STIPA PULCHRA	PURPLE NEEDLE GRASS
TRIFOLIUM CILIOLATUM	FOOTHILL CLOVER

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WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE
MONTEREY CA (831)238-8459

REGISTERED LANDSCAPE ARCHITECT
MARIE S GOULET
6335
RENEWAL
06/30/2024
DATE
02/26/2021
DATE
STATE OF CALIFORNIA

seal

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
831.394.4930

HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW
MONTEREY, CA 93940
831.649.6001

team

ROBERT AND MARA PERKINS

OWNER ADDRESS
CITY, STATE, ZIP

owner

PERKINS RESIDENCE

PROJECT ADDRESS
CITY, STATE, ZIP

project

no.	description	

date: 09.13.2024

PLANTING LEGEND AND NOTES

sheet title

L2.01

sheet no.

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Holdren + Lietzke
Architecture

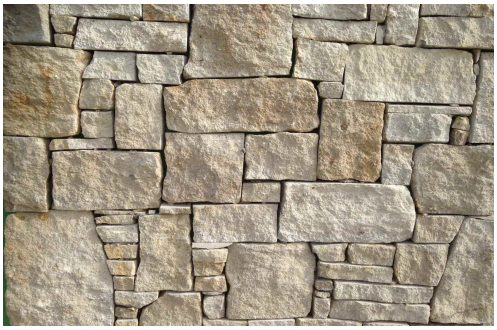
225 Cannery Row - Suite A - Monterey, CA 93940
Phone: (831) 649-6001

Perkins Project

Lot 49, 62 Marguerite
Carmel, CA
APN: 169-421-020-000

Stucco: 3 coat plaster stucco - Integral Color to match SW6150 with LRV=40 Universal Khaki

Stone: “Granit Rock” Natural Stone Thin veneer, Monterey Gold



Windows and Doors:
Western Windows System
Aluminum
Color - Hillside Bronze



Wood trim: Clear Cedar
-Stained



Roof: Metal Roof Standing Seam
(Gutters and Shroud to Match)
Berridge Manufacturing CO.
- Color: Dark Bronze



Patio Walls: Color - SW6150 with LRV=40
Universal Khaki



Exhibit B

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MINUTES
Carmel Valley Land Use Advisory Committee
Monday, May 5, 2025

Site visit at 5:00 pm at 1 OLD RANCH RD, CARMEL, CA 93923, CVR HSGE LLC

Attendees: Judy MacClelland; Charles franklin; David Burbidge

Members Absent: Janet Brennan; John Heyl; Christfor Magnest; Eroc Jacobson

Site visit at 5:55 pm at 62 MARGUERITE, CARMEL, CA 93923

Attendees: Not allowed in

Members Absent: Christfor Markson; Eric Jackokson

ADJOURN TO REGULAR SCHEDULED MEETING

1. Meeting called to order by Janet Brennan **at** 6:30 pm

2. Roll Call

Members Present:
Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

Members Absent:
Christfor Magson: Eric Jackobson

3. Approval of Minutes:

A. **April 7, 2025** minutes

Motion: John Heyl (LUAC Member's Name)

Second: Charles Franklin (LUAC Member's Name)

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

Noes:

Absent: Christfor Mangeson: Eric Jackobson

Abstain:

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 7:36 pm

Minutes taken by: David Burbidge

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Valley

1.

Project Name: CVR HSGE LLC
File Number: PLN220169
Project Location: 1 OLD RANCH RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 416-522-010-000
Project Planner: Steve Mason
Area Plan: Carmel Valley Master Plan
Project Description: HCD-Planning has received an application for a Combined Development Permit consisting of: 1) Use Permit to allow an increase of guest units at Carmel Valley Ranch from 181 to 208 units; 2) Administrative Permit and Design Approval for demolition of 29 existing guest units and construction of 56 guest units resulting in a net gain of 27 guest units; 3) Use Permit to allow development on slopes in excess of 25%; and 4) Use Permit for removal of nine (9) Oak trees. Project will include 27 parking spaces to an existing parking structure.

Was the Owner/Applicant/RepreXsentative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Tony Lombardo-Atty

Was a County Staff/Representative present at meeting? Steve Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jeff Woods	x		TrFFIC ON cv ROAD. Could use some of the Rancho Conada housing

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Janet Brennan	Inclusivs housing?	Not needed on commercial properties. Was midicated for the residential

ADDITIONAL LUAC COMMENTS

Concern of CVA members about inclusive housing. Recommend County work more with developers to tncludr in their projrcts.

RECOMMENDATION:

Motion by: Daqvid Burbidge (LUAC Member's Name)

Second by: Charles Franklin (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___

Reason for Continuance:

Continue to what date:

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

Noes:

Absent: Christfot & Eric

Abstain:

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Valley

2.

Project Name: PERKINS ROBERT T & MARA B TRS
File Number: PLN240285
Project Location: 62 MARGUERITE, CARMEL, CA 93923
Assessor's Parcel Number(s): 169-421-020-000
Project Planner: Hya Honorato
Area Plan: Carmel Valley Master Plan
Project Description: HCD-Planning received an application for a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow a 5,583 square foot single family dwelling with an attached 678 square foot two-car garage, conversion of existing 1,092 square foot single family dwelling to accessory dwelling unit; and 2) Use Permit to allow removal of 13 Coast Live Oak trees.

Was the Owner/Applicant/Representative present at meeting? YES X **NO** _____

(Please include the names of the those present)

Craig Holdren _ designer

Was a County Staff/Representative present at meeting? Steve Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
None		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Charles Franklin (LUAC Member's Name)

CSecond by: John Heyl (LUAC Member's Name)

X Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland; Charles Franklin; Janet Brennan; David Burbidge; John Heyl

Noes: _____

Absent: Eric & Chris

Abstain: _____

Exhibit C

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Albert Weisfuss
ISA Certified Arborist #1388
ISA Tree Risk Assessor Qualified
(831) 869-2767
albertweisfuss@gmail.com
montereybaytreeworks.com

7/22/24

ASSESSOR'S PARCEL #: 169-421-020-000
TYPE OF CONSTRUCTION: TYPE V-B NEW RESIDENCE
PROJECT LOCATION: 62 MARGUERITE, CARMEL CA 93923

SUMMARY

Monterey Bay Treeworks was requested to complete a walkthrough and review site plans provided by Robert Perkins that proposes development of the site. Two site visits were completed that consisted of determining location of the proposed project and documenting trees within and near the building footprint.

Because the site is forested with protected trees that may or may not require removal, my services were requested to review the provided site plans and make available an objective assessment to monitor development of the property and minimize impacts during construction while securing the necessity of the flora and fauna habitat.

13 Coast live oak trees are impacted by development or at a level of risk that require removal based on the current site plans and site visit.

The following was completed as requested.
- Site visits and field survey of all trees located within the boundary of the project.
- Inventory trees located within the boundary of the project that are protected or considered significant and 6" greater in diameter.
- Photo documentation, spreadsheets and preparation of site maps showing existing trees on proposed site map.
- Indication of trees for removal, if any, and mitigation purposes to allow for construction activities.
- Prepare a formal protected tree report as required for county submittal purposes.
- Prepare a formal Fuel Management Plan as required for county submittal purposes.

This area of the Monterey Peninsula develops inland with a primary soil type indicated by Monterey County Soil Survey, classified as Santa Lucia channery clay loam usually developing on 15 to 30 percent slopes. A parent material of Residium weathered from acid shale. This soil feature has a drainage class of well drained with a high run-off. This area supports a canopy with a strong component of Coast live oak, oak woodland, savanna, and grassland.

Arborists Disclosure:

1. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure to a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.
2. Where the treatment, pruning and/or removal of trees are involved, it is the Client's responsibility to advise Consultant of any issues regarding property boundaries, property ownership, site lines, disputes between neighbors and other related issues.
3. Consultant shall invoice Client periodically for the services rendered. Client shall pay such invoices upon receipt. If invoices are not paid within 30 days, a late payment shall be charged of 1 ½ percent per month.
4. Consultant shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. No warranty, representation or guarantee, express or implied, is intended by this agreement.
5. Services provided under this agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of the Client for the project specified herein. No other use is authorized under this agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client releases Consultant from liability and agrees to defend, indemnify and hold harmless Consultant from any and all claims, liabilities, damages or expenses arising, in whole or in part, from such distribution.
6. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of the Consultant, nor responsible for their acts or omissions or for any damages resulting there from.
7. Client and Consultant agree to mediate any claims or disputes arising out of this agreement, before initiating any litigation. The mediation shall be conducted by a mediation service acceptable to the parties. The parties shall make a demand for mediation within a reasonable time after a claim or dispute arises and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees would be shared equally. In the event that mediation does not resolve the issue, the parties agree to proceed through binding arbitration. The prevailing party in such proceeding shall be entitled to a reasonable sum for attorney's fees and expert witness fees.
8. Client agrees to indemnify, defend and hold harmless Consultant from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the project and/or this agreement, except to the extent that said damages or losses are caused by Consultant's sold negligence or willful misconduct.
9. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by Consultant at the commencement of this agreement, Consultant shall notify Client in writing of the newly discovered conditions or circumstances, and Client and Consultant shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within 30 days after notice, Consultant may terminate this agreement and be compensated under paragraph 4 in this agreement.
10. This agreement may be terminated by either party upon 10 days' notice sent first class mail. In the event of a termination, Client shall pay for all reasonable charges for work performed by Consultant through the 10th day after mailing the notice of termination. The limitation of liability and indemnity obligations of this agreement shall be binding notwithstanding any termination of this agreement.
11. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. Writing signed by both parties may only amend this agreement.
12. In the event that any term or provision in this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
13. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
14. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.

Introduction and Overview

I, Albert Weisfuss conducted an assessment of regulated trees and prepared the following arborist's report for Robert Perkins, while meeting the requirements of the County of Monterey, and for use in preparation of development. Forest management is the application of appropriate technical forestry principles, practices, and techniques. Monterey County's primary management objective is to balance wildlife habitat protection and enhancement. A tree on streets and on other publicly owned properties provides a multitude of aesthetic and environmental benefits. Beyond shade and beauty, trees also have practical benefits and a real monetary value that property owners sometimes are unaware of. Unlike other public infrastructure components, properly planted and maintained trees increase in value over time, which in turn increases the value of your property.

Methods / Limitations

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade.
In cases where the main trunk divides below 48", the tree is measured at the point where the trunks divide. Where multiple trunks arise the trunks are measured and divided by the number of trunks to determine the trunk diameter.
The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection.

- Inventory Methods

The first site visit conducted consisted of a general walkthrough with the property owner and a review of site plans, tagging trees for inventory mapping. The second visit, story poles indicating the location of the proposed project were installed. Using a Lufkin diameter tape, iPhone camera and recording condition of subject trees was completed. Using the above criteria all trees requested within the scope of work were inventoried and numbered with aluminum tags. Information recorded for each of these trees included tree number, species, and DBH. Tree condition was rated good, fair, poor or dead with "poor" meaning that that tree was failing due to a variety of conditions.

Limitations

This report may only be used for the purpose of making decisions regarding development involving the subject tree(s).
The information provided in this report is based on the conditions identified at the time of inspection. Tree conditions do change over time so reassessment is recommended annually and after development if tree retention is recommended.
Bird nesting is not visible on site within 300 feet.

• Assessment Methods

Subject tree(s) were assessed on 7/11 and 7/22/24. The data collection consisted of the following steps:

1. Identify the subject tree(s) as requested .
2. Tagging of subject tree(s) with an identifying number and recording findings of diameter and condition of subject tree(s).
3. Determine if the tree was within the footprint or impacted by development
4. Drone and iPhone documentation
5. Evaluating the health and structural condition using a scale of 0 – 5.

   5 A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.

   4 Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

   3 Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.

   2 Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

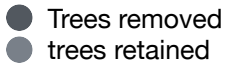
   1 Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

   0 Dead with no living foliage.

Suitability for Preservation

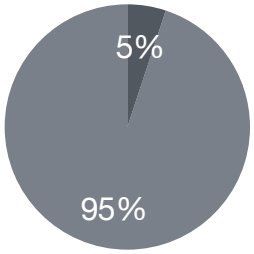
As a qualified professional, it is important that I consider the quality of the subject tree(s) resource and viability itself. The purpose of this report will look at the issues of the trees condition and the association with the interaction of the surrounding residential dwellings and usage of the property. This report will seek to provide an integrated approach to assess the level of risk posed by the tree and make recommendations for its future care to you, the tree owner and manager. The report is intended to notify you about any risk that might be associated with the subject tree(s).

Field reconnaissance and inventory efforts recorded 38 regulated trees measured at Designated Breast Height (DBH). Composition of the 38 inventoried trees includes the following species and accompanying aggregate diameter inches:



At this time, 13 Quercus agrifolia (Coast live oak) trees have been identified within the building envelope.
13 trees are recommended for removal due to the condition of the tree or nature of the proposed project noted at the time of field inventory efforts.

A topographic site map provided by Central Coast Surveyors documented 177 trees while a level I walkthrough of the property estimated 243 trees. The requested removals amount to approximately 5.3% of the tree population retaining approximately 95% of the tree population.



The following trees have been recorded in the field and listed on table 1:1. Trees were rated as good, fair, poor and dead with poor and dead being recommended for removal. Trees rated fair may have some degree of health conditions or structural integrity limiting their development. Trees rated as good would be considered the best candidates on site for the age and condition of the stand.

Table 1:1

Tree Species	ID #	Diameter In Inches	Comments	Condition 0=Dead 1-2=Poor 3-4=Fair 5=Excellent	Impacts	Suitable for Preservation	Tree Protection Zone TPZ 10 x diameter or 10' Whichever is greater
Quercus agrifolia	915	9	Candidate for moving	4	Yes	No	Removal
Quercus agrifolia	916	11,13	12" DBH	3	Yes	No	Removal
Quercus agrifolia	917	16,11	13" DBH	3	Yes	No	Removal
Quercus agrifolia	918	11		3	Yes	No	Removal
Quercus agrifolia	919	15		3	Yes	No	Removal
Quercus agrifolia	920	28		4	Yes	No	Removal
Quercus agrifolia	921	12,10	11" DBH	3	Yes	No	Removal
Quercus agrifolia	922	18		3	Yes	No	Removal
Quercus agrifolia	923	8,9,8	Advanced decay 12.5" DBH	2	Yes	No	Removal
Quercus agrifolia	924	9,11	Stump sprout with decay 10" DBH	3	Yes	No	Removal
Quercus agrifolia	925	14,10	12" DBH	3	No	Yes	10'
Quercus agrifolia	926	15,14	Internal defects with decay Continue to monitor 14.5" DBH	2	No	Yes	11'
Quercus agrifolia	927	18	Internal defects with decay Continue to monitor	2	No	Yes	15'
Quercus agrifolia	928	16	Possible SOD Continue to monitor health	2	No	Yes	13'
Quercus agrifolia	929	12		3	No	Yes	10'
Quercus agrifolia	930	11		3	No	Yes	10'
Quercus agrifolia	931	17		3	No	Yes	14'
Quercus agrifolia	932	14,13,13	13" DBH	3	No	Yes	10'

Tree Species	ID #	Diameter In Inches	Comments	Condition 0=Dead 1-2=Poor 3-4=Fair 5=Excellent	Impacts	Suitable for Preservation	Tree Protection Zone TPZ 10 x diameter or 10' Whichever is greater
Quercus agrifolia	933	18,18	18" DBH	3	No	Yes	15'
Quercus agrifolia	934	15		3	No	Yes	12'
Quercus agrifolia	935	13		3	No	Yes	10'
Quercus agrifolia	936	14		3	No	Yes	11'
Quercus agrifolia	937	14		3	No	Yes	11'
Quercus agrifolia	938	9,11	10"	3	No	Yes	10'
Quercus agrifolia	939	20,20	20" DBH	3	No	Yes	16'
Quercus agrifolia	940	13,13	13" DBH	3	Yes	No	Removal
Quercus agrifolia	941		No Inventory				
Quercus agrifolia	942	18		3	Yes	No	Removal
Quercus agrifolia	943	17		3	Yes	No	Removal
Quercus agrifolia	944	17	Trim for safety	3	No	Yes	14'
Quercus agrifolia	945	11,11	11" DBH	3	No	Yes	10'
Quercus agrifolia	946	16,14	15" DBH	3	No	Yes	12'
Quercus agrifolia	947	12,11,11	11" DBH	3	No	Yes	10'
Quercus agrifolia	948	11,13,9,10	14" DBH	3	No	Yes	11'
Quercus agrifolia	949	14		3	No	Yes	11'
Quercus agrifolia	50	13		3	No	Yes	10'
Quercus agrifolia	951	11		3	No	Yes	10'
Quercus agrifolia	952	12		3	No	Yes	10'
Quercus agrifolia	953	10		3	No	Yes	10'

Multi stem trees are calculated by the combined DBH and divided by the number of trunks.

TREE REMOVAL & TREE RETENTION PLANS

Removal is based on condition or impacts from development of trees at the time of this assessment.
0 trees assessed in the excellent category.
34 trees assessed in the fair category
4 trees assessed in there poor category
0 trees assessed in the dead category
13 trees are requested for removal. Quercus agrifolia
177 Documented trees are to be retained with tree protection. Quercus agrifolia

Retention is based on condition/location of trees at the time of the assessment.
Future maintenance of trees is recommended.
Trees retained within the scope of work will require tree protection prior to any work.
Retained trees could require some trimming for safety and/or building clearance using Best Management Practice (BMP) developed by the International Society of Arboriculture (ISA)

Subject trees requested for removal will not involve a risk of adverse environmental impacts such as:
1. Soil erosion.
2. Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters;
3. Ecological Impacts: The removal will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
4. Noise Pollution: The removal will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
5. Air Movement: The removal will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.

Conditions of Approval:
In granting any permit as provided herein, the appropriate authority may attach reasonable conditions to mitigate environmental impacts and ensure compliance with the provisions of this Section, including but not limited to replacement of trees removed.

Summary and Conclusion

The area known as 62 Marguerite has the potential to be considered an Oak Savanna. Structurally, zones of transition where oak woodlands and prairies meet, containing oak trees, but scattered across a plain with lots of space and importantly, light between them. Oak savanna is born of fire; prior to the 20th century, fires, sometimes set by lightning would sweep through these areas, burning and allowing oaks, prairie wildflowers and other fire-resistant plants to flourish. As with many transition zones, they support a richer diversity of life than either ecosystem could alone, a phenomena known as the edge effect. In ecology, edge effects are changes in population or community structures that occur at the boundary of two or more habitats. Areas with small habitat fragments exhibit especially pronounced edge effects that may extend throughout the range. As the edge effects increase, the boundary habitat allows for greater biodiversity. Urbanization is continuously causing the fragment of these landscapes and thus increase the edge effect. This change in landscape ecology is proving to have consequences. Species, especially invasive ones, such as Genista have been seen to benefit from this landscape change. Oak savannas have the potential to provide good habitat for humans. These ecosystems have largely been turned into urban/suburban developments and with proper restoration projects and additional planning, will ensure they can survive into the future.

A site assessment with Mr. Robert Perkins property owner and Marie Goulet, Wild Land Workshop, was completed to determine where tree cover (replacement of removed trees) would be most appropriate. The best layout and continuing with the oak Savanna concept would be planting trees if possible in clusters or blocks along the northern side of the established Quercus agrifolia that border the southern property line rather than evenly spaced across open space. This will allow for some parts of the savanna to be more open (greater spacing or "openings") than other parts and create a more natural appearance.

Monterey County Resource Management Agency requires a 1:1 ratio replacement for protected trees measuring less than 24" in diameter and 2:1 ratio replacement for protected trees measuring greater than 24" in diameter. The subject trees removed will be replanted in locations on the property in areas that allow for optimum canopy and root development. Spacing between trees should be at least 15 feet. Occasional deep watering (1 to 2 times per week) during the late spring, summer, and fall is recommended during the first two years after establishment with supplemental watering during dry winter months.

Thirteen trees are requested for removal to complete development. No trees involved are considered landmark trees measuring greater than 24" in DBH. Thirteen trees will be replaced with local stock. Tree planting stock should be at least 3 feet tall with at least ½ inch caliper.

Replant list			
Species	***Common name***	***Size***	***# of trees replanted***
Quercus agrifolia	Coast live oak	Open	13

It is possible as the project develops, some crown cleaning, raising or reduction of canopies will be required to obtain proper distance between established trees and the proposed project. Visible decay was present on some trees that will require care for safety and health. This pruning cycle is recommended at the end of construction along with post construction care of the retained trees.
All pruning will be completed by a qualified professional following ISA **B**est **M**anagement **P**runing guidelines.

Tree Protection - Before/During/After

Planning Phase

1. Before assessing trees and other site structures and conditions, mark the site boundaries on plans and in the field to delineate which trees and stands of trees will be inventoried.

2. Perform a tree inventory that includes at minimum the location, size, and health of each tree and delineates quality stands of trees. Scope of the inventory should be based on communication and needs of the project team (developer, planner, engineer, architect, landscape architect, and other professionals involved), as well as county ordinances. This is the time to confer with the project team on conceptualizations for site design, so that way long- term tree protection and health gets integrated into the design.

Design Phase

3. Communicate with the project team to accurately site structures and utilities and determine the trees to remain on site. Conserve and protect trees in stands or groups where possible. Make sure the trees and stands of trees selected to be saved go into plans and construction documents. Include in all plans the Tree Protection Zone (TPZ) for all saved trees to avoid conflict with the protected area and placement of structures and utilities during construction.

Pre-construction Phase

4. Prior to pre-construction activities, including tree removal, access roads, construction staging areas, and building layout, erect tree protection barriers to visually indicate TPZs. Be sure to:
   - ✏Use tree protection barriers that are highly visible, sturdy, and restrict entry into the TPZ.
   - ✏Install or erect signs along the tree protection barrier stating that no one is allowed to disturb this area.
- ✏Remove any branches or trees that pose an immediate risk to structures or people prior to any construction activities.

✏*Construction Phase*

5. Communicate the intent of the tree protection barriers to the construction manager and workers to ensure that TPZs are not disturbed during construction activities. Have the construction manager sign a contract of compliance.

Prohibit these activities in the TPZ:

- ✏Stockpiling of any type, including construction material, debris, soil, and mulch
- ✏Altering soils, including grade changes, surface treatment, and compaction due to vehicle, equipment, and foot traffic
- ✏Trenching for utility installation or repair and irrigation system installation
- ✏Attaching anything to trunks or use of equipment that causes injury to the tree

7. Schedule site visits to ensure the contract is being met by the construction manager and that tree health is not being compromised by construction activity. Inspect and monitor trees for any decline or damages.

8. Keep in place all tree protection barriers until the project is completed.

Post-construction Phase

9. Perform a final inspection and continue monitoring after construction. Monitoring includes maintaining mulch, managing soil moisture, assessing tree damage, inspecting for insects and pests, and fertilization if needed.

Grading Limitations within the Tree Protection Zone

1. Grade changes outside of the TPZ shall not significantly alter drainage to the tree.
2. Grade changes within the TPZ are not permitted.
3. Grade changes under specifically approved circumstances shall not allow more than 6-inches of fill soil added or allow more than 4-inches of existing soil to be removed from natural grade unless mitigated
4. Grade fills over 6-inches or impervious overlay shall incorporate notes: an approved permanent aeration system, permeable material or other approved mitigation.
5. Grade cuts exceeding 4-inches shall incorporate retaining walls or an appropriate transition equivalent.

Trenching, Excavation and Equipment Use

Notification. Contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

1. Root Severance. Roots that are encountered shall be cut to sound wood and repaired Roots 2- inches and greater must remain injury free.
2. **Excavation.** Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1- foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.
3. **Heavy Equipment.** Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the project arborist. If allowed, a protective root buffer is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.
    - Structural design. If injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to project arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.

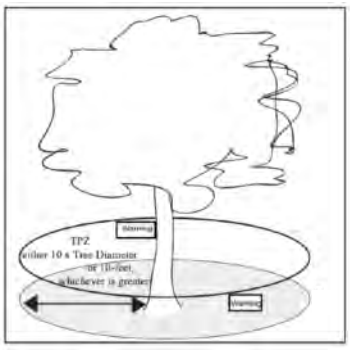
Tree Removal

✏Removal of regulated trees shall not be attempted by demolition or construction personnel, grading or other heavy equipment. A certified arborist or tree worker shall remove the tree carefully in a manner that causes no damage above or below ground to trees that are retained.

INSPECTION SCHEDULE

Tree Protection Zone (TPZ) shown in grey

(radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



Tree protection has three primary functions,

- Keep the foliage canopy and branching structure clear from contact by equipment, materials and activities.
- Preserve roots and soil conditions in an intact and non-compacted state.
- Identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
- The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

Fuel Management - Introduction
This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as Lot 49 - #62 Marguerite Carmel, CA. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires. Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

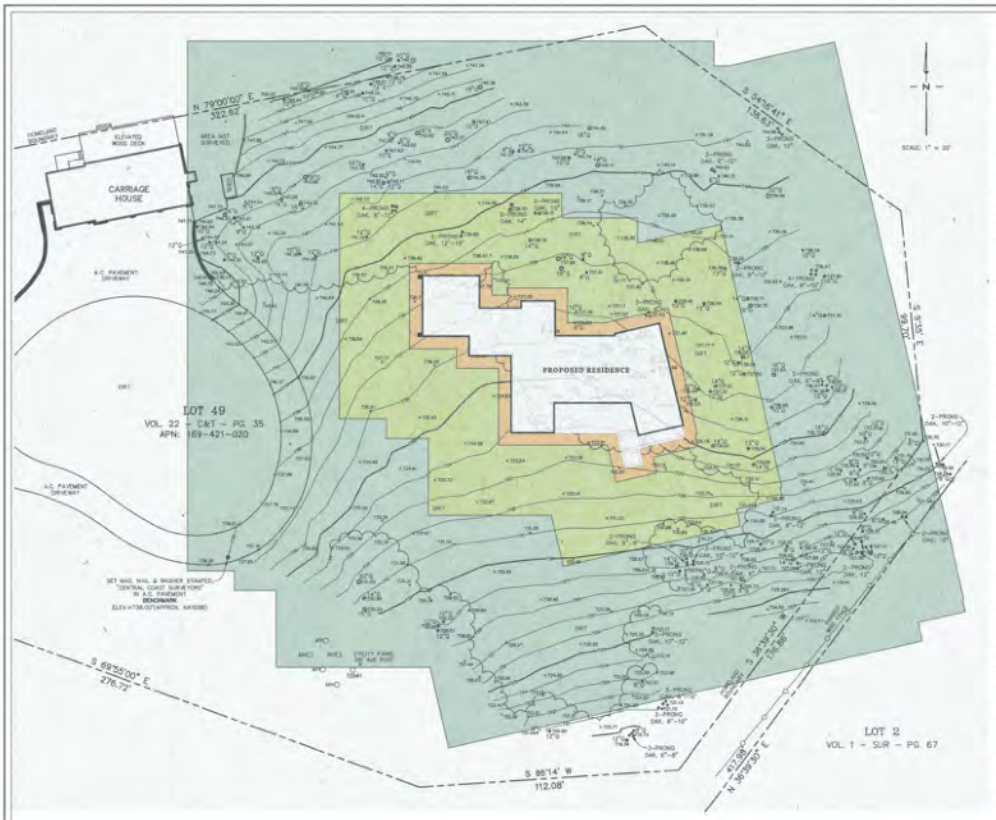
California Public Resource Code 4291
Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

Non-Combustible Zone:
(0-5 feet)
- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non- combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

Landscape Zone:
(5-30 feet)
Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.
- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grassland, and the understory of all oak woodland vegetation should be mowed within 10 feet of the pavement edges.
- All chaparral, coastal scrub and oak/shrub woodland vegetation should be treated to 30 feet from the pavement edge providing both vertical and horizontal clearance.

Management Zone
(30-100 feet)
Understory plants must be kept short, and small lower tree branches must be removed. The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.
- Understory vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.

Fuel Management



NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. DRIVEWAY SHOWN HEREON.
   ELEVATION = 738.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON NOVEMBER 7, 2013.

LEGEND:

- MH — MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- DENOTES THE DRIPLINE OF TREE CANOPY
- DENOTES A STONE WALL
- DENOTES A 12" OAK TREE (TYP.)
- DENOTES A WOOD FENCE
- DENOTES A WOOD STEP

62 Marguerite - Perkins Residence

Fuel Management - Introduction

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as 62 Maguerite. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires.Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

California Public Resource Code 4291
Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

Non-Combustible Zone:
(0-5 feet)

- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non-combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

Landscape Zone:
(5-30 feet)
Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.

- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grassland, and the understory of all oak woodland vegetation should be mowed within 10 feet of the pavement edges.
- All chaparral, coastal scrub and oak/shrub woodland vegetation should be treated to 30 feet from the pavement edge providing both vertical and horizontal clearance.

Management Zone:
(30-100 feet)
Understory plants must be kept short, and small lower tree branches must be removed. The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.

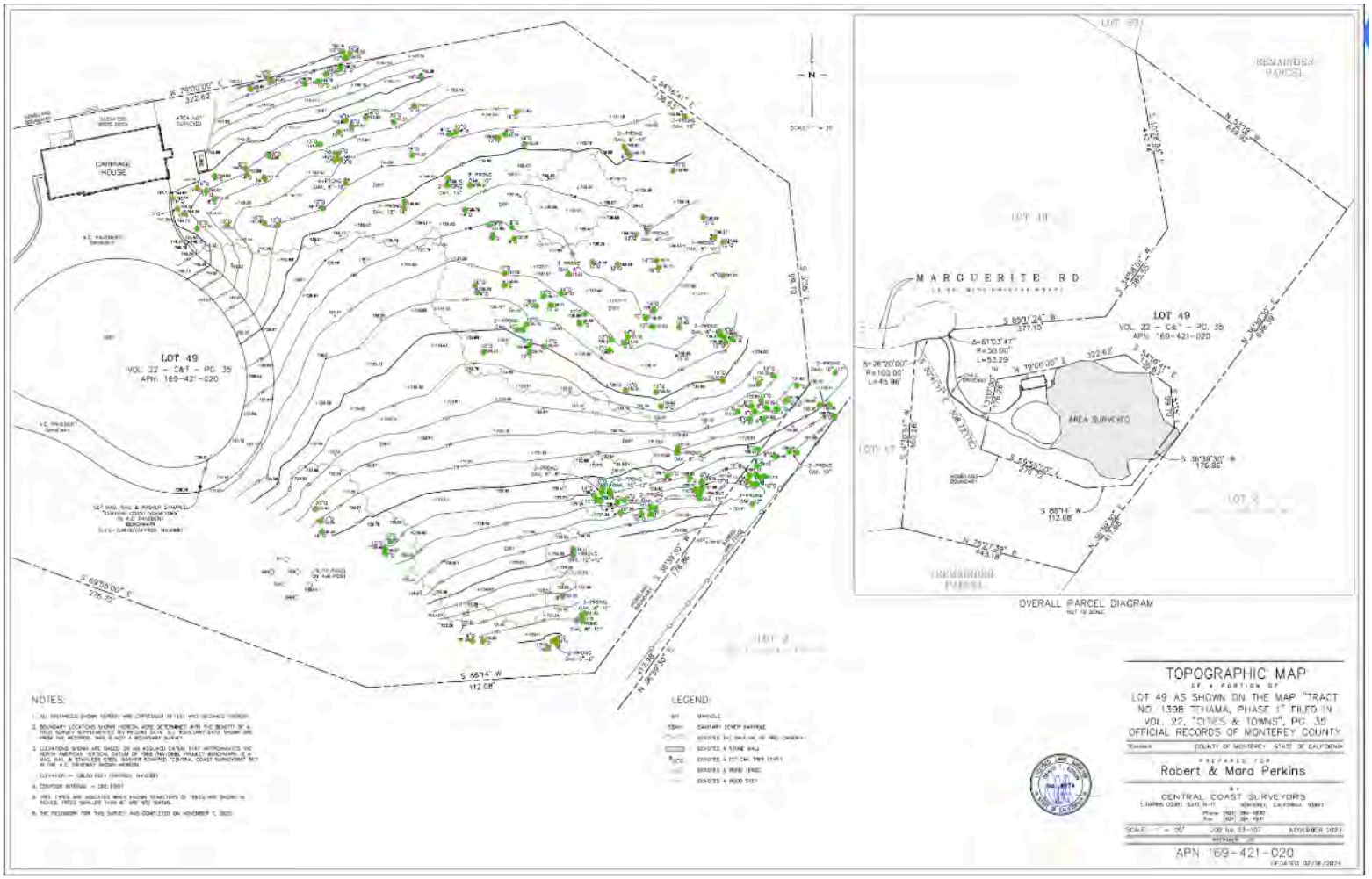
- Understory vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.

Non-Combustible Zone

Landscape Zone

Management Zone

Provided topo map of documented 177 Quercus agrifolia.



Inventoried trees



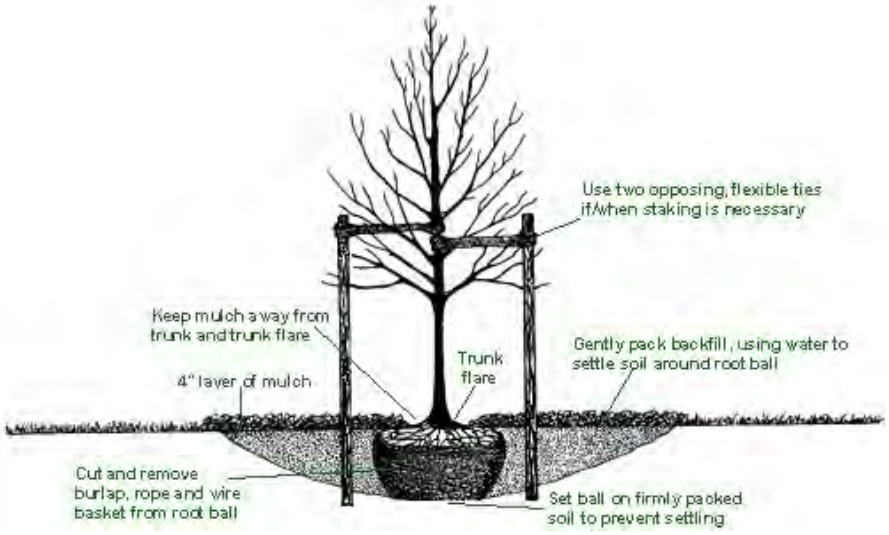
PERKINS RESIDENCE

WILD LAND WORKSHOP
JULY 2024


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928
DIRT
2-PRONG OAK, 12"-14
3-PRONG OAK, 8"
12"Q
14"Q
10"Q
8"Q

BMP's (Pruning) definitions to be followed throughout the course or duration of the project.
Crown Cleaning is the removal of dead, dying, diseased, crowded, weakly attached, low-vigor branches, and from a tree's crown. *Dead-wooding* is a *crown-cleaning* practice and commonly includes the removal of dead, dying and low-vigor branches.
Crown-thinning includes crown cleaning and the selective thinning of branches to increase light penetration and air movement through the crown.
Crown Raising removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, vistas, etc.
Crown Reduction (Crown Shaping) reduces the height and/or spread of a tree, because all too often, it was a poor selection for the site or its landscape use has changed.
Crown Restoration is more than a maintenance operation. It is the improvement of the structure, form and appearance of trees whose branches have been severely headed, vandalized, or storm damaged.

Planting Detail
If trees must be staked, place stakes as low as possible but no higher than 2/3 the height of the tree. Materials used to tie the tree to the stake should be flexible and allow for movement all the way down to the ground so that trunk taper develops correctly. Remove all staking material after roots have established. This can be as early as a few months, but should be no longer than one growing season. Materials used for permanent tree protection should never be attached to the tree.



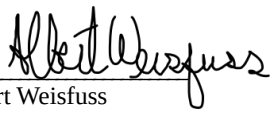
Watering Guidelines

Tree Age	Frequency	Quantity	Drip* & Sprinkler*** Run Time
Three days after planted	Fill the watering basin 3 times, using a total of 15-20 gallons	15-20 gallons	Hand watering best at this stage
First three weeks after planting	Fill the watering basin once a week	5-10 gallons	Drip & Bubbler run time: Depends on flow rate
Two – Six months following planting	Fill the watering basin every week or every other week	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Remainder of first year	Water every other week in absence of soaking rain	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Year Two	Every two to four weeks when rain is scarce	15-20 gallons	Drip & Bubbler run time: Depends on flow rate
Year Three-Five	Once a month	20-30 gallons	Drip & Bubbler run time: Depends on flow rate

Certifying Statement

I, Albert Weisfuss, certify that:

- I have personally overseen the inspection of this tree and property referred to in this report, and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.



Albert Weisfuss

July 26, 2024

Date

REFERENCED
JESSICA SUSSER
Oak Savannas — A Story of Midwestern Resilience

PROPOSED PROJECT FOPR 62 MARGEURITE



NOT ALL TREES WERE PHOTOGRAPHED






#924 stump sprout.
monitor.

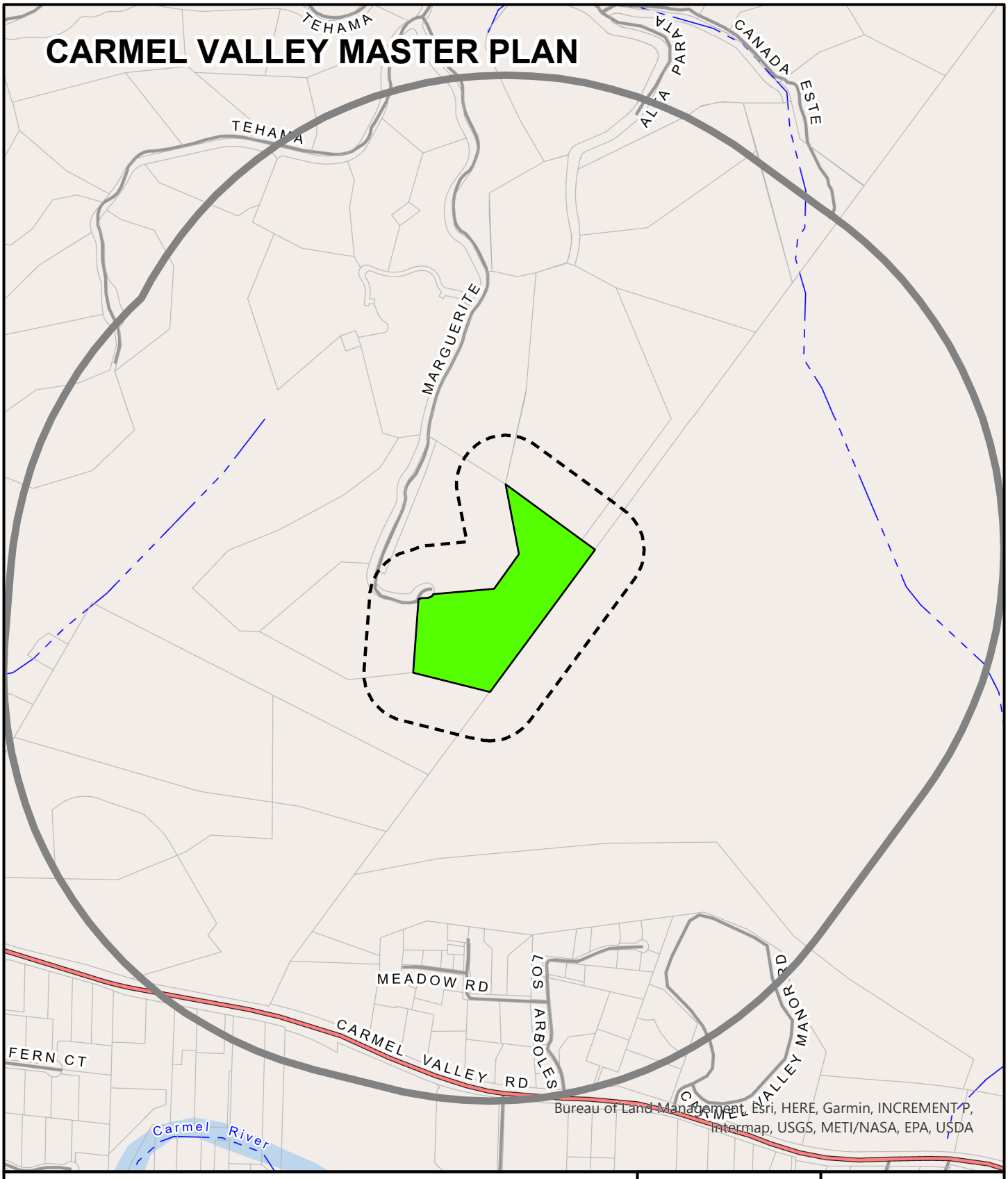

#927 decay
within branches.
monitor


#944 trim for safety

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Exhibit D

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APPLICANT: PERKINS

APN: 169421020000 **FILE #** PLN240285

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: HYA HONORAT(

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Introduced: 8/5/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Planning Item

PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW
Continued from February 12, 2025, and April 9, 2025- Public hearing to consider construction of a 3,477 square foot single-family dwelling with an attached 606 square foot garage, a 369 square foot deck, removal of 10 protected Oak trees, and development slopes in excess of 25%.
Project Location: 103 A San Benancio Rd, Salinas, Toro Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATION:
It is recommended that the Planning Commission adopt a resolution to:

a) Find the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
b) Approve a Combined Development Permit consisting of:
    1. A Design Approval to allow the construction of a two-story 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, and associated site improvements including a 320 square foot driveway; and
    2. A Use Permit to allow the removal of 10 protected Oak trees; and
    3. A Use Permit to allow development on slopes in excess of 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval/denial subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Jack Camp
Property Owner: Carolyn Peliova and Matthew Bradford
APN: 416-231-018-000
Parcel Size: 6.5 acres
Zoning: Low Density Residential with Building Site 6 and Design Control overlays or "LDR/B-6-D"
Plan Area: Toro Area Plan
Flagged and Staked: Yes
Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:

The subject property is located at 103A San Benancio Road, Salinas within the Toro Area Plan and is surrounded by residences on all sides. The applicant proposes the construction of a two-story 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, a 310 square foot driveway, and 540 square feet of patios/hardscape. The project also involves the removal of 10 protected Oak trees and development on slopes in excess of 25%. Potable water is provided to the parcel by the California American Water Company (Cal Am), and the project proposes a new onsite wastewater treatment system (OWTS).

The project was initially brought before the Planning Commission for hearing on February 12th, 2025. At that time, the project consisted of the construction of a two-story 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, a 310 square foot driveway, 730 square feet of patios/hardscape, the removal of 10 protected Oak trees, and development on slopes in excess of 25%. During this hearing, the Planning Commission raised concerns relating to the amount of development on slopes in excess of 25%, fuel management on steeply sloped properties, and exterior colors. After public testimony, the Planning Commission continued the hearing to April 9, 2025 to allow the applicant time to work with staff to address the raised concerns. The Applicant was unable to complete design changes prior to the April 9, 2025 hearing and therefore, the Planning Commission continued the hearing to a date uncertain to allow additional time to address the raised concerns.

Since the initial hearing, the applicant worked with staff to make reductions to the amount of development on slopes in excess of 25% and modified the exterior colors to be more consistent with the rural nature of the surrounding neighborhood; these changes are discussed in more detail below. As conditioned, the project is required to install landscaping that complies with the fuel management recommendations of the project arborist and defensible space requirements of California Public Resources Code section 4291. Staff is now returning with a revised draft resolution (see **Exhibit A**) before the Planning Commission which outlines the modifications made by the applicant to address the concerns of the Planning Commission.

Visual Resources & Design Review

Pursuant to Toro Area Plan Policy T-3.1, development within areas designated as visually sensitive shall be encouraged to incorporate an architectural design that is consistent with the rural nature of the area. As shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map (Figure 16), the subject property is identified as visually sensitive. Per staff's stive visit on October 28, 2024, the subject building site and proposed development, as delineated by staking and flagging, was not visible from San Benancio Road or Highway 68 due to topography, distance, and existing mature vegetation. However, the rear half of the property is visible from San Benancio Road. A Scenic Easement is conveyed over this rear portion of the property. Along San Benancio Canyon Road (a private road), the proposed development will be sited substantially higher than the road due to the property's steep incline but will be partially screened by existing vegetation.

The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. The original project design included colors and materials consisting of a matte black metal roof and white board-and-batten wooden siding with black trim. As proposed, the

single-family dwelling now includes colors and materials consisting of a matte black metal roof and muted blue gray board-and-batten wooden siding with white trim. The proposed exterior is more in-keeping with the recommendations of the LUAC and Toro Area Plan Policy T-3.1 - earth tone, rustic colors. Additionally, the proposed single-family dwelling incorporates a rural architectural system that is consistent with the rural and traditional architecture of the surrounding neighborhood and Toro Area Plan. The proposed massing of the residence is also comparable with the size of other residences in the area. The proposed project's colors and massing will not detract from the immediately surrounding neighborhood character due to siting, architectural style, and vegetative screening.

Tree Removal & Fuel Management
Pursuant to Title 21, a Use Permit is required for the removal of more than three protected trees. Oak and Madrone trees over six inches in diameter are protected within the Toro Area Plan. A Tree Assessment was prepared by Monterey Bay Treeworks on May 13, 2024 (County of Monterey Library No. LIB240056; **Exhibit D**), and evaluated the health, structure, and preservation suitability of each native tree proposed for removal. The proposed project includes application for the removal of 10 protected Oak trees (unchanged for initial project scope).

As a reminder, the proposed development is sited on the least forested portion of the property's developable area (i.e. the area non-encumbered by a Scenic Easement) and utilizes a two-story design to minimize the footprint and avoid impacting more protected trees. Five of the trees proposed for removal (identified in the Arborist report as tree numbers 70, 73, 74, 75, and 76) are within the proposed development footprint and are described as either being in poor health with structural defects or moderate health. Three moderately healthy trees proposed for removal (identified in the Arborist report as tree numbers 69, 79, and 80) will be impacted by the construction of the proposed driveway. The two 24-inch landmark Oaks proposed for removal (identified in the Arborist report as tree numbers 77 and 78) are within or directly adjacent to the proposed attached deck and are both identified in the Arborist report as being in poor conditions with present decay and structural defects. Thus, the removal of these two landmark Oaks is necessary to ensure that these trees do not pose a hazard to the proposed structure. In addition, the removal of these trees ensures that no significant fuel loads are within five feet of the exterior of the residence, as recommended by California Public Resources Code section 4291.

Relocating the residence would require the removal of additional trees. As sited and designed, twelve other protected trees on the subject property will be retained, including several dual and multi-stem Oak trees. Title 21 requires the replacement or relocation of each removed protected tree on a one-to-one ratio. Although only 10 trees are required for replanting, the project plans indicate the applicant proposes to replant 11 trees which is consistent with Title 21 requirements (Condition No. 11). Replacement trees will be sited greater than 5 feet from the proposed residence.

The prepared Tree Assessment (**Exhibit D**) includes a property specific fuel management plan. This fuel management plan recommends compliance with California Public Resources Code section 4291 (Defensible Space), which establishes fuel reduction and vegetation management guidelines for areas within 100 feet from structures. Within 5 feet of the proposed structure (with an attached deck), an ember-resistant zone (no combustible materials) is recommended.

Accordingly, trees within 5 feet of the residence and attached deck are proposed for removal and as conditioned, only non-combustible plant materials would be planted within this area. Within 5-30 feet of the proposed structure, multiple planting types would be supported, with an emphasis placed on utilizing fire-appropriate plant materials with adequate spacing and irrigation. Given the steepness of the property, grassland and Oak understory within 5-100 feet of the proposed structure would be mowed and lower branches (8-10 feet above the ground) would be pruned. Condition No. 12 requires that the recommendations of the arborist report and fuel management plan be incorporated into the final landscape plans. On-going compliance with this condition will ensure that the property owner is adequately maintaining defensible space, as required by California Public Resources Code section 4291. The Monterey County Regional Fire Protection District reviewed the proposed project and made no comments.

Slopes in excess of 25%
Pursuant to General Plan Policy OS-3.5, development on slopes exceeding 25 percent is prohibited, unless a Use Permit is obtained and the appropriate authority finds that 1) there are no feasible alternatives that would allow development to occur on slopes less than 25 percent; and/or 2) the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, both findings can be made.

The subject property is almost entirely sloped in excess of 25%, as shown on County GIS records and the attached slope map (**Exhibit A2**). There are limited areas within the subject property that do not contain slopes in excess of 25%. The majority of the areas not containing slopes in excess of 25% are located on the southern and ridgeline portions of the property. However, as described above, the southern half of the property is placed in a Scenic Easement that prohibits structural development. The only developable area of the property is directly adjacent to San Benancio Canyon Road. Within this area, there are limited portions that contain less steep slopes (approximately 2,000 square feet) while also meeting required setbacks. Although the proposed development is sited on the less steep areas, the proposed single-family dwelling and driveway will be located almost entirely on slopes in excess of 25%. Given the steepness of the entire property, there is no alternative that would allow the proposed development to be sited on less steep slopes.

Following the initial hearing before the Planning Commission, the applicant reduced the proposed site coverage from 4,186 square feet to 3,140 square feet (25% reduction) and the total area of disturbance from 12,900 square feet to 11,900 square feet (8% reduction). The reduction in total ground disturbance also reduced the amount of development on slopes in excess of 25%. Of the total ground disturbance, 1,700 square feet would be on slopes less than 25%, and 10,200 square feet would be on slopes greater than 25%. The reducing in site disturbance is the result of reducing the size of the attached deck from 606 square feet to 369 square feet, the size of the main residence from 3,633 square feet to 3,477 square feet, and the size of the garage from 742 square feet to 606 square feet. Additionally, as recommended by the Planning Commission, the applicant modified the design to reduce impacts to slopes by siting the garage to under the home rather than adjacent to it and removing an exterior staircase. The proposed reduction in hillside alteration and associated reduction of development on slopes in excess of 25% aligns with the purpose of General Plan Policy OS-5.5, which encourages hillsides and existing terrain in visually sensitive areas be preserved.

The revised project scope continues to avoid ridgeline development by siting the residence near San Benancio Canyon Road, reduces tree removal by utilizing an open area within the surrounding forest, and minimizes the amount of hillside alteration by proposing a two-story (vs. one story) structure and aligning the driveway with the contours of the topography. Accordingly, staff believes the proposed project better complies with the resource protection goals and policies of the 2010 General Plan and Toro Area Plan, including OS-5.5 (preserving the integrity of hillsides), T-3.7 (discouraging tree removal), and OS-1.3 (preserving ridgeline areas). Pursuant to OS-3.5(i)(d), Condition No. 9 has been applied to require that a conservation and scenic easement be conveyed over those portions of the property not already encumbered by a scenic easement, excluding the proposed development footprint and a 15-foot buffer.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
County of Monterey Regional Fire Protection District

LUAC:
The proposed project was reviewed by the Toro Land Use Advisory Committee on October 28th, 2024. The recommended approval of the project by a vote of four to zero (**Exhibit B**), but expressed concerns relative to colors and materials, the health of replanted trees, and the requirement for a Use Permit to allow development on slopes in excess of 25%.

ENVIRONMENTAL REVIEW:
California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone. The proposed project involves the construction of a 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, and associated site improvements including a 320 square foot driveway. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

Prepared by: Joseph Alameda, Assistant Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Toro LUAC Minutes
Exhibit C - Vicinity Map
Exhibit D - Arborist Report

cc: Front Counter Copy; Planning Commission, California Coastal Commission, Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen Principal Planner; Carolyn Peliova and Matthew Bradford, Property Owners; Jack Camp, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN230131.

County of Monterey
Planning Commission

Agenda Item No.2

Legistar File Number: PC 25-069

Item No.2

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

August 13, 2025

Introduced: 8/5/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW
Continued from February 12, 2025, and April 9, 2025- Public hearing to consider construction of a 3,477 square foot single-family dwelling with an attached 606 square foot garage, a 369 square foot deck, removal of 10 protected Oak trees, and development slopes in excess of 25%.
Project Location: 103 A San Benancio Rd, Salinas, Toro Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATION:
It is recommended that the Planning Commission adopt a resolution to:

a) Find the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
b) Approve a Combined Development Permit consisting of:
    1. A Design Approval to allow the construction of a two-story 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, and associated site improvements including a 320 square foot driveway; and
    2. A Use Permit to allow the removal of 10 protected Oak trees; and
    3. A Use Permit to allow development on slopes in excess of 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval/denial subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Jack Camp
Property Owner: Carolyn Peliova and Matthew Bradford
APN: 416-231-018-000
Parcel Size: 6.5 acres
Zoning: Low Density Residential with Building Site 6 and Design Control overlays or "LDR/B-6-D"
Plan Area: Toro Area Plan
Flagged and Staked: Yes
Planner: Joseph Alameda, Associate Planner
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:
The subject property is located at 103A San Benancio Road, Salinas within the Toro Area Plan and is surrounded by residences on all sides. The applicant proposes the construction of a two-story 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, a 310 square foot driveway, and 540 square feet of patios/hardscape. The project also involves the removal of 10 protected Oak trees and development on slopes in excess of 25%. Potable water is provided to the parcel by the California American Water Company (Cal Am), and the project proposes a new onsite wastewater treatment system (OWTS).

The project was initially brought before the Planning Commission for hearing on February 12th, 2025. At that time, the project consisted of the construction of a two-story 3,633 square foot single-family dwelling with an attached 742 square foot garage, an attached 618 square foot deck, a 310 square foot driveway, 730 square feet of patios/hardscape, the removal of 10 protected Oak trees, and development on slopes in excess of 25%. During this hearing, the Planning Commission raised concerns relating to the amount of development on slopes in excess of 25%, fuel management on steeply sloped properties, and exterior colors. After public testimony, the Planning Commission continued the hearing to April 9, 2025 to allow the applicant time to work with staff to address the raised concerns. The Applicant was unable to complete design changes prior to the April 9, 2025 hearing and therefore, the Planning Commission continued the hearing to a date uncertain to allow additional time to address the raised concerns.

Since the initial hearing, the applicant worked with staff to make reductions to the amount of development on slopes in excess of 25% and modified the exterior colors to be more consistent with the rural nature of the surrounding neighborhood; these changes are discussed in more detail below. As conditioned, the project is required to install landscaping that complies with the fuel management recommendations of the project arborist and defensible space requirements of California Public Resources Code section 4291. Staff is now returning with a revised draft resolution (see **Exhibit A**) before the Planning Commission which outlines the modifications made by the applicant to address the concerns of the Planning Commission.

Visual Resources & Design Review
Pursuant to Toro Area Plan Policy T-3.1, development within areas designated as visually sensitive shall be encouraged to incorporate an architectural design that is consistent with the rural nature of the area. As shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map (Figure 16), the subject property is identified as visually sensitive. Per staff's stive visit on October 28, 2024, the subject building site and proposed development, as delineated by staking and flagging, was not visible from San Benancio Road or Highway 68 due to topography, distance, and existing mature vegetation. However, the rear half of the property is visible from San Benancio Road. A Scenic Easement is conveyed over this rear portion of the property. Along San Benancio Canyon Road (a private road), the proposed development will be sited substantially higher than the road due to the property's steep incline but will be partially screened by existing vegetation.

The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. The original project design included colors and materials consisting of a matte black metal roof and white board-and-batten wooden siding with black trim. As proposed, the single-family

dwelling now includes colors and materials consisting of a matte black metal roof and muted blue gray board-and-batten wooden siding with white trim. The proposed exterior is more in-keeping with the recommendations of the LUAC and Toro Area Plan Policy T-3.1 - earth tone, rustic colors. Additionally, the proposed single-family dwelling incorporates a rural architectural system that is consistent with the rural and traditional architecture of the surrounding neighborhood and Toro Area Plan. The proposed massing of the residence is also comparable with the size of other residences in the area. The proposed project's colors and massing will not detract from the immediately surrounding neighborhood character due to siting, architectural style, and vegetative screening.

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Pursuant to Title 21, a Use Permit is required for the removal of more than three protected trees. Oak and Madrone trees over six inches in diameter are protected within the Toro Area Plan. A Tree Assessment was prepared by Monterey Bay Treeworks on May 13, 2024 (County of Monterey Library No. LIB240056; **Exhibit D**), and evaluated the health, structure, and preservation suitability of each native tree proposed for removal. The proposed project includes application for the removal of 10 protected Oak trees (unchanged for initial project scope).

As a reminder, the proposed development is sited on the least forested portion of the property's developable area (i.e. the area non-encumbered by a Scenic Easement) and utilizes a two-story design to minimize the footprint and avoid impacting more protected trees. Five of the trees proposed for removal (identified in the Arborist report as tree numbers 70, 73, 74, 75, and 76) are within the proposed development footprint and are described as either being in poor health with structural defects or moderate health. Three moderately healthy trees proposed for removal (identified in the Arborist report as tree numbers 69, 79, and 80) will be impacted by the construction of the proposed driveway. The two 24-inch landmark Oaks proposed for removal (identified in the Arborist report as tree numbers 77 and 78) are within or directly adjacent to the proposed attached deck and are both identified in the Arborist report as being in poor conditions with present decay and structural defects. Thus, the removal of these two landmark Oaks is necessary to ensure that these trees do not pose a hazard to the proposed structure. In addition, the removal of these trees ensures that no significant fuel loads are within five feet of the exterior of the residence, as recommended by California Public Resources Code section 4291.

Relocating the residence would require the removal of additional trees. As sited and designed, twelve other protected trees on the subject property will be retained, including several dual and multi-stem Oak trees. Title 21 requires the replacement or relocation of each removed protected tree on a one-to-one ratio. Although only 10 trees are required for replanting, the project plans indicate the applicant proposes to replant 11 trees which is consistent with Title 21 requirements (Condition No. 11). Replacement trees will be sited greater than 5 feet from the proposed residence.

The prepared Tree Assessment (**Exhibit D**) includes a property specific fuel management plan. This fuel management plan recommends compliance with California Public Resources Code section 4291 (Defensible Space), which establishes fuel reduction and vegetation management guidelines for areas within 100 feet from structures. Within 5 feet of the proposed structure (with an attached deck), an ember-resistant zone (no combustible materials) is recommended. Accordingly, trees within 5 feet of the residence and attached deck are proposed for removal and as conditioned, only non-combustible

plant materials would be planted within this area. Within 5-30 feet of the proposed structure, multiple planting types would be supported, with an emphasis placed on utilizing fire-appropriate plant materials with adequate spacing and irrigation. Given the steepness of the property, grassland and Oak understory within 5-100 feet of the proposed structure would be mowed and lower branches (8-10 feet above the ground) would be pruned. Condition No. 12 requires that the recommendations of the arborist report and fuel management plan be incorporated into the final landscape plans. On-going compliance with this condition will ensure that the property owner is adequately maintaining defensible space, as required by California Public Resources Code section 4291. The Monterey County Regional Fire Protection District reviewed the proposed project and made no comments.

Slopes in excess of 25%
Pursuant to General Plan Policy OS-3.5, development on slopes exceeding 25 percent is prohibited, unless a Use Permit is obtained and the appropriate authority finds that 1) there are no feasible alternatives that would allow development to occur on slopes less than 25 percent; and/or 2) the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, both findings can be made.

The subject property is almost entirely sloped in excess of 25%, as shown on County GIS records and the attached slope map (**Exhibit A2**). There are limited areas within the subject property that do not contain slopes in excess of 25%. The majority of the areas not containing slopes in excess of 25% are located on the southern and ridgeline portions of the property. However, as described above, the southern half of the property is placed in a Scenic Easement that prohibits structural development. The only developable area of the property is directly adjacent to San Benancio Canyon Road. Within this area, there are limited portions that contain less steep slopes (approximately 2,000 square feet) while also meeting required setbacks. Although the proposed development is sited on the less steep areas, the proposed single-family dwelling and driveway will be located almost entirely on slopes in excess of 25%. Given the steepness of the entire property, there is no alternative that would allow the proposed development to be sited on less steep slopes.

Following the initial hearing before the Planning Commission, the applicant reduced the proposed site coverage from 4,186 square feet to 3,140 square feet (25% reduction) and the total area of disturbance from 12,900 square feet to 11,900 square feet (8% reduction). The reduction in total ground disturbance also reduced the amount of development on slopes in excess of 25%. Of the total ground disturbance, 1,700 square feet would be on slopes less than 25%, and 10,200 square feet would be on slopes greater than 25%. The reducing in site disturbance is the result of reducing the size of the attached deck from 606 square feet to 369 square feet, the size of the main residence from 3,633 square feet to 3,477 square feet, and the size of the garage from 742 square feet to 606 square feet. Additionally, as recommended by the Planning Commission, the applicant modified the design to reduce impacts to slopes by siting the garage to under the home rather than adjacent to it and removing an exterior staircase. The proposed reduction in hillside alteration and associated reduction of development on slopes in excess of 25% aligns with the purpose of General Plan Policy OS-5.5, which encourages hillsides and existing terrain in visually sensitive areas be preserved.

The revised project scope continues to avoid ridgeline development by siting the residence near San Benancio Canyon Road, reduces tree removal by utilizing an open area within the surrounding forest,

and minimizes the amount of hillside alteration by proposing a two-story (vs. one story) structure and aligning the driveway with the contours of the topography. Accordingly, staff believes the proposed project better complies with the resource protection goals and policies of the 2010 General Plan and Toro Area Plan, including OS-5.5 (preserving the integrity of hillsides), T-3.7 (discouraging tree removal), and OS-1.3 (preserving ridgeline areas). Pursuant to OS-3.5(i)(d), Condition No. 9 has been applied to require that a conservation and scenic easement be conveyed over those portions of the property not already encumbered by a scenic easement, excluding the proposed development footprint and a 15-foot buffer.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
County of Monterey Regional Fire Protection District

LUAC:
The proposed project was reviewed by the Toro Land Use Advisory Committee on October 28th, 2024. The recommended approval of the project by a vote of four to zero (**Exhibit B**), but expressed concerns relative to colors and materials, the health of replanted trees, and the requirement for a Use Permit to allow development on slopes in excess of 25%.

ENVIRONMENTAL REVIEW:
California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone. The proposed project involves the construction of a 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, and associated site improvements including a 320 square foot driveway. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

Prepared by: Joseph Alameda, Assistant Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Toro LUAC Minutes
Exhibit C - Vicinity Map
Exhibit D - Arborist Report

cc: Front Counter Copy; Planning Commission, California Coastal Commission, Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen Principal Planner; Carolyn Peliova and Matthew Bradford, Property Owners; Jack Camp, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN230131.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
PELIOVA CAROLYN & BRADFORD MATTHEW (PLN230131)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning Commission:

1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Combined Development Permit consisting of:
   a. A Design Approval to allow the construction of a two-story 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, and associated site improvements including a 320 square foot driveway; and
   b. A Use Permit to allow the removal of 10 protected Oak trees; and
   c. A Use Permit to allow development on slopes in excess of 25%

[PLN230131, Peliova Carolyn and Bradford Matthew,103 A San Benancio Rd, Salinas, Toro Area Plan (APN: (416-231-018-000)]

The PELIOVA CAROLYN AND BRADFORD MATTHEW application (PLN230131) came on for public hearing before the County of Monterey Planning Commission on February 12, 2025, April 9, 2025, and August 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 2010 Monterey County General Plan;
   - Toro Area Plan;
   - Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 103A San Benancio, Salinas (Assessor's Parcel Number 416-231-018-000), Toro Area Plan. The parcel is zoned Low Density Residential with Building Site 6 and Design Control overlays or "LDR/B-6-D". LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a two-story 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, 540 square feet of patios, and a 320 square foot driveway. The project also involves the removal of 10 protected Oak trees and development on slopes in excess of 25%, which are allowed uses subject to the granting of a Use Permit in each case. Therefore, the project is an allowed land use for this site.

c) HCD-Planning staff conducted a site inspection on October 28th, 2024, to verify that the project on the subject parcel conforms to the plans listed above.

d) Review of Development Standards. The project meets all required development standards for Low Density Residential zoning district and B overlay district are identified in Title 21 section 21.14.060 and 21.42.030. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a "B" district. Pursuant to Title 21 section 21.42.030.F, the required setbacks in the B-6 zoning overlay are 30 feet (front), 10 percent (side), and 20 feet (rear). The proposed single-family dwelling will have setbacks of 55 feet (front), 158 feet (side), and over 200 feet (rear). The LDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 27 feet. The LDR zoning district allows a maximum building site coverage of 25% on lots of 20,000 square feet or more. In this case, the subject property contains 286,843 square feet. The proposed project will have a building site coverage of 3,140 square feet or 1.09%. Therefore, the project meets all required development standards.

e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the 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. Pursuant to the Toro Area Plan Policy T-3.1, within areas designated as visually sensitive, the County shall encourage architectural design that is consistent with the rural nature of the area. As shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map (Figure 16), the subject property is identified as visually sensitive. Staking and flagging was installed, and staff conducted a site visit on October 28th, 2024, and confirmed that the subject property and staking and flagging were not visible from San Benancio Road or Highway 68 due to topography,

distance, and existing mature vegetation. The southern portion of the property is visible for limited instances along San Benancio Road, but this portion of the property is subject to the restrictions of a Scenic Easement. Along San Benancio Canyon Road (a private road), the proposed development will be sited substantially higher than the road due to the property's steep incline but will be partially screened by existing vegetation. The proposed single-family dwelling will have colors and materials consisting of a matte black metal roof and muted blue-gray wooden siding with white trim. The proposed single-family dwelling will be architecturally consistent with the rural and traditional architecture of the surrounding neighborhood and the proposed colors and materials are consistent with the surrounding neighborhood and are in-keeping with the recommendations of the LUAC. Therefore, the proposed project's colors will not detract from the immediately surrounding neighborhood character due to siting, architectural style, and vegetative screening. Condition No. 8 has been applied to require the installation of down-lit unobtrusive exterior lighting. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

f) Tree Removal. The proposed project involves the removal of 10 protected Oak trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Use Permit have been met in this case.

g) Development on Slopes. The proposed project involves consideration of a Use Permit to allow development on slopes in excess of 25%. As demonstrated in Finding No. 7 and supporting evidence, the proposed project complies with General Plan Policy OS-3.5, which prohibits development on slopes in excess of 25%, unless the Appropriate Authority finds that such development is unavoidable and/or better meets the resource protection goals and policies of the 2010 General Plan and Toro Area Plan.

h) Cultural Resources. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity. Based on auger testing results and information available in the record, there are no indicators of archaeological artifacts or historical significance on site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

i) Lot Legality. The subject property is shown in its current configuration (6.2 acres) on a Parcel Map (Minor Subdivision File No. 77-58) as Parcel 3, recorded on August 4th, 1977 (Volume 11, Parcel Maps, Page 175). Therefore, the County recognizes the subject properties as legal lots of record.

j) Land Use Advisory Committee. The project was referred to the Toro Land Use Advisory Committee (LUAC) for review, on October 28th, 2024. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC voted 4-0 to support the project as proposed, however, LUAC members brought up concerns relating to the proposed colors, tree removal, and development on slopes in excess of 25%.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN230131.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, County of Monterey Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Geological Resources (soils and slopes), and Forest Resources. The following reports have been prepared:

- "Geological Hazards Evaluation" (County of Monterey Library No. LIB240057), prepared by Craig S. Harwood, Ben Lomond, CA, December 13th, 2023
- "Geotechnical Investigation" (County of Monterey Library No. LIB240054), prepared by Butano Geotechnical Engineering, INC., Freedom, CA, December 22nd, 2022
- "Arborist Report" (County of Monterey Library No. LIB240056), prepared by Monterey Bay Treeworks, Carmel, CA, January 5th, 2024

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

c) Staff conducted a site inspection on October 28th, 2024 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN230131.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the

circumstances of the 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, County of Monterey Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will provided to the parcel by the California American Water Company (Cal Am), and the project proposes a new onsite wastewater treatment system (OWTS). The Environmental Health Bureau reviewed the conceptual OWTS and expressed no concerns.

c) The prepared Tree Assessment includes a property specific fuel management plan. This fuel management plan recommends compliance with California Public Resources Code section 4291 (Defensible Space), which establishes fuel reduction and vegetation management guidelines for areas within 100 feet from structures. Within 5 feet of the proposed structure (with an attached deck), an ember-resistant zone (no combustible materials) is recommended. Accordingly, trees within 5 feet of the residence and attached deck are proposed for removal and as conditioned, only non-combustible plant materials would be planted within this area. Within 5-30 feet of the proposed structure, multiple planting types would be supported, with an emphasis placed on utilizing fire-appropriate plant materials with adequate spacing and irrigation. Given the steepness of the property, grassland and Oak understory within 5-100 feet of the proposed structure would be mowed and lower branches (8-10 feet above the ground) would be pruned. Condition No. 12 requires that the recommendations of the arborist report and fuel management plan be incorporated into the final landscape plans. On-going compliance with this condition will ensure that the property owner is adequately maintaining defensible space, as required by California Public Resources Code section 4291. The Monterey County Regional Fire Protection District reviewed the proposed project and made no comments.

d) Staff conducted a site inspection on October 28th, 2024 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN230131.

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

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

EVIDENCE:
a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
b) Staff conducted a site inspection on October 28th, 2024 and researched County records to assess if any violation exists on the subject property.
c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230131.

5. **FINDING:** **CEQA (Exempt) -** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:
a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.
b) The proposed project involves the construction of a 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, and associated site improvements including a 320 square foot driveway. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.
c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 28th, 2024.
d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. Project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Removal of 10 protected trees will not result in an adverse environmental impact or significant long-term impacts (see Finding No. 6). The proposed project will also not be visible from any scenic vista or corridor (see Finding No. 1, Evidence "e"). No known historical resources are found in the geotechnical report which may cause a substantial adverse change in the significance of a historical resource.
e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN230131.

6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

EVIDENCE:
a) The project includes application for the removal of 10 protected Oak trees. In accordance with the applicable policies of the Toro Area Plan

and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the criteria to grant said permit have been met.

b) Pursuant to Title 21 section 21.64.260.D.3.a, a Use Permit is required for the removal of landmark Oaks, or more than three protected trees. Title 21 section 21.64.260.C.1 identifies Oak and Madrone trees over six inches in diameter as being protected within the Toro Area Plan. Additionally, Title 21 section 21.64.260.C.5 protects landmark Oak trees, which are twenty-four inches or more in diameter when measured two feet above the ground, or trees that are visually significant, historically significant, or exemplary of their species. As proposed, the project involves the removal of 10 Oak trees (two landmarks) that were assessed in the Arborist report (LIB240056) as being in fair to poor conditions with several showing present signs of decay, suppression, or structural failure.

c) The proposed tree removal is the minimum required under the circumstances of this case. The subject property is highly constrained by slopes in excess of 25% and Coast live oaks, as well as a Scenic Easement which covers the majority of the southern portion of the property. These constraints restrict development to the northern portion of the property, which is where much of the existing tree canopy is located. As sited and designed, the proposed development occurs in the least forested location within the developable area and utilizes a two-story design to avoid having an expansive development footprint that would impact more protected trees. Five of the trees proposed for removal (identified in the Arborist report as tree numbers 70, 73, 74, 75, and 76) are directly within the proposed development footprint. Three trees proposed for removal (identified in the Arborist report as tree numbers 69, 79, and 80) will be impacted by construction of the proposed driveway and the associated cut and fill into the hillside resulting in damage to structural roots.

d) Title 21 section 21.64.260.C.5 prohibits the removal of landmark Oaks, unless the required findings of section 21.64.260.D.5 can be made. Required findings include that the removal is the minimum necessary and removal will not involve an adverse environmental impact, or that the tree is diseased, injured, or in danger of falling on or too close to proposed or existing development. The two landmark Oaks proposed for removal (identified in the Arborist report as tree numbers 77 and 78) are within or immediately adjacent to the footprint of the proposed attached deck and are both identified in the Arborist report as being in poor conditions with present decay and structural defects. Tree 77 is within the footprint of the deck and will be removed as a result. Tree 78 is adjacent to the deck. The arborist proposes the removal of this tree as construction will likely worsen its structure defects and pose a threat to the residence. Therefore, with the removal of ten protected Oak trees, the proposed tree removal is limited to that which is necessary for the proposed development and to reduce potential hazards.

e) Relocating the residence would require the removal of additional trees. As sited and designed, twelve other protected trees on the subject property will be retained, including several dual and multi-stem oak

trees. Title 21 section 21.64.260.C.4 requires replacement or relocation of each removed protected tree at a minimum of a one-to-one ratio. In this case, 10 trees are required to be replanted, and the applicant proposes to replant 11 trees (Condition No. 11).

f) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots.

g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term.

h) Staff conducted a site inspection on October 28, 2024 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN230131.

7. **FINDING:** **SLOPES IN EXCESS OF 25 PERCENT –** There is no feasible alternative that would allow development to occur on slopes of less than 25 percent and the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and Toro Area Plan and the Monterey County Zoning Ordinance (Title 21) than other development alternatives.

EVIDENCE: a) Pursuant to Title 21 section 21.64.230 and General Plan Policy OS-3.5, development on slopes exceeding 25 percent is allowed subject to the granting of a Use Permit if there are no feasible alternatives that would allow development to occur on slopes less than 25 percent and/or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed project involves development on slopes and the criteria to grant the Use Permit have been met.

b) The majority of subject property constraints slopes in excess of 25%, as shown on County GIS records and the attached slope map. There are limited areas within the subject property that do not contain slopes in excess of 25%. The majority of the areas not containing slopes in excess of 25% are located on the southern and ridgeline portions of the property. However, the southern half of the property is placed in a Scenic Easement that prohibits structural development. The only developable (non-easement) area of the property is directly adjacent to San Benancio Canyon Road. Within this area, there are limited portions that contain less steep slopes (approximately 2,000 square feet). Though the single-family dwelling is situated on these less steep areas, a majority of the proposed project still requires development on slopes due topography of the site. Given the steepness of the entire property, there is no alternative that would allow the proposed development to be sited on less steep slopes. Therefore, in this case, there is no feasible alternative that would allow development on slopes less than 25%.

c) The original project scope had a site coverage of 4,186 square feet and site disturbance of 12,900 square feet. The proposed project scope represents an overall reduced design that has a site coverage of 3,140 square feet (25% reduction) and site disturbance of 11,900 square feet (8% reduction). The revised design's reduction in total ground disturbance also reduced the amount of development on slopes in excess of 25%. Of the total ground disturbance, 1,700 square feet would be on slopes less than 25%, and 10,200 square feet would be on slopes greater than 25%. The reducing in site disturbance is the result of reducing the size of the attached deck from 606 square feet to 369 square feet, the size of the main residence from 3,633 square feet to 3,477 square feet, and the size of the garage from 742 square feet to 606 square feet. Additionally, as recommended by the Planning Commission on February 12, 2025, the proposed design sites the garage to under the home rather than adjacent to it and removes an exterior staircase. These design choices reduce the required development on slopes to the minimum required to allow for construction of a reasonably sized single-family dwelling and driveway. The proposed reduction in hillside alteration and associated reduction of development on slopes in excess of 25% aligns with the purpose of General Plan Policy OS-5.5, which encourages hillsides and existing terrain in visually sensitive areas be preserved.

d) General Plan Policy OS 1.3 prohibits ridgeline development that will create a substantially adverse visual impact when viewed from a common public viewing area. Consistent with this policy, the proposed location of the residence avoids ridgeline development by siting the structure on the lower elevations of the property, adjacent to San Benancio Canyon Road. Toro Area Plan Policy T-3.7 encourages the preservation of Oak trees. As described in Finding No. 6 and supporting evidence, the proposed project, as sited, minimizes tree removal. Although ten trees are proposed for removal, alternative development locations would increase the amount of development on slopes and the number of trees impacted by development. The property currently contains a dirt access road that is slopes in excess of 25%. This access road will not be used as the project proposes a new driveway configuration to better match the contours of the land and provide less steep access to the proposed residence, as required by fire standards. Thus, consistent with General Plan Policy O-5.5, although the entirety of the subject property's hillside is infeasible, the project's two-story design and driveway that better matches the contours of the land help to minimize significant cuts into the hillside that would be visible from common public viewing areas. Therefore, the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Toro Area Plan.

e) In accordance with General Plan Policy OS-3.5(1)(d), as a standard condition of approval, a conservation and scenic easement shall be recorded over portions of the property with greater than 25% outside of the development footprint, ensuring the long-term protection of the resource (Condition No. 9).

f) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN230131.

8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined development Permit consisting of: 1) a Design Approval to allow the construction of a two-story 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, and associated site improvements including a 320 square foot driveway; 2) a Use Permit to allow removal of 10 protected Oak trees; and 3) a Use Permit to allow development on slopes in excess of 25%.

   All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of August, 2025 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

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County of Monterey HCD Planning

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

PLN230131

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of: 1) Design Approval to allow the construction of a two-level 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, and associated site improvements; 2) Use Permit for the removal of ten Coast Live Oak trees; and 3) Use Permit to allow development on slopes in excess of 25%. The property is located at 103 Unit A San Benancio Road, Salinas (Assessor's Parcel Number 416-231-018-000), Toro Area Plan. The property is located at 103 A San Benancio Road, Salinas (Assessor's Parcel Number 416-231-018-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by County of Monterey Planning Commission for Assessor's Parcel Number 416-231-018-000 on August 13, 2025. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

5. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

6. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: 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.

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

Responsible Department: Planning

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

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

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

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

9. PD022(A) - EASEMENT-CONSERVATION & SCENIC

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where slopes in excess of 25% occur and that are not already encumbered by existing conservation and scenic easements. The easement shall be developed in consultation with certified professionals and shall incorporate a 15 foot buffer around the approved development footprint. An easement deed shall be submitted to, reviewed and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or prior to the commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD - Planning.

10. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

11. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: at least 1:1 (minimum 10 Oaks)

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. Replacement trees shall be adequately spaced and greater than 5 feet from the proposed residence.

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.

12. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

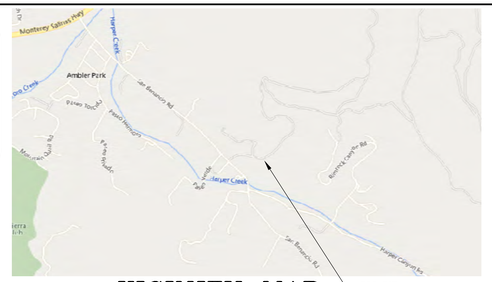
Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. The landscaping plan shall be in sufficient detail to identify the location, species, and size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

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

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

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

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811 OR 1-800-227-2600

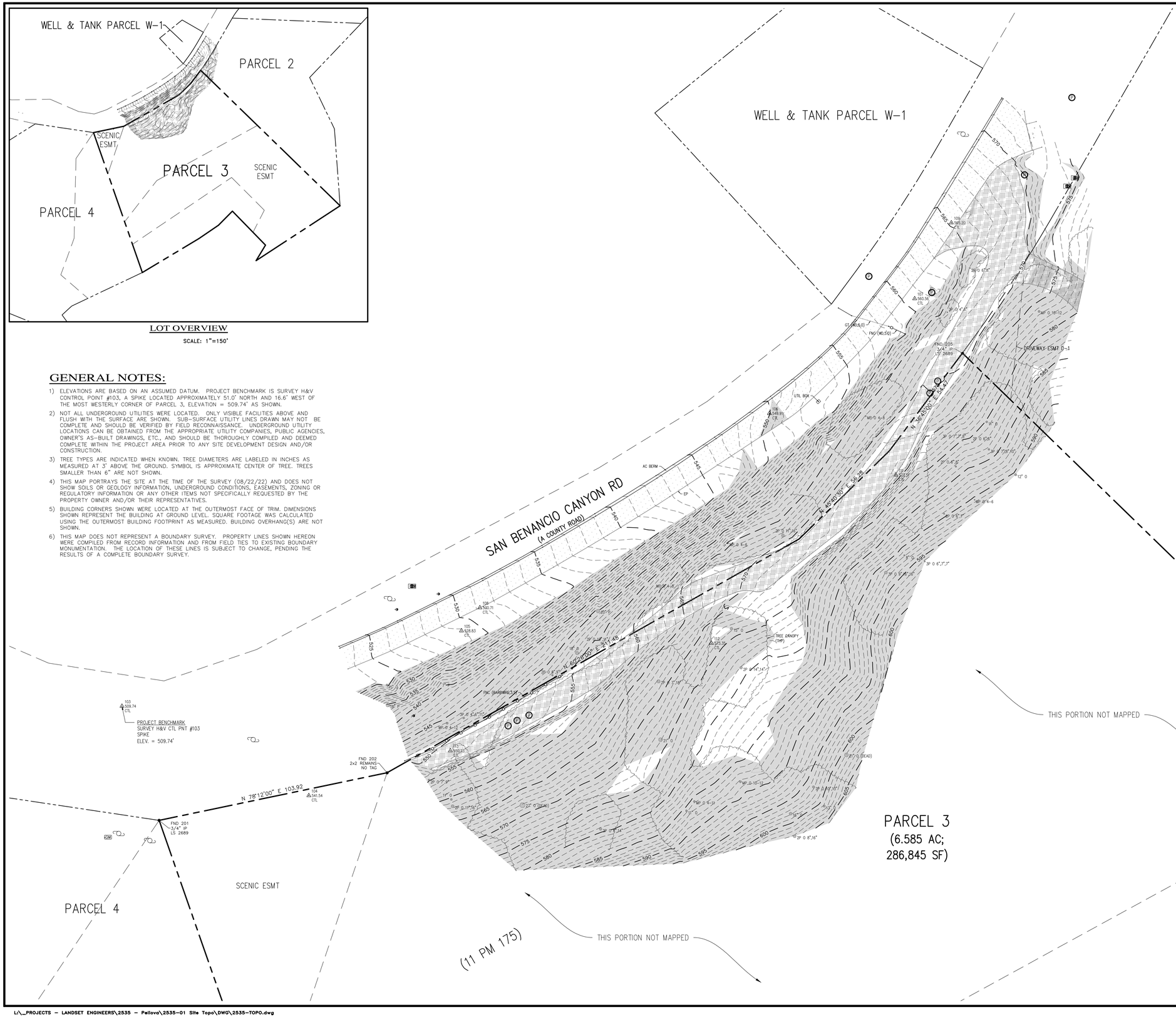

Monterey Salinas Hwy
Ambler Park
Hwy 68
San Benancio Rd
Hwy 68
Hwy 68
Hwy 68
Corral de Tierra Rd
Hwy 68
Hwy 68
Hwy 68

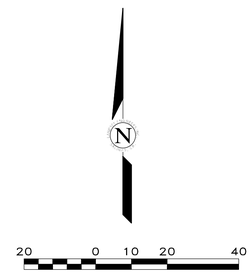
LOT OVERVIEW

SCALE: 1"=150'

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #103, A SPIKE LOCATED APPROXIMATELY 51.0' NORTH AND 16.6' WEST OF THE MOST WESTERLY CORNER OF PARCEL 3, ELEVATION = 509.74' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/22/22) 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 AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.





LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- 100 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- DIRT DRIVING SURFACE
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- SLOPE DENSITY ANALYSIS INDICATES AREAS ≥ 30%
- GM GAS METER
- GUY WIRE
- P PIPE
- U UNKNOWN UTILITY
- UTILITY POLE
- WM WATER METER
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- 100.00 SPOT ELEVATION
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTI-PRONGED TREE (MP)

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE
CL	=	CENTERLINE
CONC	=	CONCRETE
CTL	=	CONTROL
EP	=	EDGE OF PAVEMENT
ESMT	=	EASEMENT
FNC	=	FENCE
FND	=	FOUND
GT	=	GATE
O	=	OAK
TR	=	TREE
TYP	=	TYPICAL
UTIL	=	UTILITY

A.P.N.: 416-231-018

CONTACT INFORMATION:

CLIENT:
MS. CAROLYN PELIOVA

ATTENTION:
MR. JACK CAMP, P.E.

SITE LOCATION:
103-A SAN BENANCIO RD
SALINAS, CA 93908

No.	DATE	BY	REVISION
	09/21/22	JAN	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

PROFESSIONAL LAND SURVEYOR * GUY R. GIRAUDO * EXP. 12-31-23 * No. 8703 * CALIFORNIA *

LANDSET ENGINEERS, INC.
530-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0700 Fax (831) 443-3801
www.landseteng.com

TOPOGRAPHIC MAP

OF

PARCEL 3
VOLUME 11 OF PARCEL MAPS AT PAGE 175
SALINAS, CALIFORNIA

FOR

MS. CAROLYN PELIOVA

SCALE: 1" = 20'
DATE: SEP 2022
JOB NO. 2535-01

SHEET 1
OF 1 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2535 - Peliova\2535-01 Site Topo\DWG\2535-TOPO.dwg

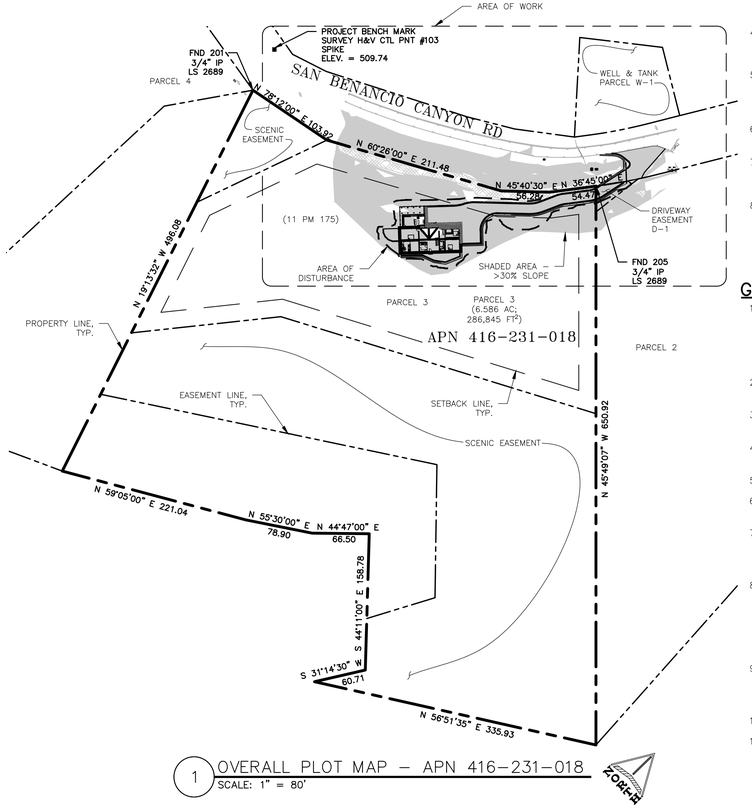
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANGLE
C1	29'	16.96'	33°30'51"
C2	45'	10.66'	13°34'30"
C3	34'	13.35'	22°30'00"
C4	40'	13.86'	19°51'07"
C5	40'	11.60'	16°36'37"
C6	30'	32.55'	93°14'30"
C7	45'	17.67'	22°30'00"
C8	34'	8.05'	13°34'30"
C9	40'	21.41'	33°31'51"

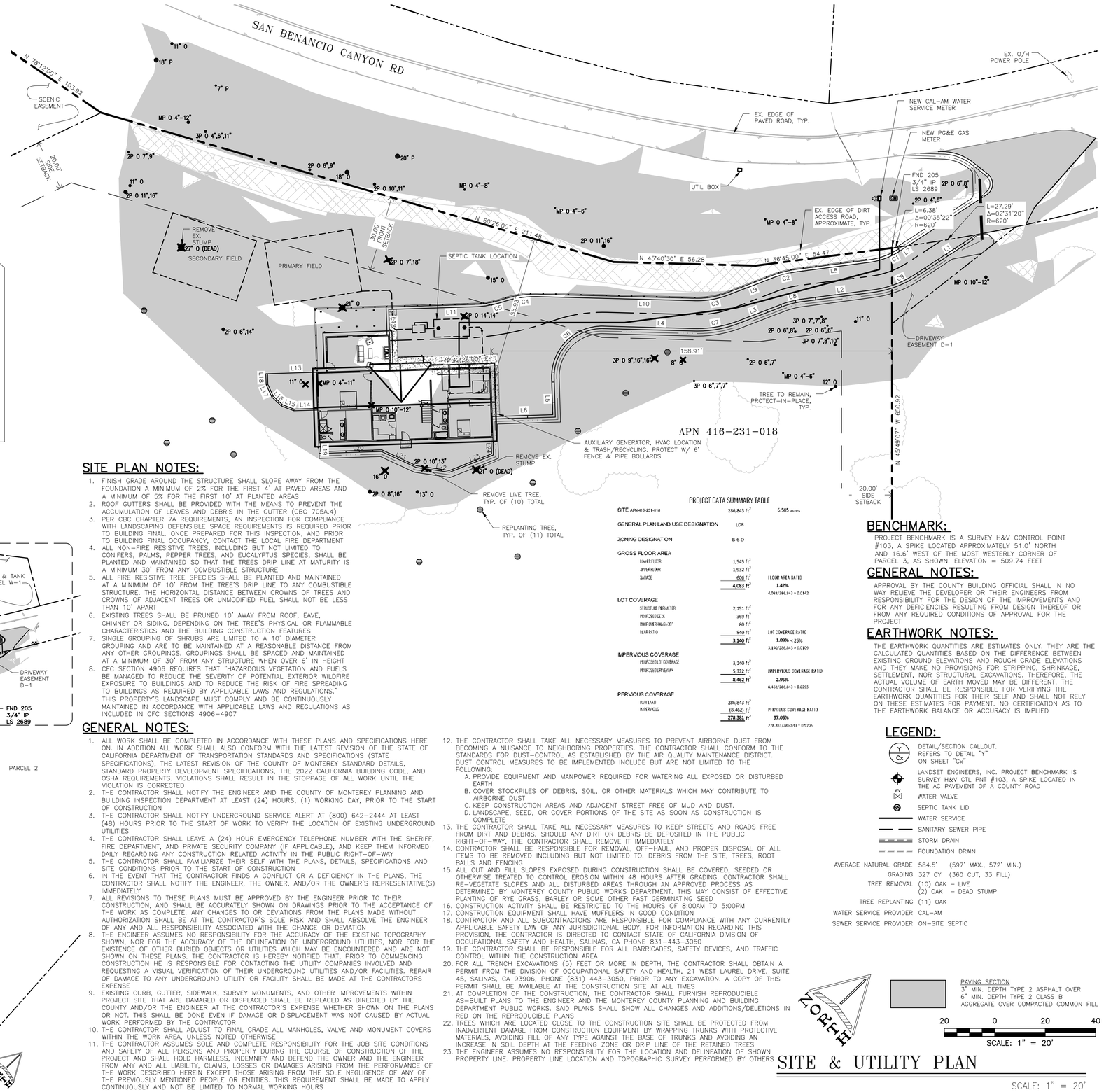
LINE TABLE

LINE	LENGTH	DIRECTION
L1	28.86'	N 11°07'47" E
L2	41.50'	N 36°45'00" E
L3	18.58'	N 23°10'30" E
L4	45.40'	N 45°40'30" E
L5	13.94'	N 47°34'00" W
L6	24.00'	N 42°26'00" E
L7	3.89'	N 11°07'47" E
L8	42.13'	N 36°45'00" E
L9	18.58'	N 23°10'30" E
L10	62.27'	N 45°40'30" E
L11	34.09'	N 42°26'00" E
L12	10.00'	N 47°34'00" W
L13	19.27'	N 42°26'00" E
L14	9.33'	N 42°26'00" E

LINE	LENGTH	DIRECTION
L15	5.00'	N 65°11'00" E
L16	5.00'	N 87°41'00" E
L17	5.09'	N 69°49'00" W
L18	4.16'	N 47°34'00" W
L19	3.50'	N 47°34'00" W
L20	24.23'	N 42°26'00" E
L21	15.13'	N 68°52'15" E
L22	13.14'	N 52°29'17" E
L23	18.03'	N 22°36'25" E
L24	6.41'	N 47°34'00" W



1 OVERALL PLOT MAP – APN 416-231-018
SCALE: 1" = 80'



SITE PLAN NOTES:

1. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR THE FIRST 4' AT PAVED AREAS AND A MINIMUM OF 5% FOR THE FIRST 10' AT PLANTED AREAS
2. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (CBC 705A.4)
3. PER CBC CHAPTER 7A REQUIREMENTS, AN INSPECTION FOR COMPLIANCE WITH LANDSCAPING DEFENSIBLE SPACE REQUIREMENTS IS REQUIRED PRIOR TO BUILDING FINAL. ONCE PREPARED FOR THIS INSPECTION, AND PRIOR TO BUILDING FINAL OCCUPANCY, CONTACT THE LOCAL FIRE DEPARTMENT
4. ALL NON-FIRE RESISTIVE TREES, INCLUDING BUT NOT LIMITED TO CONIFERS, PALMS, PEPPER TREES, AND EUCALYPTUS SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREES DRIP LINE AT MATURITY IS A MINIMUM 30' FROM ANY COMBUSTIBLE STRUCTURE
5. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10' FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE. THE HORIZONTAL DISTANCE BETWEEN CROWNS OF TREES AND CROWNS OF ADJACENT TREES OR UNMODIFIED FUEL SHALL NOT BE LESS THAN 10' APART
6. EXISTING TREES SHALL BE PRUNED 10' AWAY FROM ROOF, EAVE, CHIMNEY OR SIDING, DEPENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES
7. SINGLE GROUPING OF SHRUBS ARE LIMITED TO A 10' DIAMETER GROUPING AND ARE TO BE MAINTAINED AT A REASONABLE DISTANCE FROM ANY OTHER GROUPINGS. GROUPINGS SHALL BE SPACED AND MAINTAINED AT A MINIMUM OF 30' FROM ANY STRUCTURE WHEN OVER 6' IN HEIGHT
8. CFC SECTION 4906 REQUIRES THAT "HAZARDOUS VEGETATION AND FUELS BE MANAGED TO REDUCE THE SEVERITY OF POTENTIAL EXTERIOR WILDFIRE EXPOSURE TO BUILDINGS AND TO REDUCE THE RISK OF FIRE SPREADING TO BUILDINGS AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS." THIS PROPERTY'S LANDSCAPE MUST COMPLY AND BE CONTINUOUSLY MAINTAINED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AS INCLUDED IN CFC SECTIONS 4906-4907

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS), THE LATEST REVISION OF THE COUNTY OF MONTEREY STANDARD DETAILS, STANDARD PROPERTY DEVELOPMENT SPECIFICATIONS, THE 2022 CALIFORNIA BUILDING CODE, AND OSHA REQUIREMENTS. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST (24) HOURS, (1) WORKING DAY, PRIOR TO THE START OF CONSTRUCTION
3. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST (48) HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES
4. THE CONTRACTOR SHALL LEAVE A (24) HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY
5. THE CONTRACTOR SHALL FAMILIARIZE THEIR SELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION
6. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND/OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY
7. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION
8. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR FOR THE ACCURACY OF THE DELINEATION OF UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND/OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE
9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND/OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT. THIS SHALL BE DONE EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA, UNLESS NOTED OTHERWISE
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
    A. PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
    B. COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST
    C. KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
    D. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING
15. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED
16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 8:00AM TO 5:00PM
17. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION
18. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CA PHONE 831-443-3050
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA
20. FOR ALL TRENCH EXCAVATIONS (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 21 WEST LAUREL DRIVE, SUITE 45, SALINAS, CA 93906, PHONE (831) 443-3050, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES
21. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT PUBLIC WORKS. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS
22. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES
23. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION AND DELINEATION OF SHOWN PROPERTY LINE. PROPERTY LINE LOCATION AND TOPOGRAPHIC SURVEY PERFORMED BY OTHERS

PROJECT DATA SUMMARY TABLE

SITE APN 416-231-018	286,843 ft²	6.585 acres	
GENERAL PLAN LAND USE DESIGNATION	LDR		
ZONING DESIGNATION	B-6-D		
GROSS FLOOR AREA			
LOWER FLOOR	1,545 ft²		
UPPER FLOOR	1,932 ft²		
GARAGE	606 ft²	FLOOR AREA RATIO	
	4,083 ft²	1.42%	
		4,083/286,843 = 0.0142	
LOT COVERAGE			
STRUCTURE PERIMETER	2,151 ft²		
PROPOSED DECK	369 ft²		
ROOF OVERHANGS >30"	80 ft²		
REAR PATIO	540 ft²	LOT COVERAGE RATIO	
	3,140 ft²	1.09% < 25%	
		3,140/286,843 = 0.0109	
IMPERVIOUS COVERAGE			
PROPOSED LOT COVERAGE	3,140 ft²		
PROPOSED DRIVEWAY	5,322 ft²	IMPERVIOUS COVERAGE RATIO	
	8,462 ft²	2.95%	
		8,462/286,843 = 0.0295	
PERVIOUS COVERAGE			
HARDLAND	286,843 ft²		
IMPERVIOUS	(8,462) ft²	PERVIOUS COVERAGE RATIO	
	278,381 ft²	97.05%	
		278,381/286,843 = 0.9705	

BENCHMARK:

PROJECT BENCHMARK IS A SURVEY H&V CONTROL POINT #103, A SPIKE LOCATED APPROXIMATELY 51.0' NORTH AND 16.6' WEST OF THE MOST WESTERLY CORNER OF PARCEL 3, AS SHOWN. ELEVATION = 509.74 FEET

GENERAL NOTES:

APPROVAL BY THE COUNTY BUILDING OFFICIAL SHALL IN NO WAY RELIEVE THE DEVELOPER OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT

EARTHWORK NOTES:

THE EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THEY ARE THE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND ROUGH GRADE ELEVATIONS AND THEY MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, SETTLEMENT, NOR STRUCTURAL EXCAVATIONS. THEREFORE, THE ACTUAL VOLUME OF EARTH MOVED MAY BE DIFFERENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EARTHWORK QUANTITIES FOR THEIR SELF AND SHALL NOT RELY ON THESE ESTIMATES FOR PAYMENT. NO CERTIFICATION AS TO THE EARTHWORK BALANCE OR ACCURACY IS IMPLIED

LEGEND:

- DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Cx"
- LANDSET ENGINEERS, INC. PROJECT BENCHMARK IS SURVEY H&V CTL PNT #103, A SPIKE LOCATED IN THE AC PAVEMENT OF A COUNTY ROAD
- WV — WATER VALVE
- S — SEPTIC TANK LID
- WATER SERVICE
- SANITARY SEWER PIPE
- STORM DRAIN
- FOUNDATION DRAIN

AVERAGE NATURAL GRADE	584.5' (597' MAX., 572' MIN.)
GRADING	327 CY (360 CUT, 33 FILL)
TREE REMOVAL	(10) OAK – LIVE (2) OAK – DEAD STUMP
TREE REPLANTING	(11) OAK
WATER SERVICE PROVIDER	CAL-AM
SEWER SERVICE PROVIDER	ON-SITE SEPTIC

NORTH

PAVING SECTION
3" MIN. DEPTH TYPE 2 ASPHALT OVER 6" MIN. DEPTH TYPE 2 CLASS B AGGREGATE OVER COMPACTED COMMON FILL

20 0 20 40
SCALE: 1" = 20'

SITE & UTILITY PLAN

SCALE: 1" = 20'

Rev. No.	Date
1	
2	
3	
4	
5	
6	

This drawing has not been published, but rather has been prepared by Central Coast Civil & Structural Engineering, Inc. for use by the client named in the title block, solely in respect of the construction operations on the property named in the title block. Central Coast Civil & Structural Engineering, Inc. shall not be liable for the use of this drawing on any other project or for any other purpose.

CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.
536 Abrego St. Monterey, CA 93940
Phone: 831.760.9944
e-mail: jack@cccseng.com
www.cccseng.com

PELIOVA & BRADFORD

SITE & UTILITY PLAN

103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	05/19/2025
SHEET:	C1

GRADING NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED
2. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE PERMITTING JURISDICTION INSPECTOR AT LEAST (24) HOURS, (1) WORKING DAY, BEFORE WORK IS COMMENCED
3. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST (48) HOURS, (2) WORKING DAYS, IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER
4. THE CONTRACTOR IS RESPONSIBLE TO EMPLOY A MATERIALS TESTING FIRM APPROVED BY THE PERMITTING AGENCY FOR TESTING OF FILL MATERIAL, COMPACTION RATES AND DENSITY TESTS DURING CONSTRUCTION
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS OF SOILS REPORT NO. 22-237-M BUTANO GEOTECHNICAL ENGINEERING, INC. DATED 12/22/2022
6. OWNER: CAROLYN PELIOVA & MATT BRADFORD PHONE: _____
7. GENERAL CONTRACTOR: DAN CURRIER PHONE: (831) 676-6626
8. GRADING CONTRACTOR: _____ PHONE: _____
9. APPROXIMATE DATE OF START OF GRADING: 8/15/25____
   APPROXIMATE DATE OF COMPLETION: 10/15/25____
10. CUT: 360 CY EXPORT: 327 CY DESTINATION: N/A___
    FILL: 33 CY IMPORT: 0 CY SOURCE: _N/A_____
11. AREA OF DISTURBANCE: 11,900 FT^2
12. ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF, AND TESTED BY, THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORTS FROM THE SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOILS ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5', BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER
14. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVEREXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER. OVEREXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT
15. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT
16. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED
17. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR THE FIRST 4' AT PAVED AREAS AND A MINIMUM OF 5% FOR THE FIRST 10' AT PLANTED AREAS
18. ALL FILLS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY
19. ALL AGGREGATE SUB-BASE SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY AND SHALL HAVE A MINIMUM CBR VALUE OF 25
20. ALL AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY
21. ALL FILL MATERIAL SPECIFICATIONS, PLACEMENT (LIFTS), AND COMPACTION RATES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT
22. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS
23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOLOGICAL REPORT
24. ELEVATION BENCHMARK: SEE SHEET TM
25. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES
26. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL
27. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT AND/OR IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN
28. STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 6" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL
29. IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION WORK SHALL BE STOPPED IMMEDIATELY WITHIN 165' OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY. GRADING, CONSTRUCTION OR LANDSCAPING SHALL NOT BE RESUMED UNTIL THE FIND IS EVALUATED AND IT IS DETERMINED WHETHER THE MATERIAL IS ARCHAEOLOGICALLY SIGNIFICANT AND ADDITIONAL MITIGATION IS REQUIRED
30. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RE-SEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
31. EARTHWORK QUANTITIES ARE SHOWN ON THIS SHEET
32. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND
33. DURING WINTER OPERATION (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
    A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION
    B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES
    C. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORDINANCE 2806-16.12.090
33. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS
34. UTILITIES AND FACILITIES ABOVE AND BELOW THE GROUND ARE LOCATED FROM THE BEST AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR FACILITIES SHOWN ON THE PLANS FROM HARM. ATTENTION IS DIRECTED TO POSSIBLE EXISTENCE OF UNDERGROUND UTILITIES OR FACILITIES NOTE KNOWN TO THE CITY OR IN A LOCATION DIFFERENT FROM THAT, WHICH IS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO DOING WORK IN ORDER TO AVOID DAMAGE OF SUCH UTILITY OR FACILITY OR TO INTERFERE WITH THEIR SERVICE. CALL DIG ALERT, TOLL FREE AT 811, (2) FULL WORKING DAYS IN ADVANCE. CALIFORNIA GOVERNMENT CODE SECTION 4216
35. A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE BUILDING AND SAFETY, FOR THE CONSTRUCTION OF ANY AND ALL RETAINING WALLS AND PRIVATE SEWER AND WATER MAINS INCLUDING SERVICE CONNECTIONS. THE APPROVALS OF THIS PLAN BY MONTEREY COUNTY ARE NOT INCLUSIVE OF THE APPROVAL FOR THE CONSTRUCTION OF ANY RETAINING WALLS AND PRIVATE SEWER AND WATER MAINS INCLUDING SERVICES CONNECTIONS
36. APPROVAL OF THESE CIVIL ENGINEERING PLANS DOES NOT INCLUDE APPROVAL OF ANY PROPOSED DECORATIVE WALLS, MONUMENT SIGNS OR CONSTRUCTION RELATING TO ACCESS TO PUBLIC ACCOMMODATIONS FOR THE PHYSICALLY HANDICAPPED WHICH SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND CALIFORNIA TITLE 24. A SEPARATE REVIEW AND APPROVAL BY THE MONTEREY COUNTY PLANNING AND THE BUILDING AND SAFETY IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION OF ANY SUCH ITEMS
37. A COUNTY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY
38. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE STATUE BUSINESS AND PROFESSIONS CODE
39. NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORM WATER ACCEPTANCE DEED. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY MONTEREY COUNTY
40. WORK HOURS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY FROM 7:00AM TO 8:00PM. NO WORK SHALL TAKE PLACE ON SUNDAYS OR ANY LEGAL OR COUNTY OBSERVED HOLIDAYS. THE DEFINITION OF WORK SHALL INCLUDE RUNNING OR IDLING EQUIPMENT. SATURDAY WORK REQUIRED PRIOR CONCURRENCE BY THE CITY ENGINEER. THE PLANNING COMMISSION AND CITY COUNCIL SHALL RETAIN THE RIGHT TO IMPOSE MORE RESTRICTIVE HOURS OF CONSTRUCTION UPON ANY PROJECTS INVOLVING CONSTRUCTION ACTIVITY BY ADDING APPROPRIATE CONDITIONS TO THE COUNTY'S APPROVAL OF SUBDIVISIONS, PLANNED DEVELOPMENT PERMITS, CONDITIONAL USE PERMITS, VARIANCES AND OTHER PROJECTS
41. IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE PERMITTING JURISDICTION. NO CHANGES IN THE DESIGN SHALL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE PERMITTING JURISDICTION

GENERAL GRADING NOTES:

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7. DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE PERMITTING AGENCY AND IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED
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9. APPROXIMATELY 360 CY CUT/33 CY FILL EARTHWORK
10. APPROXIMATELY 11,900 FT^2 DISTURBED AREA

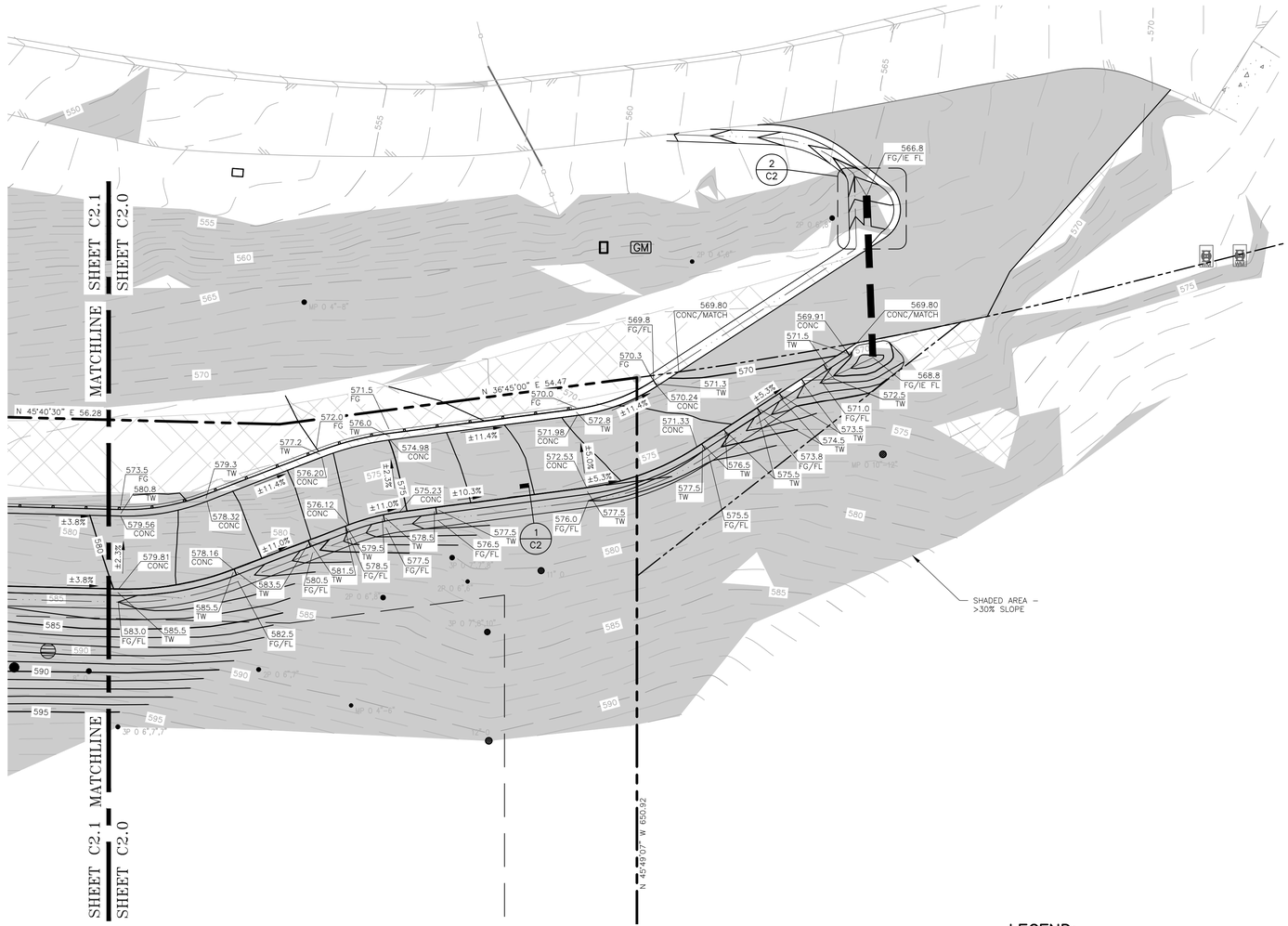
STORM WATER POLLUTION PREVENTION NOTES:

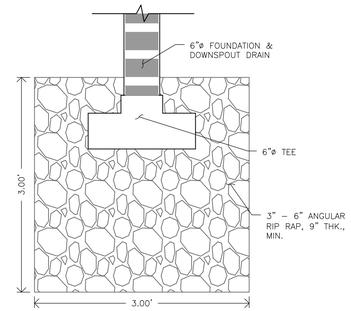
1. THE PROJECT SHALL COMPLY WITH THE POST CONSTRUCTION REQUIREMENTS OF THE MONTEREY COUNTY STORM WATER TECHNICAL GUIDE FOR TIER 1 LOW IMPACT DEVELOPMENT MEASURES
2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN OR STORM WATER POLLUTION PREVENTION PLAN. PLAN SHALL BE ON-SITE AT ALL TIMES
3. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE MONTEREY COUNTYWIDE STORM WATER TECHNICAL GUIDE, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS004002, AND ANY OTHER NPDES PERMIT ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. INCORPORATE BEST MANAGEMENT PRACTICES (BMPS) DESIGNED IN ACCORDANCE WITH THE MONTEREY COUNTY TECHNICAL GUIDANCE MANUAL FOR STORM WATER CONTROL MEASURES
4. NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO COUNTY STREETS OR THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION DEVICE LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF THE PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OR THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE SHALL BE CONSIDERED IN VIOLATION OF THE ABOVE REFERENCE PERMIT AND THE COUNTY'S STORM WATER ORDINANCE

STORM WATER RUNOFF NOTE:

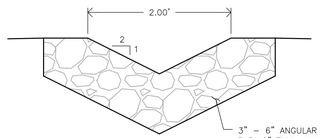
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CONTACT DAN CURRIER IN CASE OF EMERGENCY: (831) 676-6626





2 PIPE OUTLET RIP RAP OUTFALL
SCALE: 1" = 1'



1 RIP RAP SWALE
SCALE: 1" = 1'

LEGEND:

DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Cx"

TC = TOP OF CURB
TW = TOP OF WALL
EG = EXISTING GRADE
FG = FINISHED GRADE
FL = FLOW LINE
AC = ASPHALT CONCRETE
GB = GRADE BREAK
CONC = CONCRETE

RIP RAP LINED SWALE
DRAINAGE FLOWLINE
SURFACE FLOW DIRECTION
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
MAJOR CONTOUR
MINOR CONTOUR
TOP/TOE EX. SLOPE
TOP/TOE SLOPE

NORTH

10 0 10 20
SCALE: 1" = 10'

GRADING & DRAINAGE PLAN

SCALE: 1" = 10'

Rev. No.	Date
1	
2	
3	
4	
5	
6	

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CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.
538 Abrego St. Monterey, CA 93940
Phone: 831.760.9944
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www.cccseng.com

PELIOVA & BRADFORD

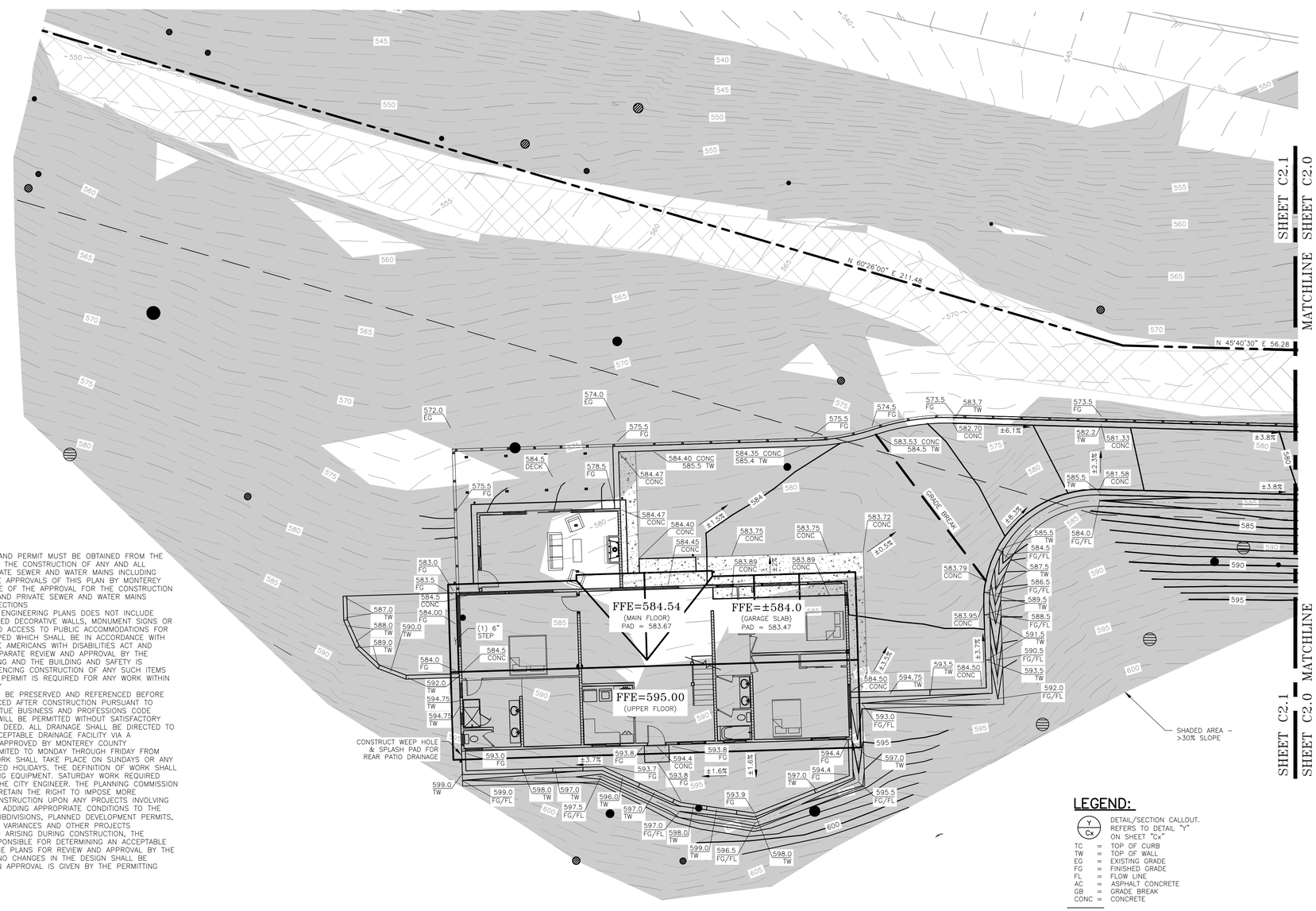
GRADING & DRAINAGE PLAN & DETAILS

103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
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DATE:	05/19/2025
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30. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RE-SEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
31. EARTHWORK QUANTITIES ARE SHOWN ON THIS SHEET
32. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND
33. DURING WINTER OPERATION (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
    A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION
    B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES
    C. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORDINANCE 2806-16.12.090
34. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS
35. UTILITIES AND FACILITIES ABOVE AND BELOW THE GROUND ARE LOCATED FROM THE BEST AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR FACILITIES SHOWN ON THE PLANS FROM HARM. ATTENTION IS DIRECTED TO POSSIBLE EXISTENCE OF UNDERGROUND UTILITIES OR FACILITIES NOTE KNOWN TO THE CITY OR IN A LOCATION DIFFERENT FROM THAT, WHICH IS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO DOING WORK IN ORDER TO AVOID DAMAGE OF SUCH UTILITY OR FACILITY OR TO INTERFERE WITH THEIR SERVICE. CALL DIG ALERT, TOLL FREE AT 811, (2) FULL WORKING DAYS IN ADVANCE. CALIFORNIA GOVERNMENT CODE SECTION 4216
35. A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE BUILDING AND SAFETY, FOR THE CONSTRUCTION OF ANY AND ALL RETAINING WALLS AND PRIVATE SEWER AND WATER MAINS INCLUDING SERVICE CONNECTIONS. THE APPROVALS OF THIS PLAN BY MONTEREY COUNTY ARE NOT INCLUSIVE OF THE APPROVAL FOR THE CONSTRUCTION OF ANY RETAINING WALLS AND PRIVATE SEWER AND WATER MAINS INCLUDING SERVICES CONNECTIONS
36. APPROVAL OF THESE CIVIL ENGINEERING PLANS DOES NOT INCLUDE APPROVAL OF ANY PROPOSED DECORATIVE WALLS, MONUMENT SIGNS OR CONSTRUCTION RELATING TO ACCESS TO PUBLIC ACCOMMODATIONS FOR THE PHYSICALLY HANDICAPPED WHICH SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND CALIFORNIA TITLE 24. A SEPARATE REVIEW AND APPROVAL BY THE MONTEREY COUNTY PLANNING AND THE BUILDING AND SAFETY IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION OF ANY SUCH ITEMS
37. A COUNTY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY
38. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE STATUE BUSINESS AND PROFESSIONS CODE
39. NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORM WATER ACCEPTANCE DEED. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY MONTEREY COUNTY
40. WORK HOURS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY FROM 7:00AM TO 8:00PM. NO WORK SHALL TAKE PLACE ON SUNDAYS OR ANY LEGAL OR COUNTY OBSERVED HOLIDAYS. THE DEFINITION OF WORK SHALL INCLUDE RUNNING OR IDLING EQUIPMENT. SATURDAY WORK REQUIRED PRIOR CONCURRENCE BY THE CITY ENGINEER. THE PLANNING COMMISSION AND CITY COUNCIL SHALL RETAIN THE RIGHT TO IMPOSE MORE RESTRICTIVE HOURS OF CONSTRUCTION UPON ANY PROJECTS INVOLVING CONSTRUCTION ACTIVITY BY ADDING APPROPRIATE CONDITIONS TO THE COUNTY'S APPROVAL OF SUBDIVISIONS, PLANNED DEVELOPMENT PERMITS, CONDITIONAL USE PERMITS, VARIANCES AND OTHER PROJECTS
41. IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE PERMITTING JURISDICTION. NO CHANGES IN THE DESIGN SHALL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE PERMITTING JURISDICTION



LEGEND:

- DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Cx"
- TC = TOP OF CURB
- TW = TOP OF WALL
- EG = EXISTING GRADE
- FG = FINISHED GRADE
- FL = FLOW LINE
- AC = ASPHALT CONCRETE
- GB = GRADE BREAK
- CONC = CONCRETE
- RIP RAP LINED SWALE
- DRAINAGE FLOWLINE
- SURFACE FLOW DIRECTION
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- TOP/TOE EX. SLOPE
- TOP/TOE SLOPE

GENERAL GRADING NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED
2. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE PERMITTING JURISDICTION INSPECTOR AT LEAST (1) WORKING DAY BEFORE WORK IS COMMENCED
3. ALL FILLS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY
4. ALL AGGREGATE SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY AND SHALL HAVE A MINIMUM CBR VALUE OF 25
5. ALL AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY
6. THE CONTRACTOR IS RESPONSIBLE TO EMPLOY A MATERIALS TESTING FIRM APPROVED BY THE PERMITTING AGENCY FOR TESTING OF FILL MATERIAL, COMPACTION RATES AND DENSITY TESTS DURING CONSTRUCTION
7. DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE PERMITTING AGENCY AND IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED
8. IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE PERMITTING JURISDICTION. NO CHANGES IN THE DESIGN SHALL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE PERMITTING JURISDICTION
9. APPROXIMATELY 360 CY CUT/33 CY FILL EARTHWORK
10. APPROXIMATELY 11,900 FT² DISTURBED AREA

STORM WATER POLLUTION PREVENTION NOTES:

1. THE PROJECT SHALL COMPLY WITH THE POST CONSTRUCTION REQUIREMENTS OF THE MONTEREY COUNTY STORM WATER TECHNICAL GUIDE FOR TIER 1 LOW IMPACT DEVELOPMENT MEASURES
2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN OR STORM WATER POLLUTION PREVENTION PLAN. PLAN SHALL BE ON-SITE AT ALL TIMES
3. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE MONTEREY COUNTYWIDE STORM WATER TECHNICAL GUIDE, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS004002, AND ANY OTHER NPDES PERMIT ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. INCORPORATE BEST MANAGEMENT PRACTICES (BMPS) DESIGNED IN ACCORDANCE WITH THE MONTEREY COUNTY TECHNICAL GUIDANCE MANUAL FOR STORM WATER CONTROL MEASURES
4. NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO COUNTY STREETS OR THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION DEVICE LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF THE PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OR THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE SHALL BE CONSIDERED IN VIOLATION OF THE ABOVE REFERENCE PERMIT AND THE COUNTY'S STORM WATER ORDINANCE

STORM WATER RUNOFF NOTE:

1. NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO COUNTY STREETS OR THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION DEVICE LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF THE PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OR THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE SHALL BE CONSIDERED IN VIOLATION OF THE ABOVE REFERENCE PERMIT AND THE COUNTY'S STORM WATER ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO COUNTY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED

CONTACT DAN CURRIER IN CASE OF EMERGENCY: (831) 676-6626

NORTH

10 0 10 20
SCALE: 1" = 10'

GRADING & DRAINAGE PLAN

SCALE: 1" = 10'

Rev. No.	Date
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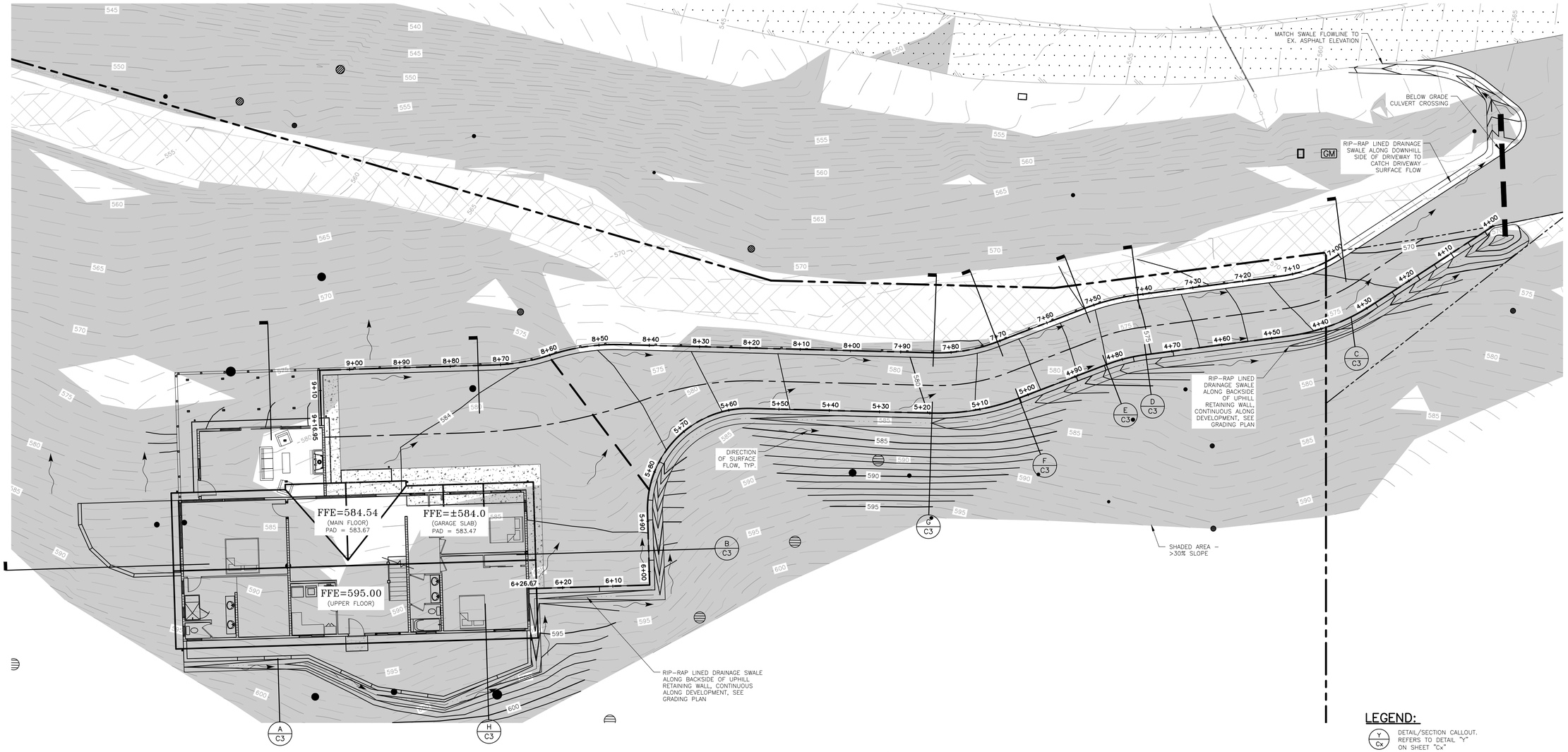
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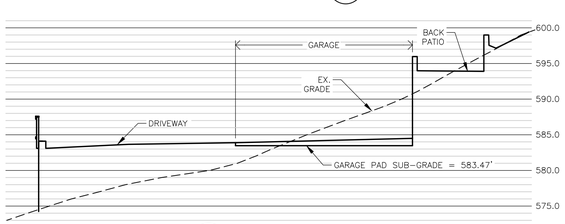
PELIOVA & BRADFORD

GRADING & DRAINAGE PLAN & DETAILS

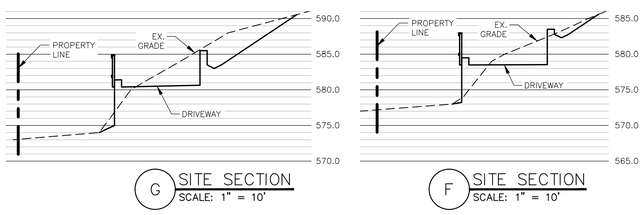
103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

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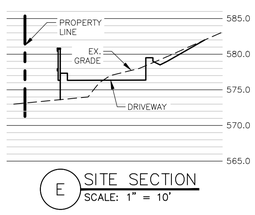


H SITE SECTION
SCALE: 1" = 10'

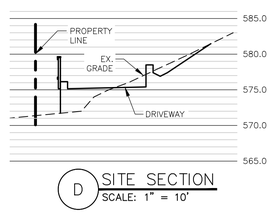


G SITE SECTION
SCALE: 1" = 10'

F SITE SECTION
SCALE: 1" = 10'



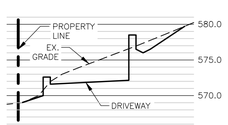
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SCALE: 1" = 10'



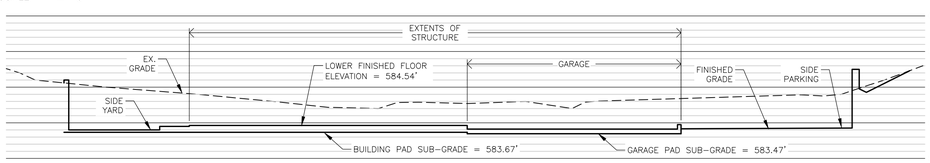
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SCALE: 1" = 10'

LEGEND:

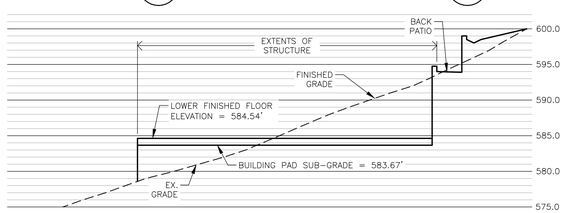
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- LANDSET ENGINEERS, INC. PROJECT BENCHMARK IS SURVEY H&V CTL PNT #103, A SPIKE LOCATED IN THE AC PAVEMENT OF A COUNTY ROAD
- RIP RAP LINED SWALE
- DRAINAGE FLOWLINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- SURFACE FLOW DIRECTION



C SITE SECTION
SCALE: 1" = 10'



B SITE SECTION
SCALE: 1" = 10'



A SITE SECTION
SCALE: 1" = 10'

NORTH

10 0 10 20
SCALE: 1" = 10'

DRAINAGE PLAN
SCALE: 1" = 10'

Rev. No.	Date
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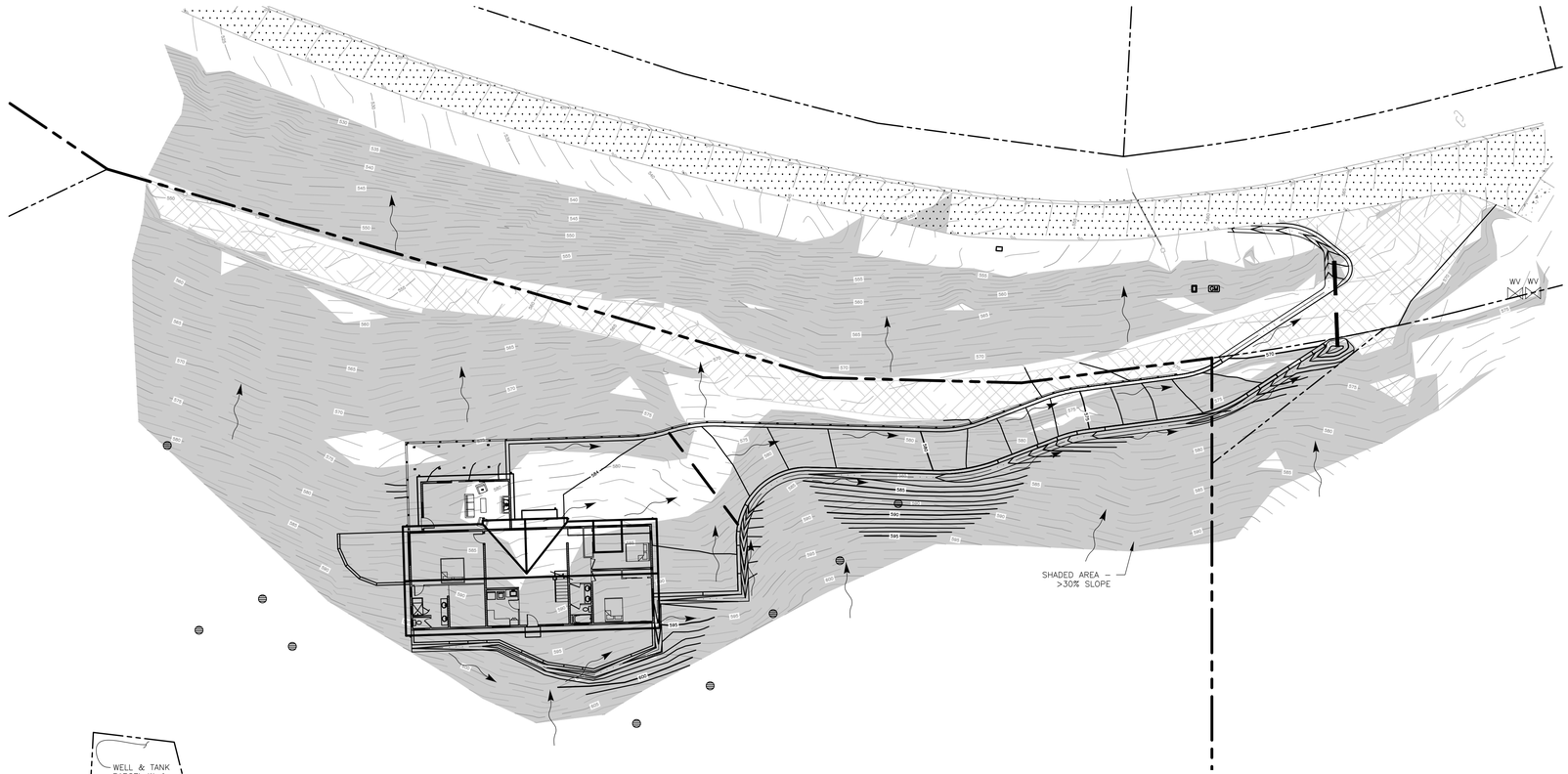
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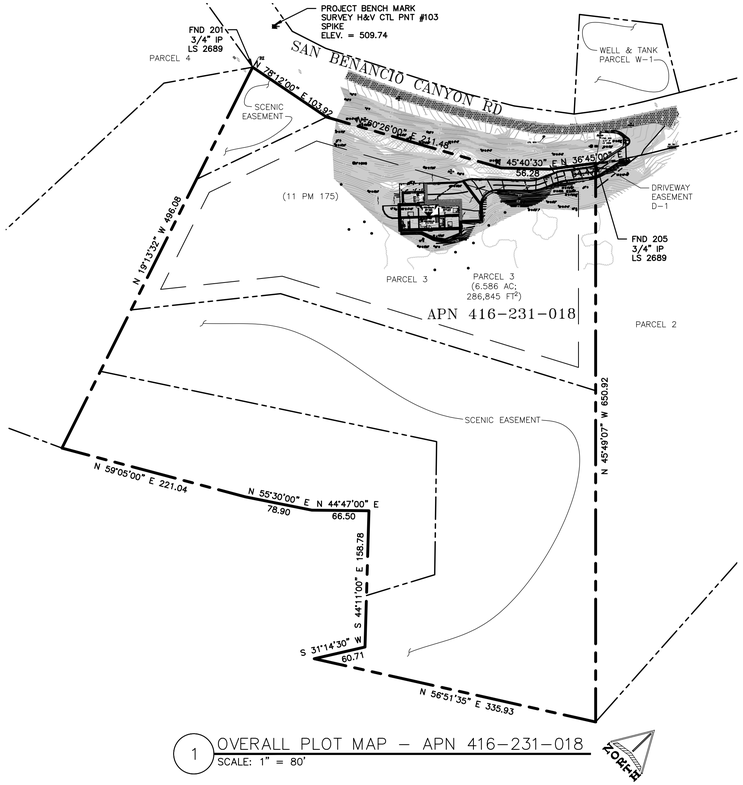
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DRAINAGE PLAN & SITE SECTIONS

103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

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1 OVERALL PLOT MAP – APN 416-231-018
SCALE: 1" = 80'

NORTH

LEGEND:

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- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- SURFACE FLOW DIRECTION

NORTH

20 0 20 40
SCALE: 1" = 20'

SLOPE MAP

SCALE: 1" = 20'

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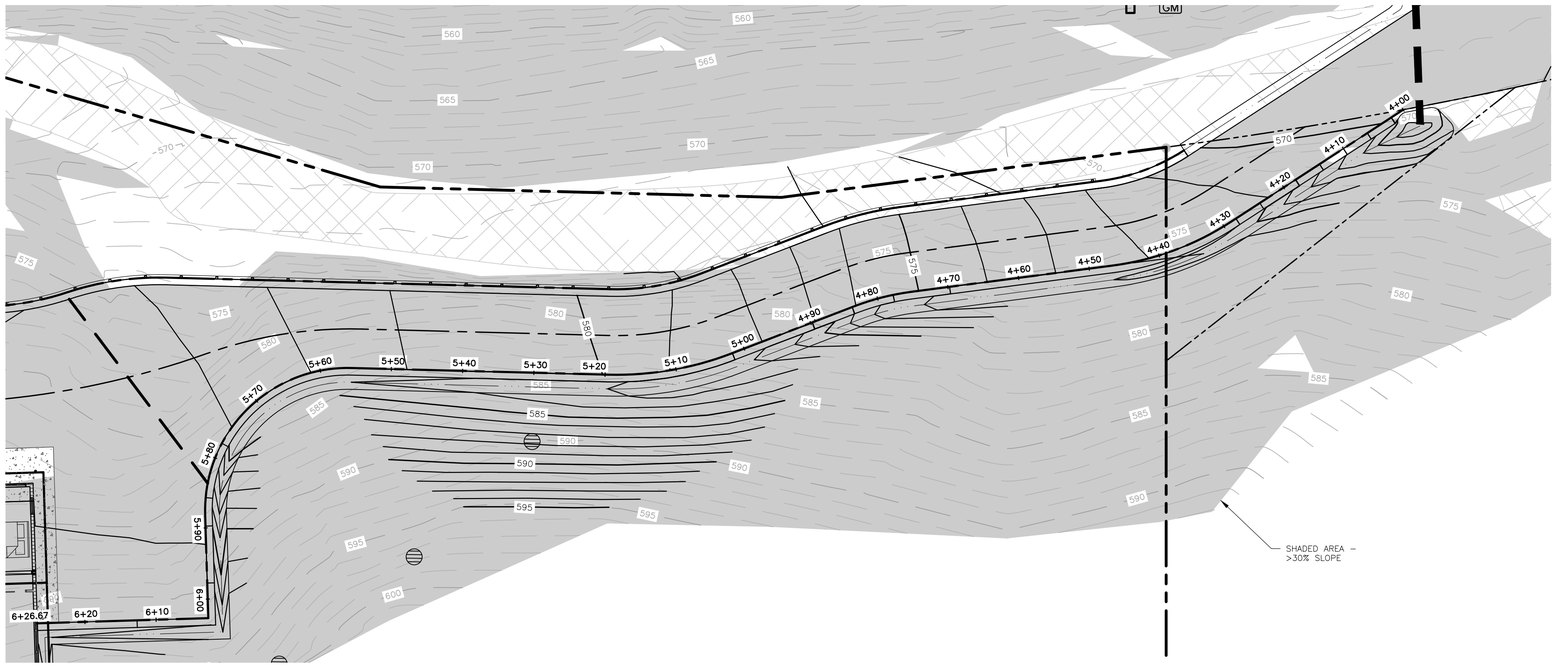
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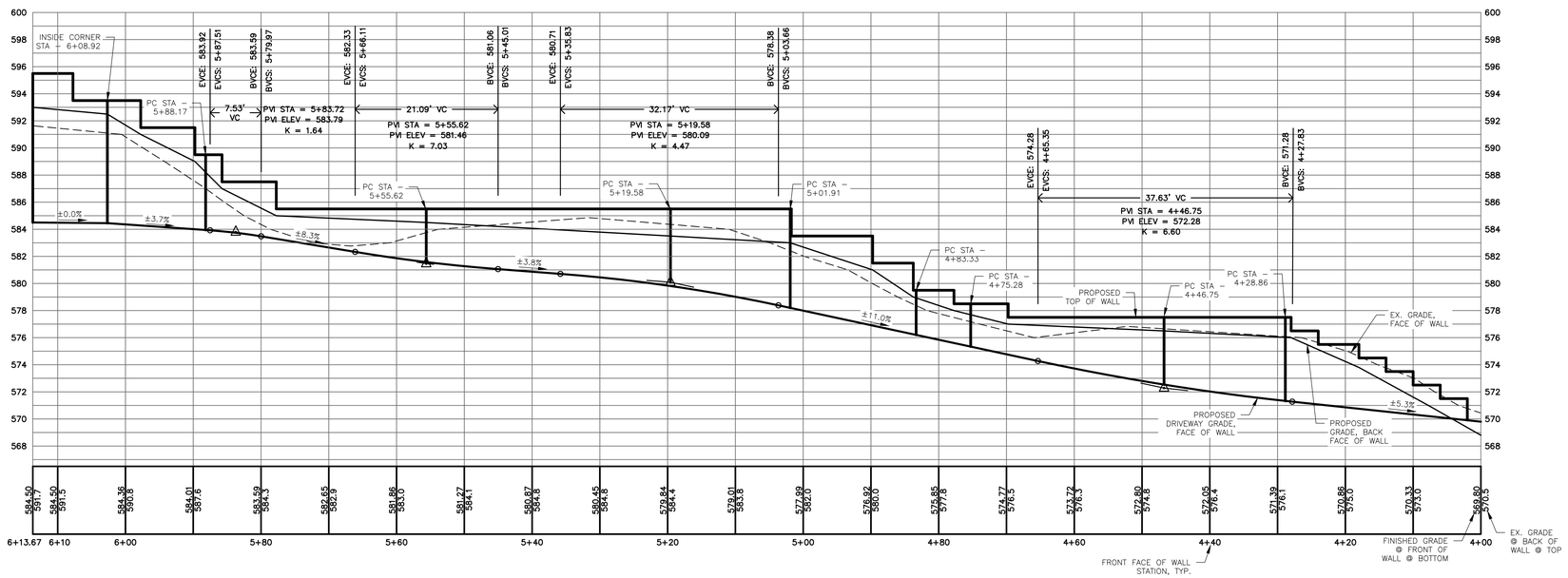
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SLOPE MAP

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LEGEND:

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- DRAINAGE FLOWLINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- SURFACE FLOW DIRECTION

NORTH

10 0 10 20
SCALE: 1" = 10'

WALL PLAN & PROFILE

SCALES – HORIZONTAL: 1" = 10'
VERTICAL: 1" = 4'

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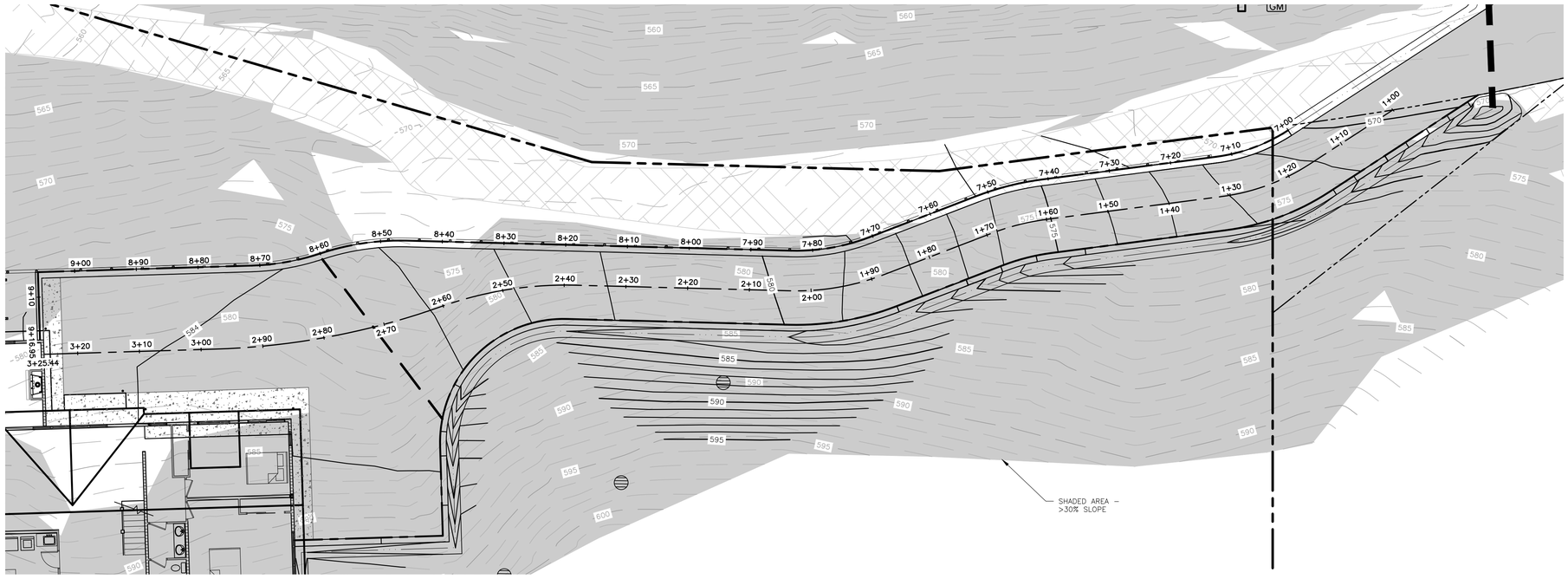
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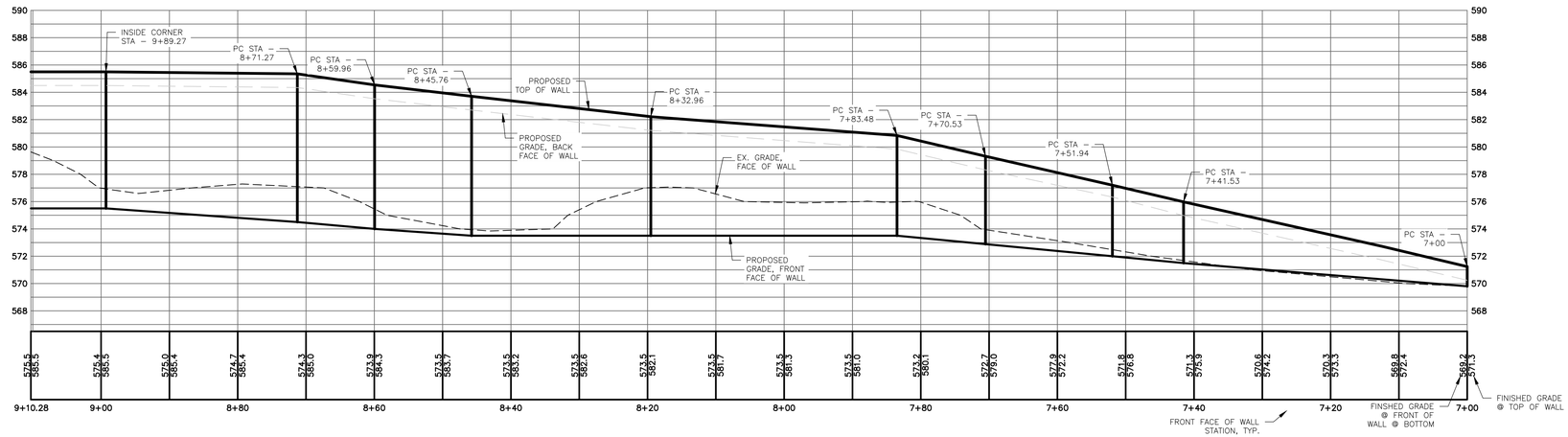
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WALL PLAN & PROFILE

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- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- SURFACE FLOW DIRECTION

NORTH

10 0 10 20
SCALE: 1" = 10'

WALL PLAN & PROFILE

SCALES – HORIZONTAL: 1" = 10'
VERTICAL: 1" = 4'

Rev. No.	Date
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WALL PLAN & PROFILE

103A SAN BENANCIO CANYON RD
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JOB #	220701
DESIGN BY:	JCC
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SHEET:	C5.1

GENERAL NOTES:

KEY NOTES

1 THIS EROSION CONTROL PLAN, NOTES AND DETAILS ARE DEVELOPED TO REMAIN EFFECTIVE UNTIL COMPLETION OF ALL CONSTRUCTION WITHIN THE LIMIT SHOWN OR UNTIL PERMANENT GROUND COVER IS ESTABLISHED. ESC MEASURES SHALL BE ADDED OR ADJUSTED THROUGH CONSTRUCTION PHASES AS NECESSARY TO PREVENT SEDIMENT RUNOFF FROM THE SITE.

2 ALL DETAILS SHOWN ON SHEET MAY NOT BE REQUIRED. REFER TO PLAN FOR MINIMUM REQUIREMENTS. REFER TO EROSION SEDIMENTATION CONTROL NOTE No. 3 FOR ADDITIONAL REQUIREMENTS.

3 ANY VEHICLE ENTRANCE/EXIT DESIGNATED ON THE EROSION CONTROL PLAN THAT IS NOT TO BE USED FOR THIS PURPOSE, SHALL BE BLOCKED TO TRAFFIC. INSTALL VEHICLE BARRIERS AT ALL DRIVEWAY APPROACHES NOT TO BE USED AS STABILIZED CONSTRUCTION ENTRANCE.

4 THE FOLLOWING WERE REVIEWED AND DO NOT PERTAIN TO THIS PROJECT:
- A. THERE ARE NO NATURAL RESOURCE SITES, DESIGNATED BUFFER OR OTHER PROTECTED AREAS.
- B. THERE ARE NO BORROW SITES.
- C. THERE ARE NO CONSERVATION ZONES.

5 THE SOIL TYPE IS MEDIUM DENSE TO VERY DENSE SILTY SAND.

6 EX. VEGETATION CONSISTS SPARSE WEEDS, NATIVE GRASSES, COAST LIVE OAK TREES, & MONTEREY PINE TREES.

7 SITE IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.

EROSION SEDIMENTATION CONTROL NOTES

1 THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED.

2 THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.

3 THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD THESE ESC FACILITIES SHALL BE UPGRADED, AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.

4 THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED, AS NECESSARY, TO ENSURE THEIR CONTINUED FUNCTIONING.

5 AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWN STREAM SYSTEM.

6 ALL UTILITY CONNECTIONS MADE OUTSIDE OF THE PROPERTY LINES SHALL MEET ESC REQUIREMENTS. CONTRACTOR SHALL INSTALL SEDIMENT BARRIERS DOWN GRADE OF DISTURBED AREAS AND PROTECT DOWN STREAM STORM WATER INLETS.

7 ALL SEDIMENT BARRIERS WILL REMAIN IN PLACE UNTIL DRAINAGE FACILITIES ARE CONSTRUCTED AND PERMANENT GROUND COVER HAS BEEN REESTABLISHED.

STORM DRAIN INLET PROTECTION

1 STORM DRAIN INLETS WHICH ARE OPERATIONAL PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA SHALL BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

2 ALTERNATIVE INLET PROTECTION METHODS ARE ENCOURAGED.THIS ALLOWS THE OPPORTUNITY TO USE NEW AND INNOVATIVE EROSION PRODUCTS AND TECHNIQUES. TWO OF THE LATEST TECHNIQUES ARE THE USE OF A "TRAMED SEDIMENT SACK" PLACED INSIDE OF THE CATCH BASIN AND THE USE OF A "SEDIMENT DAM" PLACED INSIDE OF THE CURB INLET TO CATCH SEDIMENT AND RUNOFF LEAVING THE SITE. WHEN INSTALLED AND MAINTAINED CORRECTLY, THESE TECHNIQUES HAVE BEEN EFFECTIVE IN ACHIEVING THE DESIRED RESULTS.

STOCK PILES

1 INSTALL BIO BERM OR SEDIMENT FENCING/BARRIERS AT TOE OF SLOPE.

2 STOCK PILES ON SITE DURING COLD WET WEATHER SEASON (NOVEMBER 15 THROUGH APRIL 30) SHALL BE COVERED WITH POLYETHYLENE PLASTIC SHEETING 6 MIL MINIMUM THICKNESS.

3 COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE AT LEAST A 12" OVERLAP OF ALL SEAMS. FOR SEAMS PARALLEL TO THE SLOPE CONTOUR, THE UPHILL SHEET SHALL OVERLAP THE DOWNHILL SHEET. NO RUNOFF SHALL BE ALLOWED TO RUN UNDER THE PLASTIC COVERING.

4 CONSTRUCTION MATERIALS CONTAINING TOXIC CONTAMINANTS SHALL NOT BE STORED WITHIN 25 FEET OF ANY STORM DRAIN INLET STRUCTURE OR DESIGNATED PROTECTED AREA.

5 DEBRIS, WASTE AND GARBAGE PILES SHALL NOT BE PLACED WITHIN 25 FEET OF ANY STORM DRAIN INLET STRUCTURE OR DESIGNATED PROTECTED AREA.

6 LOCATION OF CONSTRUCTION MATERIAL STORAGE AREAS AND DEBRIS, WASTE AND GARBAGE PILE AREAS SHALL BE PROVIDED BY THE CONTRACTOR TO JURISDICTION AT THE TIME OF THE INITIAL ESC CONTROL INSPECTION.

CONCRETE TRUCK WASH AREA

1 PROVIDE CONCRETE TRUCK WASH AREA ADJACENT TO CONSTRUCTION ENTRANCES. COMPLY WITH PERMIT PERMIT OUTCOME REQUIREMENTS.

2 CONCRETE WASH AREAS SHALL BE CONSTRUCTED OF ONE OF THE FOLLOWING:
- A. STRAW BALE BARRIER WITH PLASTIC LINER.
- B. STACKED SAND BAGS OR BIO-BAGS AS A BARRIER WITH PLASTIC LINER.
- C. PORTABLE CONTAINMENT POND.

3 LOCATION OF CONCRETE TRUCK WASH AREAS ARE SHOWN ON THIS SHEET.

STABILIZED CONSTRUCTION ENTRANCE

1 ESTABLISHED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT OF WAY.

2 ADDITIONAL GRAVEL SHALL BE ADDED PERIODICALLY, IF NECESSARY, TO MAINTAIN PROPER FUNCTION OF THE PAD.

3 IF THE GRAVEL PAD DOES NOT ADEQUATELY REMOVE DIRT AND MUD FROM VEHICLE WHEELS SUCH THAT MUD AND DIRT TRACKING IS EVIDENT OFF SITE, ADDITIONAL MEASURES MUST BE TAKEN. SUCH MEASURES MAY INCLUDE HOSING OFF WHEELS BEFORE VEHICLES LEAVE THE SITE OR OTHER CONSTRUCTION TECHNIQUES/WORK OPERATION MODIFICATIONS. WHEEL WASHING SHOULD BE DONE ON THE GRAVEL PAD AND WASH WATER SHOULD DRAIN THROUGH A SILT-TRAPPING STRUCTURE PRIOR TO LEAVING THE CONSTRUCTION SITE.

SCHEDULE FOR CONSTRUCTION AND IMPLEMENTATION OF ESC CONTROLS

1 SEDIMENT FENCE/BARRIER WILL BE PLACED PRIOR TO ANY SITE GRADING OR SURFACE DISTURBANCE.

2 CONSTRUCT ANY REQUIRED GRAVEL CONSTRUCTION ENTRANCES, TRUCK WHEEL WASH, AND CONCRETE TRUCK WASH AREAS.

3 ALL EROSION CONTROLS WILL BE COMPLETED IN ONE PHASE.

4 CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.

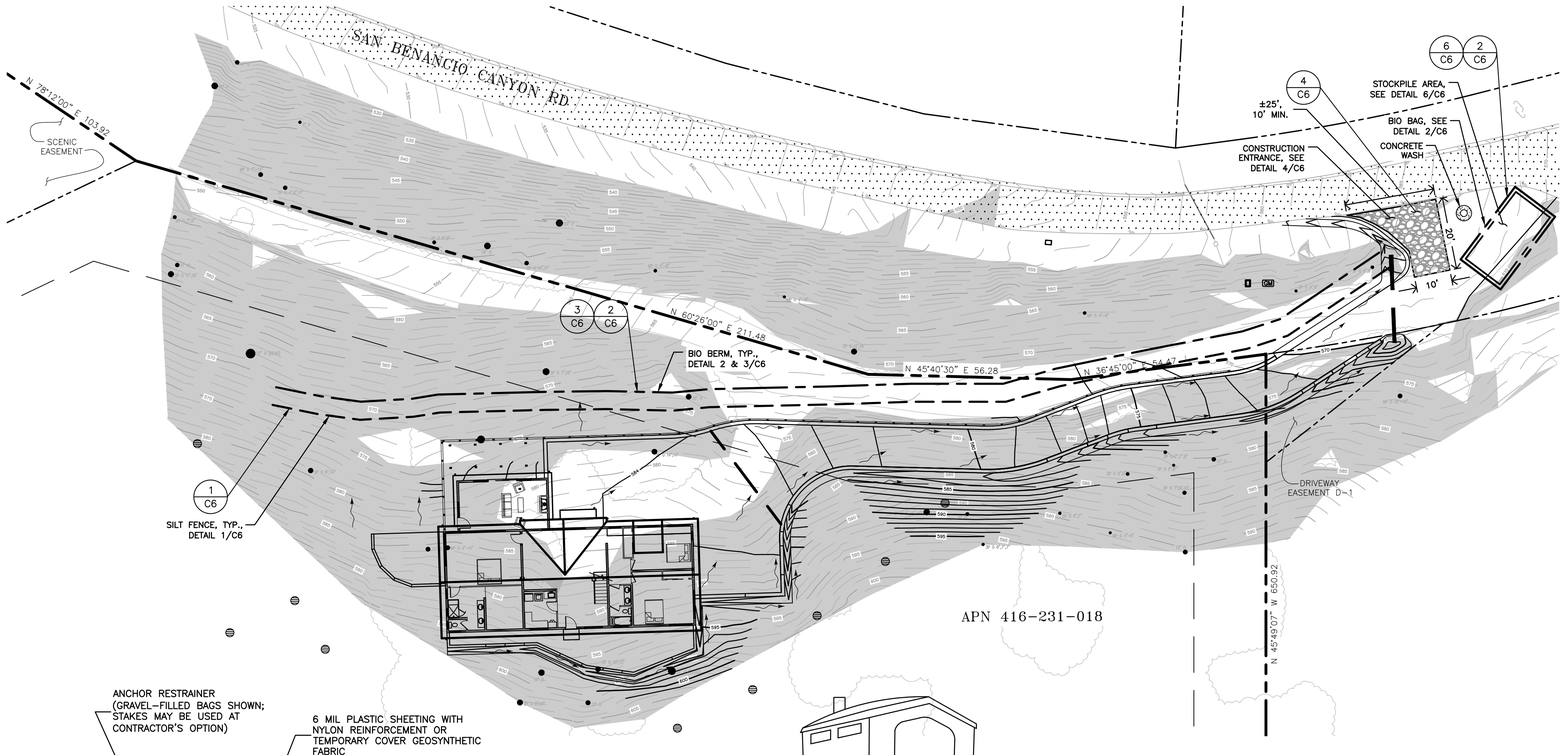
5 EXPECTED TIME PERIOD OF LAND DISTURBING ACTIVITIES IS 6 MONTHS.

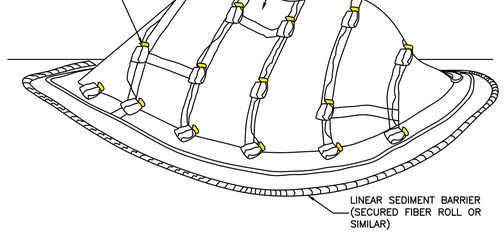
6 FOR CONSTRUCTION BETWEEN NOVEMBER 15-APRIL 30 ADDITIONAL COLD WET WEATHER MEASURES ARE REQUIRED (ESTABLISHED GRASS, 2" MINIMUM STRAW MULCH COVER, OR 3" MINIMUM COMPOST/ORGANIC SOIL MULCH COVERTION OVER DISTURBED AREAS 2 PERCENT OR GREATER).

7 SWEEP STREETS ADJACENT TO CONSTRUCTION ENTRANCES A MINIMUM OF ONCE PER WEEK.

8 REESTABLISH GROUND COVER OR LANDSCAPE PRIOR TO REMOVING ESC MEASURES (POST-CONSTRUCTION).

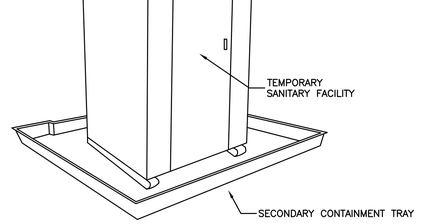
9 REMOVE ESC MEASURES.





NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

6 TEMPORARY COVER ON STOCKPILE
NO SCALE



STORAGE AND DISPOSAL PROCEDURES

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

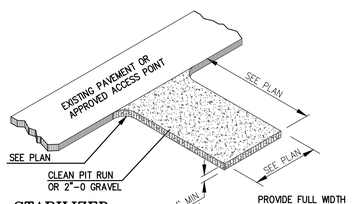
5 SANITARY WASTE MANAGEMENT
NO SCALE

EROSION CONTROL NOTES:

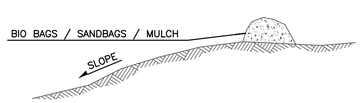
1. IN CASE OF EMERGENCY CALL DAN CURRIER AT (831) 676-6626
2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT APPROVED LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR DAMAGED EROSION CONTROL MEASURES
3. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DE-SILTING FACILITIES. GRADED SLOPE PROTECTION MEASURES DAMAGED DURING THE RAINSTORM SHALL ALSO BE REPAIRED
4. A SIX-FOOT HIGH PERIMETER FENCE OR 24-HOUR GUARD SHALL BE PLACED ON THE SITE WHENEVER THE DEPTH OF WATER IN A FACILITY EXCEEDS 18 INCHES

LEGEND:

- DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Cx"
- ESC — EROSION SEDIMENTATION CONTROL
- CONTINUOUS BIO BERM (3/C6)
- EROSION CONTROL FENCE (1/C6)
- DIRECTION OF FLOW
- CONCRETE TRUCK WASH
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- TOP/TOE EX. SLOPE
- TOP/TOE SLOPE

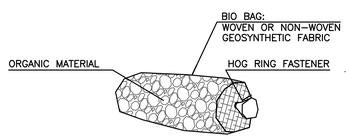


4 STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

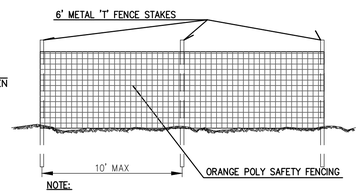


NOTES:
1. FOR SLOPES 2-5% USE 24" - 36" WIDE BY 12" - 18" HIGH BERM
2. FOR SLOPES GREATER THAN 5% USE 36" - 48" WIDE BY 18"- 24" HIGH BERM

3 CONTINUOUS BIO BERM
NO SCALE



2 BIO BAG DETAIL
NO SCALE



NOTE:
1. 1:1 MAX SLOPE PERPENDICULAR TO FENCE LINE
2. INSTALL 10' UPHILL OF BIO BERM

1 EROSION CONTROL FENCE
NO SCALE

NORTH

20 0 20 40
SCALE: 1" = 20'

STORM WATER POLLUTION PREVENTION PLAN
SCALE: 1" = 20'

Rev. No.	Date
1	
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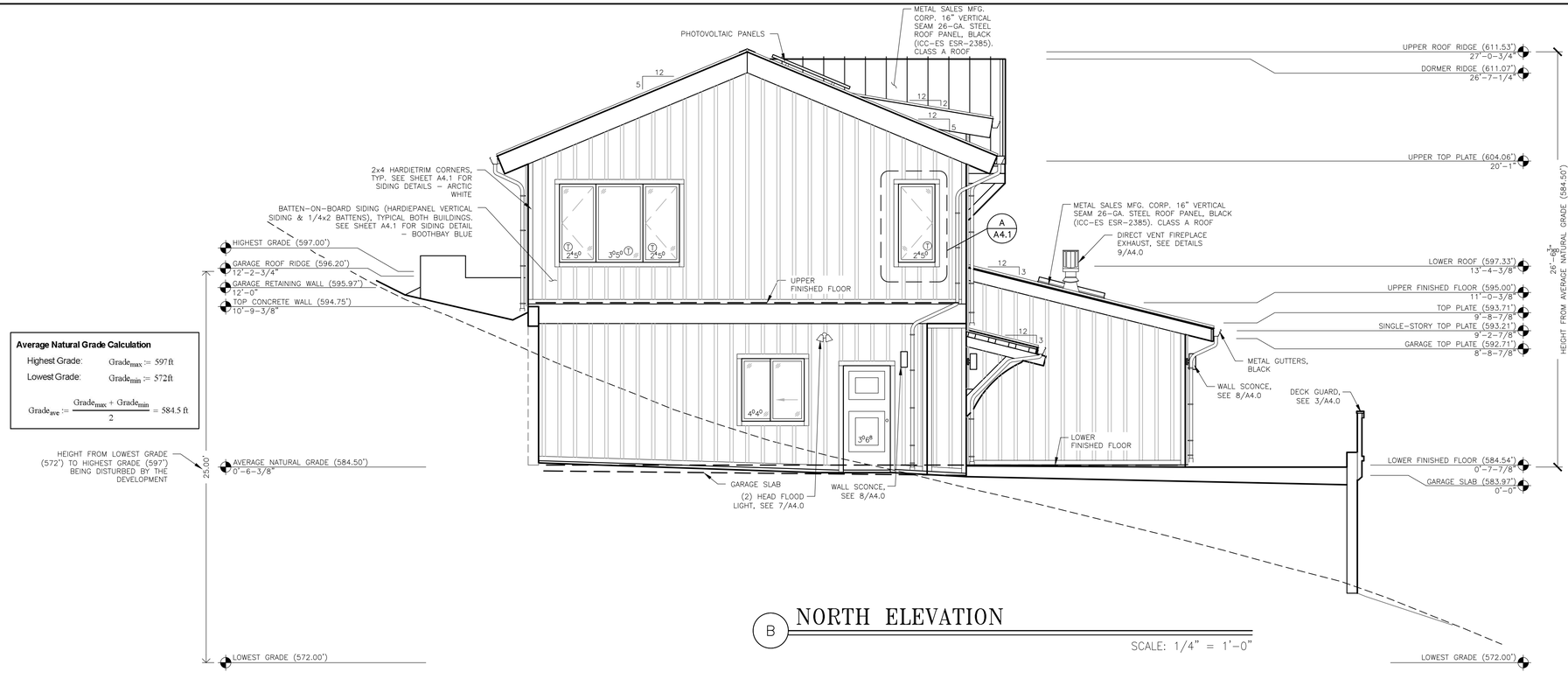
CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.
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www.cccseng.com

PELIOVA & BRADFORD

STORM WATER POLLUTION PREVENTION PLAN

103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	05/19/2025
SHEET:	C6



B NORTH ELEVATION

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



A WEST ELEVATION

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

Rev. No.	Date
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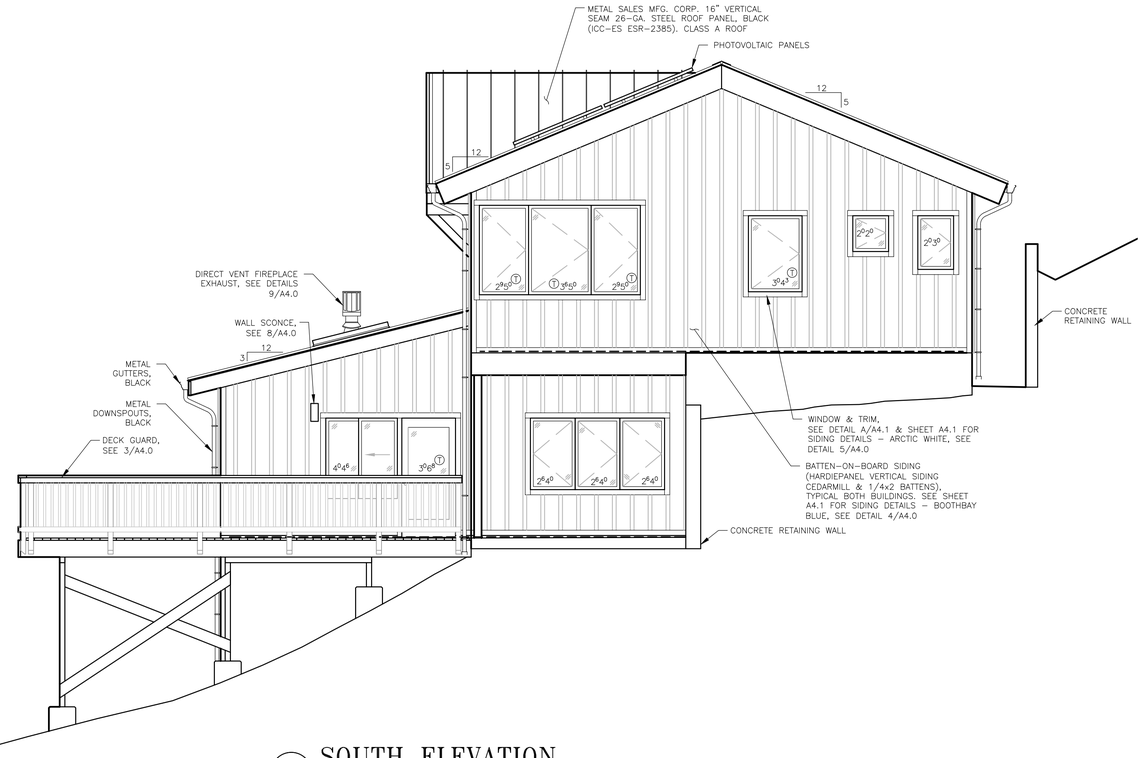
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BUILDING ELEVATIONS

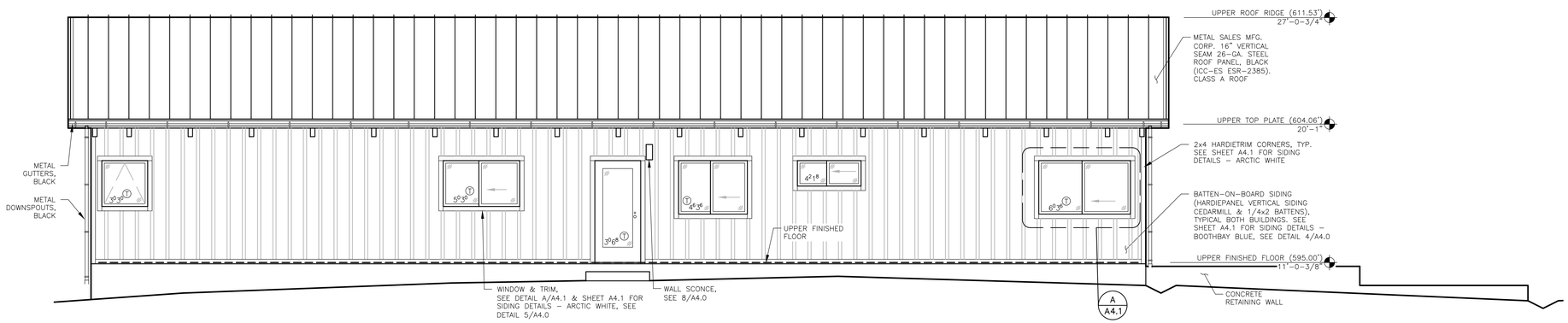
103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	05/19/2025
SHEET:	A1.0



D SOUTH ELEVATION

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



C EAST ELEVATION

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

Rev. No.	Date
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BUILDING ELEVATIONS

103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	05/19/2025
SHEET:	A1.1

FLOOR PLAN NOTES:

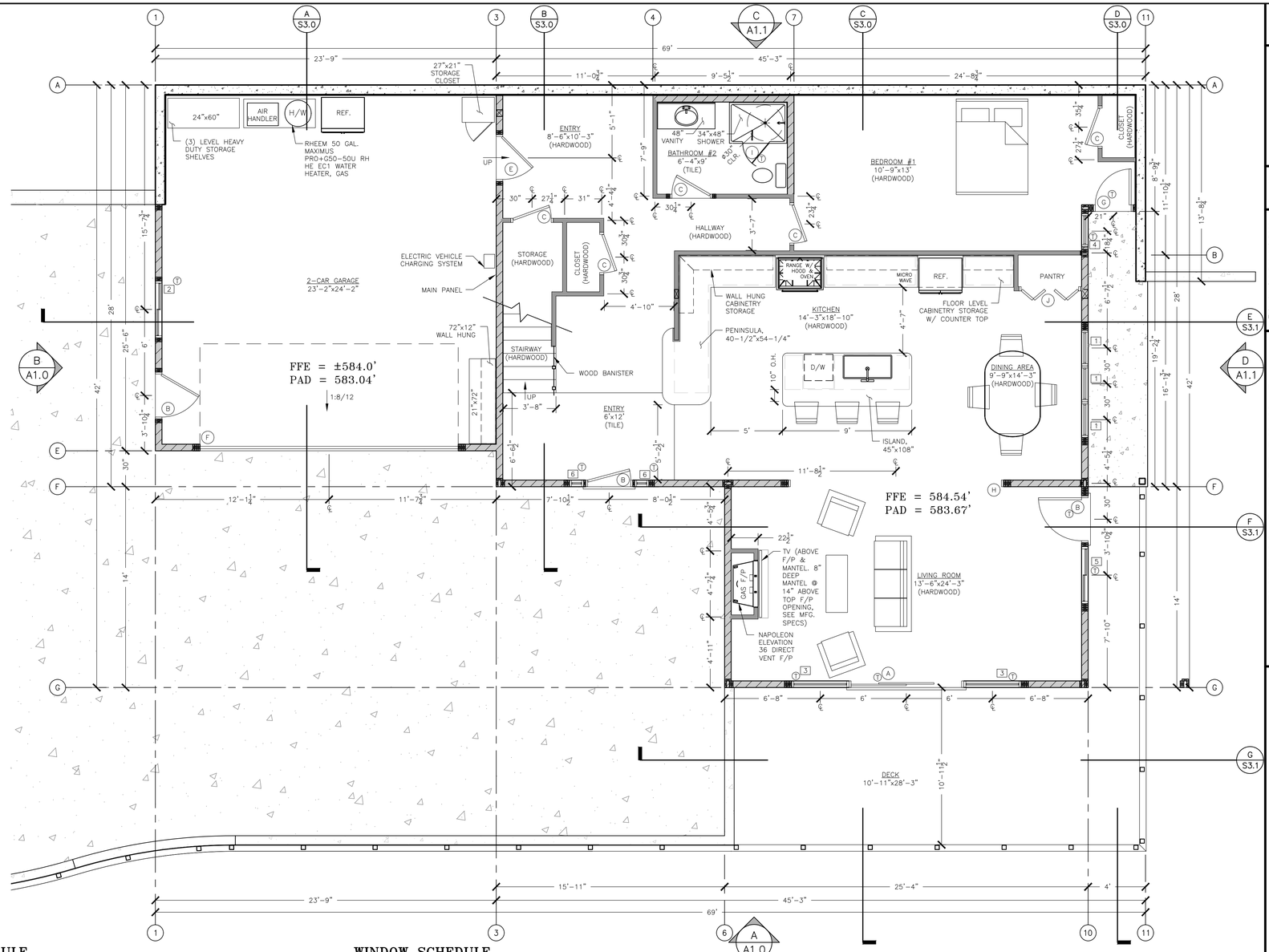
1. EACH BEDROOM SHALL HAVE A DOOR DIRECTLY TO THE EXTERIOR OR A WINDOW THAT WILL PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 FT^2 IN THE OPEN POSITION, AND A MINIMUM CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISHED FLOOR. SLEEPING ROOMS AT GRADE FLOOR LEVEL MAY HAVE A CLEAR SPACE OPENING OF 5 FT^2 (CRC R310.1, 310.2.1, 310.2.2)
2. PROVIDE ACCESS TO ALL UNDER-FLOOR SPACES. INTERIOR ACCESS OPENINGS SHALL BE 18"x24", MIN. EXTERIOR ACCESS OPENINGS SHALL BE 16"x24", MIN. (CRC 408.4)
3. LANDINGS SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD AT EXTERIOR DOORS
4. PROVIDE SMOKE ALARMS WHERE NOTED ON PLANS (SEE SHEET E1.0 & E1.1) (CRC 314.3, CRC 314.3.3 NFPA 72 SECTION 29.8.3.4)
   - 4.1. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND 3' MINIMUM BATHROOM DOORS (CRC 314.3.1)
   - 4.2. SMOKE ALARMS SHALL BE LOCATED OUTSIDE EACH SEPARATE SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM DOOR(S) AND 3' MINIMUM FROM BATHROOM DOORS (CRC 314.3.2)
   - 4.3. SMOKE ALARMS SHALL BE LOCATED A MINIMUM OF 20' HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCES (CRC 314.3.3)
5. SMOKE ALARMS INSTALLED IN ROOMS WITH VAULTED CEILINGS WITH EXPOSED BEAMS WHERE THE BEAM DEPTH IS LESS THAN 10% OF THE THE OVERALL CEILING HEIGHT SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72 SECTION 17.7.3.2.4.2
   - 5.1. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 15' FROM WALLS
   - 5.2. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 30' ON-CENTER
6. SMOKE ALARMS INSTALLED WITH ROOMS WITH LEVEL CEILINGS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72 SECTION 17.7.3.2.3.1
   - 6.1. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 15' FROM WALLS
   - 6.2. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 30' ON-CENTER
7. PROVIDE CARBON MONOXIDE ALARMS WHERE NOTED ON PLANS (CRC 315.3)
   - 7.1. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM DOORS (CRC 315.3.1)
8. PROVIDE CARBON MONOXIDE ALARMS WHERE NOTED ON PLANS (CRC 315.2.1, CRC 315.2.2, CRC 315.3)
   - 8.1. IN DWELLINGS CONTAINING FUEL FIRED APPLIANCES OR FIREPLACES
   - 8.2. OUTSIDE EACH SEPARATE SLEEPING ROOM DOOR(S) (CRC 315.3.1)
9. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS (CRC 315.4)
10. CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH CRC SECTION R315.2.2 (SEE NOTE 7. ABOVE) SHALL BE PERMITTED TO BE BATTERY POWERED
11. EXHAUST FANS (FANS REQUIRED TO BE ENERGY STAR RATED) IN BATHROOMS (WITH BATHING) SHALL BE SWITCHED SEPARATELY FROM LIGHT WHERE PERMITTED BY LAW (SEE SHEET E1). PROVIDE MIN. FIVE COMPLETE AIR CHANGES PER HOUR (50 CFM, MIN.). ALL VENTS LEAD TO OUTSIDE AIR. FANS SHALL PROVIDE 20/50 CFM AND BE CONTROLLED BY HUMIDISTAT (CRC 303.3.1)
12. MATERIAL OTHER THAN STRUCTURAL ELEMENTS USED IN SHOWERS SHALL BE A TYPE NOT ADVERSELY AFFECTED BY MOISTURE. SHOWERS SHALL BE FINISHED TO A HEIGHT OF 72" ABOVE THE DRAIN INLET (CRC R307.2)
13. SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES FOR THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (CPC 408.3)
14. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT (CPC 408.9)
15. SHOWER COMPARTMENT SHALL HAVE NOT LESS THAN 1,024 IN^2 (32"x32") FLOOR AREA AND BE ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE (CPC 408.6)
16. SHOWER COMPARTMENT SHALL HAVE A CLEAR WIDTH OPENING OF 22" (CPC 408.5)
17. PROVIDE NON-SLIP JOINT TRAP AT ALL BATHTUBS (CPC 402.10)
18. PROVIDE 30" CLEAR WIDTH (FINISHED SURFACES) AND 24" CLEARANCE IN FRONT OF WATER CLOSET (CPC 402.5)
19. ALL TOILETS SHALL BE ULTRA-LOW FLUSH WITH A MAXIMUM OF 1.28 GALLONS PER FLUSH (GPF) (4.301.1.1)
20. ALL SHOWER HEADS SHALL HAVE A MAXIMUM OF 1.8 GALLONS PER MINUTE (GPM) AT 80 POUNDS PER SQUARE INCH (PSI) FLOW CAPACITY. SHOWERHEADS SHALL BE CERTIFIED TO US EPA WATERSENSE PERFORMANCE CRITERIA (4.303.1.3)
21. ALL LAVATORY FAUCETS SHALL HAVE A MAXIMUM OF 1.2 GPM AT 60 PSI FLOW CAPACITY. MINIMUM FLOW CAPACITY SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI (4.301.1.4.1)
22. ALL KITCHEN FAUCETS SHALL HAVE A MAXIMUM OF 1.8 GPM AT 60 PSI (4.301.4.4)

STAIR & DECK NOTES:

1. FIRST FLOOR TO SECOND FLOOR - (1) 7-5/8" RISERS + (16) 7-3/8" RISERS, (17) STAIRS TOTAL, 10'-5-5/8" TOTAL HEIGHT BETWEEN LOWER AND UPPER FLOORS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS FOR FLIGHTS WITH (4) OR MORE RISERS (CRC R311.7.8) 11" TREADS, TYP., U.N.O.
2. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT EXCEPT AT A NEWEL POST AT THE TURN (CRC R311.7.8.2)
3. HANDRAIL SHALL BE 34"-38" ABOVE THE NOSING OF TREADS (CRC R311.7.8.1)
4. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS (CRC R311.7.8.2)
5. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE OF STAIRWAY (CRC R311.7.1)
6. THE HANDGRIP PORTION OF THE HANDRAIL SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" (NOT GREATER THAN 6-1/4") WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2-1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". (CRC R311.7.8.3 TYPE I)
7. OPENINGS IN THE STAIR RISER SHALL BE LESS THAN 4"
8. GUARDS SHALL BE CONTINUOUS ALONG DECK EDGES AND STAIRWAYS AT LOCATIONS WITH GREATER THAN 30" HIGH VERTICAL SEPARATION TO ADJACENT GRADE

WILDLAND URBAN INTERFACE FIRE AREA REQUIREMENTS:

1. NEW BUILDINGS FOR WHICH A BUILDING PERMIT APPLICATION IS SUBMITTED ON OR AFTER JULY 1, 2008 (LOCATED IN ANY WILDLAND INTERFACE FIRE AREA) SHALL COMPLY WITH ALL SECTIONS OF SECTION R327, 2022 CRC (R327.1.3.1)
2. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182. ACCEPTABLE METHODS OF INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY (R327.1.5)
3. ACCEPTED AS MEETING THE DEFINITION OF IGNITION-RESISTANT MATERIAL:
   - A. NONCOMBUSTIBLE MATERIAL - MATERIAL THAT COMPLIES WITH THE DEFINITION OF NONCOMBUSTIBLE MATERIALS IN SECTION 202
   - B. FIRE-RETARDANT TREATED WOOD - TREATED WOOD IDENTIFIED FOR EXTERIOR USE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE (R327.4.3)
4. VENTILATION OPENINGS SHALL RESIST INTRUSION OF BURNING EMBERS AND FLAME. VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL/WIRE MESH, MANUFACTURED VENTS, OR OTHER MATERIALS/DEVICES THAT ARE NONCOMBUSTIBLE, CORROSION-RESISTANT, AND HAVE OPENINGS MEASURING BETWEEN 1/16" AND 1/8" (R327.6.2)
5. THE EXTERIOR WALL COVERING AND EAVE COVERINGS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
   - A. NONCOMBUSTIBLE MATERIAL
   - B. IGNITION-RESISTANT MATERIAL
   - C. HEAVY TIMBER EXTERIOR WALL ASSEMBLY NON-COMPLIANT COVERINGS SHALL HAVE (1) LAYER OF 5/8" TYPE-X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING (R327.7.3-5)



DOOR SCHEDULE

MARK	QUANTITY	SIZE	MATERIAL	TYPE	REMARKS
A	1	$8^0 7^0$	WOOD CLAD	EXTERIOR - SLIDING	TEMPERED $U_{MIN.}$=0.32
B	3	$3^0 6^8$	WOOD	EXTERIOR - SINGLE	(1) LOCATION TEMPERED U/MIN.=0.32
C	5	$2^8 6^8$	WOOD	INTERIOR - SINGLE	-
E	1	$3^0 6^8$	WOOD	GARAGE MAN - SINGLE	SEE DOOR NOTE 4.
F	1	$18^0 7^0$	STEEL	OVERHEAD - GARAGE	INSULATED
G	1	$2^6 6^8$	WOOD	EXTERIOR - SINGLE	TEMPERED
H	1	$15^0 9^0$	WOOD	INTERIOR - OPENING	-
I	1	$1^{10} 6^0$	GLASS	SHOWER	TEMPERED
J	1	$4^0 6^8$	WOOD	INTERIOR - DBL. BI-FOLD	-

DOOR SCHEDULE NOTES:

1. ALL DOORS ARE 6'-8" TALL, U.N.O.
2. ALL DOORS ARE SOLID WOOD CORE, PAINT GRADE
3. 1-3/4" EXTERIOR DOORS, 1-5/8" INTERIOR DOORS
4. GARAGE MAN-DOOR SHALL BE PROTECTED BY A 1-3/8" TIGHT-FITTING, SELF-CLOSING & SELF-LATCHING, SOLID WOOD CORE DOOR OR SOLID HONEYCOMB STEEL DOOR, OR A TIGHT FITTING, SELF-CLOSING & SELF-LATCHING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MIN. (CFC 701, CRC R302.5.1)

WINDOW SCHEDULE

MARK	QUANTITY	SIZE		SILL HEIGHT AFF	MATERIAL	$U_{MIN.}$	SHGC	TYPE	REMARKS
		WIDTH	HEIGHT						
1	3	2'-6"	4'-0"	32"	WOOD CLAD	0.32	0.32	CASEMENT	-
2	1	4'-0"	4'-0"	38"	WOOD CLAD	0.32	0.32	SLIDER	TEMPERED
3	2	7'-6"	6'-0"	8"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED
4	1	2'-4"	3'-6"	38"	WOOD CLAD	0.32	0.32	CASEMENT	TEMPERED
5	1	4'-0"	4'-6"	26"	WOOD CLAD	0.32	0.32	SLIDER	TEMPERED
6	2	1'-0"	6'-0"	8"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED

WINDOW SCHEDULE NOTES:

1. ALL WINDOWS ARE DUAL PANE W/ EXTERIOR PANE TEMPERED (EXCEPT FOR HAZARDOUS LOCATIONS WHERE 2-PANES OF TEMPERED GLASS ARE REQUIRED)
2. ALL WINDOWS ARE WOOD CLAD W/ VINYL OR ALUMINUM

NORTH

LEGEND:

- (Y / Sx) DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Sx"
- (x) GRID LINE
- (T) TEMPERED GLASS

WALL LEGEND:

- 2x6 WALL @ 16" O.C.
- 2x4 WALL @ 16" O.C.

LOWER 1,545 FT^2
DECK 369 FT^2
GARAGE 606 FT^2

LOWER FLOOR PLAN

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

Rev. No.	Date
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PELIOVA & BRADFORD
LOWER FLOOR PLAN
103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

JOB #	220701
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	05/19/2025
SHEET:	A2.0

FLOOR PLAN NOTES:

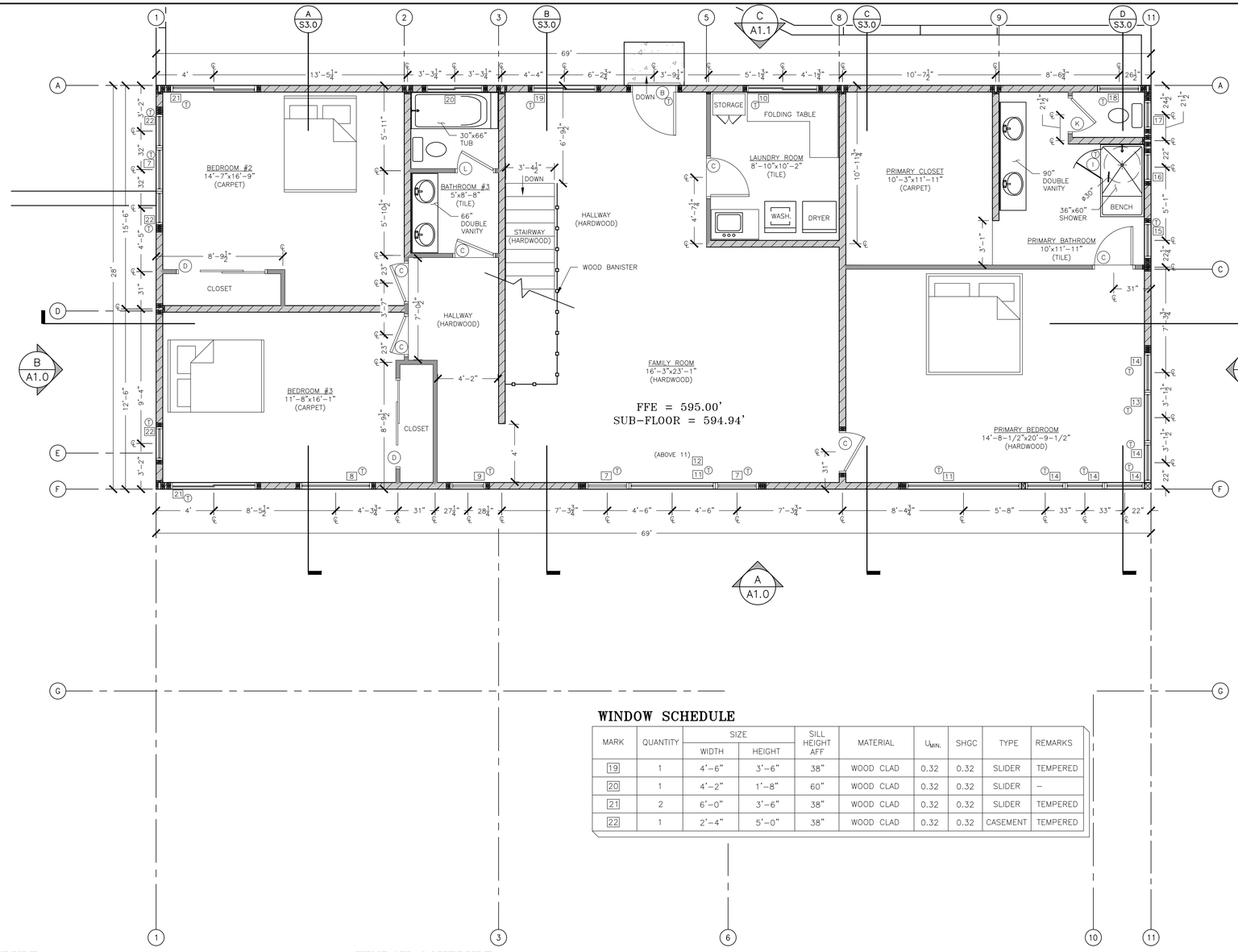
1. EACH BEDROOM SHALL HAVE A DOOR DIRECTLY TO THE EXTERIOR OR A WINDOW THAT WILL PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 FT^2 IN THE OPEN POSITION, AND A MINIMUM CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISHED FLOOR. SLEEPING ROOMS AT GRADE FLOOR LEVEL MAY HAVE A CLEAR SPACE OPENING OF 5 FT^2 (CRC R310.1, 310.2.1, 310.2.2)
2. PROVIDE ACCESS TO ALL UNDER-FLOOR SPACES. INTERIOR ACCESS OPENINGS SHALL BE 18"x24", MIN. EXTERIOR ACCESS OPENINGS SHALL BE 16"x24", MIN. (CRC 408.4)
3. LANDINGS SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD AT EXTERIOR DOORS
4. PROVIDE SMOKE ALARMS WHERE NOTED ON PLANS (SEE SHEET E1.0 & E1.1) (CRC 314.3, CRC 314.3.3 NFPA 72 SECTION 29.8.3.4)
   - 4.1. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND 3' MINIMUM BATHROOM DOORS (CRC 314.3.1)
   - 4.2. SMOKE ALARMS SHALL BE LOCATED OUTSIDE EACH SEPARATE SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM DOOR(S) AND 3' MINIMUM FROM BATHROOM DOORS (CRC 314.3.2)
   - 4.3. SMOKE ALARMS SHALL BE LOCATED A MINIMUM OF 20' HORIZONTALLY FROM PERMANENTLY INSTALLED COOKING APPLIANCES (CRC 314.3.3)
5. SMOKE ALARMS INSTALLED IN ROOMS WITH VAULTED CEILINGS WITH EXPOSED BEAMS WHERE THE BEAM DEPTH IS LESS THAN 10% OF THE OVERALL CEILING HEIGHT SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72 SECTION 17.7.3.2.4.2
   - 5.1. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 15' FROM WALLS
   - 5.2. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 30' ON-CENTER
6. SMOKE ALARMS INSTALLED WITH ROOMS WITH LEVEL CEILINGS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72 SECTION 17.7.3.2.3.1
   - 6.1. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 15' FROM WALLS
   - 6.2. SMOKE DETECTORS SHALL BE LOCATED NOT MORE THAN 30' ON-CENTER
7. PROVIDE CARBON MONOXIDE ALARMS WHERE NOTED ON PLANS (CRC 315.3)
   - 7.1. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM DOORS (CRC 315.3.1)
8. PROVIDE CARBON MONOXIDE ALARMS WHERE NOTED ON PLANS (CRC 315.2.1, CRC 315.2.2, CRC 315.3)
   - 8.1. IN DWELLINGS CONTAINING FUEL FIRED APPLIANCES OR FIREPLACES
   - 8.2. OUTSIDE EACH SEPARATE SLEEPING ROOM DOOR(S) (CRC 315.3.1)
9. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS (CRC 315.4)
10. CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH CRC SECTION R315.2.2 (SEE NOTE 7. ABOVE) SHALL BE PERMITTED TO BE BATTERY POWERED
11. EXHAUST FANS (FANS REQUIRED TO BE ENERGY STAR RATED) IN BATHROOMS (WITH BATHING) SHALL BE SWITCHED SEPARATELY FROM LIGHT WHERE PERMITTED BY LAW (SEE SHEET E1). PROVIDE MIN. FIVE COMPLETE AIR CHANGES PER HOUR (50 CFM, MIN.). ALL VENTS LEAD TO OUTSIDE AIR. FANS SHALL PROVIDE 20/50 CFM AND BE CONTROLLED BY HUMIDISTAT (CRC 303.3.1)
12. MATERIAL OTHER THAN STRUCTURAL ELEMENTS USED IN SHOWERS SHALL BE A TYPE NOT ADVERSELY AFFECTED BY MOISTURE. SHOWERS SHALL BE FINISHED TO A HEIGHT OF 72" ABOVE THE DRAIN INLET (CRC R307.2)
13. SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES FOR THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (CPC 408.3)
14. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT (CPC 408.9)
15. SHOWER COMPARTMENT SHALL HAVE NOT LESS THAN 1,024 IN^2 (32"x32") FLOOR AREA AND BE ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE (CPC 408.6)
16. SHOWER COMPARTMENT SHALL HAVE A CLEAR WIDTH OPENING OF 22" (CPC 408.5)
17. PROVIDE NON-SLIP JOINT TRAP AT ALL BATHTUBS (CPC 402.10)
18. PROVIDE 30" CLEAR WIDTH (FINISHED SURFACES) AND 24" CLEARANCE IN FRONT OF WATER CLOSET (CPC 402.5)
19. ALL TOILETS SHALL BE ULTRA-LOW FLUSH WITH A MAXIMUM OF 1.28 GALLONS PER FLUSH (GPF) (4.301.1.1)
20. ALL SHOWER HEADS SHALL HAVE A MAXIMUM OF 1.8 GALLONS PER MINUTE (GPM) AT 80 POUNDS PER SQUARE INCH (PSI) FLOW CAPACITY. SHOWERHEADS SHALL BE CERTIFIED TO US EPA WATERSENSE PERFORMANCE CRITERIA (4.303.1.3)
21. ALL LAVATORY FAUCETS SHALL HAVE A MAXIMUM OF 1.2 GPM AT 60 PSI FLOW CAPACITY. MINIMUM FLOW CAPACITY SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI (4.301.1.4.1)
22. ALL KITCHEN FAUCETS SHALL HAVE A MAXIMUM OF 1.8 GPM AT 60 PSI (4.301.4.4)

STAIR & DECK NOTES:

1. FIRST FLOOR TO SECOND FLOOR – (1) 7-5/8" RISERS + (16) 7-3/8" RISERS, (17) STAIRS TOTAL, 10'-5-5/8" TOTAL HEIGHT BETWEEN LOWER AND UPPER FLOORS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS FOR FLIGHTS WITH (4) OR MORE RISERS (CRC R311.7.8) 11" TREADS, TYP., U.N.O.
2. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT EXCEPT AT A NEWEL POST AT THE TURN (CRC R311.7.8.2)
3. HANDRAIL SHALL BE 34"–38" ABOVE THE NOSING OF TREADS (CRC R311.7.8.1)
4. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1–1/2" BETWEEN THE WALL AND THE HANDRAILS (CRC R311.7.8.2)
5. HANDRAILS SHALL NOT PROJECT MORE THAN 4–1/2" ON EITHER SIDE OF STAIRWAY (CRC R311.7.1)
6. THE HANDGRIP PORTION OF THE HANDRAIL SHALL NOT BE LESS THAN 1–1/4" NOR MORE THAN 2" IN CROSS–SECTIONAL DIMENSION. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" (NOT GREATER THAN 6–1/4") WITH A MAXIMUM CROSS–SECTION DIMENSION OF 2–1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". (CRC R311.7.8.3 TYPE I)
7. OPENINGS IN THE STAIR RISER SHALL BE LESS THAN 4"
8. GUARDS SHALL BE CONTINUOUS ALONG DECK EDGES AND STAIRWAYS AT LOCATIONS WITH GREATER THAN 30" HIGH VERTICAL SEPARATION TO ADJACENT GRADE

WILDLAND URBAN INTERFACE FIRE AREA REQUIREMENTS:

1. NEW BUILDINGS FOR WHICH A BUILDING PERMIT APPLICATION IS SUBMITTED ON OR AFTER JULY 1, 2008 (LOCATED IN ANY WILDLAND INTERFACE FIRE AREA) SHALL COMPLY WITH ALL SECTIONS OF SECTION R327, 2022 CRC (R327.1.3.1)
2. PRIOR TO BUILDING PERMIT FINAL APPROVAL THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182. ACCEPTABLE METHODS OF INSPECTION AND DOCUMENTATION SHALL BE DETERMINED BY THE ENFORCING AGENCY (R327.1.5)
3. ACCEPTED AS MEETING THE DEFINITION OF IGNITION–RESISTANT MATERIAL:
   - A. NONCOMBUSTIBLE MATERIAL – MATERIAL THAT COMPLIES WITH THE DEFINITION OF NONCOMBUSTIBLE MATERIALS IN SECTION 202
   - B. FIRE–RETARDANT TREATED WOOD – TREATED WOOD IDENTIFIED FOR EXTERIOR USE THAT COMPLIES WITH THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE (R327.4.3)
4. VENTILATION OPENINGS SHALL RESIST INTRUSION OF BURNING EMBERS AND FLAME. VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL/WIRE MESH, MANUFACTURED VENTS, OR OTHER MATERIALS/DEVICES THAT ARE NONCOMBUSTIBLE, CORROSION–RESISTANT, AND HAVE OPENINGS MEASURING BETWEEN 1/16" AND 1/8" (R327.6.2)
5. THE EXTERIOR WALL COVERING AND EAVE COVERINGS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
   - A. NONCOMBUSTIBLE MATERIAL
   - B. IGNITION–RESISTANT MATERIAL
   - C. HEAVY TIMBER EXTERIOR WALL ASSEMBLY NON–COMPLIANT COVERINGS SHALL HAVE (1) LAYER OF 5/8" TYPE–X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING (R327.7.3–5)



WINDOW SCHEDULE

MARK	QUANTITY	SIZE WIDTH	SIZE HEIGHT	SILL HEIGHT AFF	MATERIAL	$U_{MIN.}$	SHGC	TYPE	REMARKS
19	1	4'-6"	3'-6"	38"	WOOD CLAD	0.32	0.32	SLIDER	TEMPERED
20	1	4'-2"	1'-8"	60"	WOOD CLAD	0.32	0.32	SLIDER	–
21	2	6'-0"	3'-6"	38"	WOOD CLAD	0.32	0.32	SLIDER	TEMPERED
22	1	2'-4"	5'-0"	38"	WOOD CLAD	0.32	0.32	CASEMENT	TEMPERED

DOOR SCHEDULE

MARK	QUANTITY	SIZE	MATERIAL	TYPE	REMARKS
B	1	3'0"6'8"	WOOD	EXTERIOR – SINGLE	TEMPERED
C	6	2'8"6'8"	WOOD	INTERIOR – SINGLE	–
D	2	6'0"6'8"	WOOD	INTERIOR – SLIDING	–
I	1	1'10"6'0"	GLASS	SHOWER	TEMPERED
K	1	2'4"6'8"	WOOD	INTERIOR – SINGLE	–
L	1	2'6"6'8"	WOOD	INTERIOR – SINGLE	–

DOOR SCHEDULE NOTES:

1. ALL DOORS ARE 6'–8" TALL, U.N.O.
2. ALL DOORS ARE SOLID WOOD CORE, PAINT GRADE
3. 1–3/4" EXTERIOR DOORS, 1–5/8" INTERIOR DOORS

WINDOW SCHEDULE

MARK	QUANTITY	SIZE WIDTH	SIZE HEIGHT	SILL HEIGHT AFF	MATERIAL	$U_{MIN.}$	SHGC	TYPE	REMARKS
7	3	3'-0"	5'-0"	38"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED
8	1	5'-0"	7'-0"	25"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED
9	1	2'-6"	6'-0"	25"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED
10	1	5'-0"	3'-0"	44"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED
11	2	6'-0"	5'-0"	38"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED
12	1	6'-0"	2'-3"	102"	WOOD CLAD	0.32	0.32	FIXED	TEMPERED
13	1	3'-6"	5'-0"	38"	WOOD CLAD	0.32	0.32	CASEMENT	TEMPERED
14	5	2'-9"	5'-0"	38"	WOOD CLAD	0.32	0.32	CASEMENT	TEMPERED
15	1	2'-6"	4'-3"	40"	WOOD CLAD	0.32	0.32	CASEMENT	TEMPERED
16	1	2'-0"	2'-0"	67"	WOOD CLAD	0.32	0.32	CASEMENT	–
17	1	2'-0"	3'-0"	55"	WOOD CLAD	0.32	0.32	CASEMENT	–
18	1	3'-0"	3'-0"	44"	WOOD CLAD	0.32	0.32	AWNING	TEMPERED

WINDOW SCHEDULE NOTES:

1. ALL WINDOWS ARE DUAL PANE W/ EXTERIOR PANE TEMPERED (EXCEPT FOR HAZARDOUS LOCATIONS WHERE 2–PANES OF TEMPERED GLASS ARE REQUIRED)
2. ALL WINDOWS ARE WOOD CLAD W/ VINYL OR ALUMINUM

NORTH

LEGEND:

- (Y / Sx) DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Sx"
- (X) GRID LINE
- (T) TEMPERED GLASS

WALL LEGEND:

- 2x6 WALL @ 16" O.C.
- 2x4 WALL @ 16" O.C.

UPPER FLOOR PLAN

UPPER 1,932 FT^2

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

Rev. No.	Date
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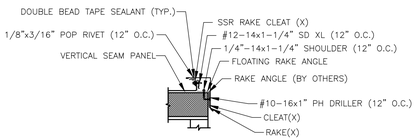
CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.
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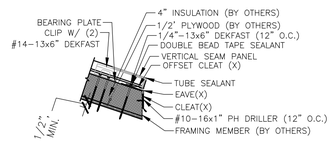
UPPER FLOOR PLAN

103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

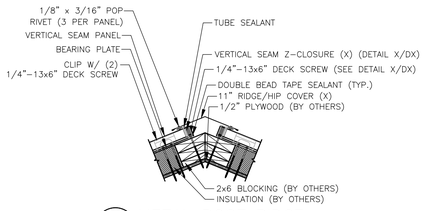
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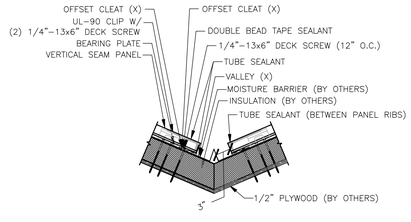
1 METAL ROOF RAKE
SCALE: 1" = 1' - 0"



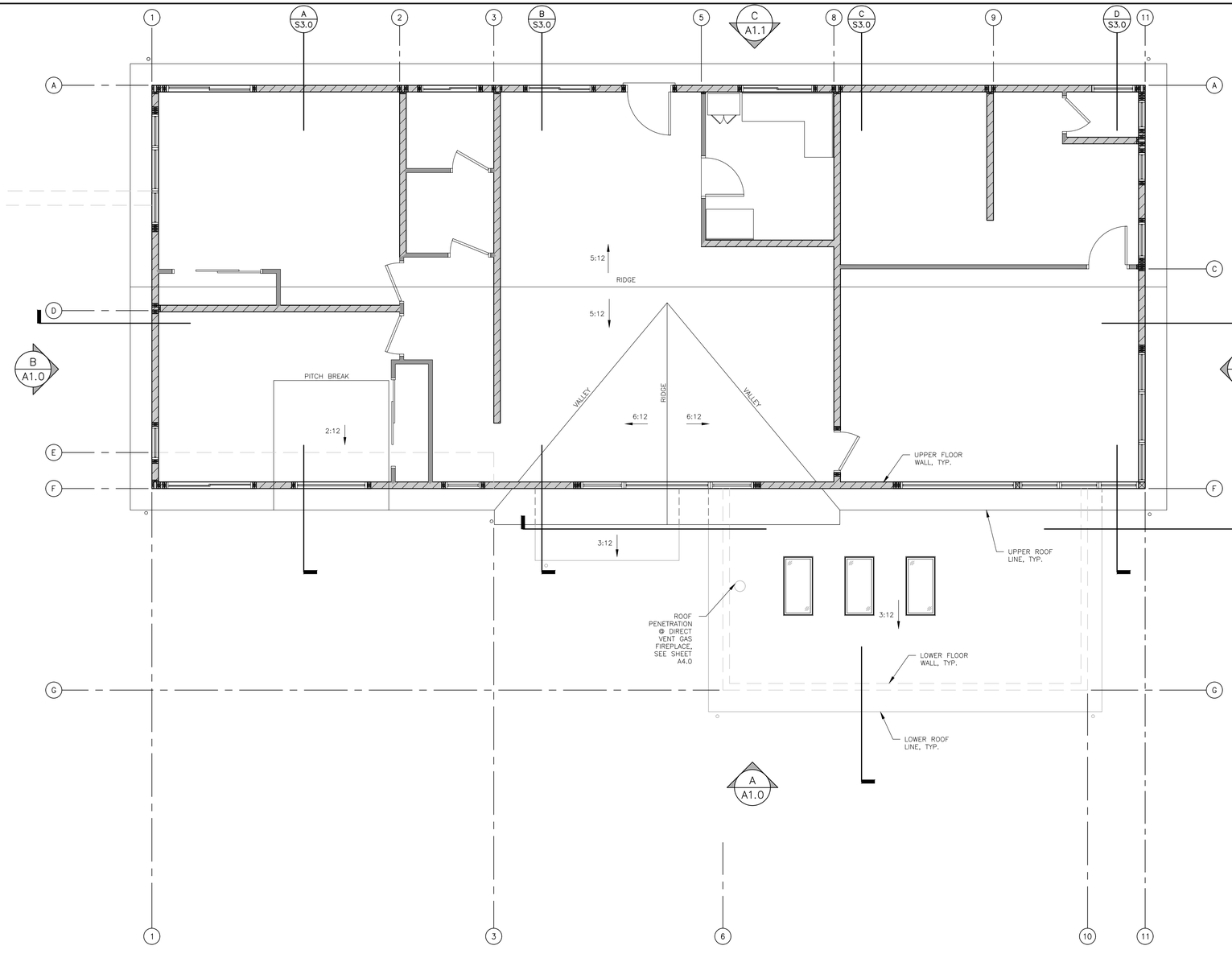
2 METAL ROOF EAVE
SCALE: 1" = 1' - 0"



3 METAL ROOF RIDGE
SCALE: 1" = 1' - 0"



4 METAL ROOF VALLEY
SCALE: 1" = 1' - 0"



NORTH

LEGEND:

- (Y / Sx) DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "Sx"
- (X) GRID LINE

ROOF PLAN
SCALE: 1/4" = 1'-0"

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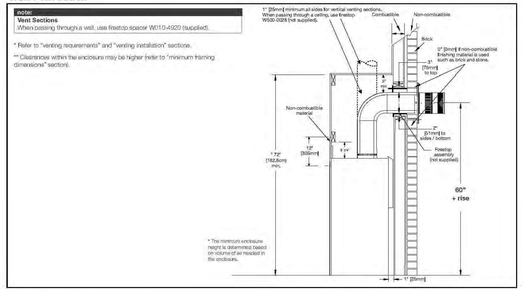
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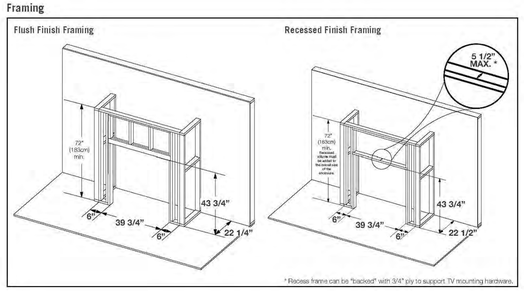
ELEVATION™ 36 DIRECT VENT GAS FIREPLACE

Product information provided is not complete and is subject to change without notice. Please consult the installation manual for the most up to date installation information.

Wall Penetration



Framing



W415-3022 / 03.08.21

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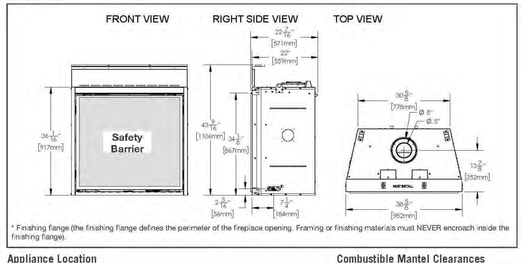
8 GAS FIREPLACE
SCALE: NTS

ELEVATION™ 36 DIRECT VENT GAS FIREPLACE

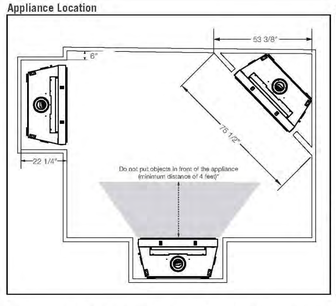
Specifications

Model	BTU	Width		Height		Depth		Glass Size
		Actual	Framing	Actual	Framing	Actual	Framing	
E36NTE	26,000	38 5/8"	39 3/4"	36 1/6"	43 3/4"	22 7/16"	22 1/4"	24 15/16" x 30 7/16"
E36PTE								

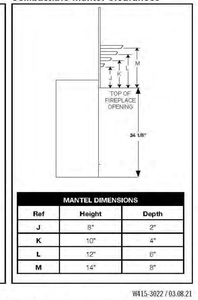
Dimensions



Appliance Location



Combustible Mantel Clearances



MANTEL DIMENSIONS		
Ref	Height	Depth
J	8"	2"
K	10"	4"
L	12"	6"
M	14"	8"

W415-3022 / 03.08.21

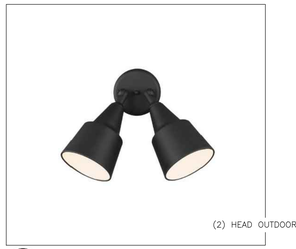
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8 GAS FIREPLACE
SCALE: NTS



12" KICHLER 2 OUTDOOR WALL SCONCE LIGHT
MODEL: 9244BK

8 EXTERIOR ENTRY LIGHTING
SCALE: NTS



(2) HEAD OUTDOOR LED FLOOD LIGHT

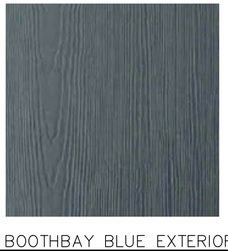
7 EXTERIOR FLOOD LIGHT
SCALE: NTS



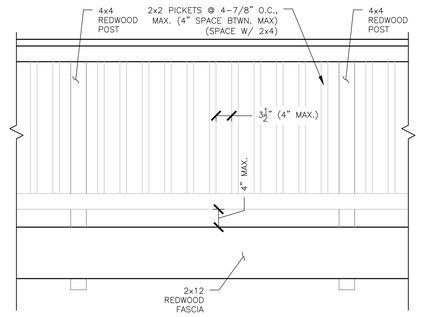
6 METAL SALES MFG. CO. RAISED SEAM METAL ROOF
SCALE: NTS



5 JAMES HARDIE – ARCTIC WHITE EXTERIOR TRIM COLOR
SCALE: NTS



4 JAMES HARDIE – BOOTHBAY BLUE EXTERIOR SIDING COLOR
SCALE: NTS



3 DECK GUARD RAIL
SCALE: NTS





2 NANAWALL FOLDING GLASS WALL – NW ALUMINUM 640
SCALE: NTS





1 HARDIEPANEL VERTICAL SIDING: CEDARMILL – BOARD–AND–BATTEN
SCALE: NTS

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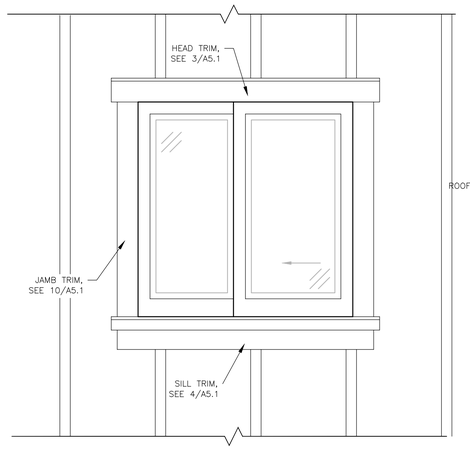
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PELIOVA & BRADFORD

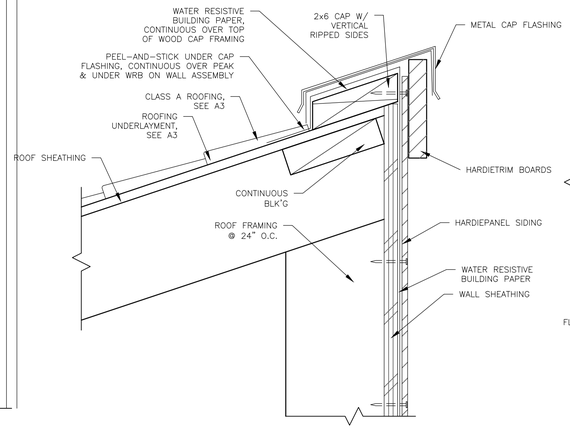
BUILDING DESIGN DETAILS

103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

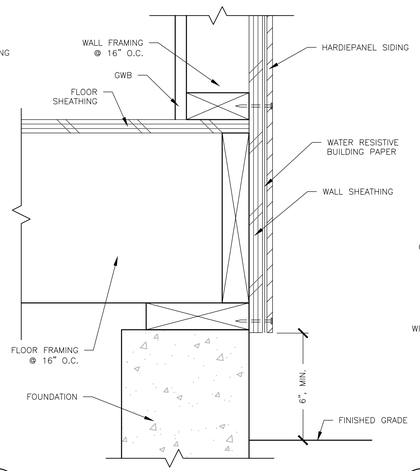
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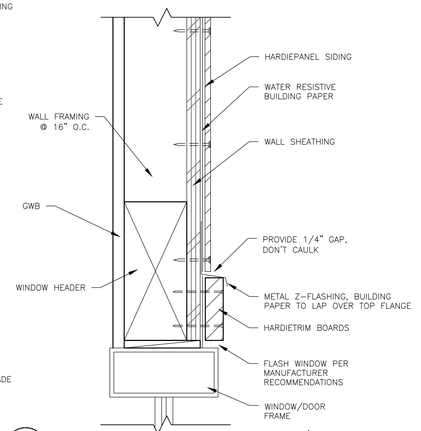
A WINDOW/DOOR TRIM DETAIL
SCALE: 1" = 1' – 0"



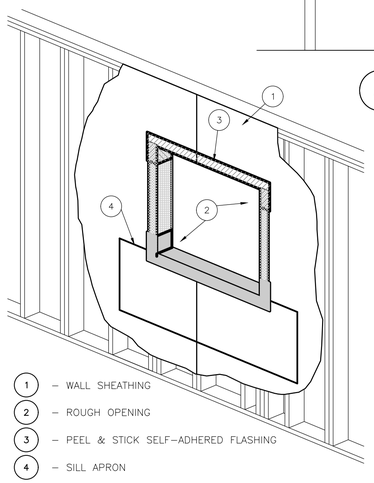
13 MONO–PITCH ROOF PEAK
SCALE: 3" = 1' – 0"



6 EXTERIOR SIDING – GRADE CLEARANCE
SCALE: 3" = 1' – 0"



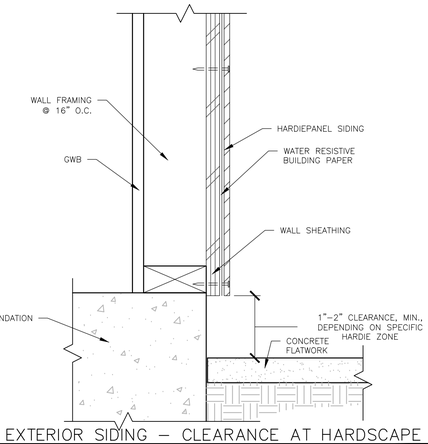
3 EXTERIOR SIDING – WINDOW/DOOR HEAD
SCALE: 3" = 1' – 0"



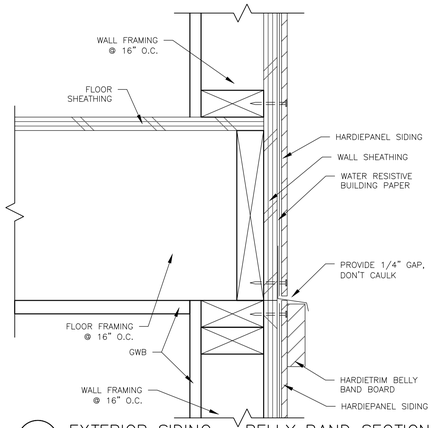
1 – WALL SHEATHING
2 – ROUGH OPENING
3 – PEEL & STICK SELF–ADHERED FLASHING
4 – SILL APRON

NOTES:
1. APPLY SILL PAN FLASHING TO ROUGH OPENING W/ BUILDING PAPER APRON
2. APPLY JAMB FLASHING
3. APPLY HEAD FLASHING

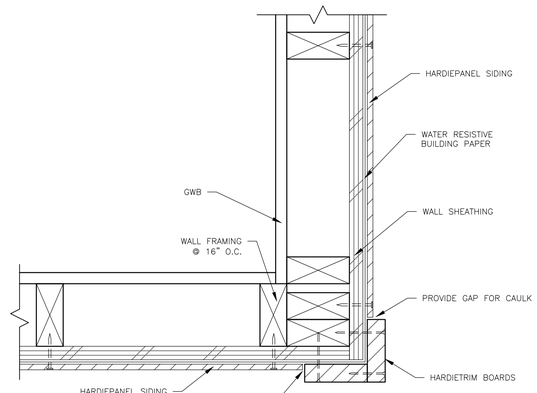
11 WINDOW WRAP DETAIL
SCALE: NTS



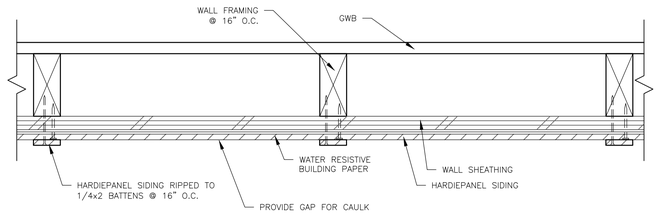
8 EXTERIOR SIDING – CLEARANCE AT HARDSCAPE
SCALE: 3" = 1' – 0"



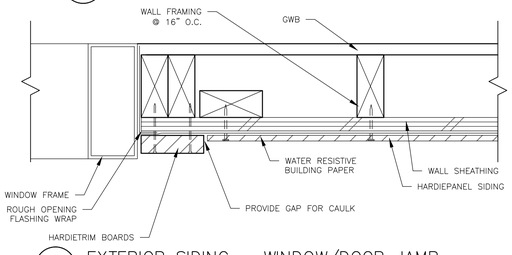
5 EXTERIOR SIDING – BELLY BAND SECTION
SCALE: 3" = 1' – 0"



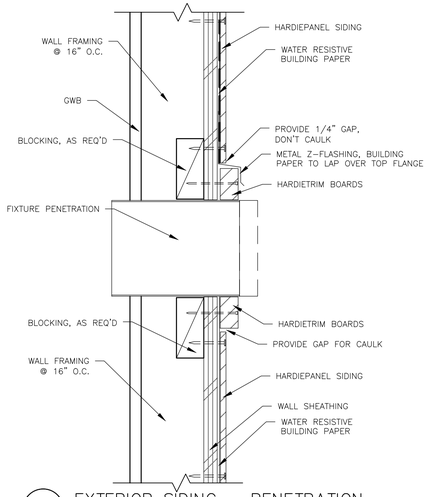
2 EXTERIOR SIDING – OUTSIDE CORNER
SCALE: 3" = 1' – 0"



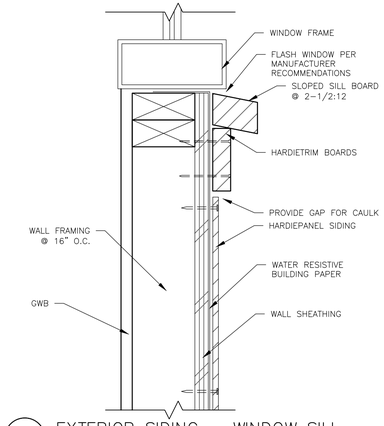
10 EXTERIOR SIDING – BATTENS
SCALE: 3" = 1' – 0"



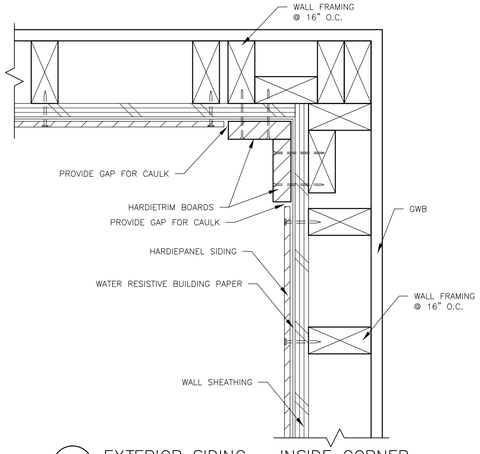
9 EXTERIOR SIDING – WINDOW/DOOR JAMB
SCALE: 3" = 1' – 0"



7 EXTERIOR SIDING – PENETRATION
SCALE: 3" = 1' – 0"



4 EXTERIOR SIDING – WINDOW SILL
SCALE: 3" = 1' – 0"



1 EXTERIOR SIDING – INSIDE CORNER
SCALE: 3" = 1' – 0"

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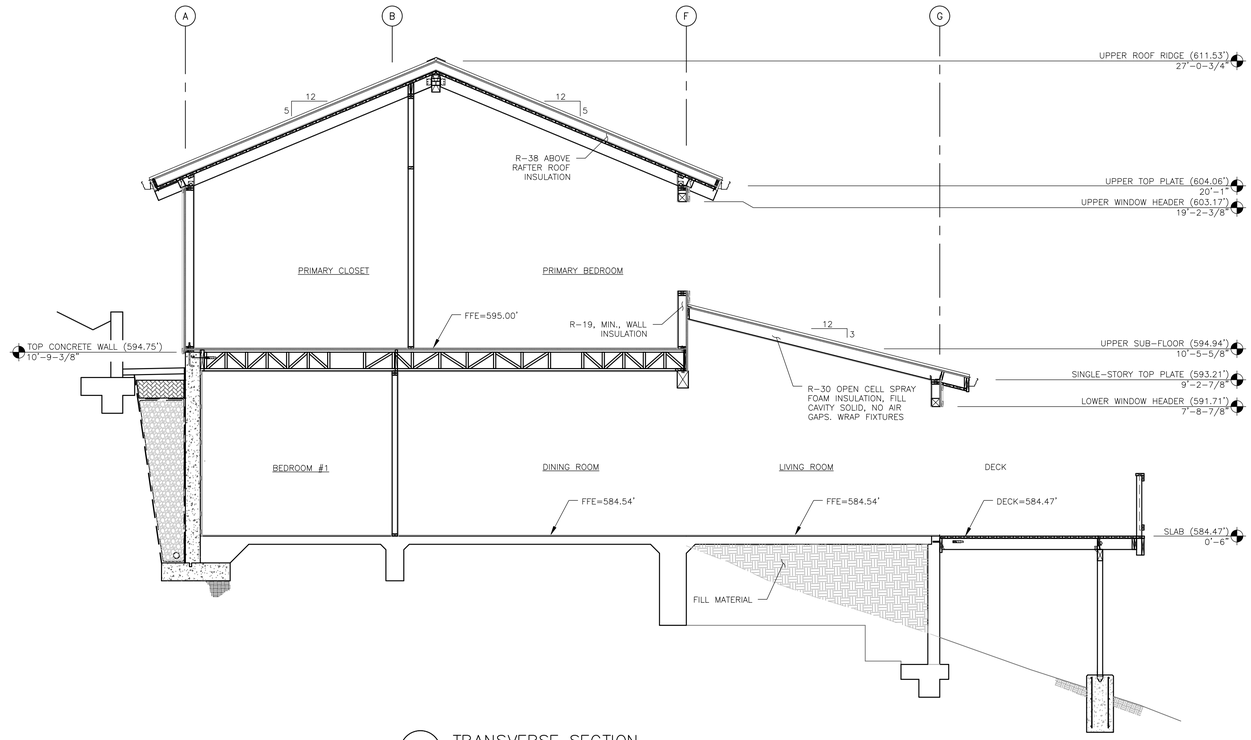
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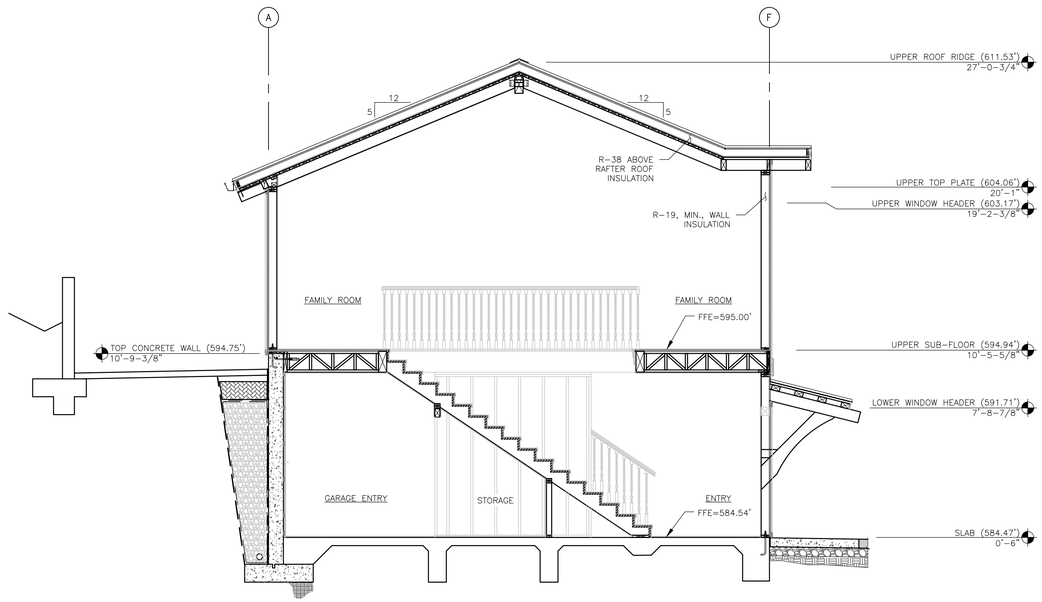
BUILDING DESIGN DETAILS

103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

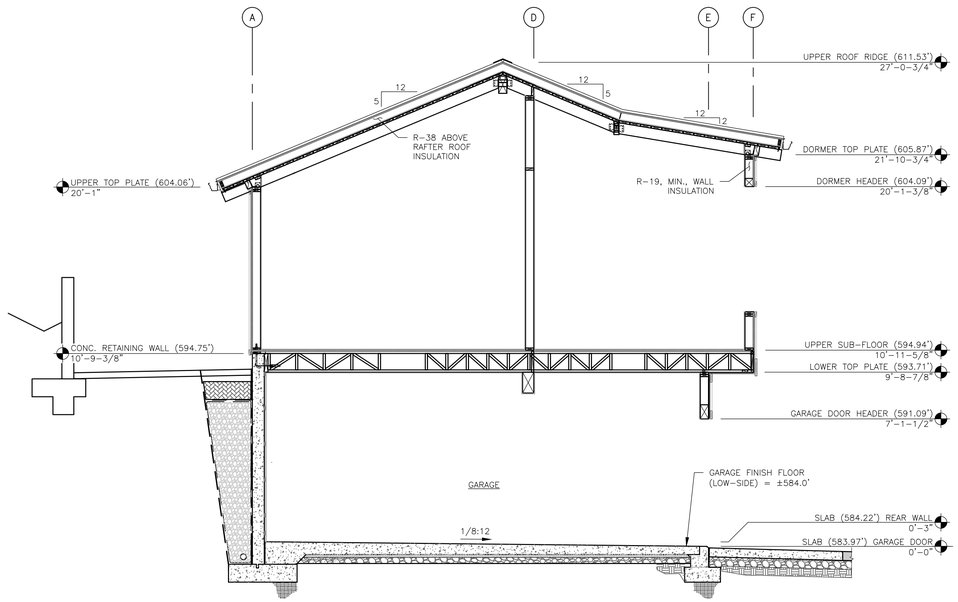
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C TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



B TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



A TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"

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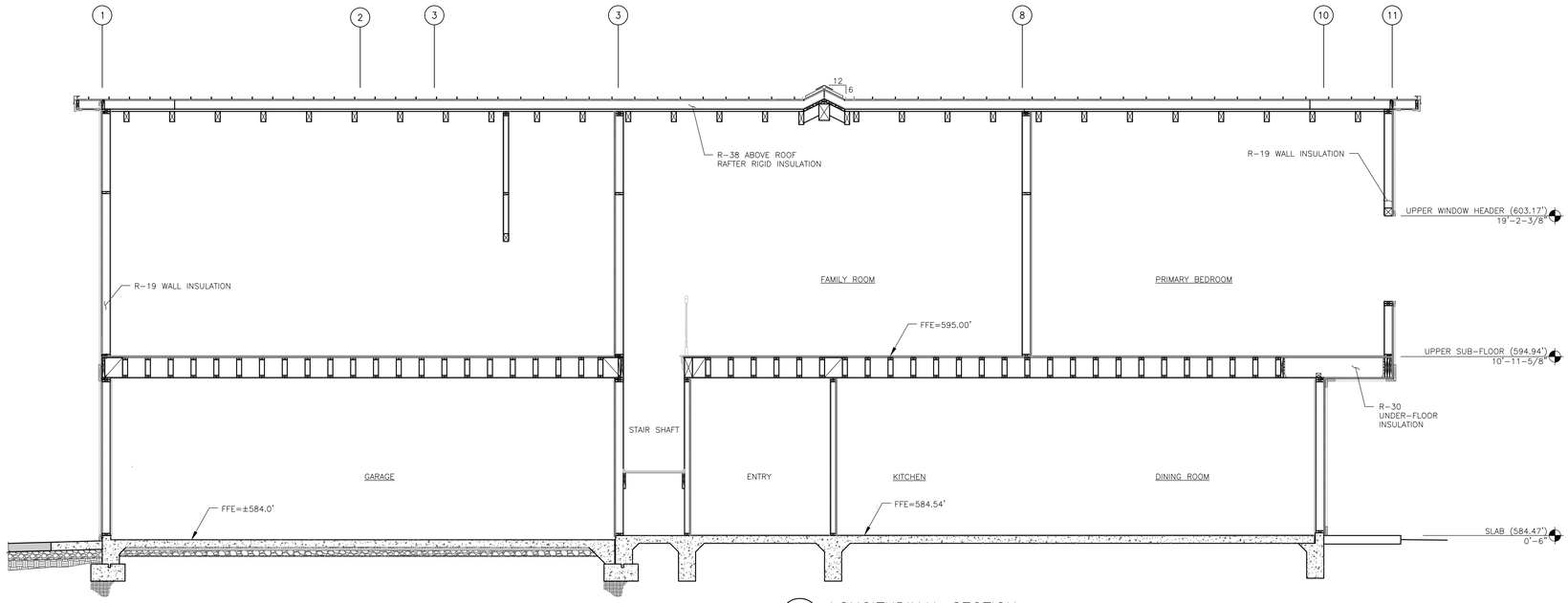
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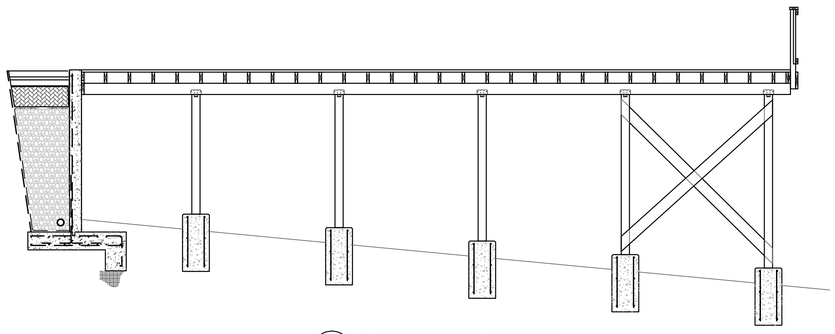
STRUCTURAL SECTIONS

103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

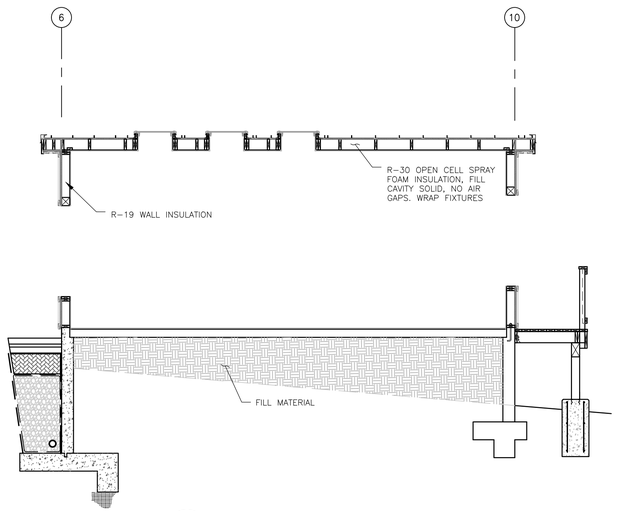
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SHEET:	S3.0



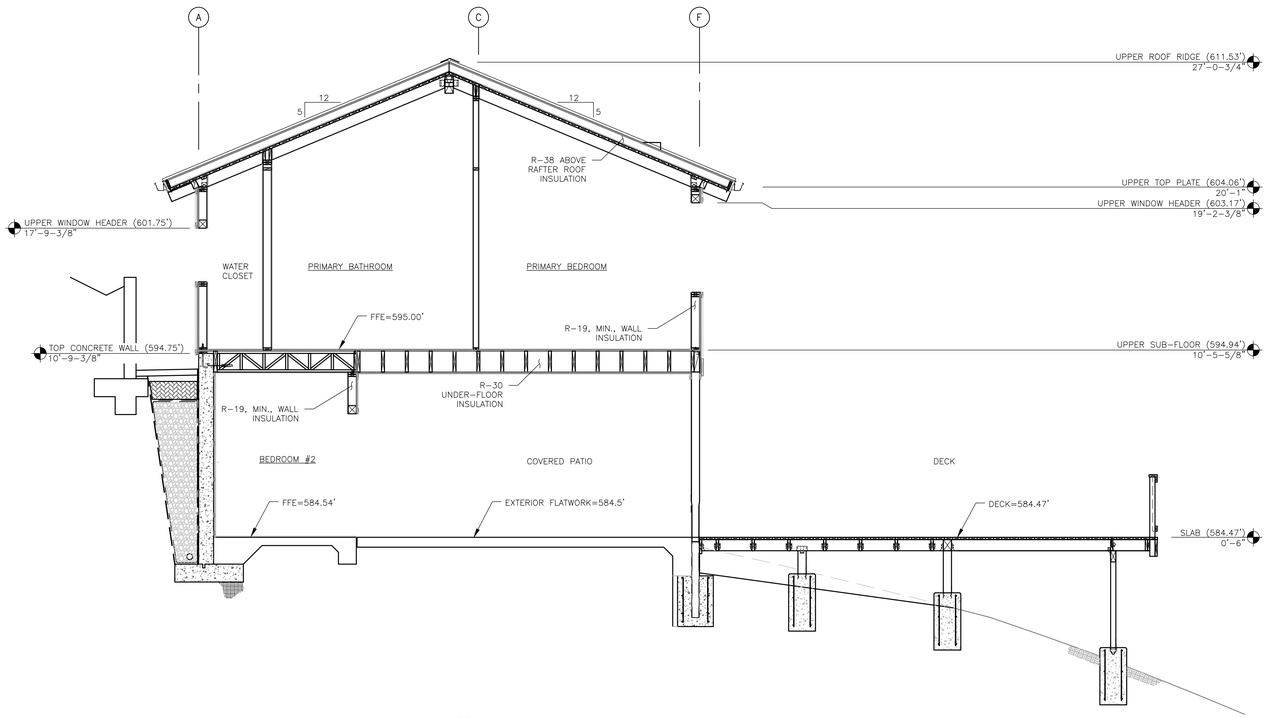
E LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



G LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



F LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



D LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

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PELIOVA & BRADFORD

STRUCTURAL SECTIONS

103A SAN BENANCIO CANYON RD
SALINAS, CA 93908 APN 416-231-018

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DRAWN BY:	JCC
CHECKED BY:	JCC
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Exhibit B

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MINUTES
Toro Land Use Advisory Committee
Monday, October 28, 2024

1. Meeting called to order by: Weaver **at** 4:05 pm

2. Roll Call

Members Present: **Mueller, Schwartz, Weaver, Bean**

Members Absent:

3. Approval of Minutes:

A. **August 12, 2024** minutes

Motion: Mueller (LUAC Member's Name)

Second: Schwartz (LUAC Member's Name)

Ayes: 4 Mueller, Schwartz Weaver, Bean

Noes: 0

Absent: 1 Keenan

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)

B) Announcements

Ms. Amy Roberts, our Planning Commissioner, had concerns about the conduct of the Toro LUAC and said that complaints were received that the applicant for the "chicken farm" on Corral de Cielo felt "bullied" at the LUAC meeting. She stated that giving one's name before speaking was not required and that there should be no dialog between the LUAC members and the hearing participants other than questions for clarification. After hearing all information, the LUAC

should deliberate among themselves. She also stated that site visits are not required for any project. She recommended that the chair position be rotated as is done on the Planning Commission. She also asked for recommendations for the Monterey Peninsula LUAC which is understaffed.

7. Meeting Adjourned: 5:31 pm

Minutes taken by: Bean

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Toro

1. **Project Name:** PELIOVA CAROLYN & BRADFORD MATTHEW

File Number: PLN230131

Project Location: 103A SAN BENANCIO RD, SALINAS, CA 93908

Project Planner: Joseph Alameda

Area Plan: Toro Area Plan

Project Description: A Combined Development Permit consisting of 1) Design Approval to allow the construction of a two-level 3633 square foot Single family dwelling with a 742 square foot attached Garage and a 618 square foot deck; 2) Use Permit for the Removal of approximately ten (10) CoastLive Oak trees and two(2) Monterey Pine trees; and 3) Use Permit to allow development on slopes in excess of 25% and grading of approximately 334 cubic yards.

Was the Owner/Applicant/Representative present at meeting? Yes X No _____

(Please include the names of the those present)

Fionna Jensen County Planner; Jack Camp project engineer; Carolyn Peliova, applicant; Amy Roberts, Planning Commissioner

Was a County Staff/Representative present at meeting? Joseph Alameda (Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc.)	**Policy/Ordinance Reference (If known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc.)**
Colors proposed-attic white and black roof. Should be earth tones	Toro Area Plan	Change colors to earth tones
Concern with health of oak trees to be planted in a 1:1 replacement ratio		Weaver advises plant one gallon size trees and more than 1:1 so that at least 10 survive.
Use permit for slope in excess of 25%- Bean asked what is the reason for the regulation since it is regularly over ruled.	2010 General Plan	Jensen said the legal lot of record is prior to the 2010 General Plan and it says that the use permit is allowed if there is no feasible alternative.

ADDITIONAL LUAC COMMENTS

Weaver asked about maintaining the quality of darkness and was assured that downlighting is required. This project will go to the Planning Commission.

RECOMMENDATION:

Motion by: Mueller (LUAC Member's Name)

Second by: Bean (LUAC Member's Name)

X Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

_____

Continued to what date: _____

AYES: 4 Mueller, Schwartz, Weaver, Bean

NOES: 0

ABSENT: 1 Keenan

ABSTAIN:

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Toro

2.

Project Name: RUSSELL ANNA TR

File Number: PLN24090

Project Location: 2 PASEO DE VAQUEROS, SALINAS, CA 93908

Project Planner: Christina Vu

Area Plan: Toro Area Plan

Project Description: An application for an Administrative Permit for transient use of a residential property for remuneration (also known as short-term rental), TAP.

Was the Owner/Applicant/Representative present at meeting? Yes _____ No X

(Please include the names of the those present)

Fionna Jensen, County Planner; Steven Hooper, neighbor who lives on Paseo Second

Was a County Staff/Representative present at meeting? Fionna Jensen (Name)

PUBLIC COMMENT: Fionna Jensen requested that the LUAC not deliberate on this project. It was sent in error to the LUAC due to confusion about review. Prior to adoption of the new Short Term Rental (STR) Ordinance, the Board of Supervisors required all STR applications to go to the LUAC. Since the Ordinance adoption this is no longer required. This applicant is operating without a permit and needs to apply for a permit under the new ordinance. All applications do receive individual hearing and annual permit renewal is required. Ms. Jensen took Mr. Hoopers contact information and Mr. Hooper was urged to participate when notified of the permit hearing for this STR.

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Steven Hooper	X		He is concerned that STR is inconsistent with the quiet, residential character of the neighborhood and that there is no getting rid of it once it is in place.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc.)	**Policy/Ordinance Reference (If known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc.)**
Schwartz said that STRs make the existing housing crisis worse.		

ADDITIONAL LUAC COMMENTS

_____

_____

_____

_____

RECOMMENDATION: No recommendation per Ms. Jensen's explanation.

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

_____ Continue the Item

Reason for Continuance: _____

_____

Continued to what date: _____

AYES: _____

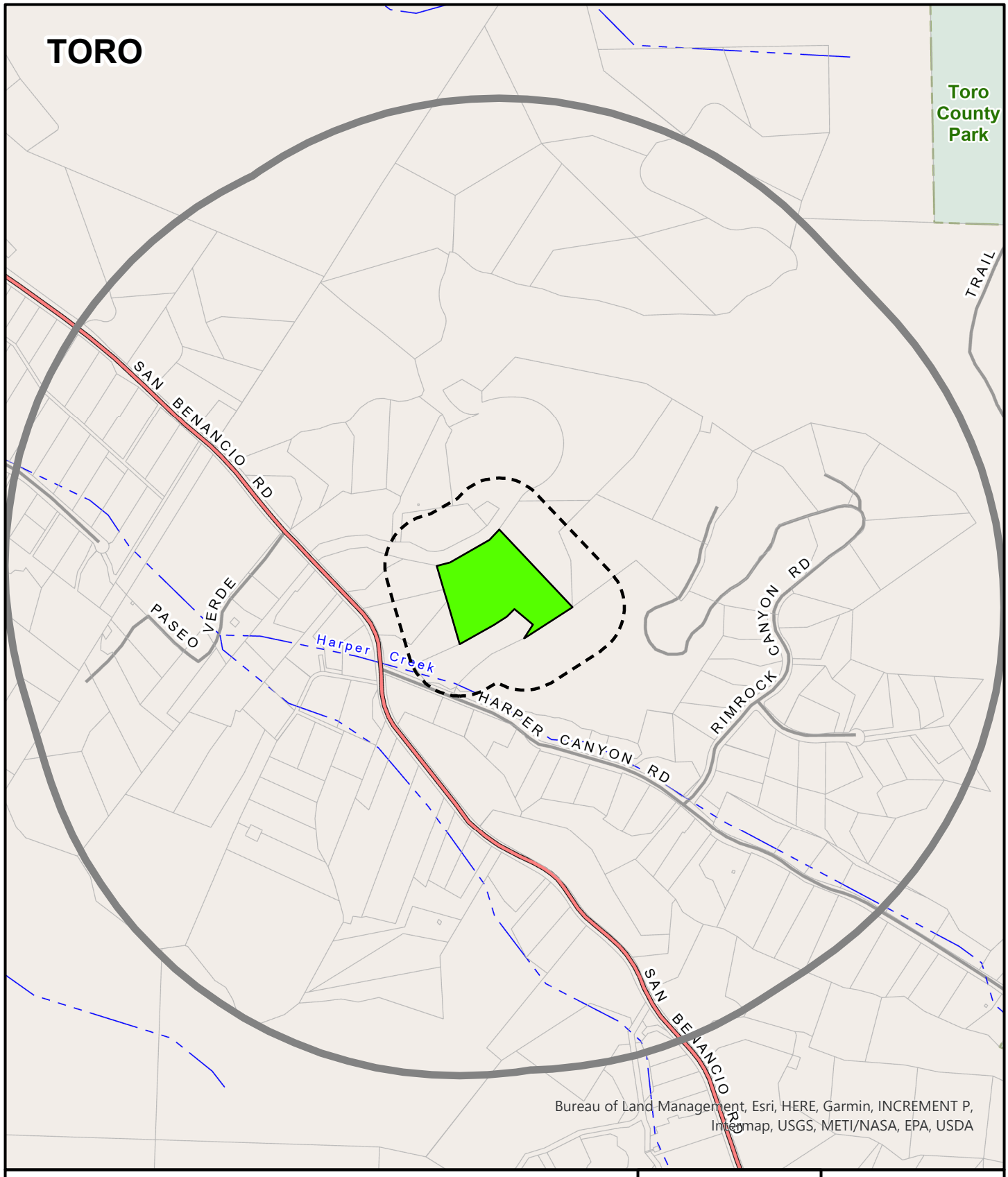
NOES: _____

ABSENT: _____

ABSTAIN: _____

Exhibit C

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APPLICANT: PELIOVA

APN: 416231018000 **FILE #** PLN230131

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMED/

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Exhibit D

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Albert Weisfuss
ISA Certified Arborist #1388
ISA Tree Risk Assessor Qualified
(831) 869-2767
albertweisfuss@gmail.com
montereybaytreeworks.com

1/5/24

ASSESSOR'S PARCEL #: 416-231-018
TYPE OF CONSTRUCTION: TYPE V-B NEW RESIDENCE
PROJECT DESCRIPTION: 103A San Benancio Canyon Rd, Salinas CA 93908
New two-story single family residence with attached garage.
Architect: Central Coast Civil & Structural Engineering, Inc.

SUMMARY

Monterey Bay Treeworks was requested to complete a walkthrough and review of site plans provided by Carolyn Peliova that proposes development of the site. Two site visits were completed that consisted of determining the location of the proposed project, documenting trees that are impacted by development and recording trees considered high risk due to current conditions with removal recommended.

Because the site is forested with protected trees that may or may not require removal, my services were requested to review the provided site plans and make available an objective assessment to monitor development of the property and minimize impacts during construction while securing the necessity of the flora and fauna habitat.

Ten trees are impacted by development and removal is requested based on the current site plans and site visits. Two old stumps are present from past failures. “Stump” refers to a portion of the tree, still in the ground with roots intact, that remains after the majority of the tree has been cut, felled, or has broken and fallen in a storm. The stump remains in the ground after the trunk and tree have separated.

The two stumps mentioned in this report referring to “dead stumps” have failed at unknown dates and for unknown reasons in an undeveloped lot. Both stumps are in a state of advanced decay with no sprouting of foliage present. Removal is an option for asthetics only with no replacement required.

The proposed site is located approximately one mile south of Hwy 68 on San Benancio Road in unincorporated Salinas, Monterey County. The parcel is approximately 6.5 acres in size with topography sloping northwest. The site is an open undeveloped lot predominantly populated with Quercus agrifolia. Native and non-native grasses are the predominant ground cover.

The following was completed as requested.
- Site visits and field survey of all trees located within the boundary of the project.
- Inventory trees located within the boundary of the project that are protected or considered significant and 6” greater in diameter.
- Photo documentation, spreadsheets and preparation of site maps showing existing trees on proposed site map.
- Indication of trees for removal, if any, and mitigation purposes to allow for construction activities.
- Prepare a formal protected tree report as required for county submittal purposes.
- Prepare a formal Fuel Management Plan as required for county submittal purposes.

Arborists Disclosure:

1. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure to a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.
2. Where the treatment, pruning and/or removal of trees are involved, it is the Client's responsibility to advise Consultant of any issues regarding property boundaries, property ownership, site lines, disputes between neighbors and other related issues.
3. Consultant shall invoice Client periodically for the services rendered. Client shall pay such invoices upon receipt. If invoices are not paid within 30 days, a late payment shall be charged of 1 ½ percent per month.
4. Consultant shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. No warranty, representation or guarantee, express or implied, is intended by this agreement.
5. Services provided under this agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of the Client for the project specified herein. No other use is authorized under this agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client releases Consultant from liability and agrees to defend, indemnify and hold harmless Consultant from any and all claims, liabilities, damages or expenses arising, in whole or in part, from such distribution.
6. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of the Consultant, nor responsible for their acts or omissions or for any damages resulting there from.
7. Client and Consultant agree to mediate any claims or disputes arising out of this agreement, before initiating any litigation. The mediation shall be conducted by a mediation service acceptable to the parties. The parties shall make a demand for mediation within a reasonable time after a claim or dispute arises and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees would be shared equally. In the event that mediation does not resolve the issue, the parties agree to proceed through binding arbitration. The prevailing party in such proceeding shall be entitled to a reasonable sum for attorney's fees and expert witness fees.
8. Client agrees to indemnify, defend and hold harmless Consultant from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the project and/or this agreement, except to the extent that said damages or losses are caused by Consultant's sold negligence or willful misconduct.
9. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by Consultant at the commencement of this agreement, Consultant shall notify Client in writing of the newly discovered conditions or circumstances, and Client and Consultant shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within 30 days after notice, Consultant may terminate this agreement and be compensated under paragraph 4 in this agreement.
10. This agreement may be terminated by either party upon 10 days' notice sent first class mail. In the event of a termination, Client shall pay for all reasonable charges for work performed by Consultant through the 10th day after mailing the notice of termination. The limitation of liability and indemnity obligations of this agreement shall be binding notwithstanding any termination of this agreement.
11. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. Writing signed by both parties may only amend this agreement.
12. In the event that any term or provision in this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
13. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
14. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.

Introduction and Overview

I, Albert Weisfuss conducted an assessment of regulated trees and prepared the following arborist's report for Carolyn Peliova, while meeting the requirements of the County of Monterey, and for use in preparation of development. Forest management is the application of appropriate technical forestry principles, practices, and techniques. The management of an urban forest is to achieve the owner's objectives. Monterey County's primary management objective is to balance wildlife habitat protection and enhancement. A tree on streets and on other publicly owned properties provides a multitude of aesthetic and environmental benefits. Beyond shade and beauty, trees also have practical benefits and a real monetary value that property owners sometimes are unaware of. Unlike other public infrastructure components, properly planted and maintained trees increase in value over time, which in turn increases the value of your property.

Methods / Limitations

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade.
In cases where the main trunk divides below 48", the tree is measured at the point where the trunks divide. Where multiple trunks arise the trunks are measured and divided by the number of trunks to determine the trunk diameter.
The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection.

- Inventory Methods

The first site visit conducted consisted of a general walkthrough with the property owner and a review of site plans, tagging trees for inventory mapping. The second visit, story poles indicating the location of the proposed project were installed. The usage of drone photography for mapping purposes, Lufkin diameter tape, iPhone camera and recording condition of subject trees was completed. Using the above criteria all trees requested on property and within the scope of work were inventoried and numbered with aluminum tags. Information recorded for each of these trees included tree number, species, and DBH. Tree condition was rated good, fair, poor or dead with "poor" meaning that that tree was failing due to a variety of conditions.

Limitations

This report may only be used for the purpose of making decisions regarding development involving the subject tree(s).
The information provided in this report is based on the conditions identified at the time of inspection. Tree conditions do change over time so reassessment is recommended annually and after development if tree retention is recommended.
Bird nesting is not visible on site within 300 feet.

• Assessment Methods

Subject tree(s) were assessed on 11/28 and 12/03. The data collection consisted of the following steps:
The report was corrected 5/13/24 per the request of tree owner Ms. Peliova and CCC&SE Mr. Camp, regarding location of trees outside scope of work, stump clearification, addition of two trees and requested removal count. Trees that might require tree protection were noted within the tree inventory.

1. Identify the subject tree(s) as requested .
2. Tagging of subject tree(s) with an identifying number and recording findings of diameter and condition of subject tree(s).
3. Determine if the tree was within the footprint or impacted by development
4. Drone and iPhone documentation
5. Evaluating the health and structural condition using a scale of 0 – 5.

   5 A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.

   4 Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

   3 Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.

   2 Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

   1 Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

   0 Dead with no living foliage.

Suitability for Preservation

As a qualified professional, it is important that I consider the quality of the subject tree(s) resource and viability itself. The purpose of this report will look at the issues of the trees condition and the association with the interaction of the surrounding residential dwellings and usage of the property. This report will seek to provide an integrated approach to assess the level of risk posed by the tree and make recommendations for its future care to you, the tree owner and manager. The report is intended to notify you about any risk that might be associated with the subject tree(s).

Field reconnaissance and inventory efforts found 23 regulated trees measuring six inches in diameter and larger measured at breast height on the property near the proposed development. Composition of the 23 inventoried trees includes the following species and accompanying aggregate diameter inches:

At this time, 23 Quercus agrifolia (Coast live oak) trees have been identified.
Ten trees are recommended for removal due to the nature of the proposed project noted at the time of field inventory efforts.

The following trees have been recorded in the field and listed on table 1:1. Trees were rated as good, fair, poor and dead with poor and dead being recommended for removal. Trees rated fair may have some degree of health conditions or structural integrity limiting their development. Trees rated as good would be considered the best candidates on site for the age and condition of the stand.

Tree Species	ID #	Diameter In Inches	Comments	Condition 0=Dead 1-2=Poor 3-4=Fair 5=Excellent	Impacts	Suitable for Preservation	Tree Protection Zone TPZ 10 x diameter or 10' Whichever is greater
Quercus agrifolia	58	11	Pruning cuts are present for fire road clearance	3	No	Yes	10'
Quercus agrifolia	59	7	Pruning cuts are present for fire road clearance	3	No	Yes	6'
Quercus agrifolia	60	19	Advanced decay and oak bark beetle. No current target is present.	1	No	Yes	16'
Quercus agrifolia	61	14,11	Advanced decay and oak bark beetle. No current target is present.	1	No	Yes	10'
Quercus agrifolia	62	8,7	Oak bark beetle No current target is present.	2	No	Yes	13'
Quercus agrifolia	63	9,9,7		4	No	Yes	21'
Quercus agrifolia	64	10		4	No	Yes	9'
Quercus agrifolia	65	Multi		4	No	Yes	12'
Quercus agrifolia	66	14,14	Oak bark beetle and canker to bark No current target is present.	3	No	Yes	12'
Quercus agrifolia	67	Stump sprout	Stump sprout. Advanced decayed pruning cut with decay	1	No	Yes	
Quercus agrifolia	68	14		3	No	Yes	12'
Quercus agrifolia	69	22	Impact from development	3	Yes	No	
Quercus agrifolia	70	21	Decay present Impact from development	1	Yes	No	
Quercus agrifolia	71	13		3	No	Yes	11'
Quercus agrifolia	72	15		3	No	Yes	12'
Quercus agrifolia	73	16	Impact from development	3	Yes	No	
Quercus agrifolia	74	17,11,11	Advanced decay present Impact from development	1	Yes	No	
Quercus agrifolia	75	13	Impact from development	3	Yes	No	
Quercus agrifolia	76	11	Impact from development	3	Yes	No	
Quercus agrifolia	77	24	Decay present Impact from development	1	Yes	No	
Quercus agrifolia	78	24	Poor form with beginning decay. Impact from development	2	Yes	No	

Quercus agrifolia	79	19	Impact from development	3	Yes	No	Multiple stem failures with decay
Quercus agrifolia	80	14	Impact from development	3	Yes	No	Suppressed

Table 1:1

TREE REMOVAL & TREE RETENTION PLANS

Removal is based on condition or impacts from development of trees at the time of this assessment.
Zero trees assessed in the excellent category.
Fifteen trees assessed in the fair category
Eight trees assessed in there poor category
Zero trees assessed in the dead category
Ten trees are requested for removal

Retention is based on condition of trees at the time of the assessment. Future maintenance of the trees is recommended.
Trees retained within the scope of work and will require tree protection prior to any work.
Twelve trees are recommended for retention.

Subject trees requested for removal will not involve a risk of adverse environmental impacts such as:
1. Soil erosion.
2. Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters;
3. Ecological Impacts: The removal will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
4. Noise Pollution: The removal will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
5. Air Movement: The removal will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.

Conditions of Approval:
In granting any permit as provided herein, the appropriate authority may attach reasonable conditions to mitigate environmental impacts and ensure compliance with the provisions of this Section, including but not limited to replacement of trees removed.

Summary and Conclusion
Monterey County Resource Management Agency requires a 1:1 ratio replacement for protected trees measuring less than 24” in diameter and 2:1 ratio replacement for protected trees measuring greater than 24” in diameter. The subject trees removed will be replanted in locations on the property in areas that allow for optimum canopy and root development. Spacing between trees should be at least 15 feet. Occasional deep watering (1 to 2 times per week) during the late spring, summer, and fall is recommended during the first two years after establishment with supplemental watering during dry winter months.

Replant list			
Species	***Common name***	***Size***	***# of trees replanted***
Quercus agrifolia	Coast live oak	5 gallon	12

Tree protection

Planning Phase

1. Before assessing trees and other site structures and conditions, mark the site boundaries on plans and in the field to delineate which trees and stands of trees will be inventoried.

2. Perform a tree inventory that includes at minimum the location, size, and health of each tree and delineates quality stands of trees. Scope of the inventory should be based on communication and needs of the project team (developer, planner, engineer, architect, landscape architect, and other professionals involved), as well as county ordinances. This is the time to confer with the project team on conceptualizations for site design, so that way long- term tree protection and health gets integrated into the design.

Design Phase

3. Communicate with the project team to accurately site structures and utilities and determine the trees to remain on site. Conserve and protect trees in stands or groups where possible. Make sure the trees and stands of trees selected to be saved go into plans and construction documents. Include in all plans the Tree Protection Zone (TPZ) for all saved trees to avoid conflict with the protected area and placement of structures and utilities during construction.

Pre-construction Phase

4. Prior to pre-construction activities, including tree removal, access roads, construction staging areas, and building layout, erect tree protection barriers to visually indicate TPZs. Be sure to:
   - ✏Use tree protection barriers that are highly visible, sturdy, and restrict entry into the TPZ.
   - ✏Install or erect signs along the tree protection barrier stating that no one is allowed to disturb this area.

✏Remove any branches or trees that pose an immediate risk to structures or people prior to any construction activities.

✏*Construction Phase*

5. Communicate the intent of the tree protection barriers to the construction manager and workers to ensure that TPZs are not disturbed during construction activities. Have the construction manager sign a contract of compliance.

Prohibit these activities in the TPZ:

- ✏Stockpiling of any type, including construction material, debris, soil, and mulch

✏Altering soils, including grade changes, surface treatment, and compaction due to vehicle, equipment, and foot traffic

- ✏Trenching for utility installation or repair and irrigation system installation
- ✏Attaching anything to trunks or use of equipment that causes injury to the tree

7. Schedule site visits to ensure the contract is being met by the construction manager and that tree health is not being compromised by construction activity. Inspect and monitor trees for any decline or damages.

8. Keep in place all tree protection barriers until the project is completed.

Post-construction Phase

9. Perform a final inspection and continue monitoring after construction. Monitoring includes maintaining mulch, managing soil moisture, assessing tree damage, inspecting for insects and pests, and fertilization if needed.

Grading Limitations within the Tree Protection Zone

1. Grade changes outside of the TPZ shall not significantly alter drainage to the tree.
2. Grade changes within the TPZ are not permitted.
3. Grade changes under specifically approved circumstances shall not allow more than 6-inches of fill soil added or allow more than 4-inches of existing soil to be removed from natural grade unless mitigated
4. Grade fills over 6-inches or impervious overlay shall incorporate notes: an approved permanent aeration system, permeable material or other approved mitigation.
5. Grade cuts exceeding 4-inches shall incorporate retaining walls or an appropriate transition equivalent.

Trenching, Excavation and Equipment Use

Notification. Contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

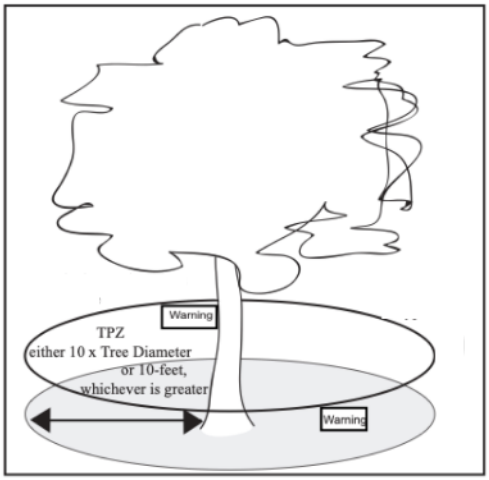
1. Root Severance. Roots that are encountered shall be cut to sound wood and repaired Roots 2- inches and greater must remain injury free.
2. **Excavation.** Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1- foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.
3. **Heavy Equipment.** Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the project arborist. If allowed, a protective root buffer is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.
    - Structural design. If injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to project arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.

Tree Removal

✏Removal of regulated trees shall not be attempted by demolition or construction personnel, grading or other heavy equipment. A certified arborist or tree worker shall remove the tree carefully in a manner that causes no damage above or below ground to trees that are retained.

INSPECTION SCHEDULE

The project arborist or landscape architect retained by the applicant shall conduct inspections of proposed construction site containing protected and designated trees. Inspections shall verify that the type of tree protection and/or plantings are consistent with the standards outlined within this arborist assessment.



Tree Protection Zone (TPZ) shown in grey

(radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).

Tree protection has three primary functions,

- Keep the foliage canopy and branching structure clear from contact by equipment, materials and activities.
- Preserve roots and soil conditions in an intact and non-compacted state.
- Identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
- The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

Fuel Management - Introduction

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as 103A San Benancio Canyon Rd, Salinas. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires. Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

California Public Resource Code 4291

Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

Non-Combustible Zone:
(0-5 feet)

- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non- combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

Landscape Zone:
(5-30 feet)

Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.

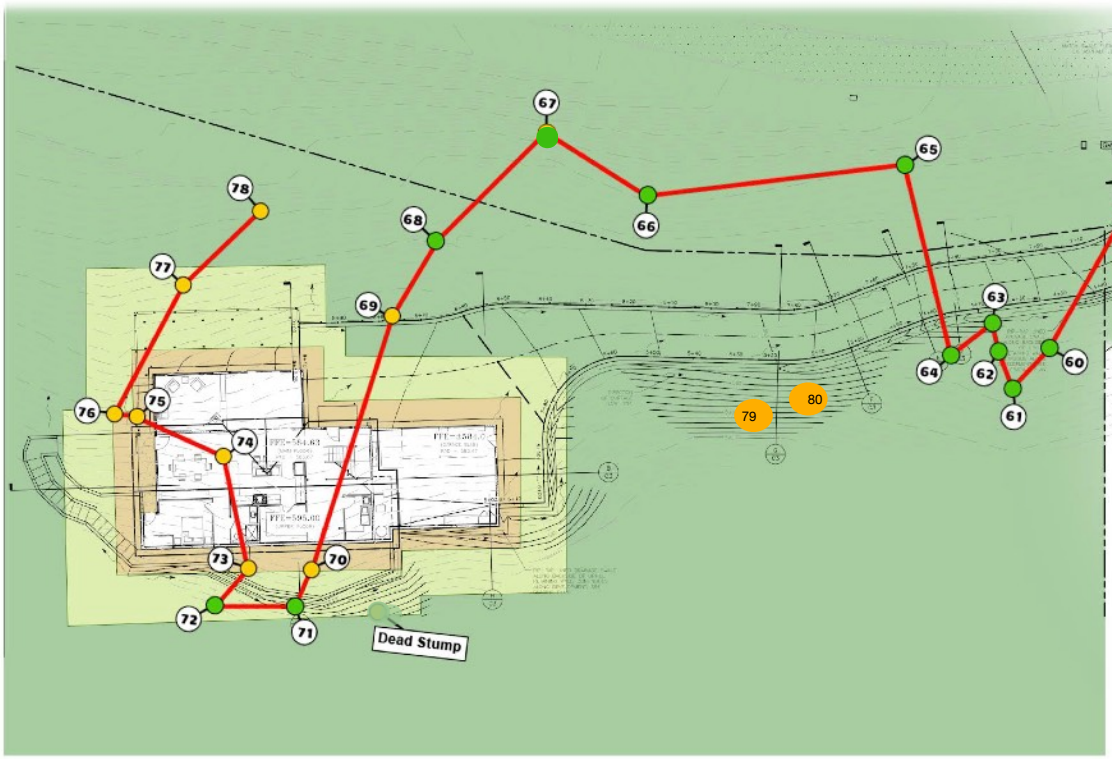
- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grassland, and the understory of all oak woodland vegetation should be mowed within 10 feet of the pavement edges.
- All chaparral, coastal scrub and oak/shrub woodland vegetation should be treated to 30 feet from the pavement edge providing both vertical and horizontal clearance.

Management Zone
(30-100 feet)

Understory plants must be kept short, and small lower tree branches must be removed. The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.

- Understory vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.

Fuel management map including inventory of trees within the project boundaries.
Retained trees will be maintained as needed according to I.S.A. Best Management Practices (pruning).



NON-COMBUSTIBLE ZONE

LANDSCAPE ZONE

MANAGEMENT ZONE

130A San Benancio Canyon Rd

Fuel Management - Introduction

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as 130A San Benancio Canyon Rd. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires. Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

California Public Resource Code 4291
Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

Non-Combustible Zone:
(0-5 feet)

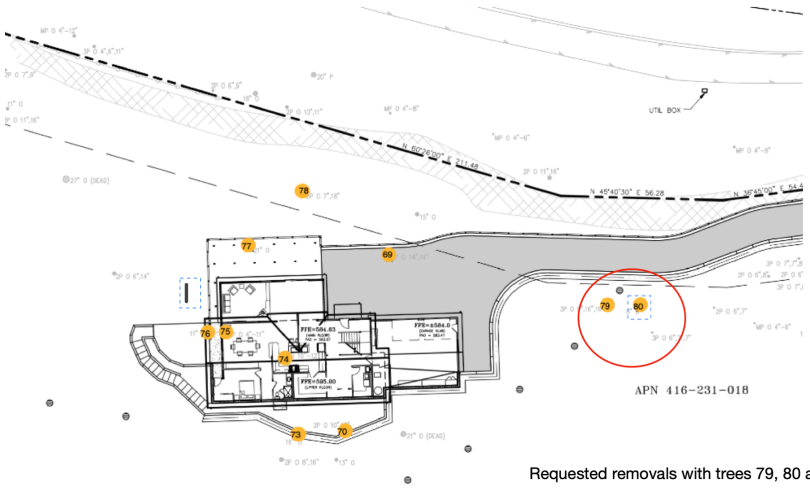
- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non-combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

Landscape Zone:
(5-30 feet)
Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.

- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grassland, and the understory of all oak woodland vegetation should be mowed within 10 feet of the pavement edges.
- All chaparral, coastal scrub and oak/shrub woodland vegetation should be treated to 50 feet from the pavement edge providing both vertical and horizontal clearance.

Management Zone:
(30-100 feet)
Understory plants must be kept short, and small lower tree branches must be removed. The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.

- Understory vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.



Requested removals with trees 79, 80 added.

103A Proposed project.





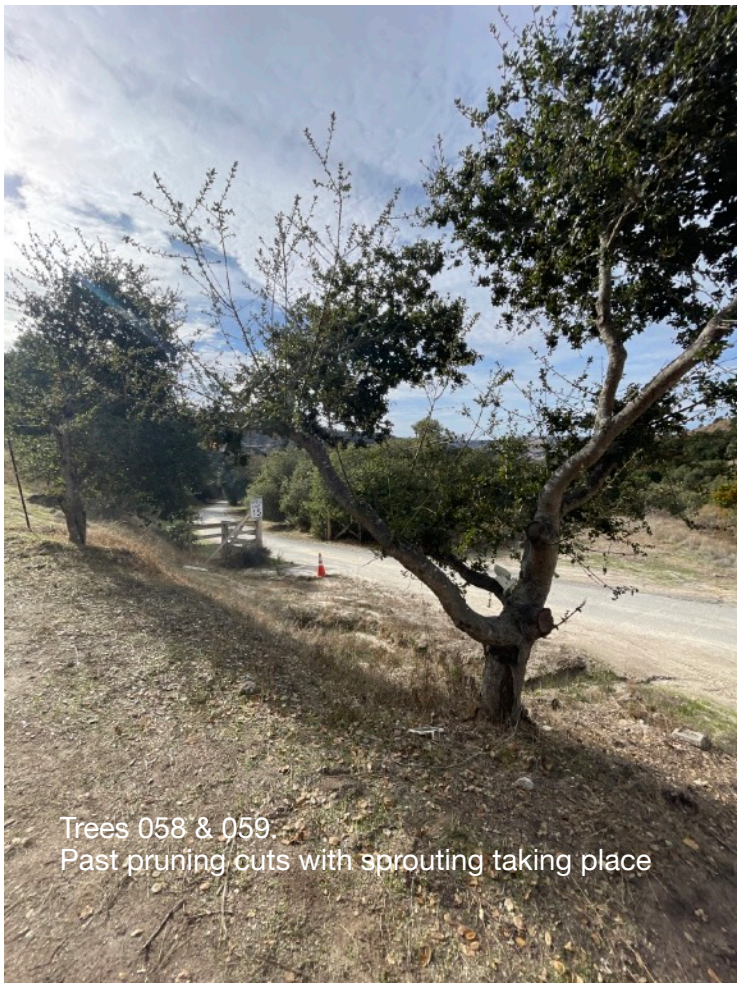








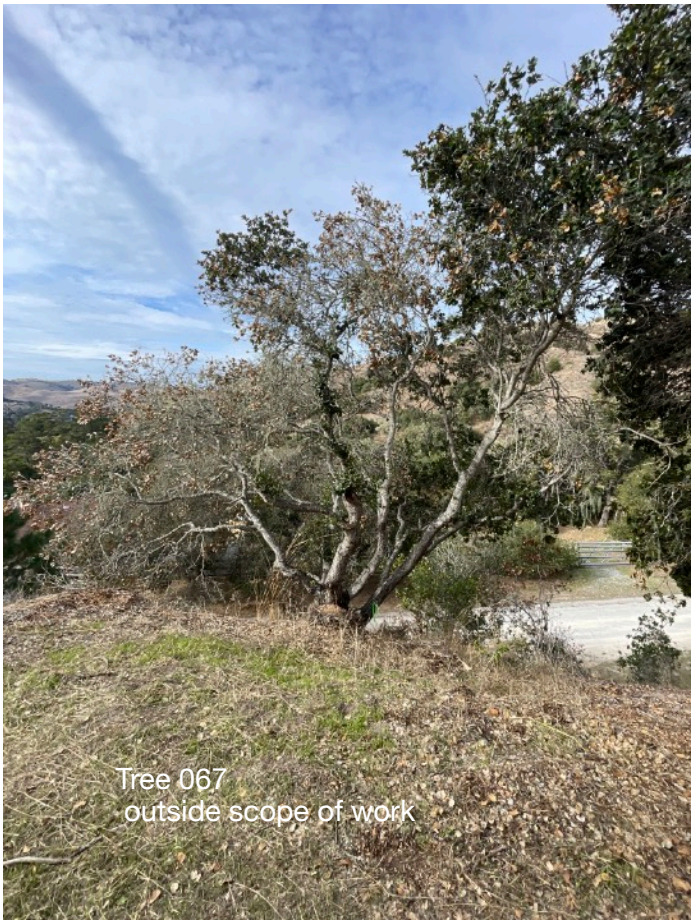
Not all trees were photographed



Trees 058 & 059.
Past pruning cuts with sprouting taking place



Trees 060 -064
No impacts from development.







Both trees 069 & 070 impacted by development



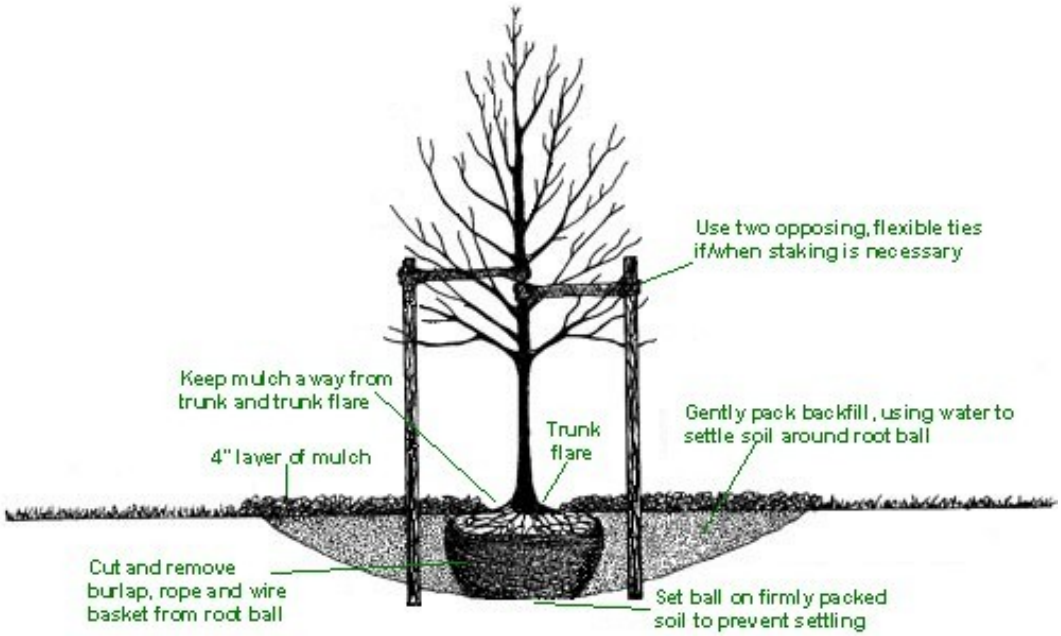




All four trees are impacted
and / or have decay noted.







Planting Detail If trees must be staked, place stakes as low as possible but no higher than 2/3 the height of the tree. Materials used to tie the tree to the stake should be flexible and allow for movement all the way down to the ground so that trunk taper develops correctly. Remove all staking material after roots have established. This can be as early as a few months, but should be no longer than one growing season. Materials used for permanent tree protection should never be attached to the tree.

Tree Age	Frequency	Quantity	Drip* & Sprinkler*** Run Time
Three days after planted	Fill the watering basin 3 times, using a total of 15-20 gallons	15-20 gallons	Hand watering best at this stage
First three weeks after planting	Fill the watering basin once a week	5-10 gallons	Drip & Bubbler run time: Depends on flow rate
Two – Six months following planting	Fill the watering basin every week or every other week	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Remainder of first year	Water every other week in absence of soaking rain	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Year Two	Every two to four weeks when rain is scarce	15-20 gallons	Drip & Bubbler run time: Depends on flow rate
Year Three-Five	Once a month	20-30 gallons	Drip & Bubbler run time: Depends on flow rate

Certifying Statement

I, Albert Weisfuss, certify that:

- I have personally overseen the inspection of this tree and property referred to in this report, and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

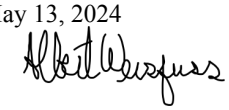


Albert Weisfuss

Date

January 5, 2024

Amended May 13, 2024





Tree 79





Tree 80

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County of Monterey

Board Report

Legistar File Number: PC 25-068

Item No.3

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

August 13, 2025

Introduced: 7/31/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN240223 - MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL

Public hearing to consider a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

Project Location: 35811, 35963, and 35809 Highway 1, Big Sur.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

1. Find that the project qualifies as Class 5 Categorical Exemptions pursuant to CEQA Guidelines sections 15305, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Laura Lawrence

Property Owners: Molly Helene Williams Living Trust; Sarah Hope Williams; Alexandra Kane; and Martha V. Diehl

APN: 243-321-008-000, 243-321-007-000, 243-321-011-000, and 243-321-009-000

Parcel Size: 5.0 acres (Parcel A), 5.1 acres (Parcel B), 11.1 acres (Parcel C), 10.7 acres (Parcel D)

Zoning: Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)]

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: No, no development proposed

Planner: Joseph Alameda, Associate Planner
Alamedaj@countyofmontereygov
(831)783-7079

SUMMARY/DISCUSSION:
The properties are located at 35811, 35963, and 35809 Highway 1, Big Sur (Assessor's Parcel Numbers 243-321-008-000 [Parcel A], 243-321-007-000 [Parcel B], 243-321-011-000 [Parcel C], and 243-321-009-000 [Parcel D]), Big Sur Coast Land Use Plan, Coastal Zone. The parcels are zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)].

The project proposes a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D). Currently, Parcels B, C, and D are developed with single-family dwellings. With implementation of the project, Adjusted Parcels A, B, and D would contain the single-family dwellings, and Adjusted Parcel C would be vacant. The primary purpose of this lot line adjustment is to allow the applicants to own their respective parcels separately for estate planning and financing purposes. Secondarily, this lot line adjustment will also bring the properties into zoning (setback) requirements.

The lot line adjustment is between four or fewer existing adjoining parcels, and no new parcels will be created. All parcels will meet the 1-acre minimum lot size required for the WSC zoning district. Although the existing and adjusted parcels are less than 40 acres, the existing residences on the parcels do not conflict with the zoning districts' density standards, as the first single-family dwelling is a principally allowed use. However, the existing and adjusted parcel sizes do restrict the development of a second single-family dwelling on any of the lots. Therefore, the maximum development potential and overall density would not change with implementation of this project.

The required setbacks in the WSC zoning district are 30 feet (front), 20 feet (rear), and 20 feet (sides) for main structures, and the maximum site coverage is 10 percent. All development, except the residence on existing Parcel C and a detached accessory structure on existing Parcel B, complies with the required setbacks. The residence on existing Parcel C does not comply with the required side/rear 20-foot setback as it straddles the property line adjoining Parcels C and D. A detached non-habitable structure on existing Parcel B encroaches into the required six-foot setback. However, with implementation of this LLA, the development on the adjusted parcels will conform to the required setbacks and site coverage (see Page 3 of the attached plans; **Exhibit A**).

In summary, the project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Big Sur Coast Land Use Plan (Big Sur LUP), and regulations and development standards contained in the Subdivision Map Act, Big Sur Coastal Implementation Plan (Big Sur CIP), Title 19 - Monterey County Subdivision Ordinance, and Title 20 Zoning Ordinance (Coastal).

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services

RMA-Environmental Services
Mid-Coast Volunteer Fire Brigade
Big Sur Land Use Advisory Committee

CEQA:
The project is categorically exempt from environmental review pursuant to Section 15305 of the CEQA Guidelines. California Environmental Quality Act (CEQA) Guidelines Section 15305 categorically exempts minor alterations in land use limitations which do not change land use or density, including minor lot line adjustments not resulting in the creation of any new parcel. As proposed, the project involves a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D). No new parcels will be created by the Lot Line Adjustment and therefore, the project is consistent with CEQA Guidelines section 15305. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

LUAC:
The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on April 22, 2025 and voted unanimously to support the project as proposed. No comments were made by the public at this meeting. Meeting minutes were not available at the time this staff report was distributed, but will be provided prior to the hearing.

Prepared by: Joseph Alameda, Associate Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of approval
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Planning Commission; Mid-Coast Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner (WOC); Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN240223.

County of Monterey
Plannning Commission

Agenda Item No.3

Legistar File Number: PC 25-068

Item No.3

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

August 13, 2025

Introduced: 7/31/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN240223 - MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL

Public hearing to consider a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

Project Location: 35811, 35963, and 35809 Highway 1, Big Sur.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

1. Find that the project qualifies as Class 5 Categorical Exemptions pursuant to CEQA Guidelines sections 15305, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Laura Lawrence
Property Owners: Molly Helene Williams Living Trust; Sarah Hope Williams; Alexandra Kane; and Martha V. Diehl
APN: 243-321-008-000, 243-321-007-000, 243-321-011-000, and 243-321-009-000
Parcel Size: 5.0 acres (Parcel A), 5.1 acres (Parcel B), 11.1 acres (Parcel C), 10.7 acres (Parcel D)
Zoning: Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)]
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: No, no development proposed
Planner: Joseph Alameda, Associate Planner
Alamedaj@countyofmontereygov
(831)783-7079

SUMMARY/DISCUSSION:
The properties are located at 35811, 35963, and 35809 Highway 1, Big Sur (Assessor's Parcel Numbers 243-321-008-000 [Parcel A], 243-321-007-000 [Parcel B], 243-321-011-000 [Parcel C], and 243-321-009-000 [Parcel D]), Big Sur Coast Land Use Plan, Coastal Zone. The parcels are zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)].

The project proposes a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D). Currently, Parcels B, C, and D are developed with single-family dwellings. With implementation of the project, Adjusted Parcels A, B, and D would contain the single-family dwellings, and Adjusted Parcel C would be vacant. The primary purpose of this lot line adjustment is to allow the applicants to own their respective parcels separately for estate planning and financing purposes. Secondarily, this lot line adjustment will also bring the properties into zoning (setback) requirements.

The lot line adjustment is between four or fewer existing adjoining parcels, and no new parcels will be created. All parcels will meet the 1-acre minimum lot size required for the WSC zoning district. Although the existing and adjusted parcels are less than 40 acres, the existing residences on the parcels do not conflict with the zoning districts' density standards, as the first single-family dwelling is a principally allowed use. However, the existing and adjusted parcel sizes do restrict the development of a second single-family dwelling on any of the lots. Therefore, the maximum development potential and overall density would not change with implementation of this project.

The required setbacks in the WSC zoning district are 30 feet (front), 20 feet (rear), and 20 feet (sides) for main structures, and the maximum site coverage is 10 percent. All development, except the residence on existing Parcel C and a detached accessory structure on existing Parcel B, complies with the required setbacks. The residence on existing Parcel C does not comply with the required side/rear 20-foot setback as it straddles the property line adjoining Parcels C and D. A detached non-habitable structure on existing Parcel B encroaches into the required six-foot setback. However, with implementation of this LLA, the development on the adjusted parcels will conform to the required setbacks and site coverage (see Page 3 of the attached plans; **Exhibit A**).

In summary, the project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Big Sur Coast Land Use Plan (Big Sur LUP), and regulations and development standards contained in the Subdivision Map Act, Big Sur Coastal Implementation Plan (Big Sur CIP), Title 19 - Monterey County Subdivision Ordinance, and Title 20 Zoning Ordinance (Coastal).

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
HCD-Engineering Services
RMA-Environmental Services

Mid-Coast Volunteer Fire Brigade
Big Sur Land Use Advisory Committee

CEQA:
The project is categorically exempt from environmental review pursuant to Section 15305 of the CEQA Guidelines. California Environmental Quality Act (CEQA) Guidelines Section 15305 categorically exempts minor alterations in land use limitations which do not change land use or density, including minor lot line adjustments not resulting in the creation of any new parcel. As proposed, the project involves a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D). No new parcels will be created by the Lot Line Adjustment and therefore, the project is consistent with CEQA Guidelines section 15305. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

LUAC:
The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on April 22, 2025 and voted unanimously to support the project as proposed. No comments were made by the public at this meeting. Meeting minutes were not available at the time this staff report was distributed, but will be provided prior to the hearing.

Prepared by: Joseph Alameda, Associate Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution including:
- Conditions of approval
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Planning Commission; Mid-Coast Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner (WOC); Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN240223.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL (PLN240223)

RESOLUTION NO. 25---

Resolution by the County of Monterey Planning Commission:

1) Finding the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2; and
2) Approving a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

[PLN240223, MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL, 35811, 35963, and 35809 Highway 1, Big Sur (Assessor's Parcel Numbers 243-321-008-000, 243-321-007-000, 243-321-011-000, and 243-321-009-000), Big Sur Coast Land Use Plan, Coastal Zone]

The MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL application (PLN240223) came on for public hearing before the County of Monterey Planning Commission on August 13, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;

- Big Sur Coast Land Use Plan;
- Monterey County Coastal Implementation Plan Part 3;
- Monterey County Zoning Ordinance – Coastal (Title 20); and
- Monterey County Subdivision Ordinance (Title 19);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The properties are located at 35811, 35963, and 35809 Highway 1, Big Sur (Assessor's Parcel Numbers 243-321-008-000 [Parcel A], 243-321-007-000 [Parcel B], 243-321-011-000 [Parcel C], and 243-321-009-000 [Parcel D]) Big Sur Coast Land Use Plan, Coastal Zone. All of the parcels are zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)]. The WSC zoning district allows lot line adjustments, subject to the granting of a Coastal Development Permit. Therefore, the project is an allowed land use for this site. The primary purpose of this lot line adjustment is to allow the applicants to own their respective parcels separately for estate planning and financing purposes. Secondarily, this lot line adjustment will also bring the properties into zoning (setback) requirements; see subsequent evidence "f".

c) Lot Legality. The County recognized the Parcels in their current configuration as legal lots of record through issuance of Certificates of Compliance (Monterey County Recorder's Office Document Nos. 43384, Reel 1993 Page 304; 43386, Reel 1993 Page 308; 43385, Reel 1993 Page 306; and 43383, Reel 1993 Page 302).

d) Development Standards – Minimum Lot Size. Minimum lot size in the WSC zoning district is 1 acre, per Title 20 section 20.17.060.A. All Parcels will continue to exceed the required 1-acre minimum lot size.

e) Development Standards – Density. Pursuant to Title 20 section 20.17.060.B, the maximum development density shall not exceed the units/acre as shown for the specific "WSC" district as shown on the zoning map. The subject parcels are zoned WSC/40-D, which requires that a residential unit occupy a property that contains at least 40 acres of land. No reconfiguration would allow all four parcels to contain at least 40 acres, as all four lots only total 31.9 acres.

Currently, Parcels B, C, and D are developed with single-family dwellings. With implementation of the project, the single-family dwelling on existing Parcel C will be on Adjusted Parcel A. Accordingly, Adjusted Parcels A, B, and D will contain the existing single-family dwellings, and Adjusted Parcel C will now be vacant. Although the existing and adjusted parcels are less than 40 acres, the existing residences on the parcels do not conflict with the zoning districts' density standards, as the first single-family dwelling is a principally allowed use. However, the existing and adjusted parcel sizes do restrict the development of a second single-family dwelling on any of the lots. Adjusted Parcel C (vacant) will retain the minimum lot size required for development of the first-single family dwelling (see preceding evidence "d"). Therefore, the maximum development

potential and overall density would not change with implementation of this project.

f) Development Standards – Structural Coverage/Setbacks. All existing development is located within the WSC district and will remain in this district after implementation of this Project. Pursuant to Title 20 section 20.17.060.C, the required setbacks in this WSC district are 30 feet (front), 20 feet (rear), and 20 feet (sides) for main structures, and the maximum site coverage is 10 percent. All development, except the residence on existing Parcel C and a detached accessory structure on existing Parcel B, complies with the required setbacks. The residence on existing Parcel C does not comply with the required side/rear 20-foot setback as it straddles the property line adjoining Parcels C and D. A detached non-habitable structure on existing Parcel B encroaches into the required six-foot setback. However, with implementation of this LLA, the development on the adjusted parcels will conform to the required setbacks and site coverage (see Page 3 of the attached plans).

g) Land Use Advisory Committee (LUAC). The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it involves a Lot Line Adjustment in the Coastal Zone. On April 22nd, 2025, the LUAC voted 6-0 to support the project as proposed.

h) Subdivision Map Act Consistency. Pursuant to Section 66412(d) of the Subdivision Map Act (SMA), the SMA is inapplicable to the lot line adjustment due to the fact that the final outcome of the LLA is not more than four adjoining parcels, and a greater number of parcels than previously existed is not being created. See Finding No. 6 and supporting evidence.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240223.

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

EVIDENCE:

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

b) Staff did not identify any potential impacts on the environment and no technical reports were required.

c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240223.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Mid-Coast Volunteer Fire Brigade, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. A primary well, backup well, and water tanks serve potable water to the existing development. With implementation of the lot line adjustment, the primary well will be located on Adjusted Parcel A and the backup well will be on Adjusted Parcel B. The existing primary well will serve the development on Adjusted Parcels A, B, and D; Adjusted Parcel C will be vacant but have access to the backup well. Onsite Wastewater Treatment Systems (OWTS) will continue to serve the existing developments within the adjusted parcels. According to EHB, each adjusted parcel will have adequate future reserve area for a replacement leach field for the existing OWTS.

c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240223.

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

EVIDENCE: a) County staff reviewed Monterey County HCD-Planning and HCD-Building Services records, and the County is not aware of any violations existing on the subject properties.

b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN240223.

5. **FINDING:** **CEQA (Exempt): -** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15305 categorically exempts minor alterations in land use limitations which do not change land use or density, including minor lot line adjustments not resulting in the creation of any new parcel.

b) As proposed, the project involves a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D). No new parcels

will be created by the Lot Line Adjustment and therefore the project is consistent with CEQA Guidelines section 15305.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The properties are not located in an area where an environmental resource of hazardous or critical concern has been designated or precisely mapped by a federal, state, or local agency trees are proposed for removal. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. The project does not have the potential to affect any historical resources substantially adversely.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240223.

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

1. The lot line adjustment is between four or fewer existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment; and
3. The parcels resulting from the lot line adjustment conform to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

As proposed, the project meets these standards.

EVIDENCE:

a) All four of the parcels are zoned Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)].

b) The lot line adjustment is between four or fewer existing adjoining parcels. The four existing legal lots of record have a total combined area of 31.9 acres. After the adjustment, there will be four lots of record containing 5.0 acres (Parcel A), 10.2 acres (Parcel B), 9.8 acres (Parcel C), and 6.9 acres (Parcel D), totaling 31.9 acres.

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

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

e) The subject properties allow residential uses. Existing Parcels B, C, and D are currently developed with single-family dwellings. With implementation of the Lot Line Adjustment, Adjusted Parcels A, B, and

D will contain single-family dwellings, and Adjusted Parcel C will be vacant. No changes to the existing built environment or changes in use are proposed.

f) The proposed lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged. None of the parcels are under a Williamson Act contract or used for agricultural purposes.

g) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. To appropriately document the boundary changes, execution and recordation of deeds reflecting the lot line adjustment as well as a Certificate of Compliance for each adjusted lot is required per incorporated standard conditions of approval (Condition Nos. 3 and 5).

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240223.

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

EVIDENCE: a) Board of Supervisors. Section 19.01.050.A of the Monterey County Subdivision Ordinance (Title 19 – Coastal Zone) and Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (Lot Line Adjustment).

DECISION

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

1. Find that the project qualifies as Class 5 Categorical Exemptions pursuant to CEQA Guidelines sections 15305, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

PASSED AND ADOPTED this 13th day of August, 2025 upon motion of _____ , seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

County of Monterey HCD Planning

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

PLN240223

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development permit (PLN240223) allows a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D). The property is located at 35811, 35963, and 35809 Highway 1, Big Sur (Assessor's Parcel Numbers 243-321-008-000, 243-321-007-000, 243-321-011-000, and 243-321-009-000) Big Sur Coast Land Use Plan, Costal 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 on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Numbers 243-321-008-000, 243-321-007-000, 243-321-011-000, and 243-321-009-000 on August 13, 2025. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

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

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

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

4. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

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

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

(County Counsel-Risk Management)

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

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

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed:

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

a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.

b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.

c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN240229. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

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

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

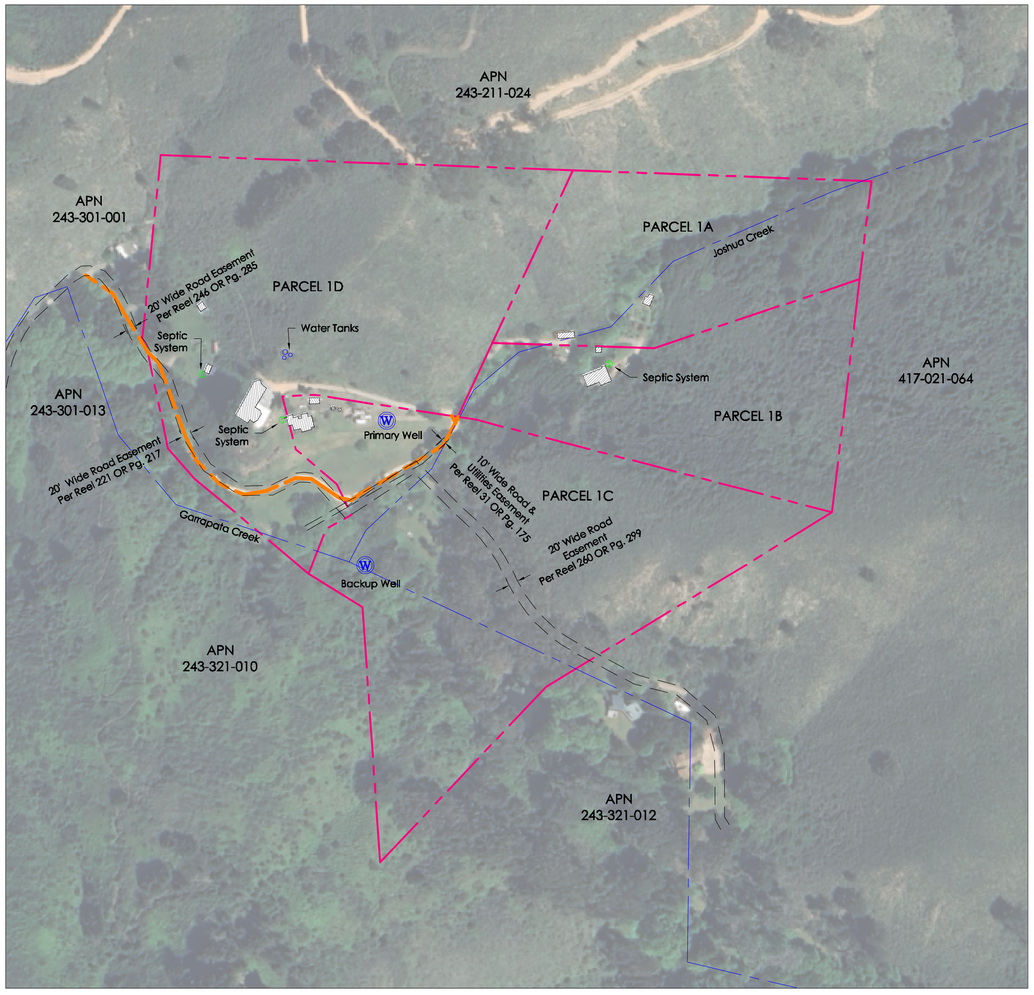
a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor

b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.

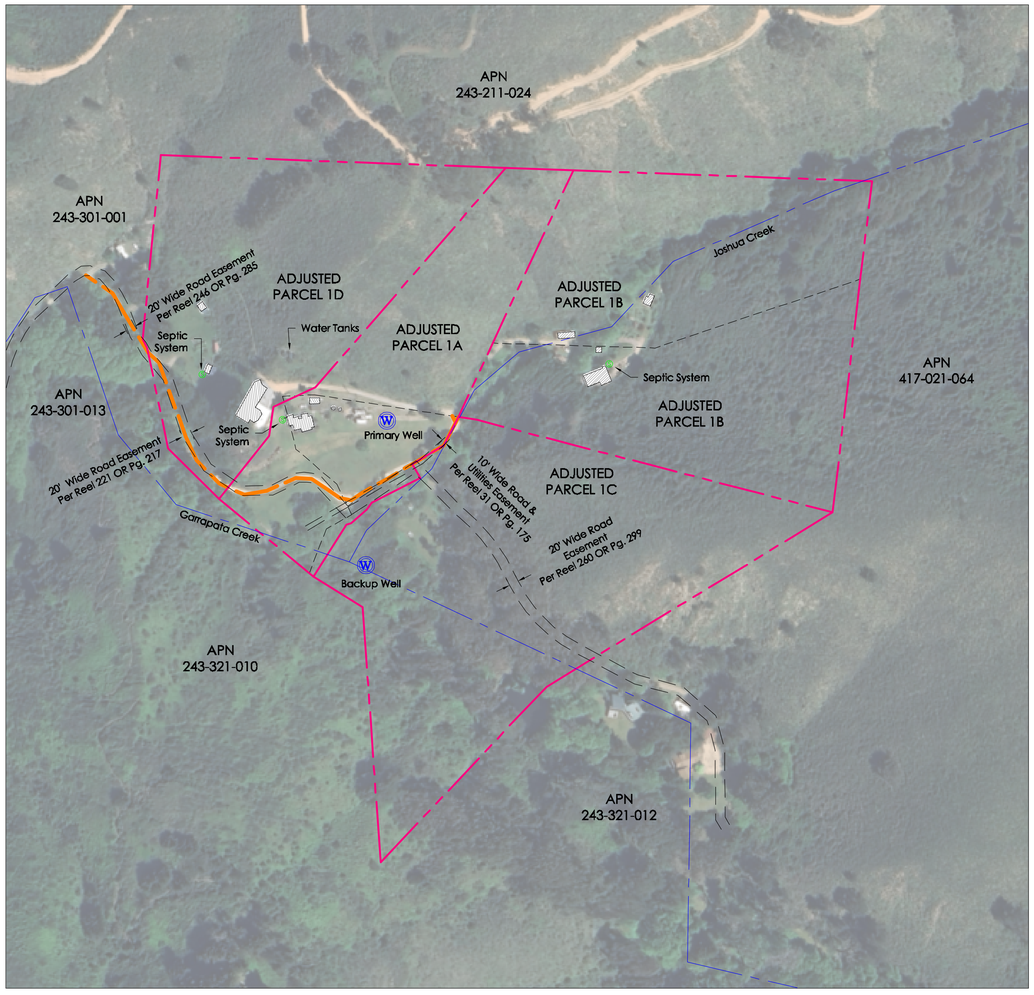
c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.

d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

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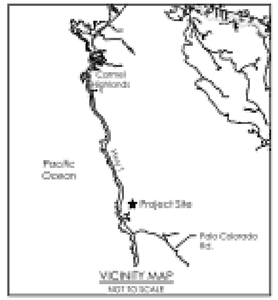
EXISTING LOT CONFIGURATION
Scale: 1" = 150'



PROPOSED LOT CONFIGURATION
Scale: 1" = 150'

LOT LINE ADJUSTMENT MAP
OF
LANDS OF TROUT FARM PARTNERS
PARCELS IA, IB, IC & ID AS DESCRIBED
IN DOCUMENT #2021008773

CARMEL HIGHLANDS
MONTEREY COUNTY, CALIFORNIA



LEGEND

- SEPTIC SYSTEM
- WELL
- BUILDING
- PROPERTY LINE
- LOT LINE
- OLD LOT LINE
- PROPOSED PROPERTY LINE
- SHARED DRIVEWAY ACCESS
- APPROXIMATE CREEK LOCATION
- EASEMENT LIMITS

REPRESENTATIVE

THE LAW OFFICE OF AENGUS L JEFFERS
LAURA LAWRENCE
831-649-6100
215 WEST FRANKLIN ST, 5TH FLOOR
MONTEREY, CA 93940

0 150 300 450
SCALE IN FEET

STATEMENT

THIS PROPERTY IS LOCATED WITHIN RANCHO SAN JOSE Y SUR CHIQUITO, AND INVOLVES THE LOT LINE ADJUSTMENT OF FOUR PARCELS OF 5.0 ACRES, 5.1 ACRES, 11.1 ACRES AND 10.7 ACRES INTO FOUR PARCELS OF 5.0 ACRES, 10.2 ACRES, 9.8 ACRES AND 6.9 ACRES IN SIZE.

THE EXISTING ZONING ON THE PROPERTIES IS "WSC/40-D (CZ)".

ALL PARCELS OF THE PROPERTY ARE CURRENTLY USED FOR RESIDENTIAL PURPOSES. THE PROPOSED USE OF ALL NEW PARCELS IS FOR RESIDENTIAL PURPOSES.

THERE ARE CURRENTLY STRUCTURES ON THE PROPERTY AS SHOWN ON THE MAP.

NO TREES ARE TO BE PLANTED OR REMOVED.

THERE ARE NO PROPOSED COMMON AREAS OR AREAS TO BE DEDICATED TO PUBLIC USE.

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.

NO DEVELOPMENT STRUCTURES OR GRADING ARE BEING PROPOSED WITH THIS APPLICATION. SO NO EROSION CONTROL MEASURES ARE PROPOSED.

WATER IS PROVIDED BY WELLS AND WATER TANKS AS SHOWN ON THE MAP.

PARCELS IB AND ID OF THE PROPERTY HAVE PRIVATE SEPTIC AS SHOWN ON MAP. THE RESULTANT PARCELS A, C & D WILL EACH HAVE ONE OF THE EXISTING SEPTIC SYSTEMS THAT ARE CURRENTLY SERVING THEIR RESPECTIVE RESIDENCES.

CONTOUR INTERVAL IS 20 FEET.

SUMMARY TABLE

Subject Property (APN NUMBER)	Existing Area (Acres)	Existing Area (ft^2)	Existing Zoning
PARCEL 1A (243-321-008)	5.0	217,800	WSC/40-D(CZ)
PARCEL 1B (243-321-007)	5.1	222,156	WSC/40-D(CZ)
PARCEL 1C (243-321-011)	11.1	843,516	WSC/40-D(CZ)
PARCEL 1D (243-321-009)	10.7	466,092	WSC/40-D(CZ)

Proposed Property Designation	Proposed Area (Acres)	Existing Area (ft^2)	Proposed Zoning
ADJUSTED PARCEL 1A	5.0	217,800	WSC/40-D(CZ)
ADJUSTED PARCEL 1B	10.2	444,312	WSC/40-D(CZ)
ADJUSTED PARCEL 1C	9.8	426,888	WSC/40-D(CZ)
ADJUSTED PARCEL 1D	6.9	300,564	WSC/40-D(CZ)

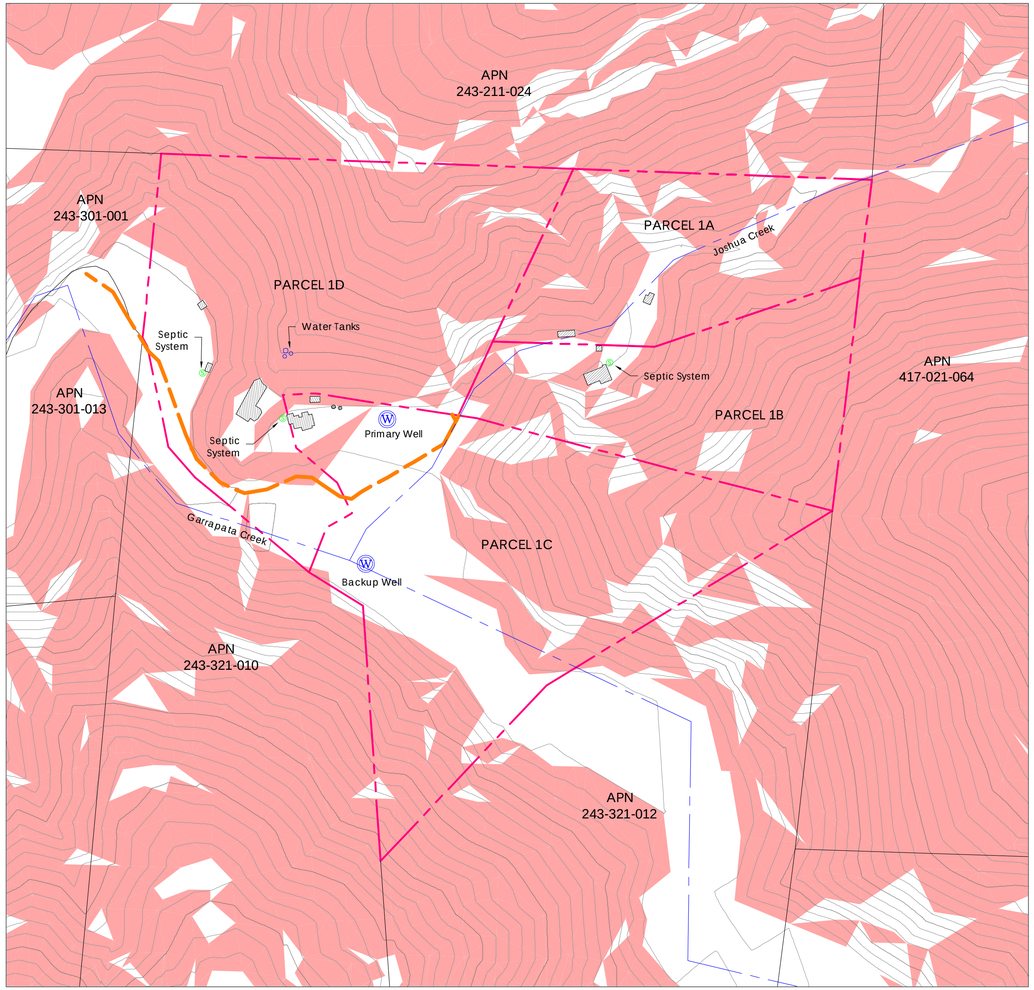
OWNERS (as Tenants in Common)

MOLLY HELENE WILLIAMS
SARAH HOPE WILLIAMS
ALEXANDRA KANE
MARTHA V. DIEHL
APNs 243-321-007, -008, -009 & -011
35809 & 35963 HWY 1
MONTEREY, CA 93940

PREPARED FOR: Ken Ekelund

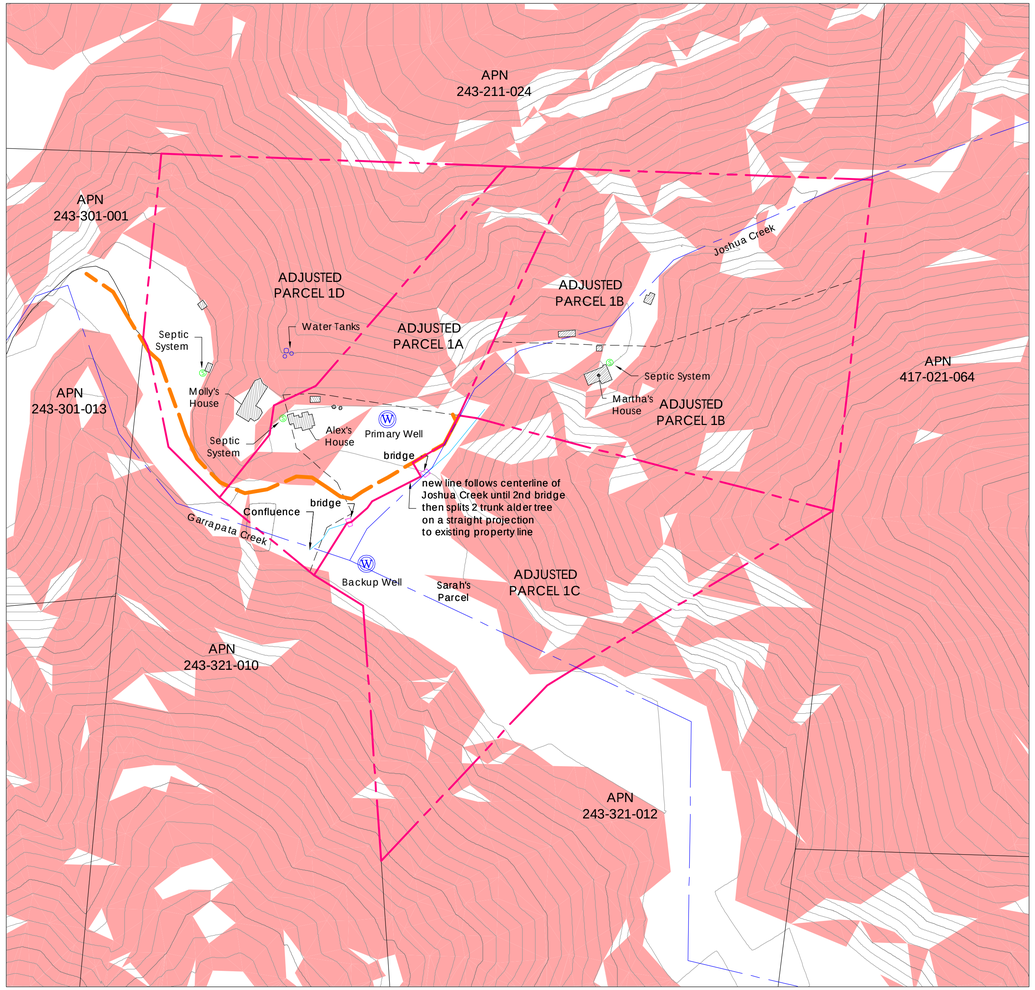
SURVEYED BY: POLARIS LAND SURVEYING
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 150' VIEW: LLA DATE: May 20, 2024
FILE NAME: Trout Farm LLA JOB #24-144 Sheet 1 of 1



EXISTING LOT CONFIGURATION

Scale: 1" = 150'



PROPOSED LOT CONFIGURATION

Scale: 1" = 150'

LEGEND

- SEPTIC SYSTEM
- WELL
- BUILDING
- PROPERTY LINE
- LOT LINE
- OLD LOT LINE
- PROPOSED PROPERTY LINE
- SHARED DRIVEWAY ACCESS
- APPROXIMATE CREEK LOCATION

Slopes Table			
Range	Minimum Slope	Maximum Slope	Color
3	30%	100%	

N

0 150 300 450

SCALE IN FEET

PREPARED FOR: Ken Ekelund

SURVEYED BY: *POLARIS LAND SURVEYING*
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 150' VIEW: LLA DATE: May 18, 2024

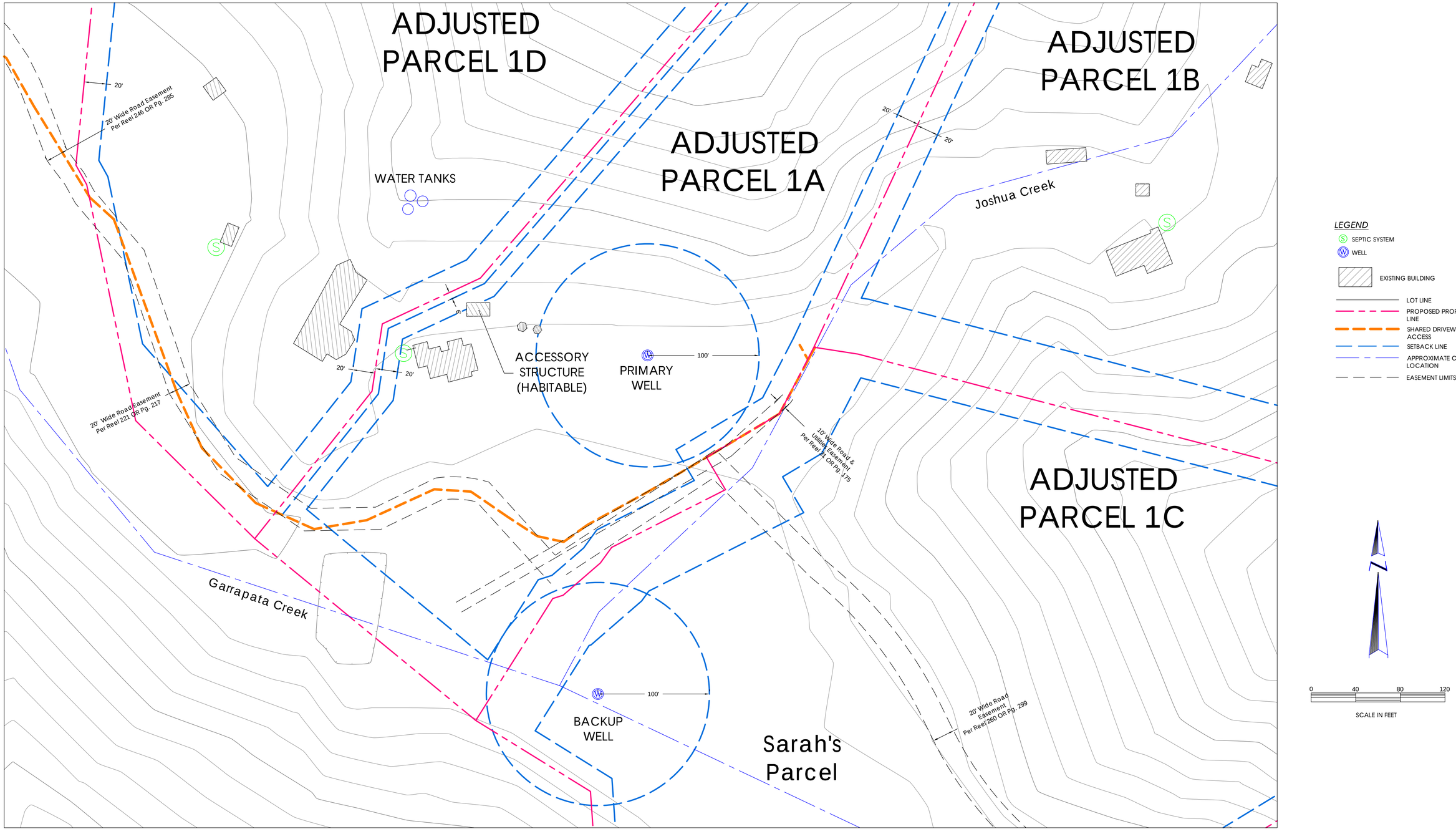
FILE NAME: Trout Farm LLA JOB #24-144 Sheet 1 of 1

LOT LINE ADJUSTMENT SLOPE ANALYSIS

OF

LANDS OF TROUT FARM PARTNERS
PARCELS IA, IB, IC & ID AS DESCRIBED IN
DOCUMENT #2021008773

CARMEL HIGHLANDS
MONTEREY COUNTY, CALIFORNIA



PREPARED FOR: Ken Ekelund

SURVEYED BY: *POLARIS LAND SURVEYING*
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 40' VIEW: LLA DATE: May 18, 2024
FILE NAME: Trout Farm LLA JOB #24-144 Sheet 1 of 1

LOT LINE ADJUSTMENT SETBACKS

OF

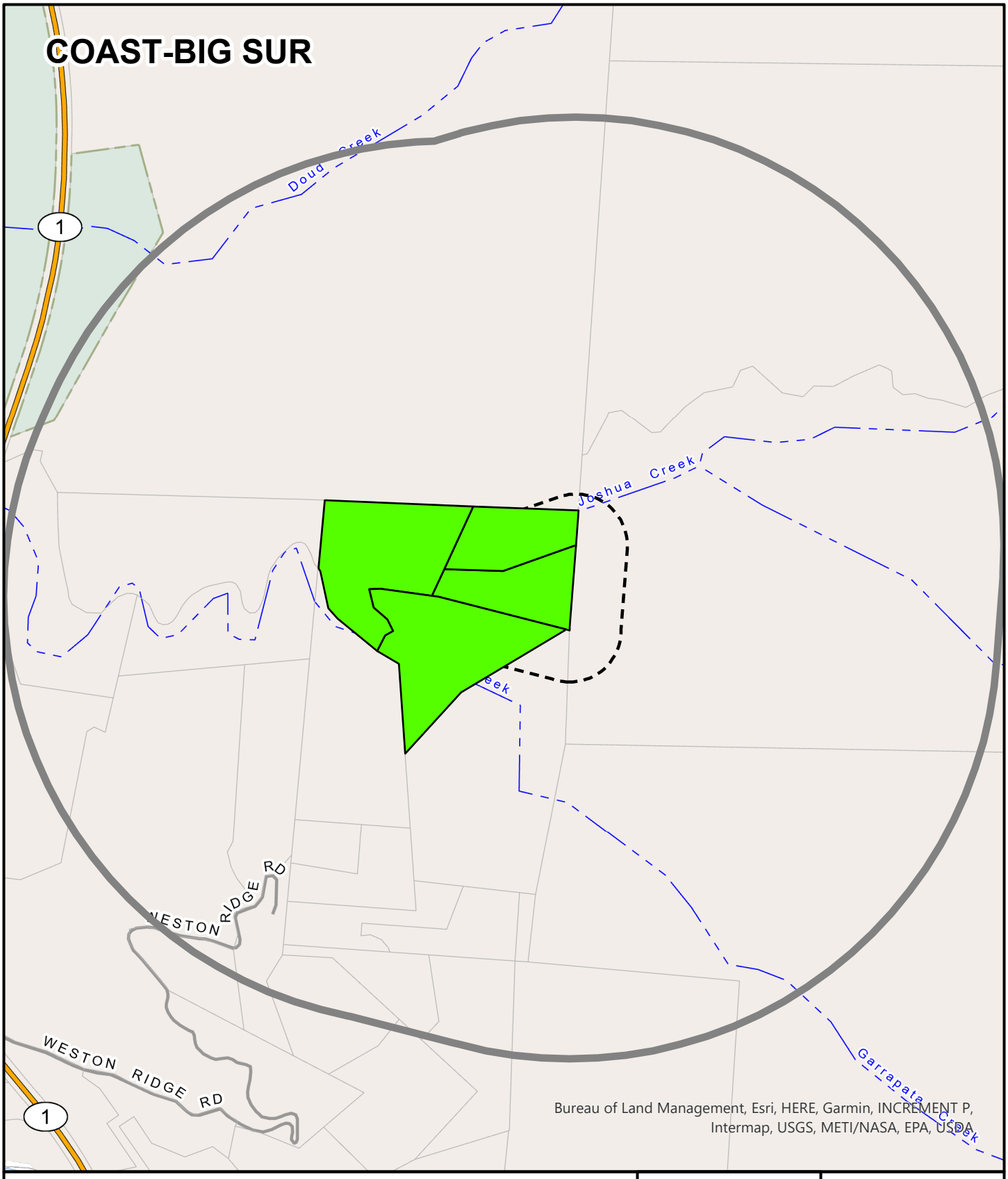
LANDS OF TROUT FARM PARTNERS
PARCELS IA, IB, IC & ID AS DESCRIBED IN
DOCUMENT #2021008773

CARMEL HIGHLANDS
MONTEREY COUNTY, CALIFORNIA

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Exhibit B

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APPLICANT: DIEHL

APN: 243321008000,243321007000, **FILE #** PLN240223

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMED/

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