

County of Monterey

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



Meeting Agenda - Final

Wednesday, June 11, 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 phearingcomments@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:

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- + 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: phearingcomments@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. Para 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
Ben Work
Ernesto G. Gonzalez
Francisco Javier Mendoza
Martha Diehl
Etna Monsalve
Jessica Hartzell
Ramon Gomez
Amy Roberts

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. PLN230350 - MR ARTEMIS LLC

Public hearing to consider construction of a 622 square foot detached Accessory Dwelling Unit, a 253 square foot detached trellis with associated site improvements, and an amendment to a Conservation and Scenic Easement Map for the Mr. Artemis LLC property.

Project Location: 30860 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15317, and there are no exceptions pursuant to Guidelines section 15300.2.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - 2001 Conservation and Scenic Easement](#)
[Exhibit C - Biological Report](#)
[Exhibit D - Vicinity Map](#)

2. PLN210331 - REYNOLDS JON Q. TR. ET. AL.

Public hearing to consider construction of a 1,056 square foot accessory dwelling unit and the merger of three existing lots into one 36,914 square foot parcel. Development will occur within 750 square feet of archaeological resources and within 100 feet of environmentally sensitive habitat area.

Project Location: 26489 Scenic Road & 26454 Carmelo Street, Carmel.

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Draft IS-MND](#)
[Exhibit C - Public Comment Letters](#)
[Exhibit D - Biological Report](#)
[Exhibit E - LUAC minutes](#)
[Exhibit F - Vicinity Map](#)

3. PLN180503 - HARROD RAY M JR & LINDA (HARROD GREGORY MARK)

Public Hearing to consider the after-the-fact development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070, construction of a 2,041 square foot single-family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn, associated site improvements, the removal of 49 Coast live oaks, and additional development on slopes in excess of 25%.

Project Location: 103A Laguna Place, Salinas (Assessor's Parcel Number 161-231-036-000), Toro Area Plan

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

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Tree Assessment](#)
[Exhibit C - Toro LUAC Minutes May 12, 2025](#)
[Exhibit D - Vicinity Map](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT



County of Monterey

Item No.1

Board Report

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

Legistar File Number: PC 25-055

June 11, 2025

Introduced: 6/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN230350 - MR ARTEMIS LLC

Public hearing to consider construction of a 622 square foot detached Accessory Dwelling Unit, a 253 square foot detached trellis with associated site improvements, and an amendment to a Conservation and Scenic Easement Map for the Mr. Artemis LLC property.

Project Location: 30860 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15317, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution recommending that the Board of Supervisors:

1. Find that the project qualifies as a Class 3 and Class 17 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15317, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined Development Permit consisting of:
 - a) A Coastal Administrative Permit and Design Approval for the construction of a new 622 square foot accessory dwelling unit attached by a 253 square foot trellis and associated site improvement;
 - b) A Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
 - c) Acceptance of an amended Conservation and Scenic Easement Map and Deed for the Mr. Artemis LLC property

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

PROJECT INFORMATION:

Agent: Joel Panzer

Property Owner: Mr Artemis LLC

APN: 243-351-002-000

Parcel Size: 60,211 square feet

Zoning: Rural Density Residential with a density of 40 acres per unit and a design control overlay in the Coastal Zone, or "RDR/40-D(CZ)"

Plan Area: Big Sur Coastal

Flagged and Staked: Yes

Project Planner: Joseph Alameda, Associate Planner

alamedaj@countyofmonterey.gov, 831-783-7079

SUMMARY/DISCUSSION:

The project is located at 30860 Aurora Del Mar, Carmel (APN: 243-351-002-000) within the Big Sur Coast Land Use Plan. The project involves the construction of a detached 622 square foot accessory dwelling unit and a 253 square foot free-standing trellis. Associated site improvements include modifications to the existing driveway as well as the construction of new walkways, patios, and pads. Associated grading would involve approximately 330 cubic yards of cut and 30 cubic yards of fill (300 cubic yards of net export). The project will also involve development within 750 feet of known archaeological resources as well as an amendment to a Conservation and Scenic Easement deed and corresponding map. Pursuant to Title 20 section 20.82.030.B, the Planning Commission shall act as the recommending body to the Board of Supervisors when the Board is the appropriate authority for the Combined Development Permit. The Board of Supervisors is the appropriate authority to consider the proposed Conservation and Scenic Easement (map) Amendment. Following the Planning Commission's recommendation, the project will be scheduled before the Board of Supervisors.

Based on staff's review, 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 Coast LUP), and regulations and development standards contained in the Big Sur Coastal Implementation Plan (Big Sur CIP) and Title 20 Zoning Ordinance.

Site Development Standards

The project meets all required development standards for Rural Density Residential or "RDR" zoning, which are identified in Title 20 section 20.16.060. The required setbacks for habitable accessory structures are 50 feet (front), six feet (side), and six feet (rear) and the proposed development will have setbacks of 179 feet (front), eight feet (side), and 134 feet (rear). The allowed height limit for habitable accessory structures is 15 feet, and the proposed ADU will have a height of 12 feet 10 inches. The allowed maximum building site coverage is 25%, and the proposed development will increase building site coverage on the site to 24.8%. The required minimum distance between Accessory and Main structures is 10 feet, and the project proposes 10 feet between the proposed ADU and the existing single-family dwelling.

Design

Pursuant to Title 20 Chapter 20.44, 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. The proposed ADU will consist of colors and materials matching the existing single-family dwelling, including tan natural stone exterior walls, and dark powder-coated aluminum windows and doors. The trellis is also a dark powder-coated aluminum. The colors and materials are consistent with the rural nature of the Big Sur Coast Land Use Plan, and the utilization of natural colors and materials is consistent with the neighboring residences. The Big Sur Coast Land Use Plan identifies those developments that are visible from Highway 1 and major public viewing areas as being within the Critical Viewshed. The subject property and proposed development are located adjacent to Highway 1, along a private road that provides access to the Otter Cove neighborhood. Due to existing vegetation and topography, the proposed development is not visible from Highway 1 nor any other

public viewing areas, and as sited and designed is consistent with the Big Sur Coast Land Use Plan.

Conservation and Scenic Easement Amendment

On June 22, 2001, a Conservation and Scenic Easement was placed over undeveloped portions of the property with the purpose to preserve the open space, scenic, and the natural resource values present on the property and so as to prevent the adverse direct and cumulative effects on coastal resources and public access from development (Clerk Recorders Document No. 2002028360; **Exhibit B**). The easement was placed over the property as a condition of approval for the development of the single-family dwelling (HCD File No. PLN990044), as required by Big Sur Coast Land Use Plan section 3.2.5.G and Big Sur Coastal Implementation Plan section 20.145.030.B.7. The easement deed prohibits all structures, restricts advertising, and requires the landscaping, vegetation, and topography to remain in their present conditions. The easement boundaries include the entirety of the property, except for the existing development footprint, autocourt/driveway, and an area occupied by leach fields. This excluded area is identified in the easement deed as a “building envelope”. The easement allows “only a single family dwelling with patio, garage, and other access structures limited to one story...” within the building envelope area. Although the proposed ADU meets the exception language (“accessory structures”) for allowed uses within the building envelope, there is no area that could be developed with an ADU without encroaching on the existing easement boundaries or developing over the existing septic system. Therefore, an amendment to the easement deed’s legal description and map (Exhibit C of the original easement deed [**Exhibit B**]) is proposed to allow for construction of the proposed ADU. The proposed easement map amendment involves reconfiguring and relocating 1,100 square feet of the existing easement. See Sheet A1.21 of **Attachment 1 of Exhibit A** for a diagram showing the existing and proposed easement boundaries. The overall size of the easement will remain the same with implementation (approximately 43,598 square feet). The proposed reconfiguration allows for construction of a 622 square foot ADU in close proximity to the existing single-family dwelling.

Pursuant to the Big Sur Coast Land Use Plan Policy 3.2.3.B, staff conducted a site visit and determined that the proposed location for the ADU will not be visible from Highway 1 or any other public viewing area due to topography and existing vegetation and is therefore not within the Critical Viewshed. Archaeological and Biological Reports (**Exhibit C**) were submitted to determine whether the area proposed for the ADU contained any protected, sensitive resources. According to these reports, no biological or cultural resources exist within the proposed ADU footprint. The area proposed for development appears to be undisturbed (still in its original state) but free of any native species, and containing very few ornamental species. This area also does not contain steeper slopes. Consequently, this 1,100 square foot area of the existing easement is not protecting aesthetic, biological, archaeological, or other sensitive resources. This area is proposed to be excluded from the existing easement boundaries. The proposed ADU location is the most appropriate for the subject property and its constraints. The 1,100 square foot area to be included in the easement boundaries does not conflict with the allowances or restrictions of the easement deed.

The proposed easement (map) amendment will not create any impacts to visual resources, and will allow the continued dual-function of the easement - protecting visual and coastal resources on the property. The easement deed language would remain the same and continue to prohibit new structures within the easement boundaries, material alteration of the topography and landscape, and advertising,

thus ensuring preservation and conservation of the property's natural scenic beauty and natural condition in perpetuity. Allowing for construction of an ADU while continuing to protect the site's sensitive resources is consistent with the intent of the original Conservation and Scenic Easement and State Law.

As described above, the Board of Supervisors is the appropriate authority to consider the proposed Conservation and Scenic Easement (map) Amendment. After the Planning Commission's recommendation, the project will be scheduled before the Board of Supervisors.

Accessory Dwelling Unit

Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 622-square-foot ADU that includes independent living facilities as shown in the attached plans (**Attachment 1 of Exhibit A**). The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The proposed ADU will also have a design that is comparable to the main residence and consistent with the overall neighborhood character. The proposed ADU will have an adequate water supply and wastewater treatment. Potable water will continue to be provided by The Carmel Riviera Mutual Water Company. An existing onsite wastewater treatment system will serve the proposed ADU and continue to serve the main residence. County of Monterey Environmental Health Bureau found the OWTS to be in good working order.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- HCD-Public Works
- HCD-Environmental Services
- Carmel Highlands Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was reviewed by the Big Sur Land Use Advisory Committee on March 11, 2025. The LUAC recommended approval of the project by a vote of 5-0 and expressed concerns relative to the glare-causing potential of solar panels, insufficient room for turning around in the driveway, and fire-proofing of the proposed materials. The subject property is not visible from Highway 1, and thus, Big Sur Coast LUP Policies and Title 20 do not regulate the proposed solar panels' potential glare. The solar panels will include an anti-reflective coating to minimize glare. The Carmel Highlands Fire Protection District reviewed the project and had no comments or concerns relative to building materials or driveway design. The LUAC minutes were not available at the time this staff report was distributed but will be distributed once received.

Prepared by: Joseph Alameda, Associate Planner, x7079

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

- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - 2001 Conservation and Scenic Easement

Exhibit C - Biological Report

Exhibit D Vicinity Map

cc: Front Counter Copy; Planning Commission, California Coastal Commission; Melanie Beretti, AICP, Chief of Planning, Joseph Alameda, Planner; Joel Panzer, Agent; Mr. Artemis LLC, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; Planning File PLN230350.



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public viewing areas, and as sited and designed is consistent with the Big Sur Coast Land Use Plan.

Conservation and Scenic Easement Amendment

On June 22, 2001, a Conservation and Scenic Easement was placed over undeveloped portions of the property with the purpose to preserve the open space, scenic, and the natural resource values present on the property and so as to prevent the adverse direct and cumulative effects on coastal resources and public access from development (Clerk Recorders Document No. 2002028360; **Exhibit B**). The easement was placed over the property as a condition of approval for the development of the single-family dwelling (HCD File No. PLN990044), as required by Big Sur Coast Land Use Plan section 3.2.5.G and Big Sur Coastal Implementation Plan section 20.145.030.B.7. The easement deed prohibits all structures, restricts advertising, and requires the landscaping, vegetation, and topography to remain in their present conditions. The easement boundaries include the entirety of the property, except for the existing development footprint, autocourt/driveway, and an area occupied by leach fields. This excluded area is identified in the easement deed as a “building envelope”. The easement allows “only a single family dwelling with patio, garage, and other access structures limited to one story...” within the building envelope area. Although the proposed ADU meets the exception language (“accessory structures”) for allowed uses within the building envelope, there is no area that could be developed with an ADU without encroaching on the existing easement boundaries or developing over the existing septic system. Therefore, an amendment to the easement deed’s legal description and map (Exhibit C of the original easement deed [**Exhibit B**]) is proposed to allow for construction of the proposed ADU. The proposed easement map amendment involves reconfiguring and relocating 1,100 square feet of the existing easement. See Sheet A1.21 of **Attachment 1 of Exhibit A** for a diagram showing the existing and proposed easement boundaries. The overall size of the easement will remain the same with implementation (approximately 43,598 square feet). The proposed reconfiguration allows for construction of a 622 square foot ADU in close proximity to the existing single-family dwelling.

Pursuant to the Big Sur Coast Land Use Plan Policy 3.2.3.B, staff conducted a site visit and determined that the proposed location for the ADU will not be visible from Highway 1 or any other public viewing area due to topography and existing vegetation and is therefore not within the Critical Viewshed. Archaeological and Biological Reports (**Exhibit C**) were submitted to determine whether the area proposed for the ADU contained any protected, sensitive resources. According to these reports, no biological or cultural resources exist within the proposed ADU footprint. The area proposed for development appears to be undisturbed (still in its original state) but free of any native species, and containing very few ornamental species. This area also does not contain steeper slopes. Consequently, this 1,100 square foot area of the existing easement is not protecting aesthetic, biological, archaeological, or other sensitive resources. This area is proposed to be excluded from the existing easement boundaries. The proposed ADU location is the most appropriate for the subject property and its constraints. The 1,100 square foot area to be included in the easement boundaries does not conflict with the allowances or restrictions of the easement deed.

The proposed easement (map) amendment will not create any impacts to visual resources, and will allow the continued dual-function of the easement - protecting visual and coastal resources on the property. The easement deed language would remain the same and continue to prohibit new structures within the easement boundaries, material alteration of the topography and landscape, and advertising,

thus ensuring preservation and conservation of the property's natural scenic beauty and natural condition in perpetuity. Allowing for construction of an ADU while continuing to protect the site's sensitive resources is consistent with the intent of the original Conservation and Scenic Easement and State Law.

As described above, the Board of Supervisors is the appropriate authority to consider the proposed Conservation and Scenic Easement (map) Amendment. After the Planning Commission's recommendation, the project will be scheduled before the Board of Supervisors.

Accessory Dwelling Unit

Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 622-square-foot ADU that includes independent living facilities as shown in the attached plans (**Attachment 1 of Exhibit A**). The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The proposed ADU will also have a design that is comparable to the main residence and consistent with the overall neighborhood character. The proposed ADU will have an adequate water supply and wastewater treatment. Potable water will continue to be provided by The Carmel Riviera Mutual Water Company. An existing onsite wastewater treatment system will serve the proposed ADU and continue to serve the main residence. County of Monterey Environmental Health Bureau found the OWTS to be in good working order.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- HCD-Public Works
- HCD-Environmental Services
- Carmel Highlands Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was reviewed by the Big Sur Land Use Advisory Committee on March 11, 2025. The LUAC recommended approval of the project by a vote of 5-0 and expressed concerns relative to the glare-causing potential of solar panels, insufficient room for turning around in the driveway, and fire-proofing of the proposed materials. The subject property is not visible from Highway 1, and thus, Big Sur Coast LUP Policies and Title 20 do not regulate the proposed solar panels' potential glare. The solar panels will include an anti-reflective coating to minimize glare. The Carmel Highlands Fire Protection District reviewed the project and had no comments or concerns relative to building materials or driveway design. The LUAC minutes were not available at the time this staff report was distributed but will be distributed once received.

Prepared by: Joseph Alameda, Associate Planner, x7079

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

- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - 2001 Conservation and Scenic Easement

Exhibit C - Biological Report

Exhibit D Vicinity Map

cc: Front Counter Copy; Planning Commission, California Coastal Commission; Melanie Beretti, AICP, Chief of Planning, Joseph Alameda, Planner; Joel Panzer, Agent; Mr. Artemis LLC, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; Planning File PLN230350.

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:

MR ARTEMIS LLC (PLN230350)

RESOLUTION NO. 25--

Resolution by the County of Monterey Planning Commission recommending that the Board of Supervisors:

- 1) Find that the project qualifies as a Class 3 and 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:
 - a. A Coastal Administrative Permit and Design Approval to allow construction of a 622 square foot accessory dwelling unit, a 210 square foot trellis and associated site improvement;
 - b. A Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
 - c. Acceptance of an amended Conservation and Scenic Easement Map for the Mr. Artemis LLC property.

[PLN230350, MR ARTEMIS LLC, 30860 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan, Coastal Zone (Assessor's Parcel Number: 243-351-002-000)]

The MR. ARTEMIS LLC application (PLN230350) came on for public hearing before the County of Monterey Planning Commission on June 11, 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 and/or use, as conditioned, is consistent with the policies of the 1982 Monterey County General Plan, Big Sur Coast Land Use Plan, and Big Sur Coastal Implementation Plan (Part 3); the requirements of the applicable subdivision and zoning ordinances (Title 20); and other County health, safety, and welfare ordinances related to land use development.

- EVIDENCE:**
- a) 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 project involves the construction of a detached 622 square foot accessory dwelling unit and a 210 square foot free standing trellis. Associated site improvements include modifications to the existing driveway as well as the construction of new walkways, patios, and pads. Associated grading would involve approximately 330 cubic yards of cut and 30 cubic yards of fill (300 cubic yards of net export). The project will also involve development within 750 feet of known archaeological resources as well as an amendment to a Conservation and Scenic Easement deed and corresponding map.
 - c) Allowed Use. The property is located at 30860 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan, Coastal Zone (Assessor's Parcel Number: 243-351-002-000). The parcel is zoned Rural Density Residential with a density of 40 acres per unit and a Design Control Overlay in the Coastal zone ("RDR/40-D(CZ)), which allows for the construction of accessory dwelling units, subject to the granting of a Coastal Administrative Permit. The Design Control overlay requires the granting of a Design Approval for all structures. Development within 750 feet of known archaeological resources is allowed subject to the granting of a Coastal Administrative Permit pursuant to Big Sur Coastal Implementation Plan section 20.145.120.A.1. Pursuant to Title 20 section 20.82.030.B, the Planning Commission shall act as the recommending body to the Board of Supervisors when the Board is the appropriate authority for the Combined Development Permit. The Board of Supervisors is the appropriate authority to consider the proposed Conservation and Scenic Easement (deed and map) Amendment. After the Planning Commission's recommendation of approval, the project will be scheduled before the Board of Supervisors. Therefore, the project as proposed is an allowed use for this site.
 - d) HCD-Planning staff conducted a site inspection on March 11, 2025 to verify that the proposed project conforms to the applicable plans and Monterey County Code.
 - e) Lot Legality. The subject property is identified in its current configuration as Lot 13 a Final Map entitled "Map of Tract No.588 Carmel Sur", recorded in July 1968 (Volume 10, Cities & Towns, Page 6). Therefore, the County recognizes the subject properties as legal lots of record.
 - f) Development Standards. The project meets all required development standards for Rural Density Residential or "RDR" zoning, which are identified in Title 20 section 20.16.060. The required setbacks for habitable accessory structures are 50 feet (front), six feet (side), and six feet (rear) and the proposed development will have setbacks of 179 feet (front), eight feet (side), and 134 feet (rear). The allowed height limit for habitable accessory structures is 15 feet, and the proposed ADU will have a height of 12 feet 10 inches. The allowed maximum building site coverage is 25% and the proposed development will increase building site coverage on the site to 24.8%. The required minimum distance between Accessory and Main structures is 10 feet, and the project

proposes 10 feet between the proposed ADU and the existing single-family dwelling.

- g) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, 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. The proposed ADU will consist of colors and materials matching the existing single-family dwelling including tan natural stone exterior walls, and dark powder coated aluminum windows and doors. The trellis is also a dark powder coated aluminum. The colors and materials are consistent with the rural nature of the Big Sur Coast Land Use Plan and the utilization of natural colors and materials is consistent with the neighboring residences. The Big Sur Coast Land Use Plan identifies those developments which are visible from Highway 1 and major public viewing areas as being within the Critical Viewshed. The subject property and proposed development are located adjacent to Highway 1, along a private road that provides access to the Otter Cove neighborhood. Due to existing vegetation and topography the proposed development is not visible from Highway 1 nor any other public viewing areas, and as sited and designed is consistent with the Big Sur Coast Land Use Plan.
- h) Conservation and Scenic Easement. In June 2001, a Conservation and Scenic Easement was placed over undeveloped portions of the property with the purpose to preserve the open space, scenic, and the natural resource values present on the property and so as to prevent the adverse direct and cumulative effects on coastal resources and public access from development (Clerk Recorders Document No. 2002028360). The easement was placed over the property as a condition of approval for the development of the single-family dwelling (HCD File No. PLN990044), as required by Big Sur Coast Land Use Plan Policy 3.2.5.G and Big Sur Coastal Implementation Plan section 20.145.030.B.7. The easement deed prohibits all structures, restricts advertising, and requires the landscaping, vegetation, and topography to remain in their present conditions. The easement boundaries include the entirety of the property, except for the existing development footprint and autocourt/driveway, and an area occupied by a leach field. This excluded area is identified in the easement deed as a “building envelope”. The easement prohibits all structures, but allows “only a single family dwelling with patio, garage and other access structures limited to one story...” within the building envelope area. Although the proposed ADU meets the exception language (“accessory structures”), there is no area that could be developed with an ADU without encroaching on the existing easement boundaries or developing over the existing septic system. Therefore, an amendment to the easement deed’s legal description and map is proposed to allow for construction of the proposed ADU. The proposed easement map amendment involves reconfiguring and relocating 1,100 square feet of the existing easement. The overall size of the easement will remain the same with implementation (approximately 43,598 square feet). The proposed

reconfiguration allows for construction of a 622 square foot ADU in closer proximity to the existing single-family dwelling. Pursuant to the Big Sur Coast Land Use Plan Policy 3.2.3.B, staff conducted a site visit and determined that the proposed location for the ADU will not be visible from Highway 1 or any other public viewing area due to topography and existing vegetation and is therefore not within the Critical Viewshed. Additionally, as described in subsequent Evidence “i” and “j”, no biological or cultural resources exist within the proposed ADU footprint. Accordingly, this 1,100 square foot area of the existing easement is not protecting aesthetic, biological, archaeological, or other sensitive resources. The proposed ADU location is the most appropriate for the subject property and its constraints. The proposed easement (map) amendment will not create any impacts to visual resources, and will allow the continued dual-function of the easement - protecting visual and coastal resources on the property. The easement deed language would remain the same and continue to prohibit new structures within the easement boundaries, material alteration of the topography and landscape, and advertising, thus ensuring preservation and conservation of the property’s natural scenic beauty and natural condition in perpetuity. Allowing for the construction of an ADU while continuing to protect the site’s sensitive resources is consistent with the intent of the original Conservation and Scenic Easement and State Law.

- i) Biological Resources. A biological report (County of Monterey Library No. LIB220309) was prepared by Jeffrey B. Froke on June 3, 2022. The report assessed the area of proposed development which was observed to be a planted environment covered with nearly all nonnative and cultivated plant species. The report concluded that the proposed ADU will not adversely affect, jeopardize, or otherwise diminish the natural biological values of the property.
- j) Archaeological Resources. The Big Sur Coastal Implementation Plan section 20.145.120.B.1 requires an Archaeological report for all development within a High Archaeological sensitivity zone. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity and is also within 750 feet of a known archeological resource. A Phase I and Phase II Archaeological report (County of Monterey Library No. LIB220310) was prepared by Dana Supernowicz in January 2022. The report was negative and concluded that the site does not appear to contain any Native American archaeological sites, resources, or artifacts. Therefore, the potential for inadvertent impacts to archaeological resources is limited and will be controlled by application of the County’s standard condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- k) Land Use Advisory Committee. The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the County of Monterey Board of Supervisors, this application warranted referral to the LUAC because the project involves a public hearing Design Approval and a lot line adjustment in the Coastal Zone. The LUAC voted 5-0 in support of the project as proposed. The LUAC members brought up concerns relating

to the glare-causing potential of solar panels, insufficient room for turning around in the driveway, and fire-proofing of the proposed materials.

- 1) 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 PLN230350.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands 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 the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Cultural Resources, Geological Resources (Soils), Biological Resources, and Forest Resources. The following reports have been prepared:
 - “Phase I and Phase II Archaeological Study” (County of Monterey Library No. LIB220310) prepared by Dana Supernowicz, Pebble Beach, CA, January, 2022.
 - “Geotechnical and Percolation Investigation” (County of Monterey Library No. LIB240156) prepared by Belinda Taluban, Salinas, CA, November 1, 2022.
 - “Biological Resources Report” (County of Monterey Library No. LIB220309) prepared by Jeffrey B Froke, Pebble Beach, CA, June 03, 2022.
 - “Tree Protection Plan” (County of Monterey Library No. LIB220308) prepared by Frank Ono, Pacific Grove, CA, July 25, 2022.

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 March 11, 2025 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 PLN230350.

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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands Fire Protection 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) Potable water will continue to be provided by The Carmel Riviera Mutual Water Company. An existing onsite wastewater treatment system will serve the proposed ADU and continue to serve the main residence. The OWTS was found to be in good working order. All necessary public facilities will be provided to the proposed ADU.
 - c) Staff conducted a site inspection on March 11, 2025 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 PLN230350.
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 March 11, 2025, 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 PLN230350.
5. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.
- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 622-square-foot ADU that includes independent living facilities as shown in the attached plans.
 - b) The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The ADU is sited approximately 10 feet south of the single-family dwelling and meets all required setback standards (see Finding 1, Evidence "f").
 - c) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.64.030 and Chapter 20.44.
 - d) The ADU is required to have one parking space. The existing driveway and two-car garage satisfy this requirement and provide adequate parking for the proposed ADU and existing single-family dwelling.
 - e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities

exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3 and supporting evidence).

- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development can be found in Project File PLN230350.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150.D.1 of the Big Sur Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 2 in the Big Sur Coastal Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) 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 PLN250350.
 - e) The project planner conducted a site inspection on March 11, 2025.
7. **FINDING:** **CEQA (Categorically 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 new small structures, including accessory structures. Guidelines section 15317 categorically exempts the acceptance or modification of easements that maintain open space character of an area.
 - b) The proposed project involves the construction of a detached 622 square foot accessory dwelling unit and a free standing 210 square foot trellis. Associated site improvements include modifications to the existing driveway as well as the construction of new walkways, patios, and pads. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303. The project also includes amending a conservation and scenic easement (deed and map). The amended easement will remain in its existing size (approximately 44,598 square feet) but be reconfigured to allow construction of the proposed ADU. Acceptance of the amended Conservation and Scenic Easement Deed is consistent with the Class 17 exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 11, 2025.
 - 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. No trees are proposed for removal. The proposed project will also not be visible from any scenic vista or corridor. No known historical resources are found in the geotechnical or archaeological reports 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 PLN230350.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby recommend that the Board of Supervisors:

1. Find that the project qualifies as a Class 3 and Class 17 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15317, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined Development Permit consisting of:
 - a) A Coastal Administrative Permit and Design Approval for the construction of a new 622 square foot accessory dwelling unit attached by a 210 square foot trellis and associated site improvement;
 - b) A Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
 - c) Acceptance of an amended Conservation and Scenic Easement Map for the Mr. Artemis LLC property

All of which are in general conformance with the attached sketch and subject to the attached 8 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of June, 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 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.



PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
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MAR, CARMEL-BY-THE-
SEA, CA 93923

CLIENT
ARTEMIS LLC

FA JOB NO.
21-033

ARTEMIS RESIDENCE - ADU CARMEL-BY-THE-SEA, CA

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SHEET 2 TOPOGRAPHY SURVEY

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C-1.1 OVERALL SITE PLAN
C-2.0 GRADING & DRAINAGE PLAN
C-2.1 GRADING & DRAINAGE PLAN
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A2.20

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LIGHTING

LP 2.0 LANDSCAPE LIGHTING PLAN A
LP 2.1 EXTERIOR LIGHTING FIXTURE CUTSHEETS
LP 2.3A LANDSCAPE LIGHTING PLAN B
LP 2.3B EXTERIOR LIGHTING FIXTURE CUTSHEETS
LP 2.3C EXTERIOR LIGHTING FIXTURE CUTSHEETS

LANDSCAPE

L0.1 TREE REMOVAL + PROTECTION PLAN
L0.2 FUEL MANAGEMENT PLAN
L1.0 REFERENCE PLAN
L1.1 FOCUS AREA PLAN - ADU
L2.0 MODEL VIEWS - ADU

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.

ISSUE

ADU - COASTAL
DEVELOPMENT
PERMIT

DATE

08.08.2024

HISTORY

DESC. DATE

TITLE

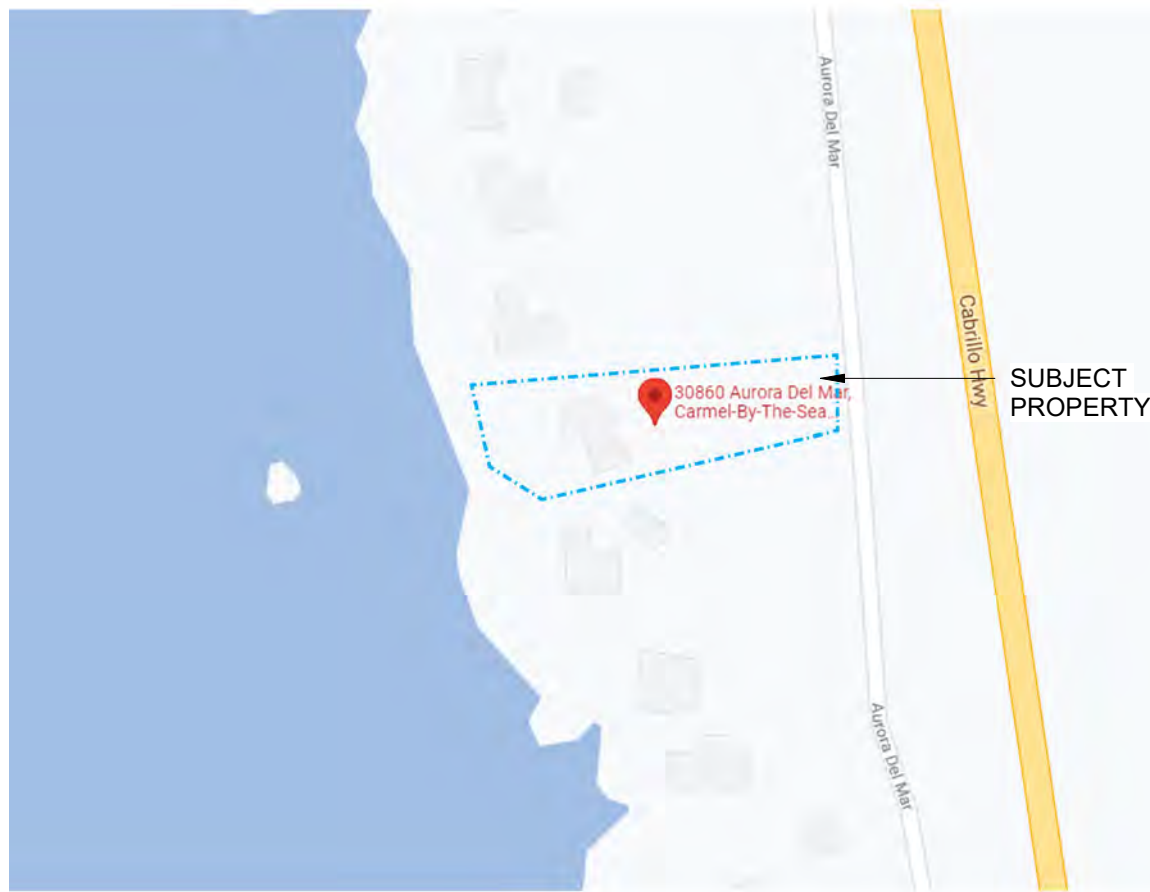
COVER SHEET

A0.00
SHEET

VICINITY MAPS



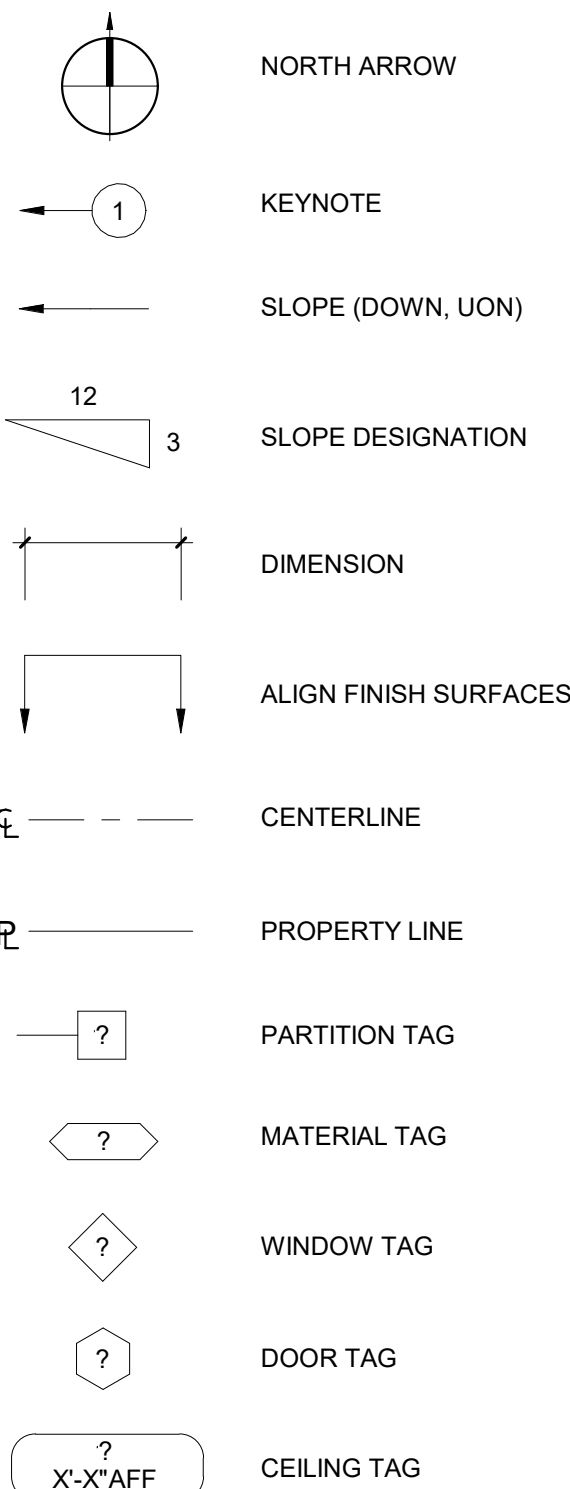
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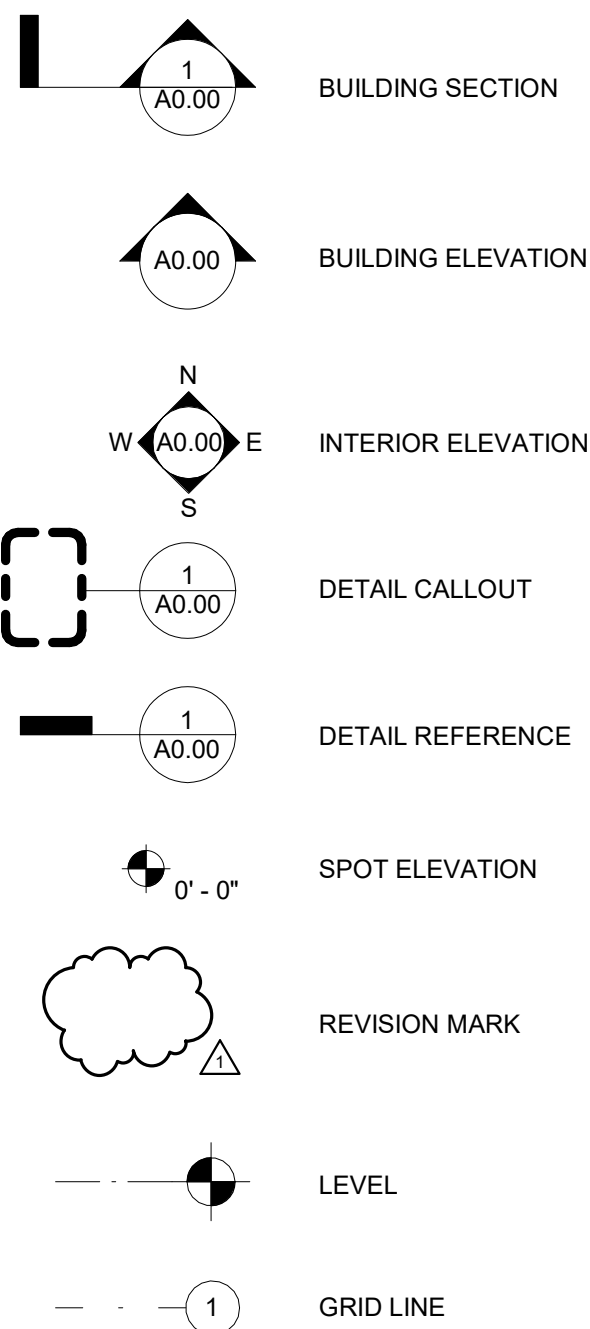
NEIGHBORHOOD PLAN

ARCHITECTURAL SYMBOLS

DRAWING SYMBOLS



REFERENCE SYMBOLS



ABBREVIATIONS

A	AB.	ANCHOR BOLT	J	J-BOX	JUNCTION BOX
	ABV.	ABOVE		J.H.	JOIST HANGER
	AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL		JNT.	JOINT
	A.C.	AIR CONDITIONING	K	K.D.	KILN DRIED
	ACOUST.	ACOUSTING		KIT.	KITCHEN
	AD.	AREA DRAIN	L	L.	LONG LENGTH
	ADJ.	ADJUSTABLE		LAM.	LAMINATE
	A.F.F.	ABOVE FINISHED FLOOR		LAV.	LAVATORY
	AGGR.	AGGREGATE		LB.	POUND
	ALT.	ALTERNATE		LP.	LOW POINT
	ALUM.	ALUMINUM		LT.	LIGHT
	ANOD.	ANODIZED		LTG.	LIGHTING
	AP.	ACCESS PANEL	M	MACH.	MACHINE
	APPROX.	APPROXIMATE		MAT.	MATERIAL
	ARCH.	ARCHITECTURAL		MAX.	MAXIMUM
B	BD.	BOARD		MECH.	MECHANICAL
	BDRM	BEDROOM		MEMB.	MEMBRANE
	BLDG.	BUILDING		MEZZ.	MEZZANINE
	BLK.	BLOCK		MFR.	MANUFACTURER
	BLK'G	BLOCKING		MID.	MIDDLE
	BLW.	BELOW		MIN.	MINIMUM/MINUTE
	BLM.	BEAM		MIRR.	MIRROR
	BOT.	BOTTOM		MISC.	MISCELLANEOUS
	BRKT.	BACKET		M.P.	METAL PANEL
	BTWN.	BETWEEN		M.S.	MOTION SENSOR
	B.U.R.	BUILT UP ROOFING		MTD.	MOUNTED
C	C/C	CENTER TO CENTER		MTG.	MOUNTING
	C.B.	CATCH BASIN		MTL.	METAL
	CEM.	CEMENT		MUL.	MULLION
	C.J.	CONTROL JOINT		MW.	MICROWAVE
	CLG.	CEILING	N	(N)	NEW
	CLKG.	CEILING		N	NORTH
	CLR.	CLEAR		N.I.C.	NOT IN CONTRACT
	COL.	COLUMN		NO.	NUMBER
	COMB.	COMBINATION		NOM.	NOMINAL
	CONC.	CONCRETE		N.T.S.	NOT TO SCALE
	CONN.	CONNECTION	O	O/	OVER
	CONSTR.	CONSTRUCTION		OA.	OVERALL
	CONT.	CONTINUOUS		O.C.	ON CENTER
	CONTR.	CONTRACTOR		O.D.	OUTSIDE DIMENSION
	CPT.	CARPET		OH.	OVERHEAD
	C.T.	CERAMIC TILE		OPG.	OPENING
	CTR.	CENTER		OPP.	OPPOSITE
	CW.	COLD WATER	P	PERF.	PERFORATED
D	DBL.	DOUBLE		PERP.	PERPENDICULAR
	DEG.	DEGREE		P.L.	PROPERTY LINE
	DEMO.	DEMOTITION		P.LAM.	PLASTIC LAMINATE
	DET/DTL.	DETAIL		PLAS.	PLASTER
	DIAG.	DIAGONAL		PLYWD.	PLYWOOD
	DIA.	DIAMETER		PNT.	PAINT
	DIM.	DIMENSION		PTD.	PAINTED
	DN.	DOWN		PR.	PAIR
	DR.	DOOR		PT.	POINT/PRESSURE TREATED
	DS.	DOWNSPOUT		PWR.	POWER
	DW.	DISHWASHER		QTY.	QUANTITY
	DWG.	DRAWING	R	(R)	REMODELED
	DWR.	DRAWER		R.	RISER
E	(E)	EXISTING		RAD.	RADIUS
	E	EAST		RCP.	REFLECTED CEILING PLAN
	EA	EACH		R.D.	ROOF DRAIN
	E.B.	EXPANSION BOLT		RECEP.	RECEPTACLE
	E.J.	EXPANSION JOINT		RECT.	RECTANGULAR
	EL.	ELEVATION		REF.	REFERENCE
	ELEC.	ELECTRICAL		REFR.	REFRIGERATOR
	ELEV.	ELEVATOR		REINF.	REINFORCED
	EMER.	EMERGENCY		REQ'D.	REQUIRED
	ENCL.	ENCLOSURE		RESIL.	RESILIENT
	ENGR.	ENGINEER		RETG.	RETAINING
	E.P.B.	ELECTRICAL PANEL BOARD		REV.	REVISION
	EO.	EQUAL		RM	ROOM
	EXP.	EXPANSION/EXPOSED		RND.	ROUND
	EXT.	EXTERIOR		R.O.	ROUGH OPENING
F	(F)	FUTURE		RWL	ROUGH WATER LEADER
	F.A.	FIRE ALARM	S	S	SOUTH
	FABR.	FABRICATE		S.C.	SOLID CORE
	F.A.R.	FLOOR AREA RATIO		S.C.D.	SEE CIVIL DRAWINGS
	F.B.	FLAT BAR		SCHED.	SCHEDULE
	F.D.	FLOOR DRAIN		SCR.	SCREEN
	F.D.C.	FIRE DEPARTMENT CONNECTION		SCWD.	SOLID CORE WOOD DOOR
	FDN/FND.	FOUNDATION		SECT.	SECTION
	F.E.	FIRE EXTINGUISHER		S.F.	SQUARE FOOT
	F.E.C.	FIRE EXTINGUISHER CABINET		SHT.	SHEET
	F.F.	FINISH FLOOR		SHTG.	SHEATHING
	F.F.E.	FINISH FLOOR ELEVATION		SHWR.	SHOWER
	F.G.	FINISH GRADE		SIM.	SIMILAR
	F.H.	FULL HEIGHT		SKYLT.	SKYLIGHT
	F.H.M.S.	FLAT HEAD MACHINE SCREW		S.L.D.	SEE LANDSCAPE DRAWINGS
	F.H.W.S.	FLAT HEAD WOOD SCREW		S.M.D.	SEE MECHANICAL DRAWINGS
	FIN.	FINISH		SMS.	SHEET METAL SCREW
	FIN.	FINISH		S.M.W.P.	SHEET MEMBRANE WATERPROOFING
	FIXT.	FIXTURE		SPEC.	SPECIFICATION
	FL.	FLOW LINE		S.R.	SUPPLY REGISTER
	FLASH.	FLASHING		SQ.	SQUARE
	FLR.	FLOOR		S.S.	STAINLESS STEEL
	FLUOR.	FLUORESCENT		S.S.D.	SEE STRUCTURAL DRAWINGS
	F.O.	FINISHED OPENING		STD.	STANDARD
	F.O.B.	FACE OF BRICK		STL.	STEEL
	F.O.C.	FACE OF CONCRETE		STOR.	STORAGE
	F.O.F.	FACE OF FINISH		STRUC.	STRUCTURAL
	F.O.M.	FACE OF MASONRY		SUR.	SURFACE
	F.O.S.	FACE OF STUD		SUSP.	SUSPENDED
	FRPF.	FIREPROOFING		SVC.	SERVICE
	FT.	FOOT OR FEET		SVY.	SURVEY
	FTG.	FOOTING		SYM.	SYMMETRICAL
	FURR.	FURRING	T	TR	TREAD
G	GA.	GAUGE		T&B	TOP AND BOTTOM
	GALV.	GALVANIZED		T&G	TONGUE AND GROOVE
	G.B.	GRAB BAR		T.B.	TOWEL BAR
	G.C.	GENERAL CONTRACTOR		T.C.	TRASH CAN
	GD.	GARBAGE DISPOSAL		T.D.	TRENCH DRAIN
	GEN.	GENERAL		TEMP.	TERRAZZO
	GF.CI.	GROUND FAULT CIRCUIT INTERRUPTED		TER.	TEMPERED GLAZING
	GL.	GLASS		TG.	TEMPERED GLAZING
	GLB.	GLUE LAM BEAM		THK.	THICK
	GLB.	GLUE LAM BEAM		THRES.	THRESHOLD
	GND.	GROUND		T.O.C.	TOP OF CONCRETE
	GR.	GRADE		T.O.P.	TOP OF PAVEMENT
	GSM.	GALVANIZED SHEET METAL		TOPO.	TOPOGRAPHY
	GYP.	GYPSON		T.O.S.	TOP OF STEEL
	GYP BD.	GYPSON BOARD		T.O.W.	TOP OF WALL
H	H.B.	HOSE BIB		T.P.O.	THERMOPLASTIC OLEFIN
	H.C.	HANDICAPPED		TPY.	TYPICAL
	H.C.	HOLLOW CORE		UNF.	UNFINISHED
	HCWD.	HOLLOW CORE WOOD DOOR		UNLESS	UNLESS OTHERWISE NOTED
	HDWD.	HARDWOOD	U	UNF.	UNFINISHED
	HDWR.	HARDWARE		VCT.	VINYL COMPOSITION TILE
	H.M.	HOLLOW METAL		VERT.	VERTICAL
	HORIZ.	HORIZONTAL		VG.	VERTICAL GRAIN
	HP.	HIGH POINT		V.I.F.	VERIFY IN FIELD
	HR.	HOUR		W	WEST/WIDE/WIDTH
	HT.	HEIGHT		W/	WITH
	HVAC	HEATING VENTILATION AIR CONDITIONING		W.C.	WATER CLOSET
	HW	HOT WATER		WD.	WOOD
I	I.D.	INSIDE DIAMETER		W.H.	WATER HEATER
	IN.	INCH		WN.	WINDOW
	INCAD.	INCANDESCENT		W/O	WITHOUT
	INSUL.	INSULATION		WP.	WATERPROOFING
	INT.	INTERIOR		W.R.	WATER RESISTANT
				WT.	WEIGHT
				W.V.	WOOD VENEER

GENERAL NOTES

- ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES: 2022 CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL CODE, STATE ENERGY STANDARDS, AND ANY OTHER GOVERNING CODES AND ORDINANCES.
- IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
- WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE FIRE-BLOCKING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AS PER 2022 CBC 718.2 & CRC R302.11, FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MAX. 10 FOOT INTERVALS.
 - IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING & FLR. LEVEL W/AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.
- PROVIDE DRAFT-STOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2022 CBC 718.3-4 & CRC R302.12 DRAFT-STOPPS SHALL BE INSTALLED SO THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. AND IS BELOW, DRAFT-STOPPING SHOULD BE PROVIDED IN THE FOLLOWING CIRCUMSTANCES:
 - SUSPENDED CEILING UNDER FLOOR FRAMING
 - OPEN WEB TRUSS OR PERFORATED FLOOR FRAMING MEMBERS.
- PRESSURE TREATED LUMBER TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
- ALL EARTHWORK AND SITE DRAINAGE INCLUDING BASEMENT AND PIER EXCAVATION, PREPARATION OF THE SUBGRADE BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, AND THE INSTALLATION SURFACE DRAINAGE CONTROL SYSTEMS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT PREPARED BY FRIAR & ASSOCIATES DATED 08-11-2021. FRIAR & ASSOCIATES SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2022 CALGREEN TABLES 4.504.1-4.504.3.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE (TITLE-24)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.

PROJECT DATA

WORK DESCRIPTION:
THE PROJECT CONSISTS OF A 622 SF 1-BEDROOM DETACHED ADU NEXT TO AN EXISTING 1-STORY SINGLE FAMILY RESIDENCE. THE ADU WILL MATCH THE HEIGHT, STYLE AND MATERIAL PALETTE OF THE EXISTING HOUSE.
LANDSCAPE IMPROVEMENTS WILL INCLUDE NEW PAVING, WOOD DECK, A DETACHED STEEL TRELLIS, SITE WALLS, PATHS AND PLANTING. NO TREE REMOVAL PROPOSED.

APN: 243-351-002-000

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: V-B
ZONING DISTRICT: RDR/40-D(CZ)
LAND USE DESIGNATION: NONE
LCP LAND USE DESIGNATION: RURAL RESIDENTIAL

FIRE HAZARD ZONE (SRA SETBACK): VERY HIGH
FIRE HAZARD ZONE (LRA SETBACK): NONE
SEISMIC HAZARD ZONE: UNDETERMINED
FLOOD ZONE: VE1X
FIRE DISTRICT: CARMEL HIGHLANDS FPD
DOMESTIC WATER SERVICE PROVIDER: CARMEL RIVIERA WATER COMPANY

PARKING: 3 EXISTING

COASTAL ZONE: YES
VISUAL SENSITIVITY: NONE

SQUARE FOOTAGE:	EXISTING	PROPOSED
GARAGE:	696 SF	696 SF
LEVEL 1:	4288 SF	4288 SF
ADU:	N/A	622 SF
TOTAL:	4,984 SF	5,606 SF
FLOOR AREA RATIO:	0.08	0.09

DETACHED TRELLIS (UNCONDITIONED): 253 SF

ADU SETBACKS:

	REQUIRED	PROPOSED
REAR:	4'	134'-10"
FRONT:	30'	179'-1"
N.SIDE:	4'	110'-6"
S.SIDE:	4'	8'-0"
COASTAL BLUFF OFFSET:	50'	80'-0"

BUILDING HEIGHT:
PERMITTED: 16'
PROPOSED: 12'-10" MAX
PERMITTED # OF STORIES: 1
PROPOSED # OF STORIES: 1

LOT SIZE:
NET LOT SIZE: 60,211 SF
PERMITTED MAX FLOOR AREA: 15,053 SF
PROPOSED FLOOR AREA: 5,606 SF
MAX LOT COVERAGE: 25%
EXISTING DEVELOPMENT AREA: 13,497 SF
PROPOSED DEVELOPMENT AREA: 14,983 SF
PROPOSED LOT COVERAGE PERCENTAGE : 24.88%

SPECIAL INSPECTIONS

GEOTECHNICAL OBSERVATIONS & TESTING:
THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTIONS, INCLUDING FOUNDATION EXCAVATIONS, SUBGRADE PREPARATION BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, AND THE INSTALLATION SURFACE DRAINAGE CONTROL SYSTEMS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT PREPARED BY FRIAR & ASSOCIATES DATED 08-11-2021. FRIAR & ASSOCIATES SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

ISSUE

ADU - COASTAL DEVELOPMENT PERMIT

DATE

08.08.2024

HISTORY

DESC.

CDP REV. 1

DATE

08.08.24

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT AND BUILDING OFFICIAL.

- RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE TO NFPA 13D & STATE & LOCAL REQUIREMENTS.
- PHOTOVOLTAIC PANEL ARRAY

FELDMAN ARCHITECTURE

1648 Pacific Avenue, Suite B
San Francisco, California 94109
415 252 1441
www.feldmanarch.com



PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL MAR,
CARMEL-BY-THE-SEA, CA 93923

CLIENT
ARTEMIS LLC

FA./OB NO.
21-033

TITLE
PROJECT INFO

A0.01
SHEET



PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

CLIENT
ARTEMIS LLC

FA JOB NO.
21-033

ISSUE
ADU - COASTAL
DEVELOPMENT
PERMIT

DATE
05.24.2024

HISTORY

△ DESC.

DATE

TITLE
ADU PERSPECTIVE
REFERENCE
IMAGES

A0.13
SHEET



EAST PERSPECTIVE FROM DRIVEWAY



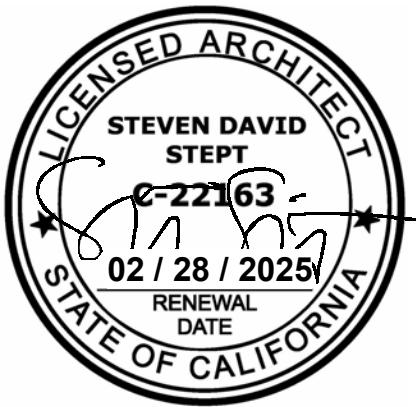
EAST PERSPECTIVE



NORTH PERSPECTIVE FROM GARAGE DRIVEWAY



SOUTHWEST PERSPECTIVE



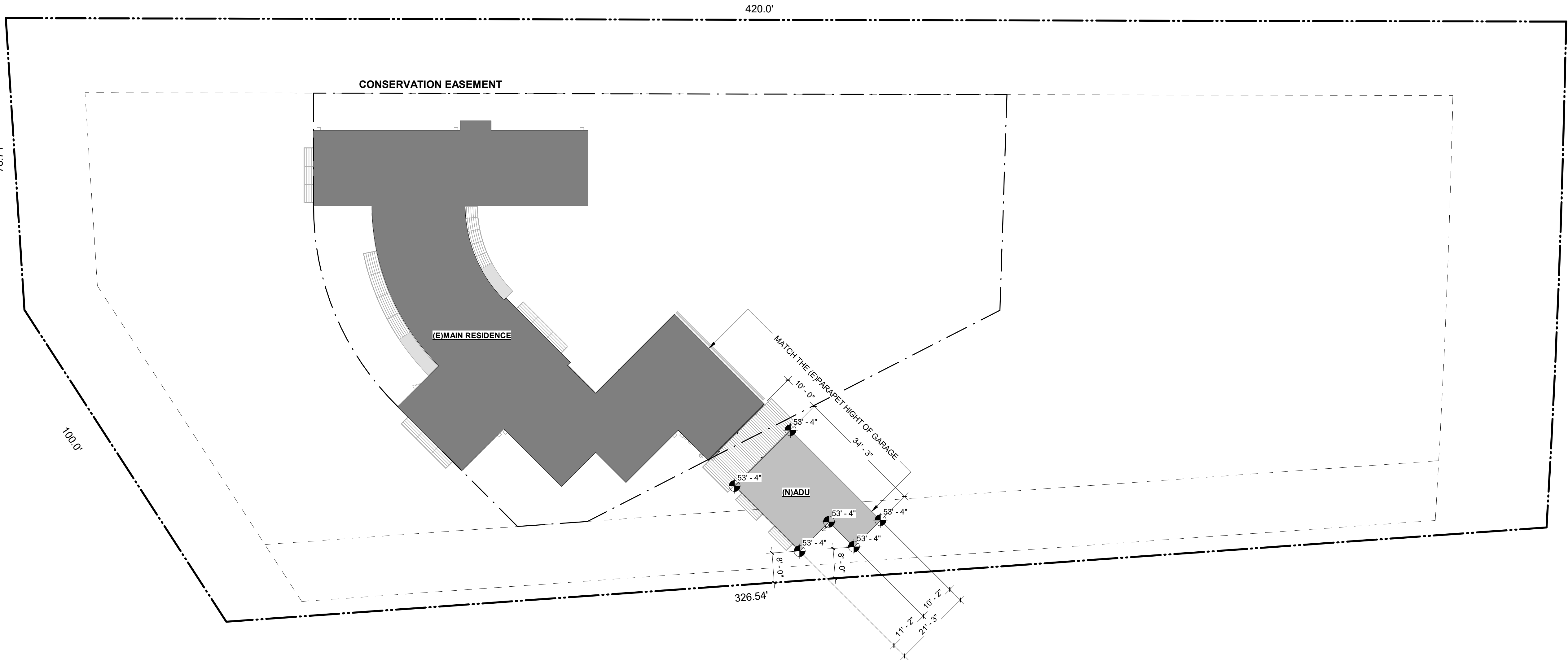
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SEA, CA 93923

APN #
243-351-002-000

CLIENT
ARTEMIS LLC

FA/JOB NO.
21-033



1 STORY POLE PLAN
1/16" = 1'-0"



ISSUE
ADU - COASTAL
DEVELOPMENT
PERMIT
DATE
05.24.2024
HISTORY
DESC. DATE

TITLE
STORY POLE
PLAN



PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

CLIENT
ARTEMIS LLC

FA JOB NO.
21-033

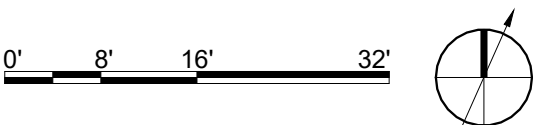
ISSUE
ADU - COASTAL
DEVELOPMENT
PERMIT

DATE
01.10.2025

HISTORY

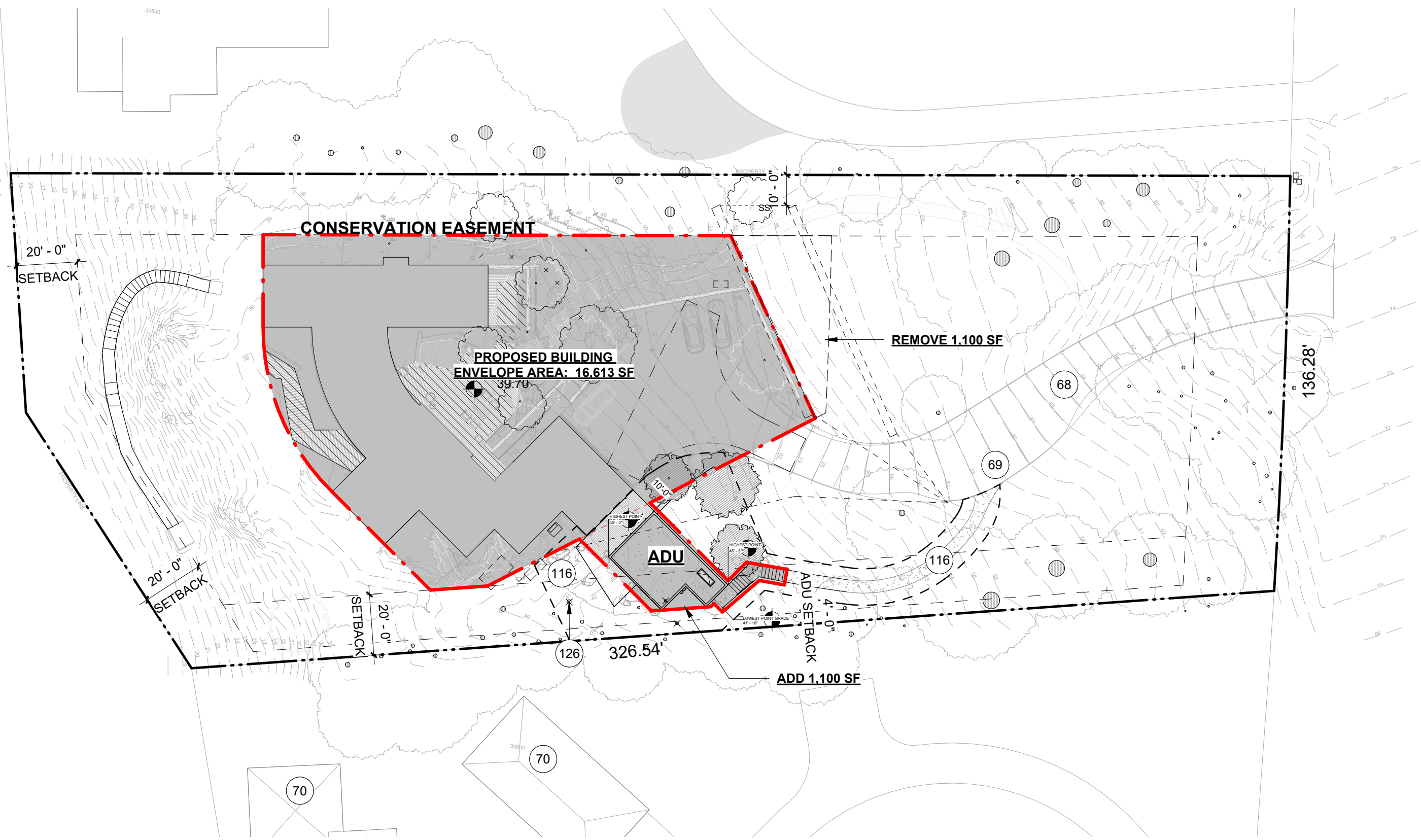
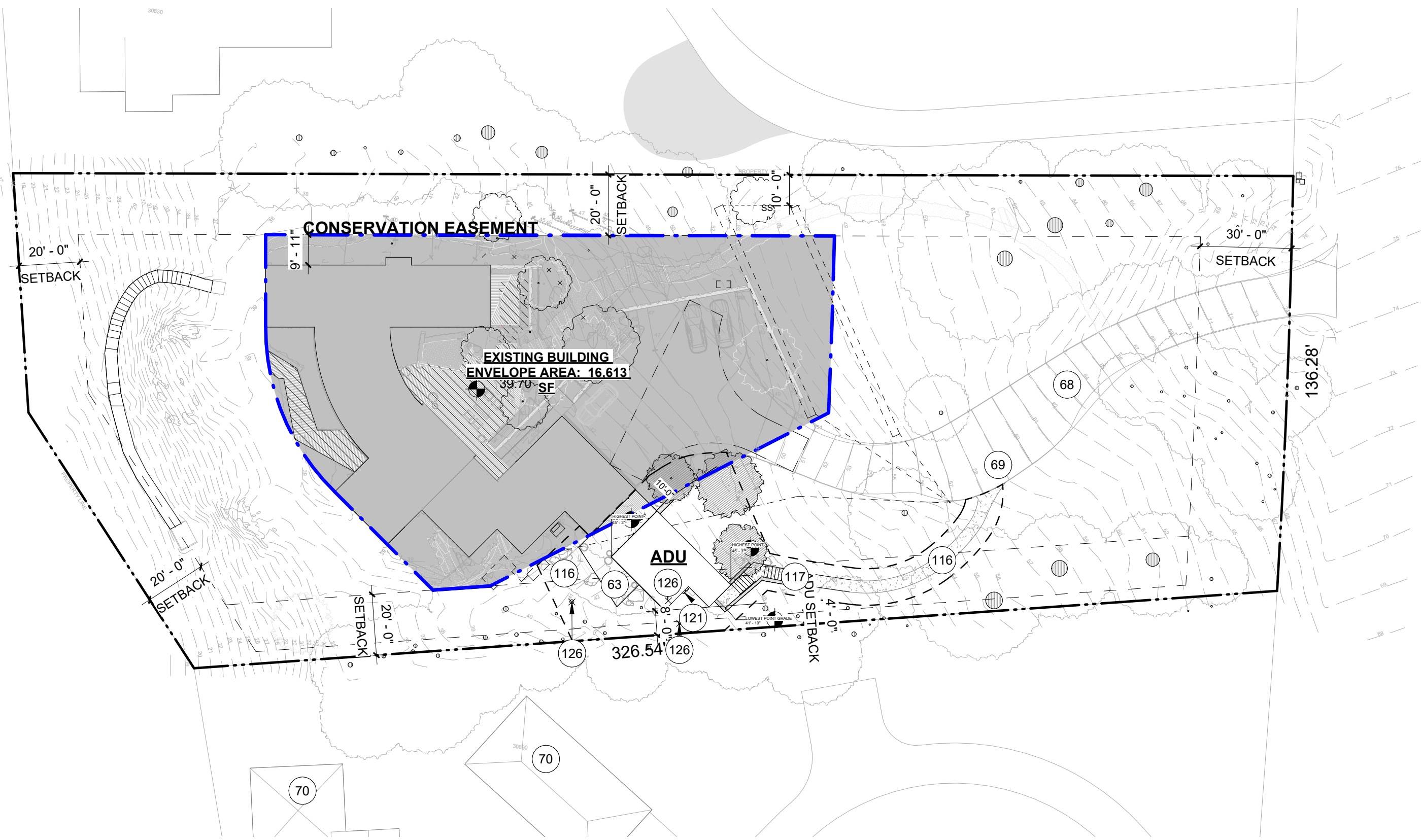
△ DESC.

DATE



TITLE
SITE PLAN - (E) &
(P) BUILDING
ENVELOPE

A1.21
SHEET



1 SITE PLAN - EXISTING BUILDING ENVELOPE
1/32" = 1'-0"

2 SITE PLAN - PROPOSED BUILDING ENVELOPE
1/32" = 1'-0"

LEGEND

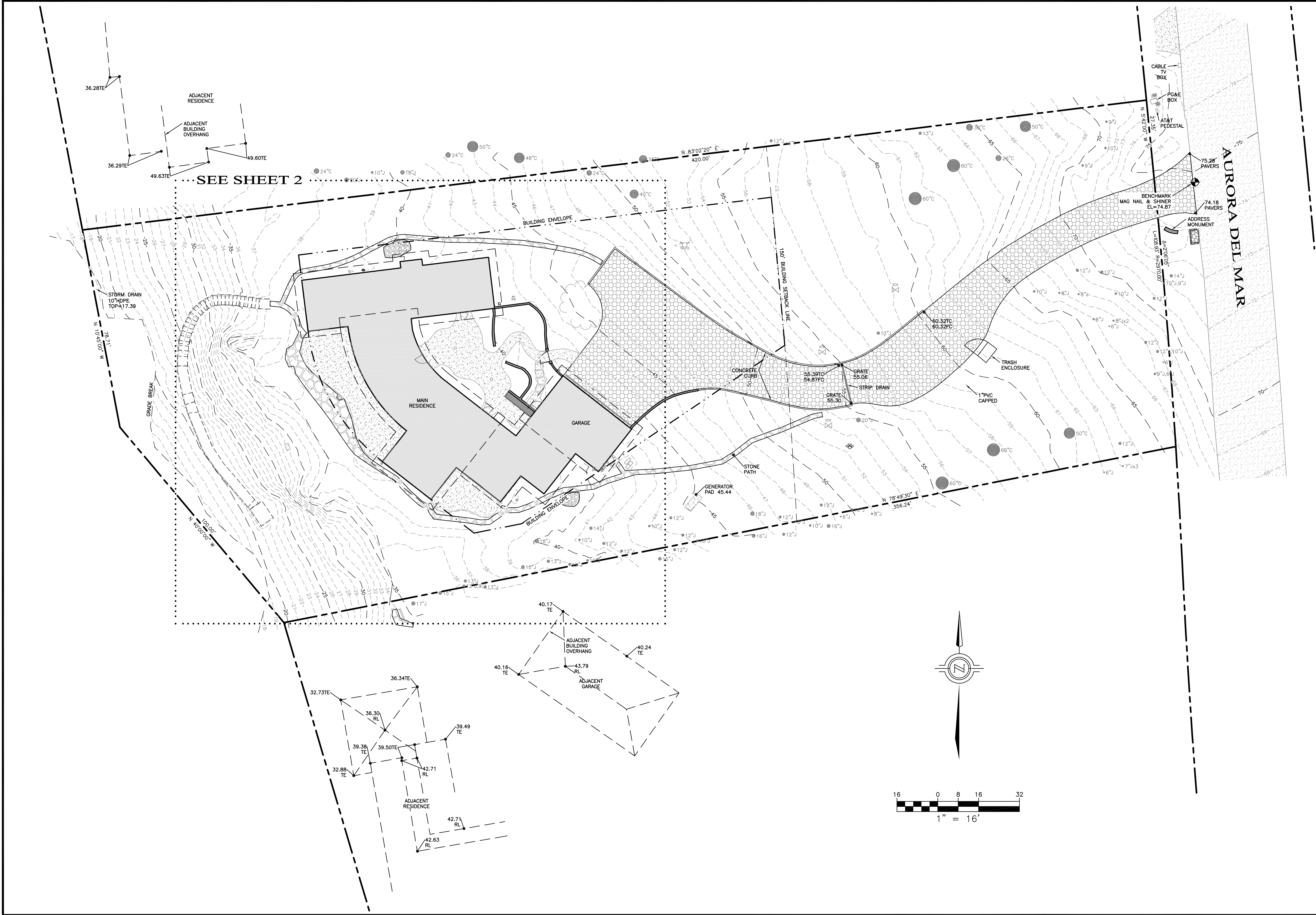
-----	PROPERTY LINE		(E) TREE TO REMAIN
-----	BUILDING SETBACK LINE		(E) TREE TO BE REMOVED
-----	BUILDING ENVELOPE		(N) TREE
-----	(E) CONTOUR		
-----	(N) CONTOUR		
-----	(E) FENCE		
-----	SS (E) SEPTIC LEACH FIELDS		


KEYNOTE LEGEND

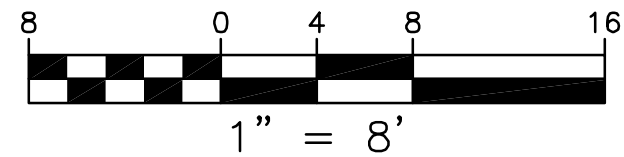
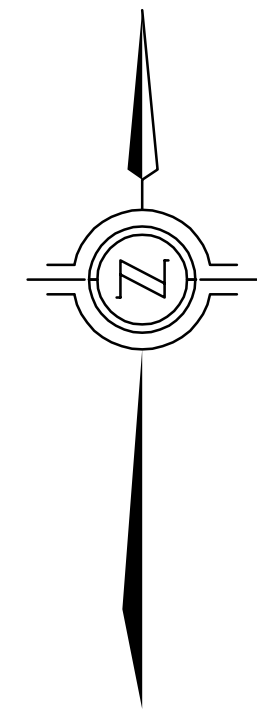
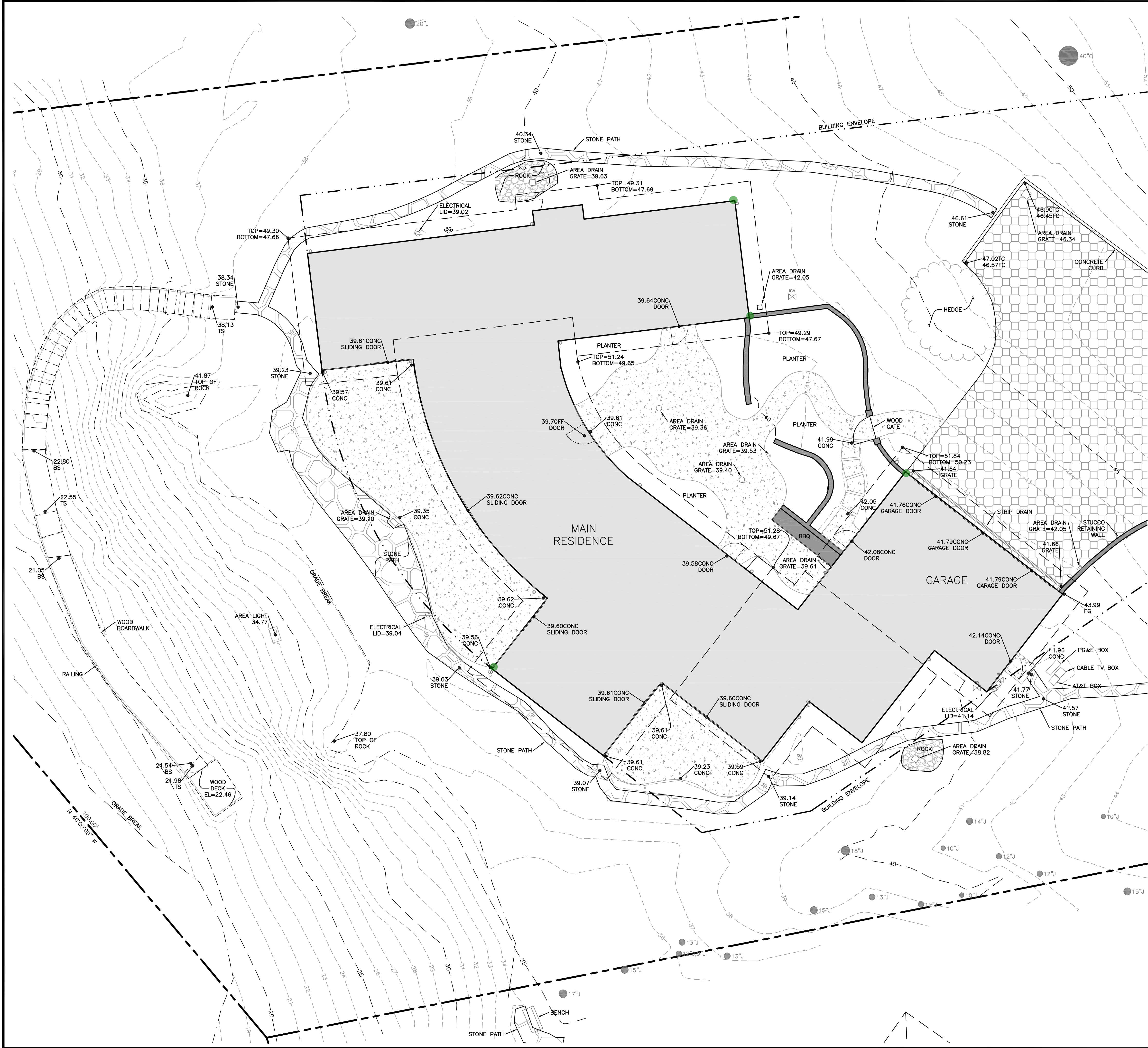
63	WOOD DECKING, SLD
68	(E) DRIVEWAYS
69	(E) GRAVEL TURNOUT
70	ADJACENT STRUCTURE
116	PERMEABLE GRAVEL PAVING, SLD
117	CONCRETE STEPS, SLD
121	ADU ELEC. METER
126	TREE PREVIOUSLY REMOVED UNDER SEPARATE PERMIT PLN210102

SITE PLAN GENERAL NOTES

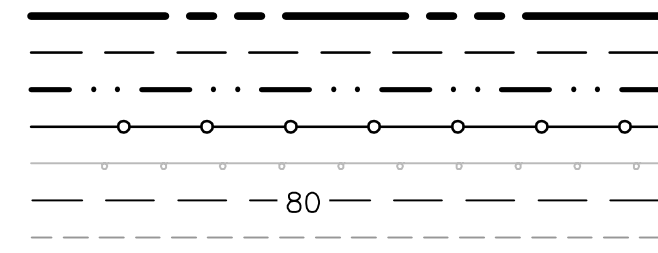
1. REFER TO L1.0 FOR LANDSCAPE SITE PLAN.



 <p>2460 Garden Road, Suite G, Monterey, California 93940 P: 831.655.2723 F: 831.655.3425 LandSengineers.com</p>	
<p>PREPARED FOR: FORMA CONSTRUCTION 135 SOUTH PARK STREET SAN FRANCISCO, CA 94107</p>	
<p>TOPOGRAPHIC SURVEY 30860 AURORA DEL MAR CARMEL, CA 93923 APN: 243-351-002</p>	
<p>SHEET 1 OF 2 SHEETS</p>	
<p>DRAWN BY: DATE: SCALE: JOB NUMBER: LAST REVISED: REVISED BY:</p>	<p>PM N/A 7-28-21 1" = 16' 21-62 5-27-22 MRS</p>



LEGEND



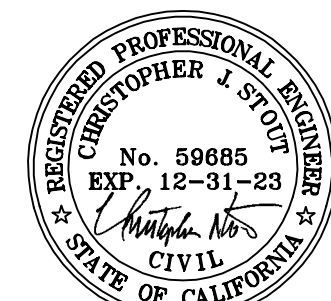
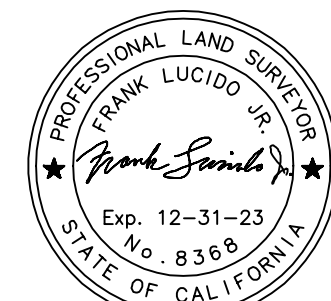
80.00 → SPOT ELEVATION

AC	ASPHALT	WM	WATER METER
BF	BOTTOM OF EAVE	WV	WATER VALVE
BS	BOTTOM OF STAIRS	IC	IRRIGATION CONTROL
CONC	CONCRETE	FD	FIRE HYDRANT
CYP	CYPRESS TREE	HB	HOSE BIB
DS	DOWNSPOUT	BPF	BACKFLOW PREVENTOR
E	EXISTING	EL	ELECTRICAL METER
EG	EXISTING GRADE	CU	CLEANOUT (TYPE UNKNOWN)
ELEC	ELECTRICAL	GV	GAS VALVE
FL	FACE OF CURB	GM	GAS METER
FP	FINISH PAVEMENT	SM	SEWER MANHOLE
FW	FACE OF WALL	SC	SEWER CLEANOUT
JUN	JUNIPER TREE	DS	DOWNSPOUT
O	OAK TREE		
PLM	PALM TREE		
RL	RIDGE LINE		
T	TREE		
TC	TOP OF CURB		
TE	TOP OF EAVE		
TS	TOP OF STAIRS		
TYP	TYPICAL		

	AC PAVEMENT
	CONCRETE
	BRICK PAVERS
	ROCK PAVERS

NOTES

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- BUILDING ENVELOPE SHOWN PER EXHIBIT C OF RECORDED DOCUMENT 2002028360 "CONSERVATION AND SCENIC EASEMENT DEED (COASTAL)".



DRAWN BY: N/A
DESIGNED BY: 7-28-21
DATE: 1"=8'
JOB NUMBER: 21-62
LAST REVISED: 5-27-22
REVISED BY: MRS

PREPARED FOR:
FORMA CONSTRUCTION
135 SOUTH PARK STREET
SAN FRANCISCO, CA 94107

TOPOGRAPHIC SURVEY
30860 AURORA DEL MAR
CARMEL, CA 93923
APN: 243-351-002

LEGEND

EXISTING

PROPOSED

BOUNDARY

PROPERTY LINE

RETAINING WALL

LANDSCAPE RETAINING WALL

RAINWATER TIGHTLINE

SUBDRAIN LINE

TIGHTLINE

STORM DRAIN LINE

SANITARY SEWER LINE

WATER LINE

GAS LINE

STORM DRAIN PRESSURE LINE

SANITARY SEWER PRESSURE LINE

JOINT TRENCH

SET BACK LINE

CONCRETE VALLEY GUTTER

EARTHEN SWALE

CATCH BASIN

JUNCTION BOX

AREA DRAIN

CURB INLET

STORM DRAIN MANHOLE

FIRE HYDRANT

SANITARY SEWER MANHOLE

STREET SIGN

SPOT ELEVATION

FLOW DIRECTION

DEMOLISH/REMOVE

BENCHMARK

CONTOURS

TREE TO BE REMOVED

TREE PROTECTION FENCING

ABBREVIATIONS

AB

ACC

AD

BC

B & D

BM

BUB

BW/FG

CB

C & G

C

CPP

CO

COTG

CONC

CONST

CONC COR

CY

D

DI

DIP

EA

EC

EG

EL

EP

EQ

EW

(E)

FC

FF

FG

FH

FL

FS

G

GA

GB

HDPE

HORIZ

HI PT

H&T

ID

INV

JB

JT

JP

L

LNDS

AGGREGATE BASE

ASPHALT CONCRETE

ACCESSIBLE

AREA DRAIN

BEGINNING OF CURVE

BEARING & DISTANCE

BENCHMARK

BUBBLER BOX

BOTTOM OF WALL/FINISH

GRADE

CATCH BASIN

CURB AND GUTTER

CENTER LINE

CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)

CLEANOUT

CLEANOUT TO GRADE

CONCRETE

CONSTRUCT or -TION

CONCRETE CORNER

CUBIC YARD

DIAMETER

DROP INLET

DUCTILE IRON PIPE

EACH

END OF CURVE

EXISTING GRADE

ELEVATIONS

EDGE OF PAVEMENT

EQUIPMENT

EACH WAY

EXISTING

FACE OF CURB

FINISHED FLOOR

FINISHED GRADE

FIRE HYDRANT

ST.

FLOW LINE

FINISHED SURFACE

GAS

GAGE OR GAUGE

GRADE BREAK

HIGH DENSITY CORRUGATED

POLYETHYLENE PIPE

HORIZONTAL

HUB & TACK

INSIDE DIAMETER

INVERT ELEVATION

JUNCTION BOX

JOINT TRENCH

JOINT UTILITY POLE

LENGTH

LANDING

LF

MAX

MH

MIN

MON.

MRO

(N)

NO.

NTS

O.C.

O/

(PA)

PED

PIV

PSS

PP

PUE

PVC

R

RCP

RIM

RW

R/W

S

S.A.D.

SAN

SD

SDMH

SHT

S.L.D.

SPEC

SS

SSCO

SSMH

ST.

STA

STD

STRUCT

T

TC

TOW

TEMP

TP

TW/FG

TYP

VC

VCP

VERT

W/

W, WL

WM

WWF

LINEAR FEET

MAXIMUM

MANHOLE

MINIMUM

MONUMENT

METERED RELEASE OUTLET

NEW

NUMBER

NOT TO SCALE

ON CENTER

OVER

PLANTING AREA

PEDESTRIAN

POST INDICATOR VALVE

PUBLIC SERVICES EASEMENT

PROPERTY LINE

POWER POLE

PUBLIC UTILITY EASEMENT

POLYVINYL CHLORIDE

RADIUS

REINFORCED CONCRETE PIPE

RIM ELEVATION

RAINWATER

RIGHT OF WAY

SLOPE

SEE ARCHITECTURAL DRAWINGS

SANITARY

STORM DRAIN

STORM DRAIN MANHOLE

SHEET

SEE LANDSCAPE DRAWINGS

SPECIFICATION

SANITARY SEWER

SANITARY SEWER CLEANOUT

SANITARY SEWER MANHOLE

STREET

STATION

STANDARD

STRUCTURAL

TELEPHONE

TOP OF CURB

TOP OF WALL

TEMPORARY

TOP OF PAVEMENT

TOP OF WALL/FINISH GRADE

TYPICAL

VERTICAL CURVE

VITRIFIED CLAY PIPE

VERTICAL

WITH

WATER LINE

WATER METER

WELDED WIRE FABRIC

ARTEMIS LLC

30860 AURORA DEL MAR

CARMEL, CALIFORNIA



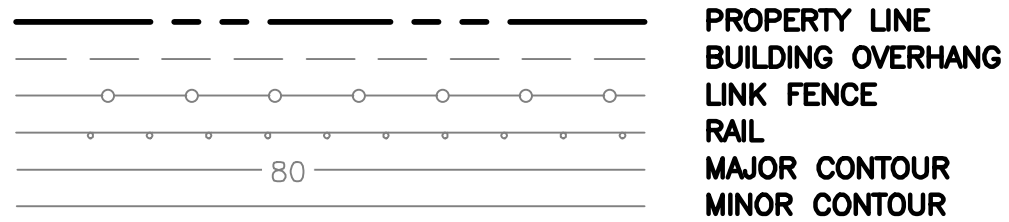
KEY MAP

1" = 40'

NOTE:
ALL EARTHWORK AND SITE DRAINAGE, INCLUDING EXCAVATION FOR THE BASEMENT, EXCAVATIONS FOR DRILLED PIER FOUNDATIONS, PLACEMENT OF ENGINEER FILL, PREPARATION OF SUBGRADE BENEATH THE BASEMENT MAT AND ANY AT GRADE SLAB, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY (SOIL SURVEYS GROUP, INC.) DATED (NOVEMBER 2, 2022). (831-757-2172) SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (831-757-2172) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

LEGEND

PROVIDED FROM TOPOGRAPHIC SURVEY BY
L&S ENGINEERING AND SURVEYING, INC.



80.00 → SPOT ELEVATION

AC	ASPHALT	□	WATER METER
BE	BOTTOM OF EAVE	⊗	WATER VALVE
BS	BOTTOM OF STAIRS	⊗	IRRIGATION CONTROL
CONC	CONCRETE	⊗	FIRE HYDRANT
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DS	DOWNSPOUT	⊗	BACKFLOW PREVENTOR
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	AC PAVEMENT
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NOTES

PROVIDED FROM TOPOGRAPHIC SURVEY BY
L&S ENGINEERING AND SURVEYING, INC.

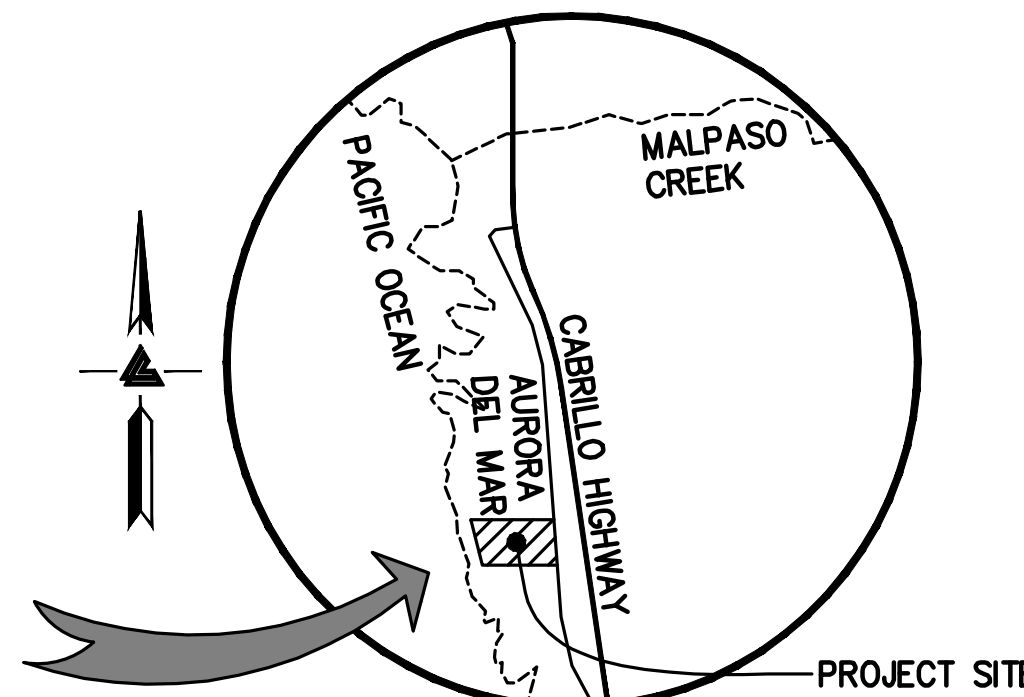
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ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	330	330
FILL	0	30	30
EXPORT			300

NOTE:

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.



VICINITY MAP

NTS

OWNER'S INFORMATION

OWNER:

MR ARTEMIS, LLC
125 S MAIN STREET #354
SEBASTOPOL, CA 95472

APN: 243-351-002

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

- TOPOGRAPHIC SURVEY BY L&S ENGINEERING AND SURVEYING, INC., ENTITLED: "TOPOGRAPHIC SURVEY" 30860 AURORA DEL MAR CARMEL, CA DATED: 10-27-21 JOB# 21-62
- ARCHITECTURAL PLAN BY FELDMAN ARCHITECTURE, ENTITLED: "ARTEMIS RESIDENCE" 30860 AURORA DEL MAR CARMEL, CA DATED: 7-24-23
- SEPTIC PLAN BY STOCKER & ALLAI, INC. ENTITLED: "TC AND JANE HU RESIDENCE" 30860 AURORA DEL MAR CARMEL, CA DATED: 4-9-00
- LANDSCAPE PLAN BY BLISS LANDSCAPE ARCHITECTURE, ENTITLED: "ARTEMIS RESIDENCE" 30860 AURORA DEL MAR CARMEL, CA DATED: 7-21-23
- SOIL REPORT BY SOIL SURVEYS GROUP, INC. ENTITLED: "GEOTECHNICAL AND PERCOLATION INVESTIGATION" 30860 AURORA DEL MAR CARMEL, CA DATED: 11-2-22 JOB# 8071

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

GROSS SITE AREA:	60,211 sq.ft.	=	1.3823 acre
EXISTING AREA:			
Impervious:	13,611 sq.ft.	=	0.3125 acre
Pervious:	46,600 sq.ft.	=	1.0698 acre
PROPOSED AREA:			
Impervious:	14,542 sq.ft.	=	0.3338 acre
Pervious:	45,069 sq.ft.	=	1.0484 acre
NET CHANGE OF IMPERVIOUS AREA:	931 sq.ft.	=	0.0214 acre (Net Increase)
BREAKDOWN OF IMPERVIOUS AREA			
Existing:			
Residence Roof	5,011 sq.ft.		
Driveway & Parking	6,000 sq.ft.		
Patios, Walkways & Pads	2,600 sq.ft.		
Pool & Spa	0 sq.ft.		
TOTAL	13,611 sq.ft.		
Proposed:			
Residence Roof	5,633 sq.ft.		
Driveway & Parking	6,054 sq.ft.		
Patios, Walkways & Pads	2,855 sq.ft.		
Pool & Spa	0 sq.ft.		
TOTAL	14,542		

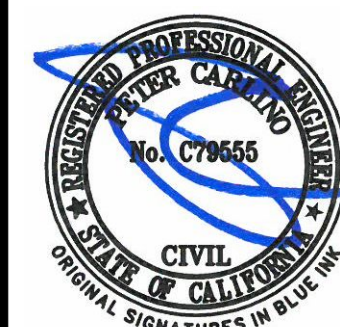
NOTE:

FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraz.com



SHEET INDEX

C-1.0	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	GRADING & DRAINAGE PLAN
C-2.2	GRADING & DRAINAGE PLAN
C-3.0	DETAILS
C-3.1	DETAILS
C-4.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE
SAN FRANCISCO
SAN DIEGO
SAN ANTONIO
SAN JOSE
(510) 887-4086
WWW.LEABRAZE.COM

ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA

APN: 243-351-002

MONTEREY COUNTY

TITLE SHEET

CONSTRUCTION DOCUMENTS

REVISIONS	BY

JOB NO: 2221286

DATE: 12-06-23

SCALE: AS NOTED

DESIGN BY: WA

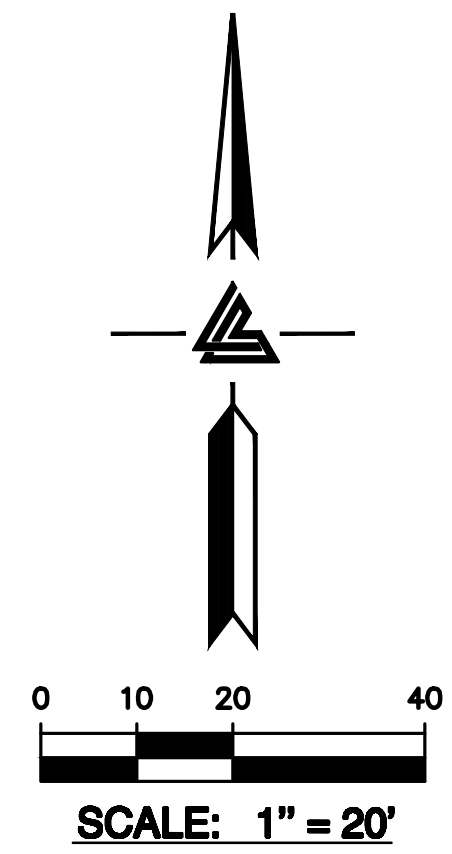
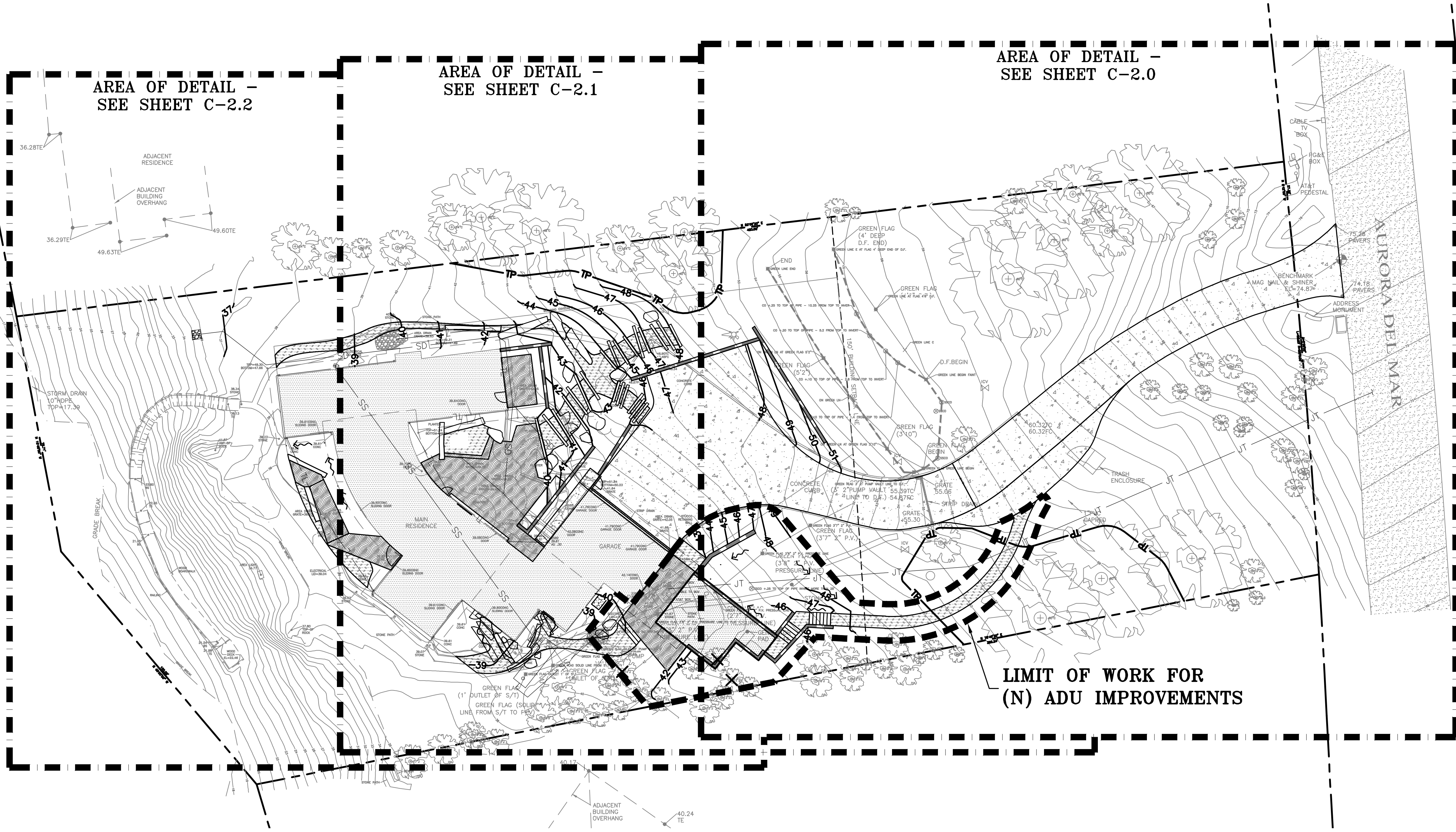
CHECKED BY: RB

SHEET NO:

C-1.0

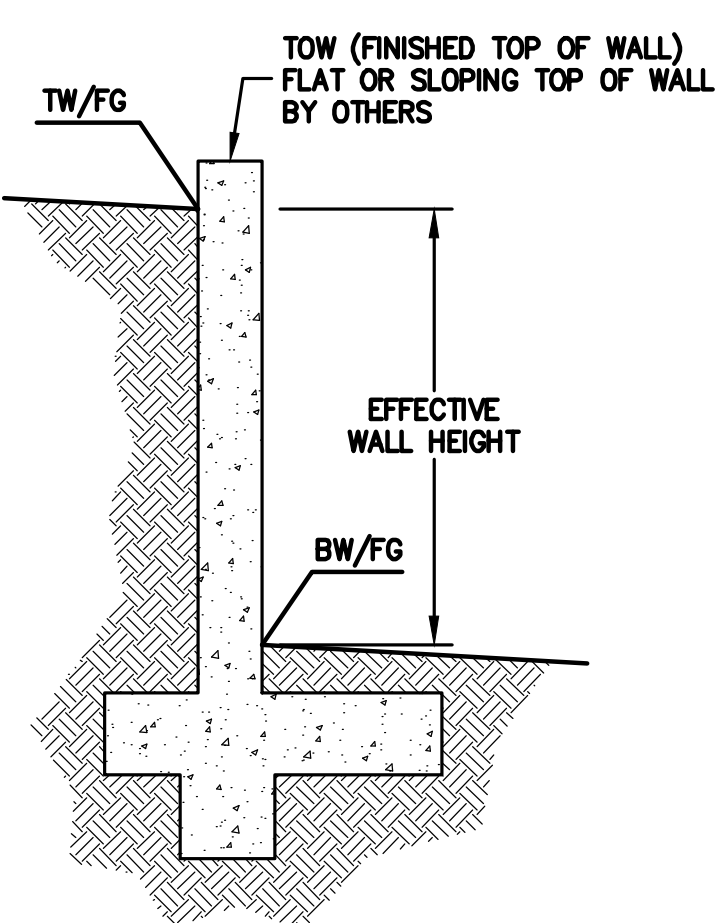
01 OF 11 SHEETS

PLAN #
SHEET OF



RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS THAT ARE NOT WITHIN MONTEREY COUNTY ENVIRONMENTAL HEALTH 50' SEPTIC SETBACK SHOULD HAVE A BACK-OFF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



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REVISIONS	BY
JOB NO: 2221286	
DATE: 12-06-23	
SCALE: AS NOTED	
DESIGN BY: WA	
CHECKED BY: RB	
SHEET NO:	

C-1.1
02 OF 11 SHEETS

ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA

MONTEREY COUNTY APN: 243-351-002

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CIVIL ENGINEERS & LAND SURVEYORS
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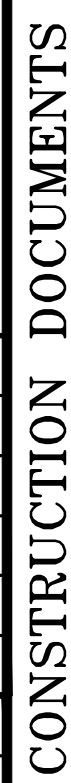


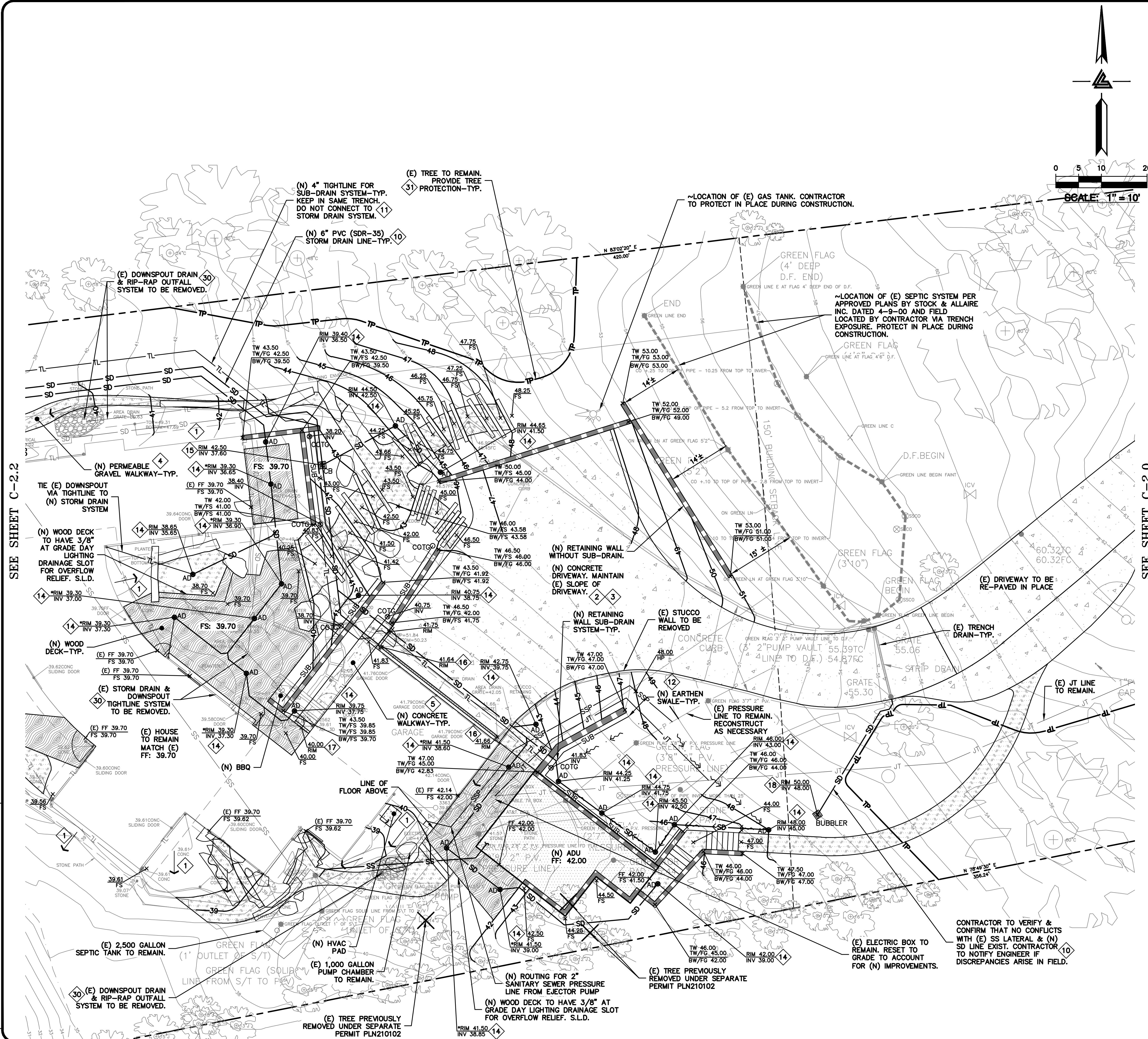
CONSTRUCTION DOCUMENTS

APPLICANT:

ROAD NAME: ADDRESS

COUNTY FILE NO.: XXXX-XXX-XXX



FLATWORK KEYNOTES TO

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1901.10.10. THEREAFTER, THE SLOPE SHALL BE AS SHOWN ON GRADING PLAN. SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC
1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

➤ (N) CONCRETE DRIVEWAY. SEE LANDSCAPE PLANS FOR DETAILS.

(N) PERMEABLE GRAVEL PATIOS/WALKWAYS. SEE LANDSCAPE PLANS FOR DETAILS.

➤ (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 ON SHEET C-3.0

STORM DRAIN KEYNOTES TO

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. SEE DETAIL 5 ON SHEET C-3.1.

INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DRAINAGE AREA AND MAINTAIN MINIMUM 18" COVER. PROVIDE A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 4 & 5 ON SHEET C-31.

CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS
POSITIVE OUTFALL. SEE DETAIL 2 ON SHEET C-3.0.

CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 3 ON SHEET C-31.

INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS
(NDS PART 90C). SEE DETAIL 2 ON SHEET C-3.1.

INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH
W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE
BASE MATERIAL. SEE DETAIL 1 ON SHEET C-3.2.

TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE. GRATE TYPE TO BE APPROVED BY LANDSCAPE ARCHITECT.

INSTALL (N) 3/8" SLOT DRAIN. CONNECT TO NEAREST STORM DRAIN LINE
VIA 6" PVC TIGHTLINE.

INSTALL (N) "CHRISTY V-24" BUBBLER BOX. PLACE BOX ON 6" CLASS 2
AGGREGATE BASE MATERIAL. SEE DETAIL 2 ON SHEET C-3.2.

DEMOLITION KEYNOTES TO

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2. SEE LANDSCAPE PLANS FOR DETAILS.

REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE
REMOVAL PERMITS AS REQUIRED.

*** PEDESTAL DECK SYSTEM NOTE:**
RIM GRADES OF AREA DRAINS IN
DECK AREAS ARE AT ESTABLISHED
LOW SPOTS OF 1% MINIMUM SLOPED
CONCRETE SLABS OF PEDESTAL
DECK SYSTEM. REFER TO LANDSCAPE
PLANS FOR FINAL CONSTRUCTION
DETAILS OF THE DECK SYSTEM.

NOTE:
ALL EARTHWORK AND SITE DRAINAGE, INCLUDING
EXCAVATION FOR THE BASEMENT, EXCAVATIONS FOR
DRILLED PIER FOUNDATIONS, PLACEMENT OF ENGINEER FILL,
PREPARATION OF SUBGRADE BENEATH THE BASEMENT MAT
AND ANY AT GRADE SLAB, BASEMENT RETAINING WALL
BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION
SHOULD BE PERFORMED IN ACCORDANCE WITH THE
GEOTECHNICAL REPORT BY (SOIL SURVEYS GROUP, INC.)
DATED (NOVEMBER 2, 2022) (631-757-2172) SHOULD BE
PROVIDED AT LEAST 48 HOURS BEFORE NOTIFICATION
(631-757-2172). ALL EARTHWORK OPERATIONS AND
SHOULD BE PRESENT TO OBSERVE AND TEST. AS
NECESSARY, THE EARTHWORK AND FOUNDATION
INSTALLATION PHASES OF THE PROJECT.

NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT ALEX ABAYA
AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraz.com

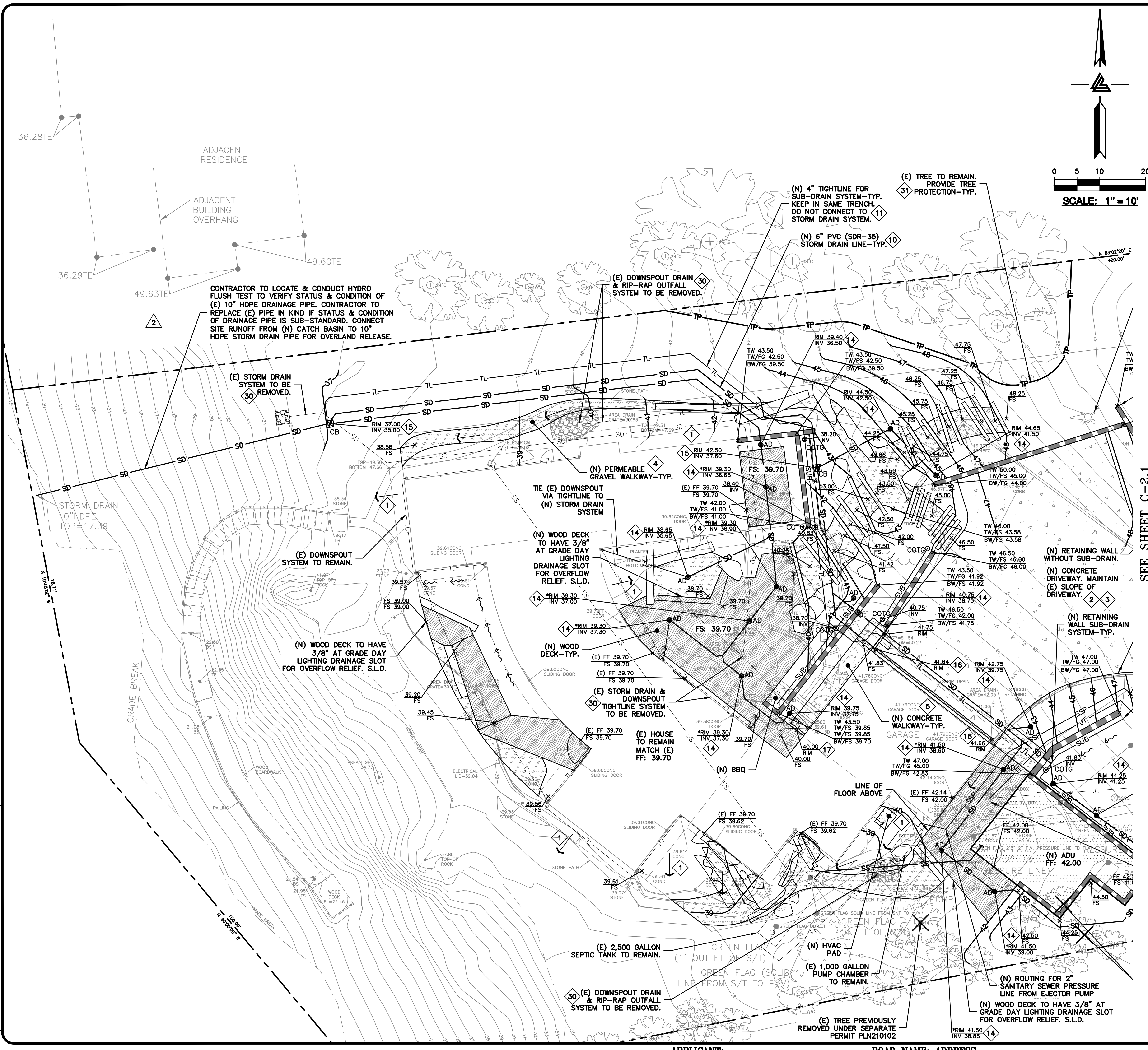
C-2.1

04 OF 11 SHEETS

APPLICANT:

ROAD NAME: ADDRESS

COUNTY FILE NO.: XXXXX-XXX-XXX



- FLATWORK** KEYNOTES 1 TO 5
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
 - 2 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 - 3 (N) CONCRETE DRIVEWAY. SEE LANDSCAPE PLANS FOR DETAILS.
 - 4 (N) PERMEABLE GRAVEL PATIOS/WALKWAYS. SEE LANDSCAPE PLANS FOR DETAILS.
 - 5 (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 ON SHEET C-3.0.

- STORM DRAIN** KEYNOTES 10 TO 19
- 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. SEE DETAIL 5 ON SHEET C-3.1.
 - 11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 4 & 5 ON SHEET C-3.1.

- 12 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 2 ON SHEET C-3.0.
- 13 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 3 ON SHEET C-3.1.
- 14 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 90C). SEE DETAIL 2 ON SHEET C-3.1.
- 15 INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 1 ON SHEET C-3.2.
- 16 TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE. GRATE TYPE TO BE APPROVED BY LANDSCAPE ARCHITECT.
- 17 INSTALL (N) 3/8" SLOT DRAIN. CONNECT TO NEAREST STORM DRAIN LINE VIA 6" PVC TIGHTLINE.
- 18 INSTALL (N) "CHRISTY V-24" BUBBLER BOX. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 2 ON SHEET C-3.2.

- DEMOLITION** KEYNOTES 30 TO 32
- 30 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 - 31 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2. SEE LANDSCAPE PLANS FOR DETAILS.
 - 32 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

*** PEDESTAL DECK SYSTEM NOTE:**
RIM GRADES OF AREA DRAINS IN DECK AREAS ARE AT ESTABLISHED LOW SPOTS OF 1% MINIMUM SLOPED CONCRETE SLABS OF PEDESTAL DECK SYSTEM. REFER TO LANDSCAPE PLANS FOR FINAL CONSTRUCTION DETAILS OF THE DECK SYSTEM.

NOTE:
ALL EARTHWORK AND SITE DRAINAGE, INCLUDING EXCAVATION FOR THE BASEMENT, EXCAVATIONS FOR DRILLED PIER FOUNDATIONS, PLACEMENT OF ENGINEER FILL, PREPARATION OF SUBGRADE BENEATH THE BASEMENT MAT AND ANY AT GRADE SLAB, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY (SOIL SURVEYS GROUP, INC.) DATED (NOVEMBER 2, 2022). (831-757-2172) SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (831-757-2172) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraz.com



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RIVINGTON AVE., SUITE 100, DUBLIN, CA 94568
SAN JOSE OFFICE: 1000 RIVINGTON AVE., SUITE 100, SAN JOSE, CA 95128
(510) 887-4086
WWW.LEABRAZE.COM

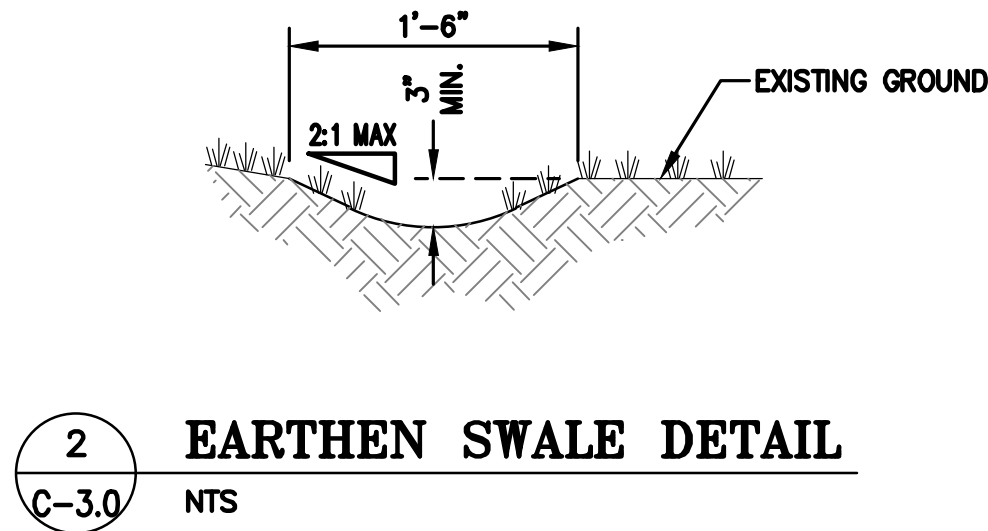
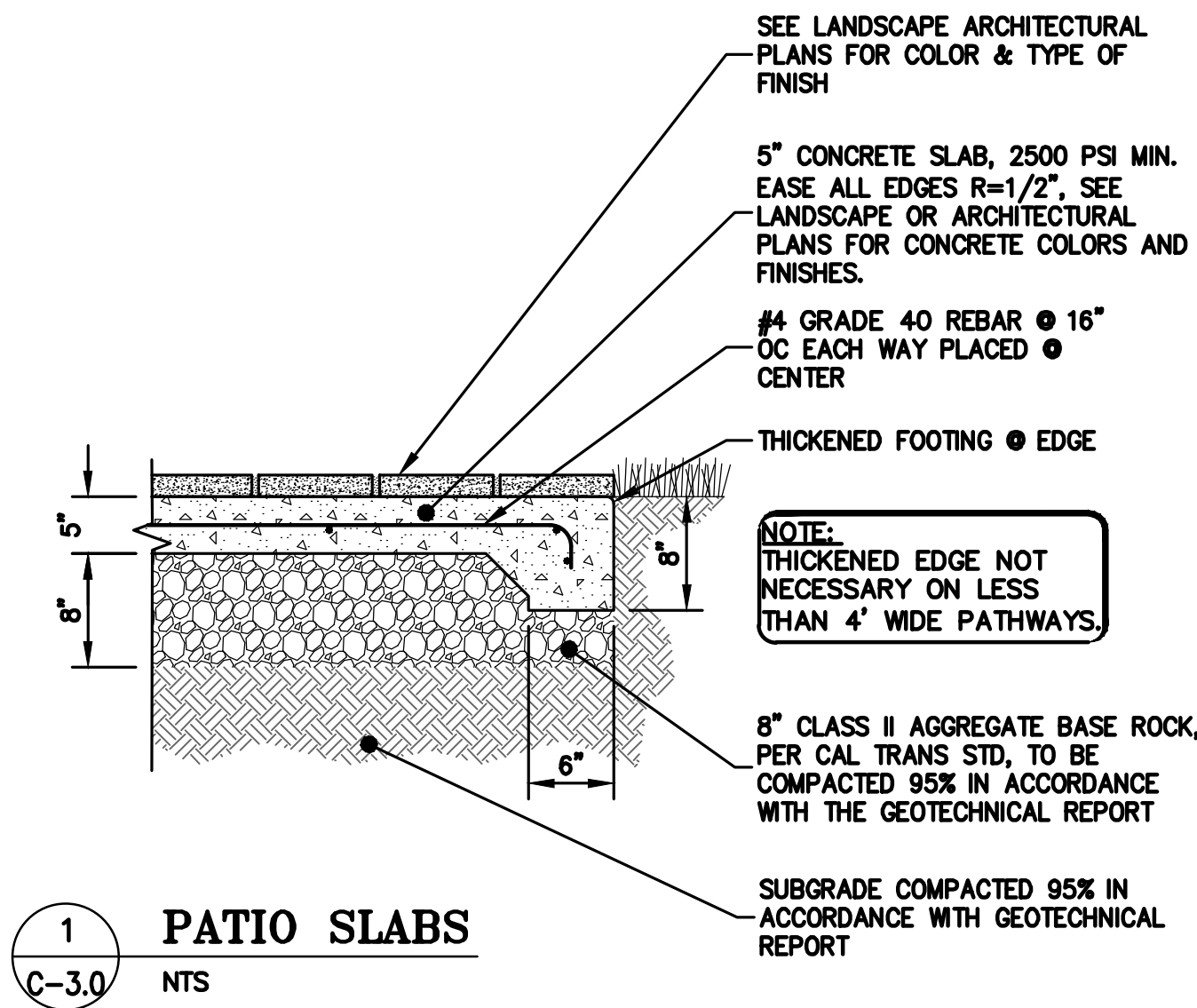
ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA
MONTEREY COUNTY
APN: 243-351-002

GRADING & DRAINAGE PLAN

REVISIONS	BY

JOB NO: 2221286
DATE: 12-06-23
SCALE: AS NOTED
DESIGN BY: WA
CHECKED BY: RB
SHEET NO: **C-2.2**
05 OF 11 SHEETS

CONSTRUCTION DOCUMENTS



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

REGIONAL OFFICES:

MAIN OFFICE: 10000 RAVENWOOD DRIVE, SUITE 100, DUBLIN, CA 94568 (510) 887-4066

WWW.LEABRAZE.COM

ARTEMIS LLC

30860 AURORA DEL MAR

CARMEL, CALIFORNIA

MONTEREY COUNTY

APN: 243-351-002

DETAILS

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REVISIONS	BY
JOB NO: 2221286	
DATE: 12-06-23	
SCALE: NTS	
DESIGN BY: WA	
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C-3.0	
06 OF 11 SHEETS	




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C-3.1

4 SITE RETAINING WALL SUBDRAIN
C-3.1 NTS




C-3.1
07 OF 11 SHEETS

ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA
MONTEREY COUNTY
APN: 243-351-002



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086





C-3.2

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT. THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. **SCOPE OF WORK**
- THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL, AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.
2. **GENERAL**
- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY SOIL SURVEYS GROUP, INC. DATED NOVEMBER 1, 2022; AND THE CITY OF CARMEL.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.
3. **CLEARING AND GRUBBING**
- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
- (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
- (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
- (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETE MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.
4. **SITE PREPARATION AND STRIPPING**
- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.
5. **EXCAVATION**
- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
6. **PLACING, SPREADING AND COMPACTING FILL MATERIAL**
- A. **FILL MATERIALS**
- THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER. IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.
- B. **FILL CONSTRUCTION**
- THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.
- THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.
- AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.
- THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.
- COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.
7. **CUT OR FILL SLOPES**
- ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERLIED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.
8. **SEASONAL LIMITS AND DRAINAGE CONTROL**
- FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.
9. **DUST CONTROL**
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
10. **INDEMNITY**
- THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.
11. **SAFETY**
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. **GUARANTEE**
- NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.
- THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.
13. **TRENCH BACKFILL**
- EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER SETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.
14. **EROSION CONTROL**
- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
- FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION
- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.
15. **CLEANUP**
- THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



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ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA
MONTEREY COUNTY

CONSTRUCTION DOCUMENTS

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REVISIONS	BY
JOB NO:	2221286
DATE:	12-06-23
SCALE:	NO SCALE
DESIGN BY:	WA
CHECKED BY:	RB
SHEET NO:	

C-4.0

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE, TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPIILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.

B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.

C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.

D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.

E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

F. RILLS AND GULLIES MUST BE REPAIRED.

2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.

3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.

4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.

5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.

6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION
-
- EROSION CONTROL LEGEND
- GRAVEL BAG

SEDIMENTATION BASIN

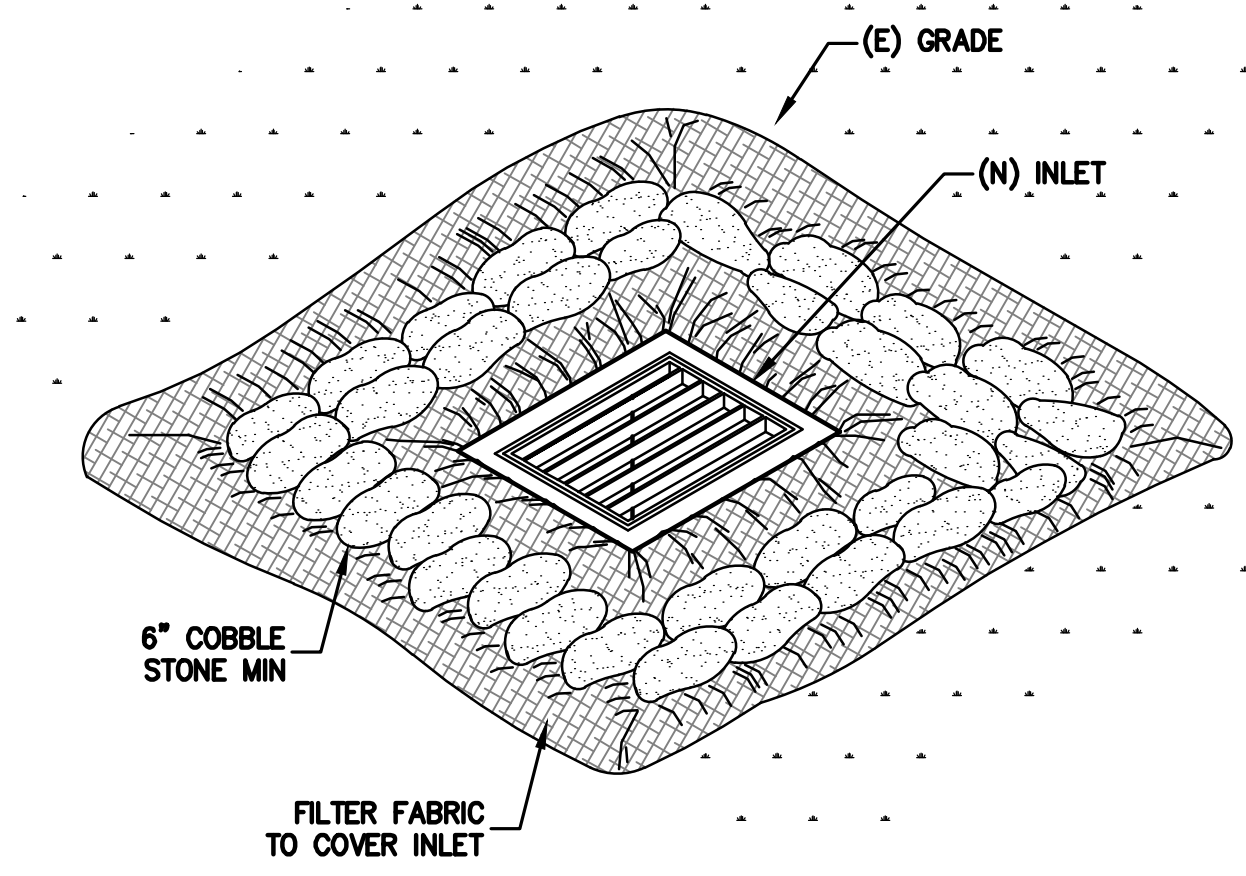
INLET PROTECTION

STRAW ROLL

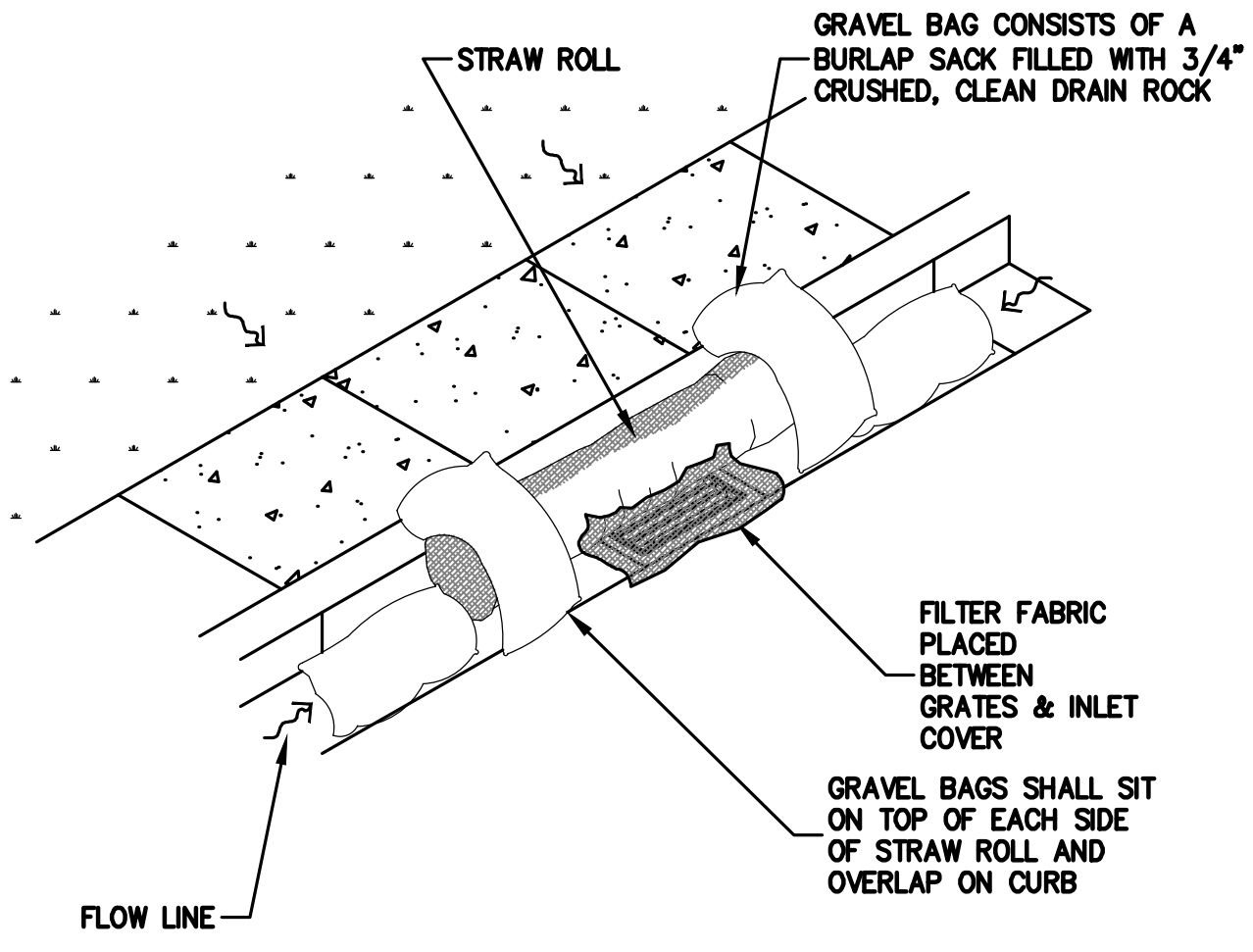
CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

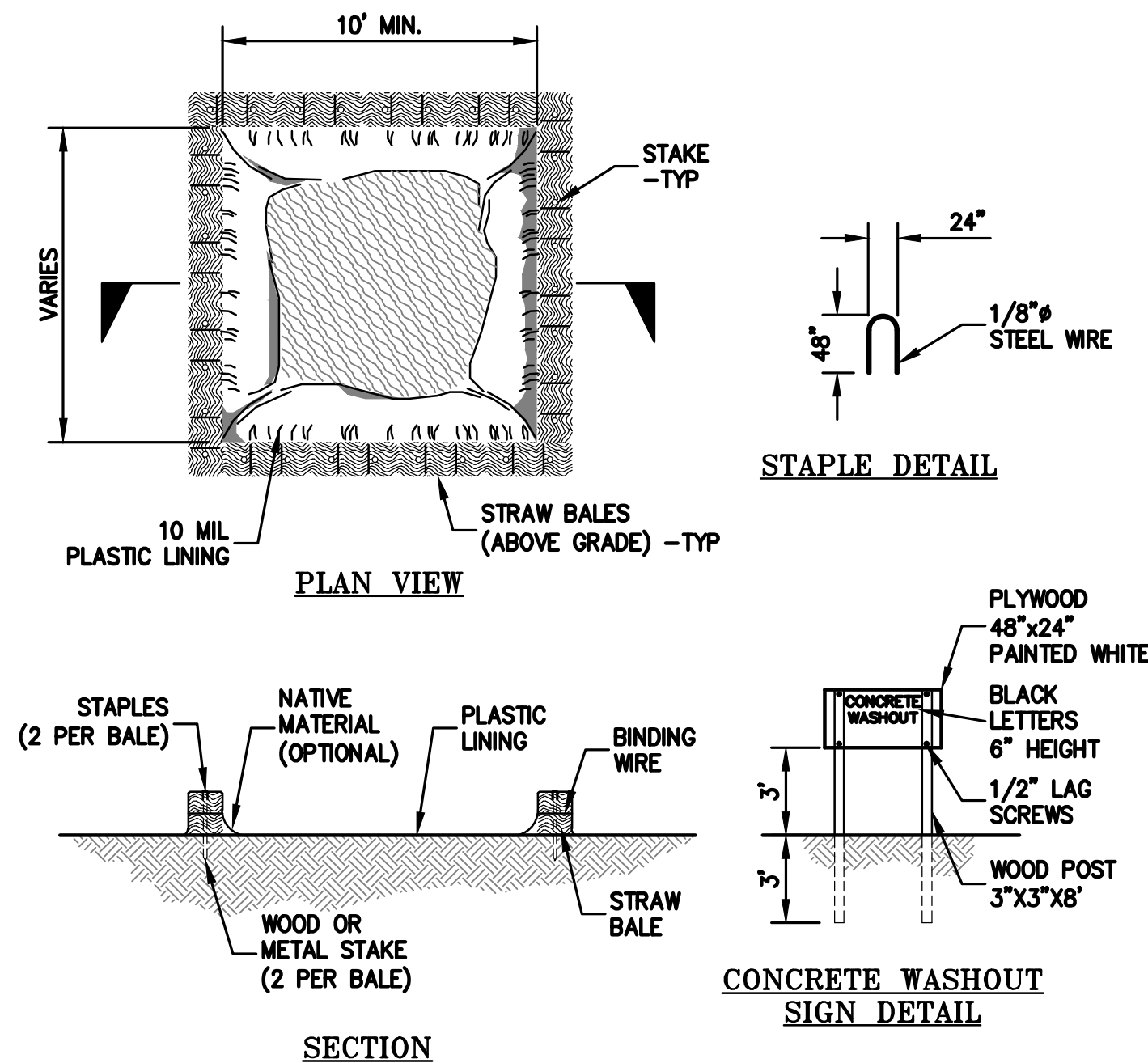
TREE PROTECTION
- NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP
-
- LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RAINY WEST
DUBLIN, CALIFORNIA 94568
(510) 887-4086
WWW.LEABRAZE.COM
- ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA
- APN: 243-351-002
MONTEREY COUNTY
- EROSION CONTROL PLAN
- | | |
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| REVISIONS | BY |
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- JOB NO: 2221286
DATE: 12-06-23
SCALE: AS NOTED
DESIGN BY: WA
CHECKED BY: RB
SHEET NO:
ER-1
10 OF 11 SHEETS
- CONSTRUCTION DOCUMENTS
- PLAN #
OF
SHEET
- APPLICANT:
- ROAD NAME: ADDRESS
- COUNTY FILE NO.: XXXXX-XXX-XXX



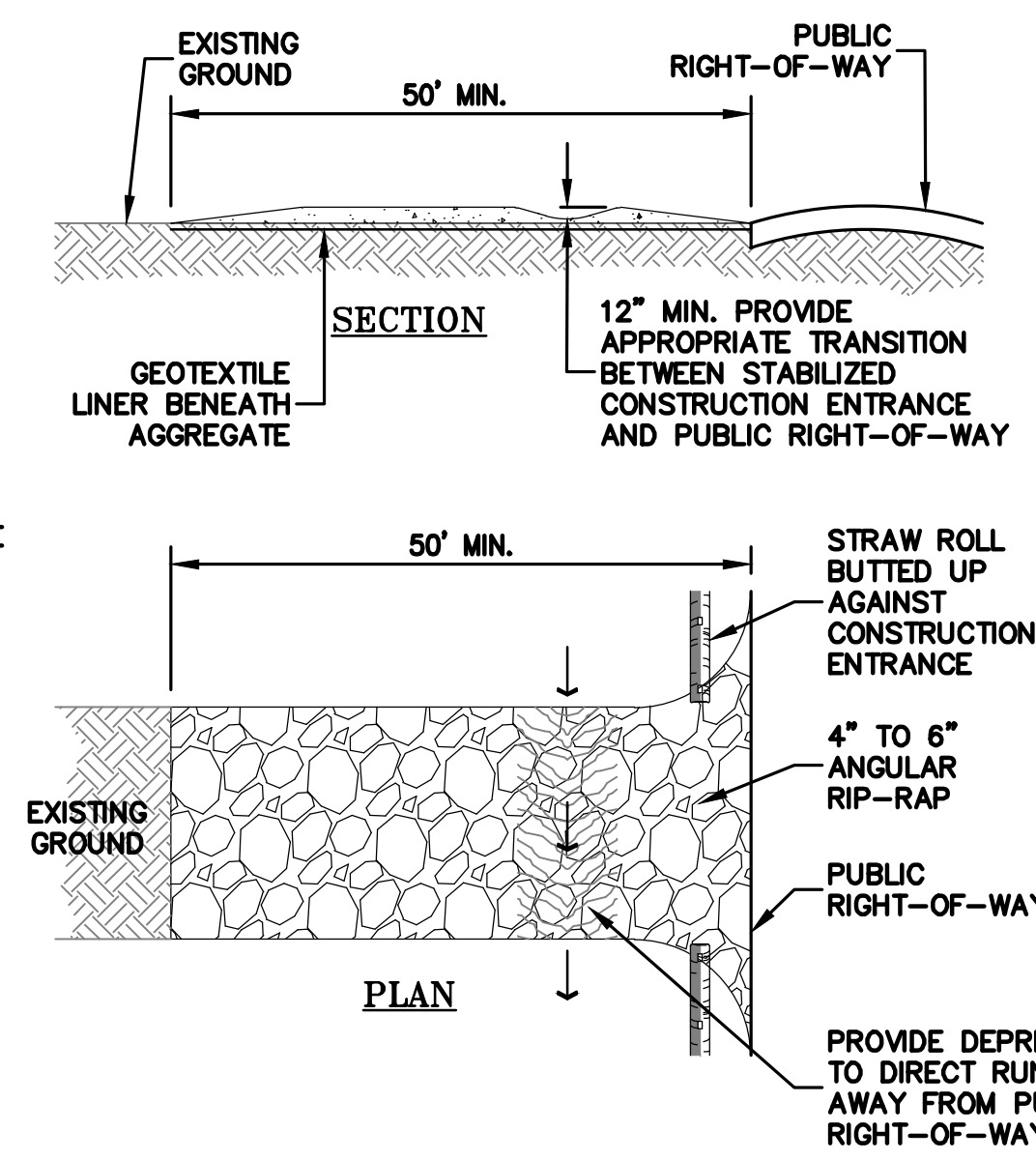
1 INLET PROTECTION
ER-2 NTS



2 STREET INLET PROTECTION
ER-2 NTS



3 CONCRETE WASHOUT
ER-2 NTS

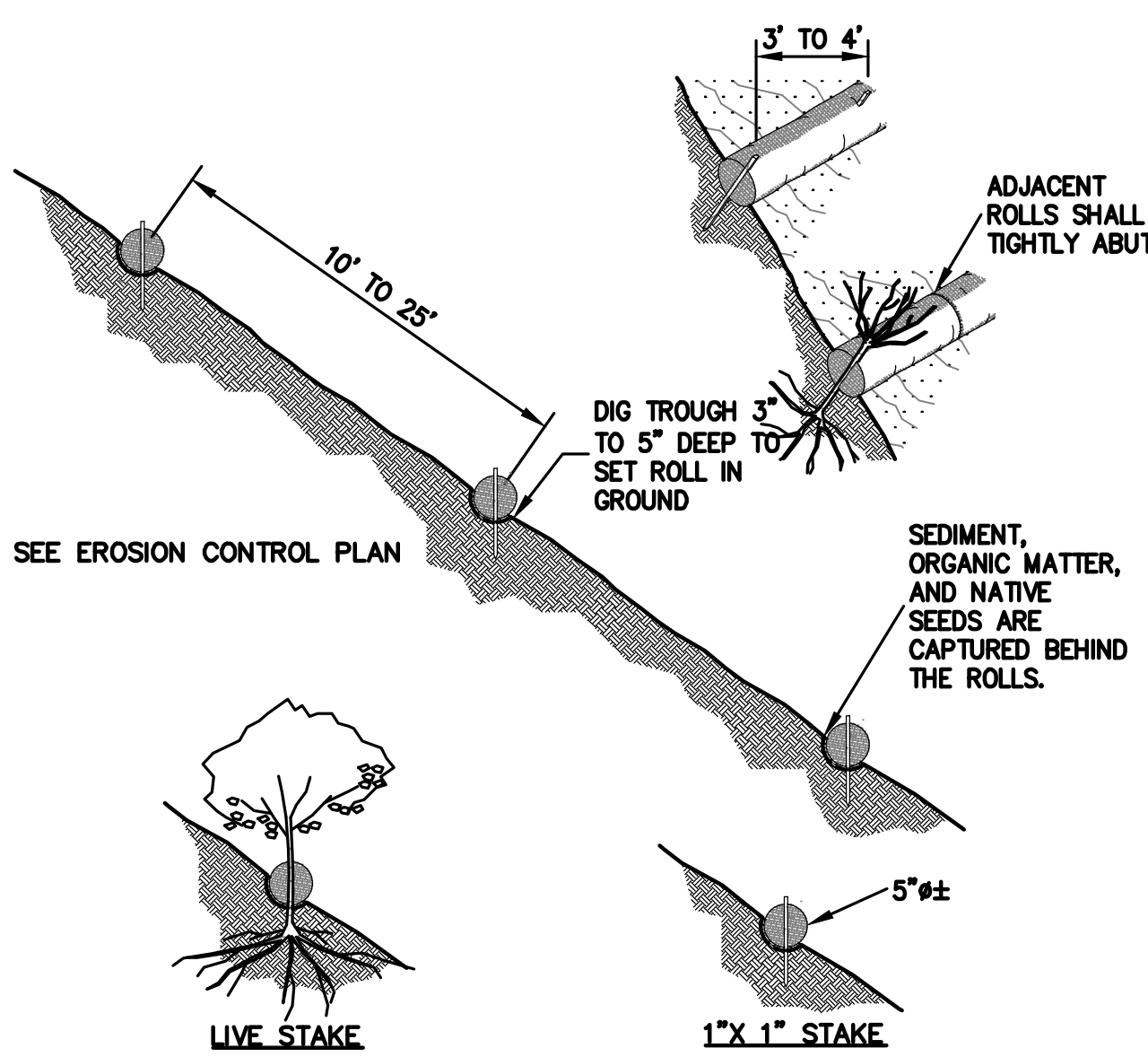


4 CONSTRUCTION ENTRANCE
ER-2 NTS

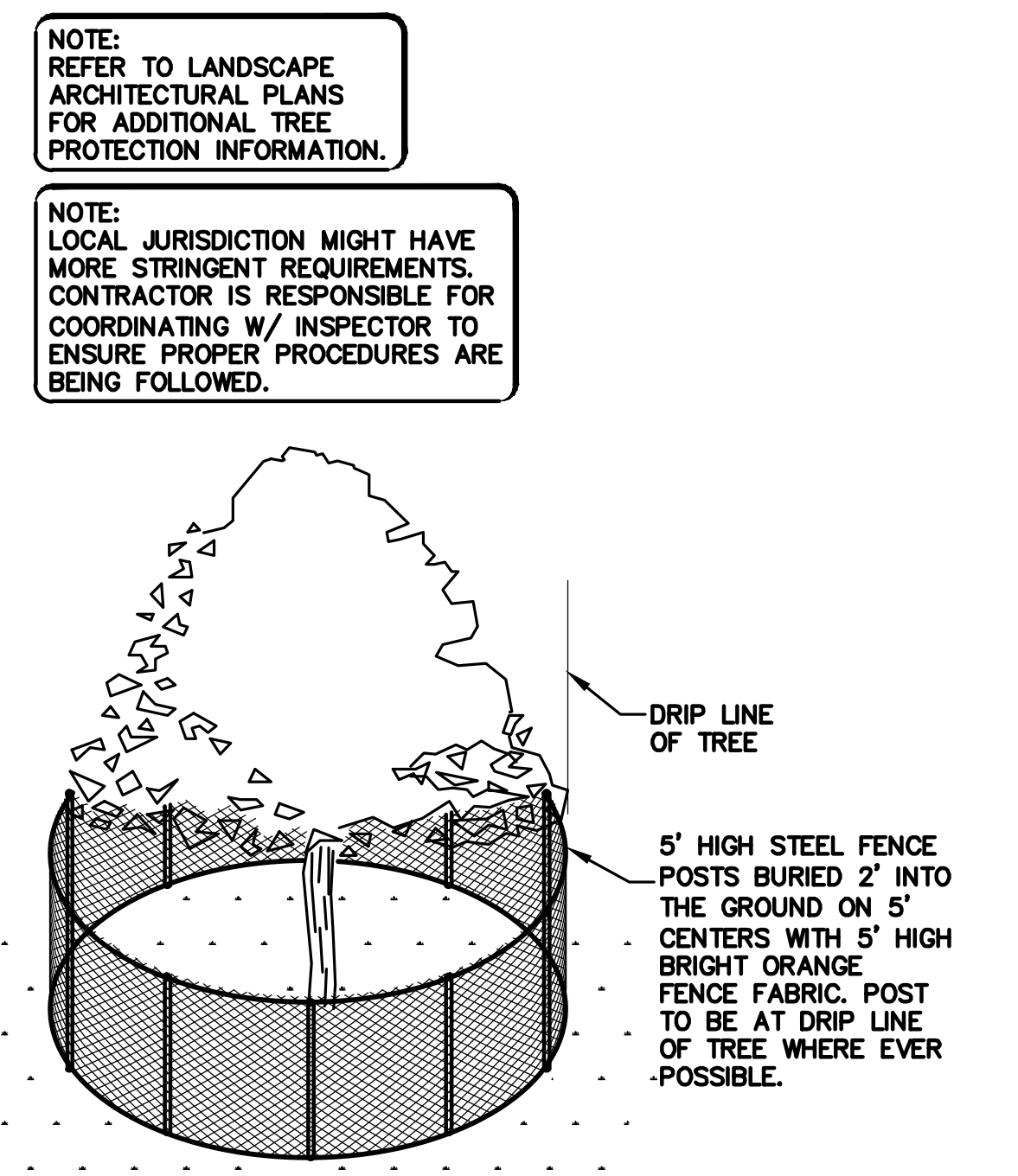
NOTES:
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADI.
THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.
ACCESSSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

COASTAL COMMISSION NOTES:

- A. EROSION CONTROL PLAN
PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, THE APPLICANT SHALL PROVIDE, FOR THE REVIEW AND APPROVAL OF THE EXECUTIVE DIRECTOR, AN EROSION CONTROL PLAN TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING CONSTRUCTION. THE PLAN SHALL BE DESIGNED TO MINIMIZE THE POTENTIAL SOURCES OF SEDIMENT, CONTROL THE AMOUNT OF RUNOFF AND ITS ABILITY TO CARRY SEDIMENT BY DIVERTING INCOMING FLOWS AND IMPEDING INTERNALLY GENERATED FLOWS, AND RETAIN SEDIMENT THAT IS PICKED UP ON THE PROJECT SITE THROUGH THE USE OF SEDIMENT-CAPTURING DEVICES. THE PLAN SHALL ALSO LIMIT APPLICATION, GENERATION, AND MIGRATION OF TOXIC SUBSTANCES, ENSURE THE PROPER STORAGE AND DISPOSAL OF TOXIC MATERIALS, AND APPLY NUTRIENTS AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION WITHOUT CAUSING SIGNIFICANT NUTRIENT RUNOFF TO SURFACE WATERS. THE EROSION CONTROL PLAN SHALL INCORPORATE BEST MANAGEMENT PRACTICES (BMPs) AS SPECIFIED BELOW.
1. EROSION & SEDIMENT SOURCE CONTROL
- A. SEQUENCE CONSTRUCTION TO INSTALL SEDIMENT-CAPTURING DEVICES FIRST, FOLLOWED BY RUNOFF CONTROL MEASURES AND RUNOFF CONVEYANCES. LAND CLEARING ACTIVITIES SHOULD ONLY COMMENCE AFTER THE MINIMIZATION AND CAPTURE ELEMENTS ARE IN PLACE.
 - B. TIME THE CLEARING AND GRADING ACTIVITIES TO AVOID THE RAINY SEASON (NOVEMBER 1 THROUGH MAY 1).
 - C. MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ONE TIME (PHASED GRADING).
 - D. CLEAR ONLY AREAS ESSENTIAL FOR CONSTRUCTION.
 - E. WITHIN FIVE DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION, STABILIZE BARE SOILS THROUGH EITHER NON-VEGETATIVE BMPs, SUCH AS MULCHING OR VEGETATIVE EROSION CONTROL METHODS SUCH AS SEEDING WITH NATIVE OR NON-INVASIVE SPECIES. VEGETATIVE EROSION CONTROL SHALL BE ESTABLISHED WITHIN TWO WEEKS OF SEEDING/PLANTING.
 - F. CONSTRUCTION ENTRANCES SHOULD BE STABILIZED IMMEDIATELY AFTER GRADING AND FREQUENTLY MAINTAINED TO PREVENT EROSION AND CONTROL DUST.
 - G. CONTROL WIND-BORN DUST THROUGH SITE WATERING AND/OR THE INSTALLATION OF WIND BARRIERS SUCH AS HAY BALES. SITE WATERING SHALL BE MONITORED TO PREVENT RUNOFF.
 - H. PLACE STOCKPILED SOIL AND/OR OTHER CONSTRUCTION-RELATED MATERIAL A MINIMUM OF 200 FEET FROM ANY DRAINAGES. STOCKPILED SOILS SHALL BE COVERED WITH TARPS AT ALL TIMES OF THE YEAR.
 - I. EXCESS FILL SHALL NOT BE DISPOSED OF IN THE COASTAL ZONE UNLESS AUTHORIZED THROUGH EITHER AN AMENDMENT TO THIS COASTAL DEVELOPMENT PERMIT OR A NEW COASTAL DEVELOPMENT PERMIT.
2. RUNOFF CONTROL AND CONVEYANCE
- A. INTERCEPT RUNOFF ABOVE DISTURBED SLOPES AND CONVEY IT TO A PERMANENT CHANNEL BY USING EARTH DIKES, PERIMETER DIKES OR SWALES, OR DIVERSIONS.
 - B. PROVIDE PROTECTION FOR RUNOFF CONVEYANCE OUTLETS BY REDUCING FLOW VELOCITY AND DISSIPATING FLOW ENERGY.
3. SEDIMENT-CAPTURING DEVICES
- A. INSTALL STORM DRAIN INLET PROTECTION THAT TRAPS SEDIMENT BEFORE IT ENTERS THE STORM SEWER SYSTEM. THIS BARRIER COULD CONSIST OF FILTER FABRIC, STRAW BALES, GRAVEL, OR SAND BAGS.
 - B. INSTALL SEDIMENT TRAPS/BASINS AT OUTLETS OF DIVERSIONS, CHANNELS, SLOPE DRAINS, OR OTHER RUNOFF CONVEYANCES THAT DISCHARGE SEDIMENT-LADEN WATER. SEDIMENT TRAPS/BASINS SHALL BE CLEANED OUT WHEN 50 PERCENT FULL (BY VOLUME).
 - C. USE SILT FENCE AND/OR VEGETATED FILTER STRIPS TO TRAP SEDIMENT CONTAINED IN SHEET FLOW. THE MAXIMUM DRAINAGE AREA TO THE FENCE SHOULD BE 0.5 ACRE OR LESS PER 100 FEET OF FENCE. SILT FENCES SHOULD BE INSPECTED REGULARLY AND SEDIMENT REMOVED WHEN IT REACHES ONE-THIRD THE FENCE HEIGHT. VEGETATED FILTER STRIPS SHOULD HAVE RELATIVELY FLAT SLOPES AND BE VEGETATED WITH EROSION-RESISTANT SPECIES.

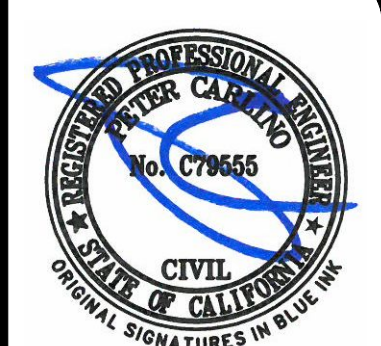


5 STRAW ROLLS
ER-2 NTS



6 EXISTING TREE PROTECTION DETAIL
ER-2 NTS

4. CHEMICAL CONTROL
- A. STORE, HANDLE, APPLY, AND DISPOSE OF PESTICIDES, PETROLEUM PRODUCTS, AND OTHER CONSTRUCTION MATERIALS PROPERLY.
 - B. ESTABLISH FUEL AND VEHICLE MAINTENANCE STAGING AREAS LOCATED AT LEAST 100 FEET FROM ALL DRAINAGE COURSES, AND DESIGN THESE AREAS TO CONTROL RUNOFF.
 - C. DEVELOP AND IMPLEMENT SPILL PREVENTION AND CONTROL MEASURES.
 - D. PROVIDE SANITARY FACILITIES FOR CONSTRUCTION WORKERS.
 - E. MAINTAIN AND WAS EQUIPMENT AND MACHINERY IN CONFINED AREAS SPECIFICALLY DESIGNED TO CONTROL RUNOFF. WASHOUT FROM CONCRETE TRUCKS SHOULD BE DISPOSED OF AT A LOCATION NOT SUBJECT TO RUNOFF AND MORE THAN 100 FEET AWAY FROM A DRAINAGE COURSE, OPEN DITCH, OR SURFACE WATER.
 - F. DEVELOP AND IMPLEMENT NUTRIENT MANAGEMENT MEASURES. PROPERLY TIME APPLICATIONS, AND WORK FERTILIZERS AND LIMING MATERIALS INTO THE SOIL TO DEPTHS OF FOUR TO SIX INCHES. REDUCE THE AMOUNT OF NUTRIENTS APPLIED BY CONDUCTING SOIL TESTS TO DETERMINE SITE NUTRIENT NEEDS.
- B. EROSION CONTROL MONITORING AND MAINTENANCE
- 1. THROUGHOUT THE CONSTRUCTION PERIOD, THE APPLICANTS SHALL CONDUCT REGULAR INSPECTIONS OF THE CONDITION AND OPERATIONAL STATUS OF ALL STRUCTURAL BMPs PROVIDED IN SATISFACTION OF THE APPROVED EROSION CONTROL PLAN. MAJOR OBSERVATIONS TO BE MADE DURING INSPECTIONS SHALL INCLUDE: LOCATIONS OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE; BMPs THAT ARE IN NEED OR MAINTENANCE; BMPs THAT ARE NOT PERFORMING, FAILING TO OPERATE, OR INADEQUATE; AND LOCATIONS WHERE ADDITIONAL BMPs ARE NEEDED.
 - 2. AUTHORIZED REPRESENTATIVES OF THE COASTAL COMMISSION AND/OR SAN MATEO COUNTY SHALL BE ALLOWED PROPERTY ENTRY AS NEEDED TO CONDUCT ON-SITE INSPECTIONS THROUGHOUT THE CONSTRUCTION PERIOD.
 - 3. SEDIMENT TRAPS/BASINS SHALL BE CLEANED OUT AT ANY TIME WHEN 50 PERCENT FULL (BY VOLUME).
 - 4. SEDIMENT SHALL BE REMOVED FROM SILT FENCES AT ANY TIME WHEN IT REACHES ONE-THIRD THE FENCE HEIGHT.
 - 5. ALL POLLUTANTS CONTAINED IN BMP DEVICES SHALL BE CONTAINED AND DISPOSED OF IN AN APPROPRIATE MANNER.
- C. THE APPLICANTS SHALL BE FULLY RESPONSIBLE FOR ADVISING CONSTRUCTION PERSONNEL OF THE REQUIREMENTS OF THE EROSION CONTROL PLAN.
- D. THE PERMITTEE SHALL UNDERTAKE DEVELOPMENT IN ACCORDANCE WITH THE FINAL EROSION CONTROL PLAN APPROVED BY THE EXECUTIVE DIRECTOR. NO PROPOSED CHANGES TO THE APPROVED FINAL EROSION CONTROL PLAN SHALL OCCUR WITHOUT A COMMISSION AMENDMENT TO THIS COASTAL DEVELOPMENT PERMIT UNLESS THE EXECUTIVE DIRECTOR DETERMINES THAT NO AMENDMENT IS LEGALLY REQUIRED.

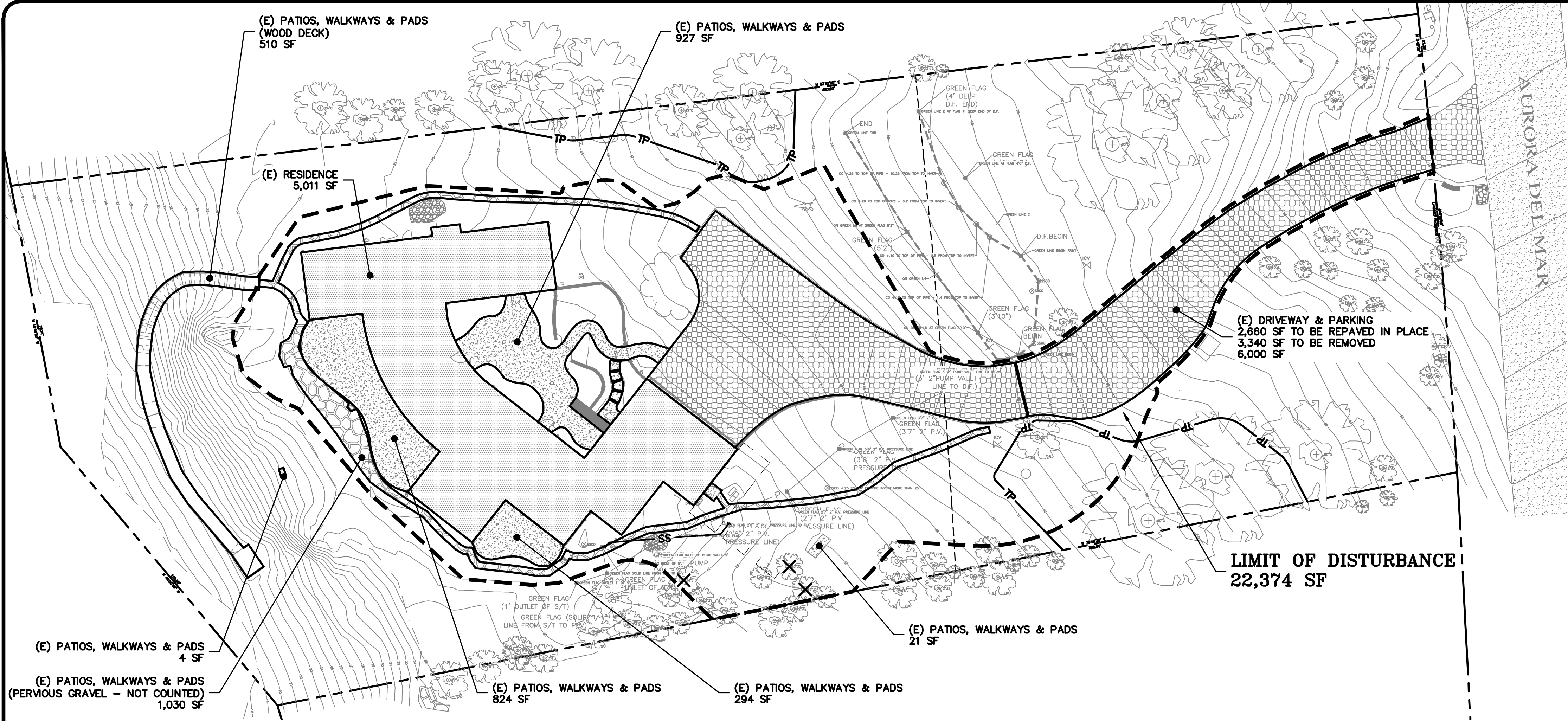


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RIVINGTON AVE., SUITE 100, DUBLIN, CA 94568
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WWW.LEABRAZE.COM

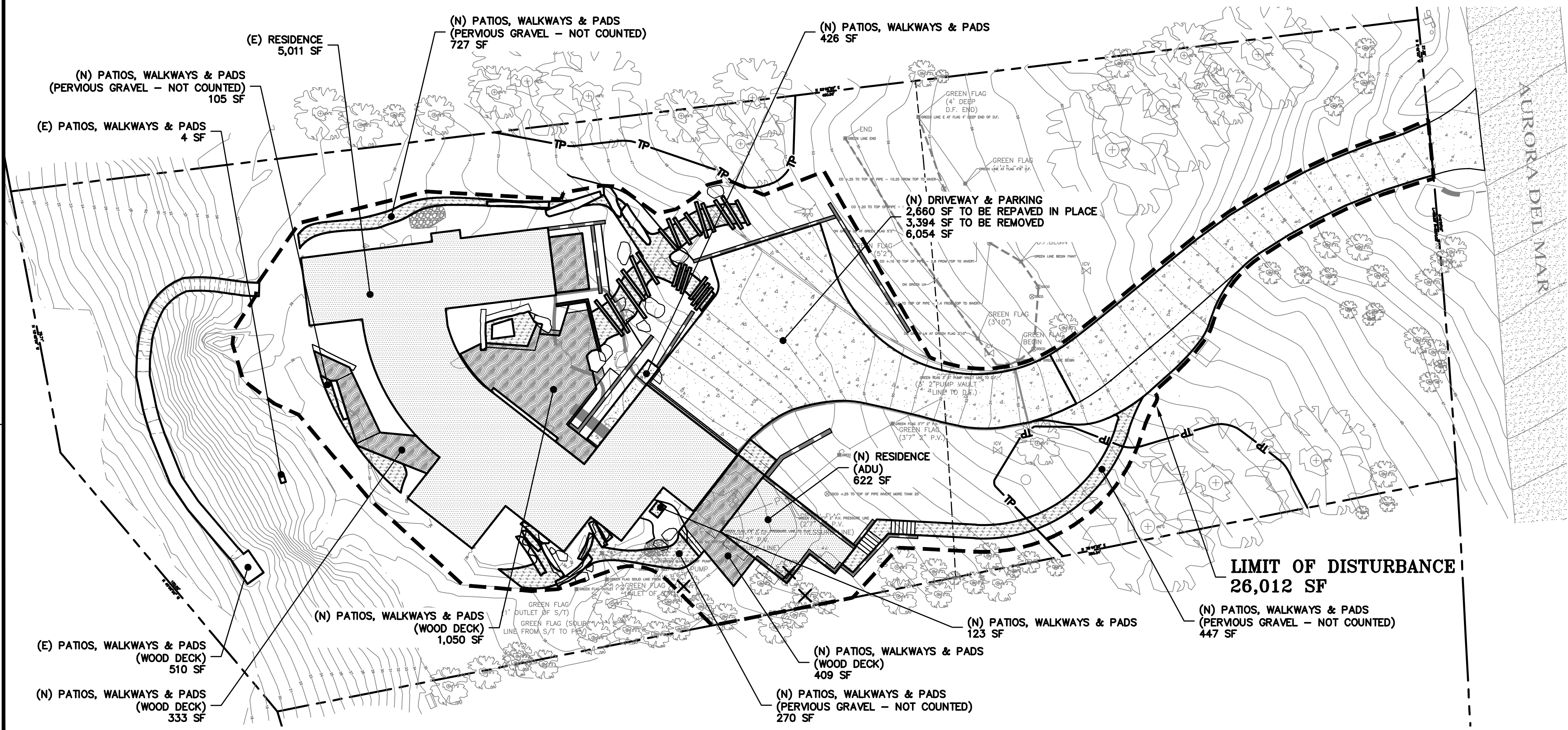
ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA
MONTEREY COUNTY
APN: 243-351-002

EROSION CONTROL
DETAILS

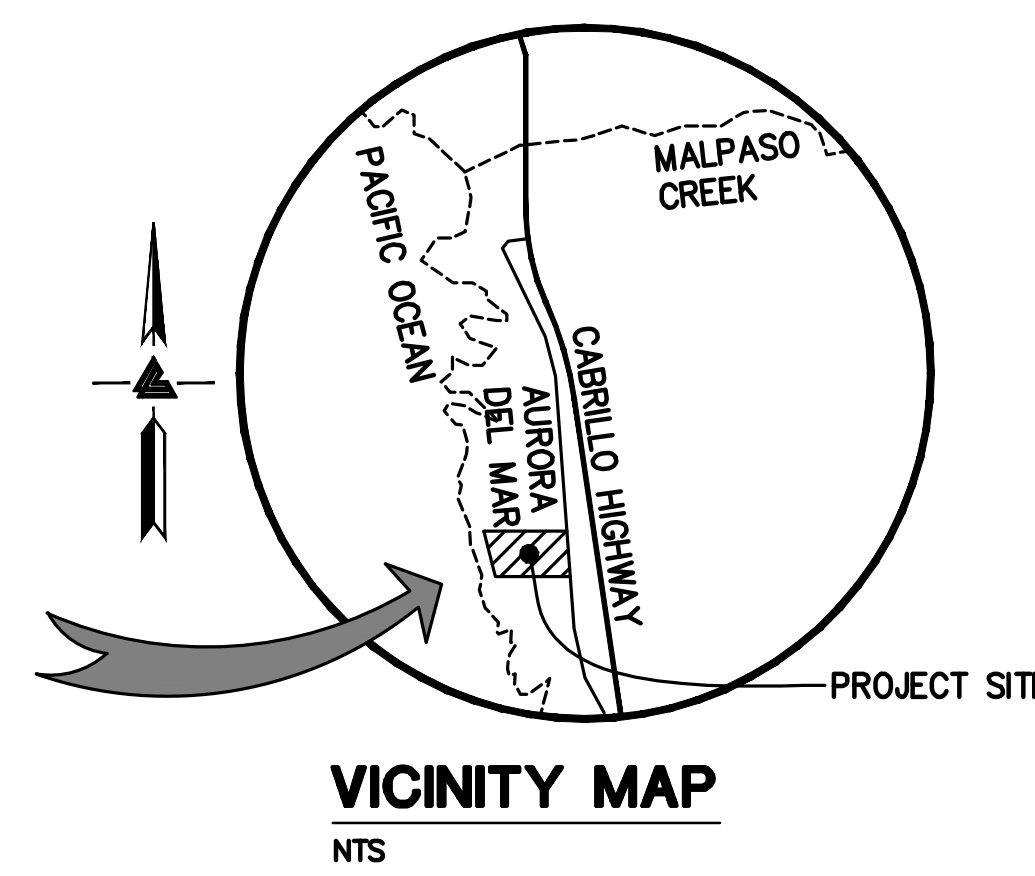
REVISIONS	BY
JOB NO: 2221286	
DATE: 12-06-23	
SCALE: NTS	
DESIGN BY: WA	
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11 OF 11 SHEETS	




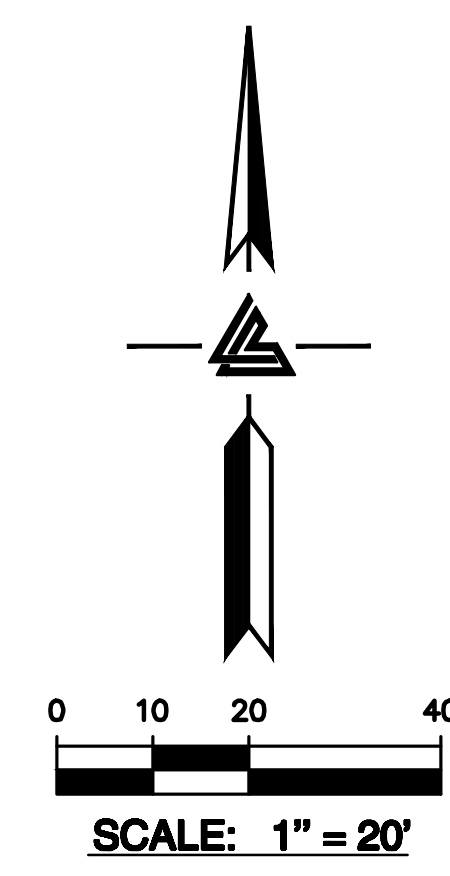
EXISTING



PROPOSED



		PROJECT 30860 Aurora Del Mar	DATE July 28, 2023
		JOB NO. 2221286	BY W. Alzori
		Updated	December 5, 2023
IMPERVIOUS AREA			
for			
Artemis LLC			
30860 Aurora Del Mar			
Carmel, Ca			
GROSS SITE AREA:			
	60,211 sqft.	=	1.3823 acre
EXISTING AREA:			
	Impervious: 13,611 sqft.	=	0.3125 acre
	Pervious: 46,600 sqft.	=	1.0698 acre
PROPOSED AREA:			
	Impervious: 14,542 sqft.	=	0.3338 acre
	Pervious: 45,669 sqft.	=	1.0484 acre
NET CHANGE OF IMPERVIOUS AREA:			
	931 sqft.	=	0.0214 acre (Net Increase)
BREAKDOWN OF IMPERVIOUS AREA			
Existing:			
	Residence Roof	5,011 sqft.	
	Driveway & Parking	6,000 sqft.	
	Patios, Walkways & Pads	2,600 sqft.	
	Pool & Spa	0 sqft.	
	TOTAL	13,611 sqft.	
Proposed:			
	Residence Roof	5,633 sqft.	
	Driveway & Parking	6,054 sqft.	
	Patios, Walkways & Pads	2,855 sqft.	
	Pool & Spa	0 sqft.	
	TOTAL	14,542	



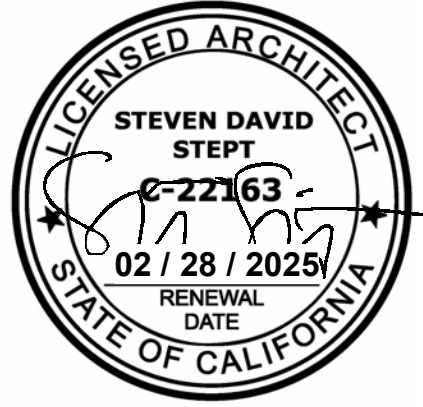
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE
SAN FRANCISCO
SAN DIEGO
SAN ANTONIO
SAN JOSE
(510) 887-4086
WWW.LEABRAZE.COM

ARTEMIS LLC
30860 AURORA DEL MAR
CARMEL, CALIFORNIA
APN: 243-351-002
MONTEREY COUNTY

IMPERVIOUS
SURFACE EXHIBIT

REVISIONS	BY
JOB NO:	2221286
DATE:	12-06-23
SCALE:	AS NOTED
DESIGN BY:	WA
CHECKED BY:	RB
SHEET NO:	
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01 OF 01 SHEETS	

PLAN #
SHEET



PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

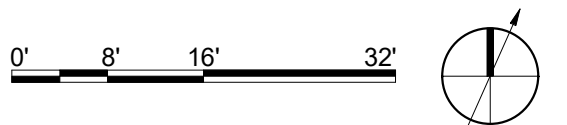
CLIENT
ARTEMIS LLC

FA/JOB NO.
21-033

ISSUE
ADU - COASTAL
DEVELOPMENT
PERMIT

DATE
05.24.2024

HISTORY
△ DESC. DATE



TITLE
SITE PLAN

A1.10
SHEET



1 SITE PLAN
1/16" = 1'-0"

LEGEND

-----	PROPERTY LINE		(E) TREE TO REMAIN
-----	BUILDING SETBACK LINE		(E) TREE TO BE REMOVED
-----	BUILDING ENVELOPE		(N) TREE
-----	(E) CONTOUR		
-----	(N) CONTOUR		
-----	(E) FENCE		
-----	(E) SEPTIC LEACH FIELDS		

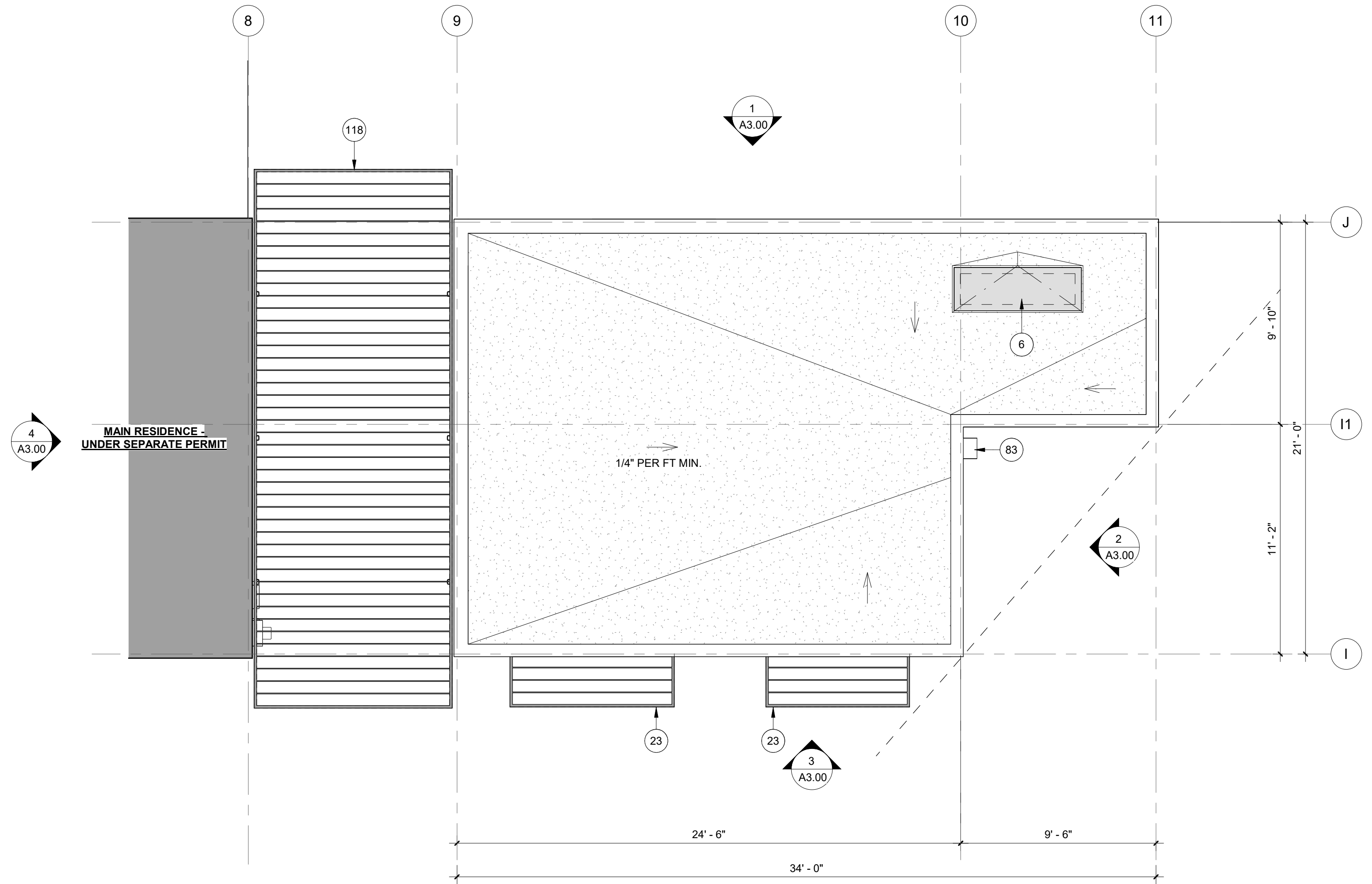
KEYNOTE LEGEND

23	(N) MTL CANOPY ABV.
63	WOOD DECKING, SLD
68	(E) DRIVEWAYS
69	(E) GRAVEL TURNOUT
70	ADJACENT STRUCTURE
116	PERMEABLE GRAVEL PAVING, SLD
117	CONCRETE STEPS, SLD
118	FREE STANDING TRELLIS
121	ADU ELEC. METER
126	TREE PREVIOUSLY REMOVED UNDER SEPARATE PERMIT PLN210102

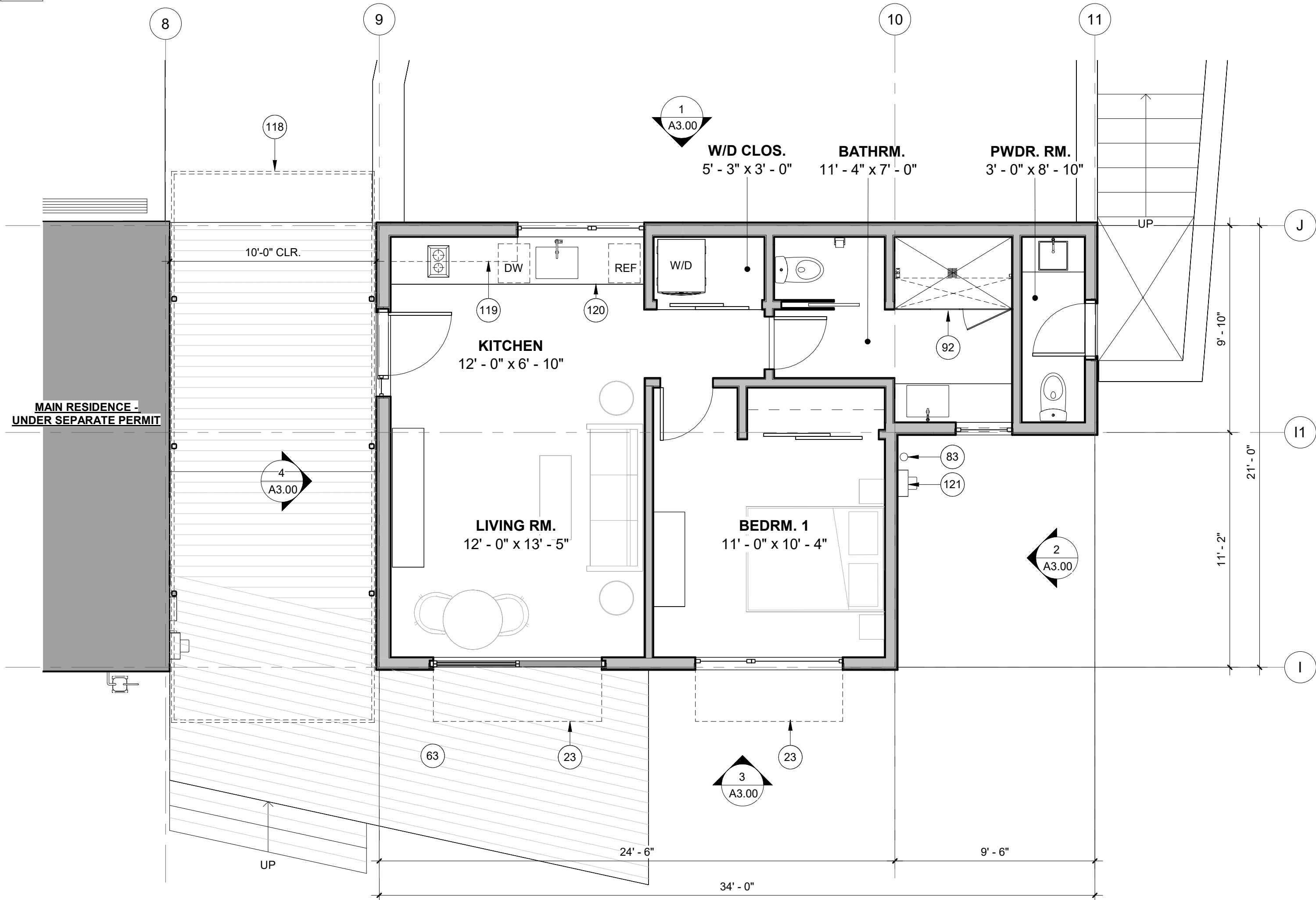
SITE PLAN GENERAL NOTES

1. REFER TO L1.0 FOR LANDSCAPE SITE PLAN.

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2 ROOF PLAN - ADU
1/4" = 1'-0"



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

LEGEND

- NEW WALL
- WOOD FLOOR
- (E) WALL TO REMAIN

KEYNOTE LEGEND

- (N) SKYLIGHT
- (N) MTL CANOPY ABV.
- WOOD DECKING, SLD
- (N) DOWNSPOUT W/ SCUPPER AND OVERFLOW TYP.
- (N) SKYLIGHT ABV.
- FREE STANDING TRELLIS
- OVERHEAD CABINETRY
- KITCHEN COUNTER W/SINK, STOVE, FRIDGE
- ADU ELEC. METER

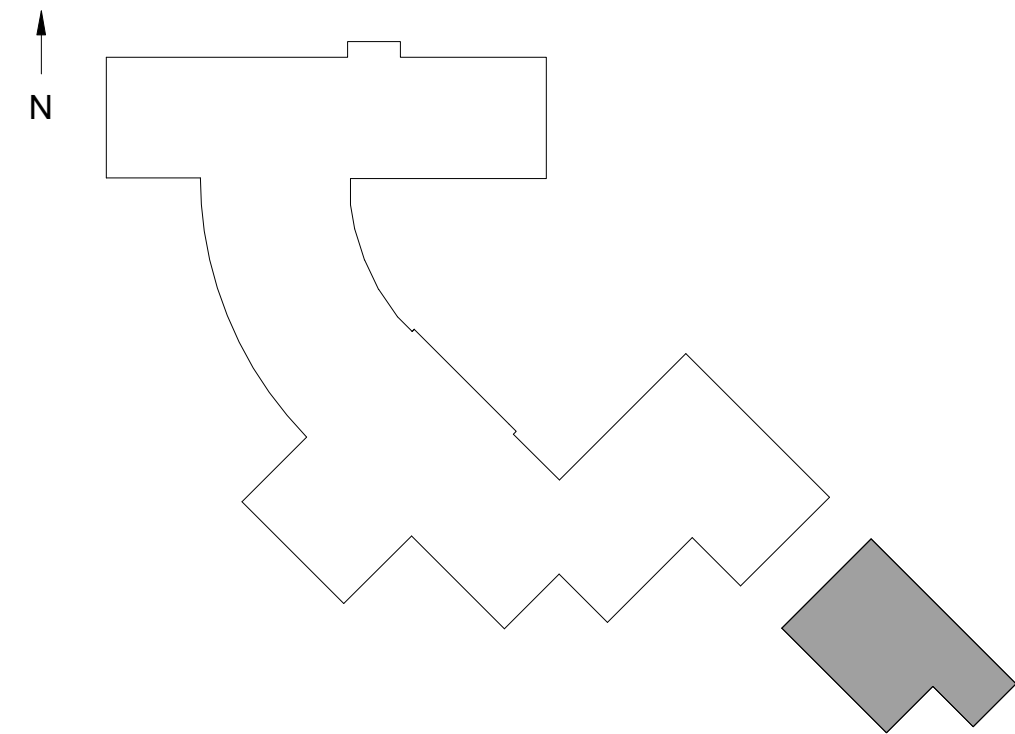
FLOOR PLAN GENERAL NOTES

- PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75" AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.
- PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 #5.
- PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
- BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
- PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
- ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

ROOF PLAN GENERAL NOTES

- REFER TO FLOOR PLANS FOR ROOF DRAINAGE AT LOWER LEVEL ROOFS
- ROOFING SHALL MAINTAIN A CLASS 'A' FIRE RATING AND COMPLY WITH THE PROVISIONS OF CRC SECTION R902.1.3.
- ROOF AND DECK SURFACES SHALL SLOPE AT 1/4" PER FOOT MINIMUM, U.O.N. VERIFY ALL SLOPES IN FIELD WITH ARCHITECT.
- PROVIDE CRICKETS AT SKYLIGHTS, CHIMNEYS, MECHANICAL EQUIPMENT, AND OTHER LOCATIONS AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DRAINS.
- THE CONTRACTORS SHALL HAVE A COPY OF THE ROOFING SYSTEM I.C.B.O.REPORT PRESENT AT INSPECTIONS.
- PROVIDE INDEPENDENTLY PIPED OVERFLOW DRAINS AT ROOF DRAIN LOCATIONS OR OVERFLOW SCUPPERS AS NOTED/REQUIRED.
- PROVIDE CLEANOUTS AS REQUIRED.
- PROVIDE BASKET DEBRIS SCREENS AT ROOF DRAINS.
- FLASH AND SEAL ROOF PENETRATIONS SUCH AS VENTS, FANS, HOODS, ETC. AS REQUIRED FOR A WATER-TIGHT INSTALLATION.
- SHEET METAL FLASHING AND TRIM SHALL BE G.S.M. TO THE MINIMUM GAUGES SPECIFIED IN THE PROJECT MANUAL, U.O.N.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
- ROOF CAVITIES ARE FILLED WITH INSULATION IN LIEU OF VENTILATION. SPRAY-IN-PLACE FOAM INSULATION IS USED AS A VAPOR BARRIER (2" MIN. APPLICATION) AS PRESCRIBED BY INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - ROOF OVER CONDITIONED SPACES:
(3" THK (R-19) SPRAY APPLIED FOAM-IN-PLACE INSULATION APPLIED TO ROOF DECK W/ R-19 BATT INSULATION, TYP.
 - ROOF OVER UNCONDITIONED SPACES:
NO INSULATION, TYP.
 - PARAPETS:
FILL CAVITIES W/ SPRAY APPLIED FOAM-IN-PLACE INSULATION, TYP.
 - FREE-STANDING WALLS:
FILL CAVITIES W/ SPRAY APPLIED FOAM-IN-PLACE INSULATION, TYP.

KEY PLAN



FELDMAN ARCHITECTURE

1648 Pacific Avenue, Suite B
San Francisco, California 94109
415 252 1441
www.feldmanarch.com



PROJECT NAME
**ARTEMIS RESIDENCE
- ADU**

PROJECT ADDRESS
**30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923**

CLIENT
ARTEMIS LLC

FA./JOB NO.
21-033

ISSUE
**ADU - COASTAL
DEVELOPMENT
PERMIT**

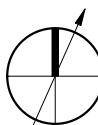
DATE
05.24.2024

HISTORY

Δ DESC.

DATE

0' 2' 4' 8'



TITLE
**FLOOR & ROOF
PLAN**

A2.20
SHEET



PROJECT NAME
ARTEMIS RESIDENCE
- ADU

PROJECT ADDRESS
30860 AURORA DEL
MAR, CARMEL-BY-THE-
SEA, CA 93923

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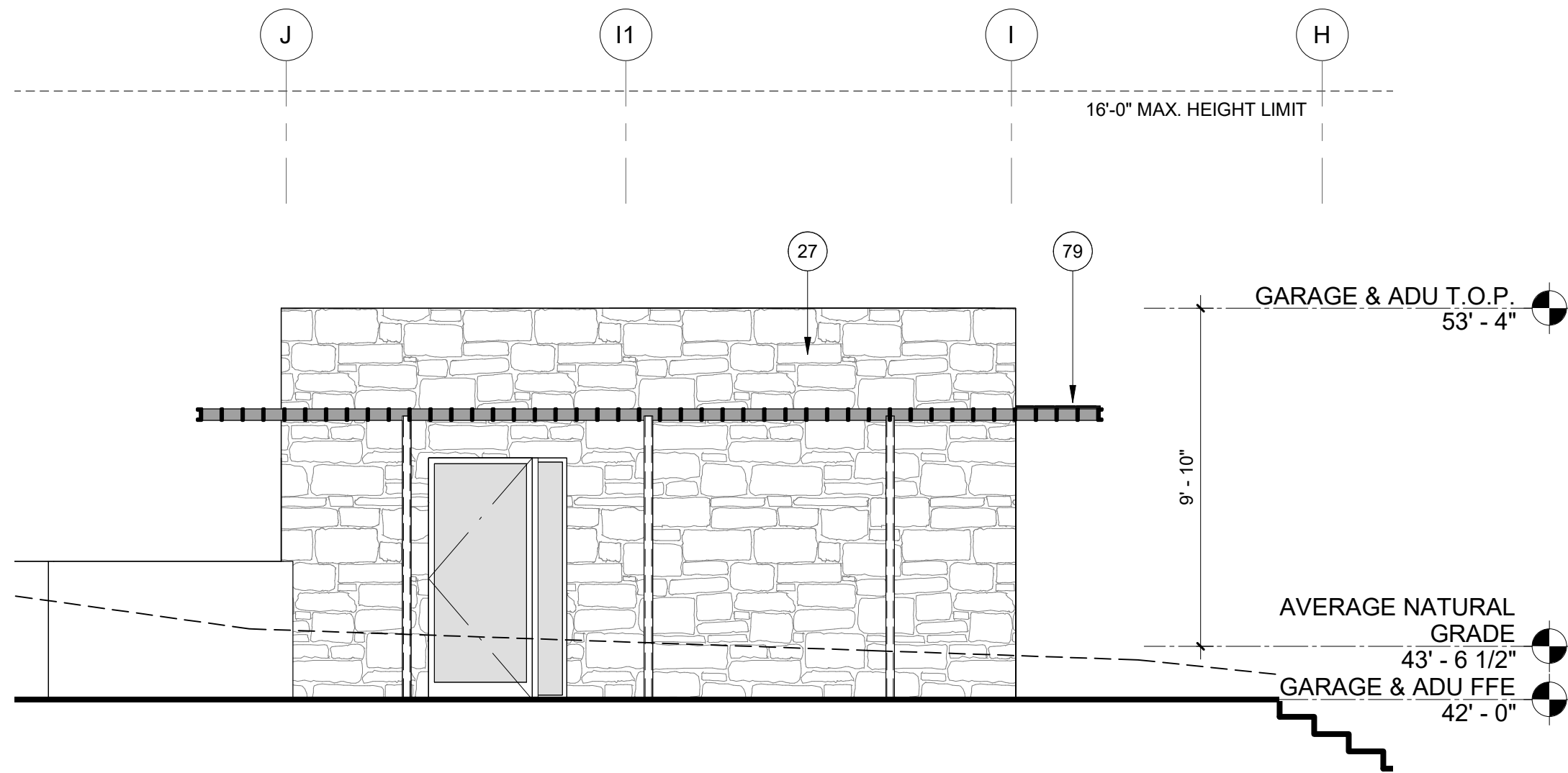
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DATE
05.24.2024

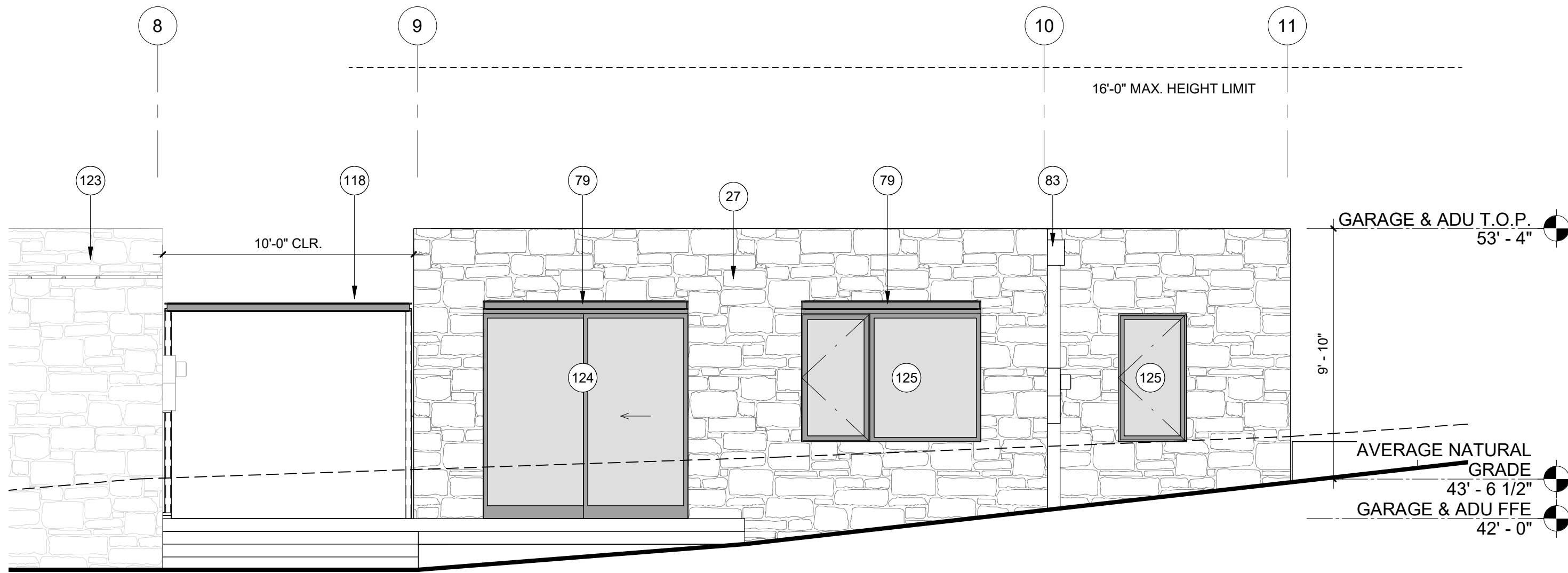
HISTORY
△ DESC. DATE

TITLE
EXTERIOR
ELEVATIONS - ADU

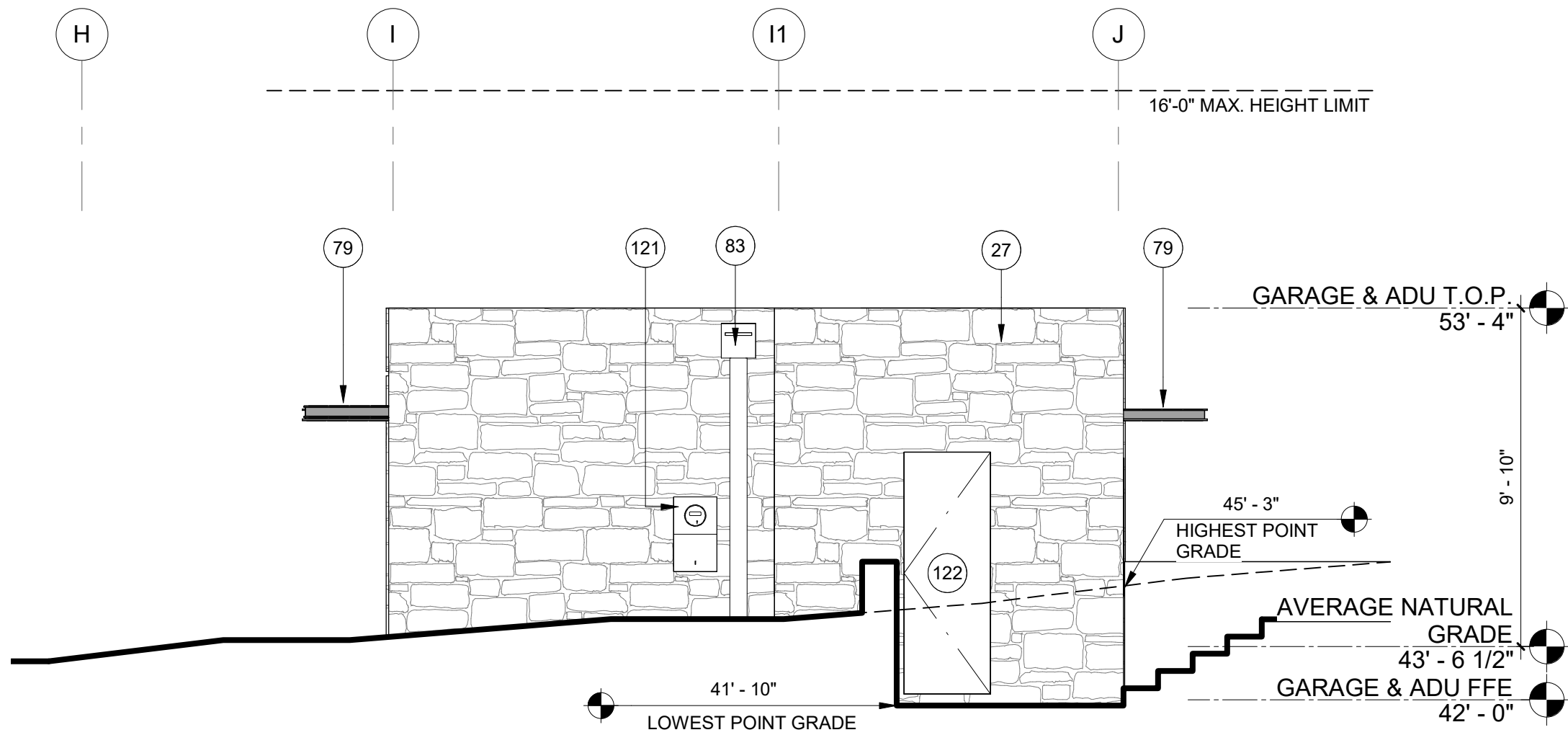
A3.00
SHEET



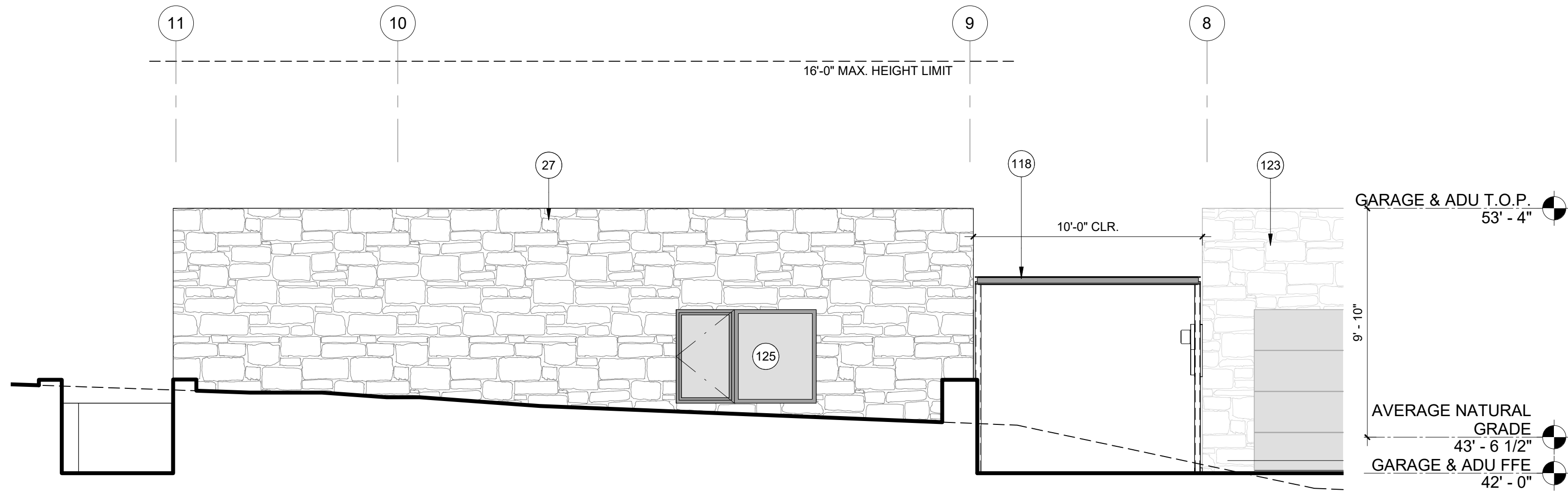
4 WEST ELEVATION - ADU
1/4" = 1'-0"



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

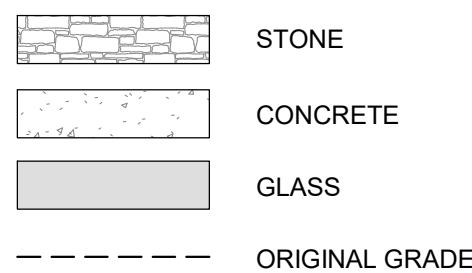


2 EAST ELEVATION - ADU
1/4" = 1'-0"



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

LEGEND



KEYNOTE LEGEND

- 27 (N) STONE VENEER
79 METAL TRELLIS, TYP
83 (N) DOWNSPOUT W/ SCUPPER AND OVERFLOW TYP.
118 FREE STANDING TRELLIS
121 ADU ELEC. METER
122 OUTDOOR BATHROOM MTL DOOR
123 MAIN RESIDENCE, APPROVED UNDER SEPARATE PERMIT #23CP00282
124 ALUMINUM SLIDING DOOR
125 ALUMINUM WINDOW

EXT. ELEVATION GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.













STONE EXTERIOR WALL



POWDER COATED ALUMINUM
WINDOWS, DOORS AND METAL TRELLIS

0' 2' 4' 8'

LIGHTING LEGEND

SYMBOL	TYPE	DESCRIPTION	MANUFACTURER	LAMP	IMAGE
	E1	TRELLIS MOUNTED MONOPOINT	BEACHSIDE	5W LED	
	E2	RECESSED STEP LIGHT	LUCIFER	4.2W LED	
	E4	STAKE MOUNTED PATH LIGHT	BK	3W LED	
	E7	ADJUSTABLE PATH LIGHT	BEACHSIDE	3W LED	
	D6	DECORATIVE SCONCE BY OTHERS	HINKLEY	5W LED	

NOTES

- EXTERIOR AND LANDSCAPE LIGHTING CONTROLLED VIA AN ASTRONOMICAL TIMECLOCK.
- LIGHTING LOCATIONS MAY VARY BASED ON SITE CONDITION.
- REFER TO LIGHTING EQUIPMENT SPECIFICATIONS AND CUTSHEETS FOR MORE INFORMATION.
- FIXTURE ZONES TBD BY LIGHTING DESIGNER. CONTROLS TBD BY ELECTRICAL ENGINEER. ASSUME ONE LIGHTING ZONE PER EACH FIXTURE TYPE

LANDSCAPE LIGHTING KEYNOTES

- ① LIGHTING FIXTURE IS GROUND STAKE MOUNTED, TYPICAL.

LIGHTING PLAN GENERAL NOTES

- FOR DECORATIVE FIXTURES DENOTED "DX", ASSUME ALL LOADS ARE INCANDESCENT UNLESS OTHERWISE NOTED. SEE LIGHTING PLANS FOR ZONING AND CONTROLS.
- ALL DECORATIVE FIXTURES DENOTED "DX" WILL BE OWNER FURNISHED, CONTRACTOR INSTALLED.
- ACTUAL LOCATION OF FLOORWALL RECEPTACLES TO BE DETERMINED BY ARCHITECT OR INTERIOR DESIGNER.
- ALL DECORATIVE SCONCE LOCATIONS & PENDANT HEIGHTS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATIONS.
- ALL EXHAUST FAN & OCCUPANCY SENSOR LOCATIONS TO BE DETERMINED BY ARCHITECT. SEE LIGHTING PLANS FOR ZONING AND CONTROLS.
- ALL KEYPADS/DIMMERS/SWITCHES TO BE GANGED TOGETHER UNDER A SINGLE FACEPLATE.
- KEYPAD/DIMMER/SWITCH LOCATIONS TO BE DETERMINED BY INTERIOR DESIGNER. REFER TO INTERIOR ELEVATIONS FOR MOUNTING LOCATIONS.
- WHEN MLV AND INC LOADS ARE WIRED TOGETHER, USE MLV-APPROPRIATE DIMMER.
- REFER TO LIGHTING SCHEDULE AND CUTSHEET PACKAGE FOR ADDITIONAL INFORMATION.

TITLE 24 COMPLIANCE NOTES

- ALL LUMINAIRES SHALL MEET THE REQUIREMENTS IN ACCORDANCE WITH TABLE §150.0 AND ANY PERMANENTLY INSTALLED LIGHT SOURCE (PER DEFINITION IN §100.1) CONTAINING LAMPS IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JAS.
- ALL FLUORESCENT BALLASTS MUST BE ELECTRONIC AND CERTIFIED TO THE ENERGY COMMISSION IN ORDER TO BE CONSIDERED HIGH EFFICACY, AND MEET THE FOLLOWING:
 - MINIMUM RATED LIFE OF 30,000 HOURS AT MAXIMUM RATED CASE TEMPERATURE. AND
 - DIMMING BALLASTS TO HAVE A BALLAST FACTOR OF .95 AND NON-DIMMING BALLASTS TO HAVE A BALLAST FACTOR OF .90.
- ALL LUMINAIRES INSTALLED WITH JAS CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR AS WELL AS ALL BLANK ELECTRICAL BOXES MORE THAN FIVE FEET ABOVE THE FLOOR PER SECTION 6.3.4.
- BATHROOM, GARAGE, LAUNDRY, CLOSET GREATER THAN 70 FT², UTILITY: MANUAL-ON/AUTOMATIC-OFF VACANCY SENSORS REQUIRED TO CONTROL AT LEAST ONE LUMINAIRE PER SECTION 6.3.3.
- CLOSET UNDER 70 FT² OR HALLWAY: DIMMERS OR VACANCY SENSORS NOT REQUIRED ON ANY LUMINAIRES PER SECTION 6.3.4.
- EXTERIOR LIGHTING:
ALL LIGHTING SHALL MEET THE REQUIREMENTS IN §150.0-A). SOLID STATE LIGHTING (SSL) LUMINAIRES INSTALLED OUTDOORS ARE EXEMPTED FROM THE GENERAL RESIDENTIAL LIGHTING REQUIREMENT THAT ALL SSL LUMINAIRES OR RESIDENTIAL LIGHTING MUST MEET REQUIREMENTS OF JOINT APPENDIX JAS PER SECTION 6.5.1.
- EXTERIOR LIGHTING ATTACHED TO BUILDING:
ALL LIGHTING ATTACHED TO RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT MUST BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING: MOTION SENSOR, PHOTO CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.

CONTROLS NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SENSORS AND CONTROLS AS REQ'D TO MEET TITLE 24 REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR COORD WITH OWNER/ AV CONSULTANT/ ARCHITECT AND ID ON CONTROL STATION PREFERENCES (KEYPADS, DIMMERS, FACEPLATES, FINISHES AND ENGRAVING)



TUCCI

660 York Street #217
San Francisco, CA 94110
415-347-6568
tuccilighting.com

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ARTEMIS ADU
CARMEL-BY-THE-SEA, CA

30860 AURORA DEL MAR
CARMEL-BY-THE-SEA, CA
93923

ISSUES / REVISIONS

NO	DATE	ISSUE
1	11/03/2023	COASTAL DEVELOPMENT PERMIT

DRAWING BY: NB

CHECKED BY: BL

LANDSCAPE
LIGHTING PLAN A

FLOOR NO
00

SCALE
1/8" = 1' - 0"

SHEET
LP2.0

TUCCI

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San Francisco, CA 94110
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ARTEMIS ADU
CARMEL-BY-THE-SEA, CA

30860 AURORA DEL
MAR

ISSUES / REVISIONS

EXTERIOR LIGHTING FIXTURE CUTSHEETS

FLOOR NO
N/A

SCALE
N/A

SHEET
LP2.3B

[illegible]

TYPE: E7

Artemis – Lighting Cutsheets – 10.16.2023

TUCCI

PRODUCT DETAILS:

- Available in a wall (double door side) location as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Safety Standards
- Features a fully dry fire compliant and engineered to minimize light glow around the front edge
- Meets California Energy Efficiency Title 24 regulations/LAB when the included LED bulb is
- 2 Year Finish Warranty
- LED Rating gives a 3 year limited warranty
- Solid steel and a clear, minimalist style complement contemporary architecture

ROCK

17948E-LL

METALLIC WALL MOUNT LANTERN

With a strong and inspired construction, Rock features modern, rustic and a clean look softly glowing from the clear strong glass. The solid frame, Steel Back and Flange Bar (bracket) provides a sturdy frame and aluminum construction.

DETAILS

MATERIAL:	Steel Back
INTERIOR:	Aluminum
GLASS:	Clear Finish
FINISH:	Black
DIMENSIONAL:	YES - (CL TYPE DIMENSI 1800.00)

DIMENSIONS

WIDTH:	6.8"
HEIGHT:	2.2"
HEIGHT:	2.36"
BACK PLATE:	2.17" x 2.36"
EXTENSION:	2.37"
TOP TO BOTTOM:	1.87"

LIGHT SOURCE

LIGHT SOURCE:	Incandescent
Mechanism:	Incandescent

WARRANTY: 1 Year Limited Warranty

FEATURES

COLOR TEMP:	3000
DIMENSIONS:	1800.00
FINISH:	Black
INTERNAL:	1 x 50w
INTERNAL:	1800.00
INTERNAL:	1800.00

SHIPPING

WEIGHT:	2.1
CARTON WEIGHT:	2
CARTON WEIGHT:	2
CARTON WEIGHT:	2
CARTON WEIGHT:	2.5

HINKLEY

HINKLEY **PHONE:** (440) 553-5500 **hinkley.com**
50000 Pin Oak Parkway
Toll Free: 1 (800) 460-5539
Avon Lake, OH 44012

TYPE: D6

Artemis – Lighting Outsheets – 10.16.2023

TUCCE

[illegible]


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TYPE: D6

Artemis – Lighting Cutsheets – 10.18.2023

An ILLUSTRATION BY

Tucc

Project Name		Type		 GREENCREATIVE																																																																																																																																																																																																																																																																																									
Part Number		Date																																																																																																																																																																																																																																																																																											
REFINE MR16 FAMILY																																																																																																																																																																																																																																																																																													
SPECIFICATIONS - 42W / 50W Equivalent GU3.5																																																																																																																																																																																																																																																																																													
Product	Model	Beam	Width	Height	Beam Angle	Beam Spread	Beam Feet	Beam Feet @ 100'	Beam Feet @ 150'	Beam Feet @ 200'	Beam Feet @ 250'	Beam Feet @ 300'	Beam Feet @ 350'	Beam Feet @ 400'	Beam Feet @ 450'	Beam Feet @ 500'	Beam Feet @ 550'	Beam Feet @ 600'	Beam Feet @ 650'	Beam Feet @ 700'	Beam Feet @ 750'	Beam Feet @ 800'	Beam Feet @ 850'	Beam Feet @ 900'	Beam Feet @ 950'	Beam Feet @ 1000'	Beam Feet @ 1050'	Beam Feet @ 1100'	Beam Feet @ 1150'	Beam Feet @ 1200'	Beam Feet @ 1250'	Beam Feet @ 1300'	Beam Feet @ 1350'	Beam Feet @ 1400'	Beam Feet @ 1450'	Beam Feet @ 1500'	Beam Feet @ 1550'	Beam Feet @ 1600'	Beam Feet @ 1650'	Beam Feet @ 1700'	Beam Feet @ 1750'	Beam Feet @ 1800'	Beam Feet @ 1850'	Beam Feet @ 1900'	Beam Feet @ 1950'	Beam Feet @ 2000'	Beam Feet @ 2050'	Beam Feet @ 2100'	Beam Feet @ 2150'	Beam Feet @ 2200'	Beam Feet @ 2250'	Beam Feet @ 2300'	Beam Feet @ 2350'	Beam Feet @ 2400'	Beam Feet @ 2450'	Beam Feet @ 2500'	Beam Feet @ 2550'	Beam Feet @ 2600'	Beam Feet @ 2650'	Beam Feet @ 2700'	Beam Feet @ 2750'	Beam Feet @ 2800'	Beam Feet @ 2850'	Beam Feet @ 2900'	Beam Feet @ 2950'	Beam Feet @ 3000'	Beam Feet @ 3050'	Beam Feet @ 3100'	Beam Feet @ 3150'	Beam Feet @ 3200'	Beam Feet @ 3250'	Beam Feet @ 3300'	Beam Feet @ 3350'	Beam Feet @ 3400'	Beam Feet @ 3450'	Beam Feet @ 3500'	Beam Feet @ 3550'	Beam Feet @ 3600'	Beam Feet @ 3650'	Beam Feet @ 3700'	Beam Feet @ 3750'	Beam Feet @ 3800'	Beam Feet @ 3850'	Beam Feet @ 3900'	Beam Feet @ 3950'	Beam Feet @ 4000'	Beam Feet @ 4050'	Beam Feet @ 4100'	Beam Feet @ 4150'	Beam Feet @ 4200'	Beam Feet @ 4250'	Beam Feet @ 4300'	Beam Feet @ 4350'	Beam Feet @ 4400'	Beam Feet @ 4450'	Beam Feet @ 4500'	Beam Feet @ 4550'	Beam Feet @ 4600'	Beam Feet @ 4650'	Beam Feet @ 4700'	Beam Feet @ 4750'	Beam Feet @ 4800'	Beam Feet @ 4850'	Beam Feet @ 4900'	Beam Feet @ 4950'	Beam Feet @ 5000'	Beam Feet @ 5050'	Beam Feet @ 5100'	Beam Feet @ 5150'	Beam Feet @ 5200'	Beam Feet @ 5250'	Beam Feet @ 5300'	Beam Feet @ 5350'	Beam Feet @ 5400'	Beam Feet @ 5450'	Beam Feet @ 5500'	Beam Feet @ 5550'	Beam Feet @ 5600'	Beam Feet @ 5650'	Beam Feet @ 5700'	Beam Feet @ 5750'	Beam Feet @ 5800'	Beam Feet @ 5850'	Beam Feet @ 5900'	Beam Feet @ 5950'	Beam Feet @ 6000'	Beam Feet @ 6050'	Beam Feet @ 6100'	Beam Feet @ 6150'	Beam Feet @ 6200'	Beam Feet @ 6250'	Beam Feet @ 6300'	Beam Feet @ 6350'	Beam Feet @ 6400'	Beam Feet @ 6450'	Beam Feet @ 6500'	Beam Feet @ 6550'	Beam Feet @ 6600'	Beam Feet @ 6650'	Beam Feet @ 6700'	Beam Feet @ 6750'	Beam Feet @ 6800'	Beam Feet @ 6850'	Beam Feet @ 6900'	Beam Feet @ 6950'	Beam Feet @ 7000'	Beam Feet @ 7050'	Beam Feet @ 7100'	Beam Feet @ 7150'	Beam Feet @ 7200'	Beam Feet @ 7250'	Beam Feet @ 7300'	Beam Feet @ 7350'	Beam Feet @ 7400'	Beam Feet @ 7450'	Beam Feet @ 7500'	Beam Feet @ 7550'	Beam Feet @ 7600'	Beam Feet @ 7650'	Beam Feet @ 7700'	Beam Feet @ 7750'	Beam Feet @ 7800'	Beam Feet @ 7850'	Beam Feet @ 7900'	Beam Feet @ 7950'	Beam Feet @ 8000'	Beam Feet @ 8050'	Beam Feet @ 8100'	Beam Feet @ 8150'	Beam Feet @ 8200'	Beam Feet @ 8250'	Beam Feet @ 8300'	Beam Feet @ 8350'	Beam Feet @ 8400'	Beam Feet @ 8450'	Beam Feet @ 8500'	Beam Feet @ 8550'	Beam Feet @ 8600'	Beam Feet @ 8650'	Beam Feet @ 8700'	Beam Feet @ 8750'	Beam Feet @ 8800'	Beam Feet @ 8850'	Beam Feet @ 8900'	Beam Feet @ 8950'	Beam Feet @ 9000'	Beam Feet @ 9050'	Beam Feet @ 9100'	Beam Feet @ 9150'	Beam Feet @ 9200'	Beam Feet @ 9250'	Beam Feet @ 9300'	Beam Feet @ 9350'	Beam Feet @ 9400'	Beam Feet @ 9450'	Beam Feet @ 9500'	Beam Feet @ 9550'	Beam Feet @ 9600'	Beam Feet @ 9650'	Beam Feet @ 9700'	Beam Feet @ 9750'	Beam Feet @ 9800'	Beam Feet @ 9850'	Beam Feet @ 9900'	Beam Feet @ 9950'	Beam Feet @ 10000'	Beam Feet @ 10050'	Beam Feet @ 10100'	Beam Feet @ 10150'	Beam Feet @ 10200'	Beam Feet @ 10250'	Beam Feet @ 10300'	Beam Feet @ 10350'	Beam Feet @ 10400'	Beam Feet @ 10450'	Beam Feet @ 10500'	Beam Feet @ 10550'	Beam Feet @ 10600'	Beam Feet @ 10650'	Beam Feet @ 10700'	Beam Feet @ 10750'	Beam Feet @ 10800'	Beam Feet @ 10850'	Beam Feet @ 10900'	Beam Feet @ 10950'	Beam Feet @ 11000'	Beam Feet @ 11050'	Beam Feet @ 11100'	Beam Feet @ 11150'	Beam Feet @ 11200'	Beam Feet @ 11250'	Beam Feet @ 11300'	Beam Feet @ 11350'	Beam Feet @ 11400'	Beam Feet @ 11450'	Beam Feet @ 11500'	Beam Feet @ 11550'	Beam Feet @ 11600'	Beam Feet @ 11650'	Beam Feet @ 11700'	Beam Feet @ 11750'	Beam Feet @ 11800'	Beam Feet @ 11850'	Beam Feet @ 11900'	Beam Feet @ 11950'	Beam Feet @ 12000'	Beam Feet @ 12050'	Beam Feet @ 12100'	Beam Feet @ 12150'	Beam Feet @ 12200'	Beam Feet @ 12250'	Beam Feet @ 12300'	Beam Feet @ 12350'	Beam Feet @ 12400'	Beam Feet @ 12450'	Beam Feet @ 12500'	Beam Feet @ 12550'	Beam Feet @ 12600'	Beam Feet @ 12650'	Beam Feet @ 12700'	Beam Feet @ 12750'	Beam Feet @ 12800'	Beam Feet @ 12850'	Beam Feet @ 12900'	Beam Feet @ 12950'	Beam Feet @ 13000'	Beam Feet @ 13050'	Beam Feet @ 13100'	Beam Feet @ 13150'	Beam Feet @ 13200'	Beam Feet @ 13250'	Beam Feet @ 13300'	Beam Feet @ 13350'	Beam Feet @ 13400'	Beam Feet @ 13450'	Beam Feet @ 13500'	Beam Feet @ 13550'	Beam Feet @ 13600'	Beam Feet @ 13650'	Beam Feet @ 13700'	Beam Feet @ 13750'	Beam Feet @ 13800'	Beam Feet @ 13850'	Beam Feet @ 13900'	Beam Feet @

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TYPE: D6

Artemis – Lighting Outsheets – 10.16.2023

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[illegible]

TYPE: D6

Artemis – Lighting Cutsheets – 10.18.2023

TUCCE

[illegible][illegible][illegible]



REFINE MR16 FAMILY

DIMENSIONS & WEIGHT

Model	Base	MO.L	Dia.	Weight
7.5MR16DM/xxxxxyyR	GU5.3	1-7/8"	2"	0.11 lb
7.5MR16DM/xxxxxyyRC	GU5.3	1-7/8"	2"	0.11 lb
7MR16DM/xxxxxyyR	GU5.3	1-7/8"	2"	0.11 lb
7MR16DM/xxxxxyyRC	GU5.3	1-7/8"	2"	0.11 lb
6.5GU10DM/xxxxxyy	GU10	2-3/8"	2"	0.14 lb
6.5GU10DM/xxxxxyy	GU10	2-3/8"	2"	0.11 lb

Model	Base	MO.L	Dia.	Weight
7.5MR16DM/xxxxxyyR + One Lens	GU5.3	2-1/16"	2"	0.13lb
7.5MR16DM/xxxxxyyRC + Two Lenses	GU5.3	2-3/16"	2"	0.15lb
7MR16DM/xxxxxyyR + One Lens	GU5.3	2-1/16"	2"	0.13lb
7MR16DM/xxxxxyyRC + Two Lenses	GU5.3	2-3/16"	2"	0.15lb
6.5GU10DM/xxxxxyy + One Lens	GU10	2-3/8"	2"	0.16lb
6.5GU10DM/xxxxxyy + Two Lenses	GU10	2-1/2"	2"	0.18lb
6.5GU10DM/xxxxxyy + One Lens	GU10	2-3/8"	2"	0.13lb
6.5GU10DM/xxxxxyy + Two Lenses	GU10	2-1/2"	2"	0.16lb

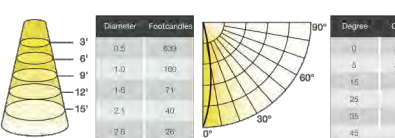
ORDERING INFORMATION

Model	Master Carton			Shipping Carton		
	Case Qty	Case Dimensions (LxWxH)	Case Weight	Case Qty	Case Dimensions (LxWxH)	Case Weight
7.5MR16DM/xxxxxyyR	12PCS	8-7/8" x 6-11/16" x 2-5/4"	1.75 lb	48PCS	13-7/8" x 9-11/4" x 6-5/8"	7.8 lb
7.5MR16DM/xxxxxyyRC						
7MR16DM/xxxxxyyR						
7MR16DM/xxxxxyyRC	18PCS	8-7/8" x 6-11/16" x 2-15/16"	1.86 lb	48PCS	13-7/8" x 9-11/4" x 7"	8.13 lb
6.5GU10DM/xxxxxyy						
6.5GU10DM/xxxxxyy						
6.5GU10DM/xxxxxyy	18PCS	8-7/8" x 6-11/16" x 2-15/16"	2.05 lb	48PCS	13-7/8" x 9-11/4" x 7"	8.26 lb
6.5GU10DM/xxxxxyy						
6.5GU10DM/xxxxxyy						

Notes: www.greencreative.com - info@greencreative.com Tel / Fax: (800) 774-5455 f: @greencreativeLED t: /designing-led GREEN CREATIVE
 Model case weight varies slightly

ILLUMINANCE & CANDELA DISTRIBUTION

7.5MR16DM/930SP10/R, 7.5MR16DM/930SP10/RC



www.greencreative.com - info@greencreative.com Tel / Fax: (800) 774-5455 f: @greencreativeLED t: /designing-led GREEN CREATIVE Art. LLUMMR16-08

TYPE: D6

TuCCe - Lighting Cutsheets - 10.16.2023

TUCCI

ARTEMIS CARMEL-BY-THE-SEA		
30860 AURORA DEL MAR		
ISSUES / REVISIONS		
NO	DATE	ISSUE
	11/03/2023	COASTAL DEVELOPMENT PERMIT
<hr/>		
<hr/>		
<hr/>		
<hr/>		
DRAWING BY: NB		
CHECKED BY: BL		
EXTERIOR LIGHTING FIXTURE CUTSHEETS		
FLOOR NO N/A		
SCALE N/A		
SHEET LP2.3B		

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com



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NOT FOR CONSTRUCTION

ARTEMIS ADU

OTTER COVE
30860 AURORA DEL MAR
CARMEL, CA 93923

APN/ Lot Number
243-351-002-000

Phase
CONSTRUCTION DOCUMENTS

Revisions
No. Date Description

Issue
COASTAL DEVELOPMENT PERMIT

Date
06 DECEMBER 2023

Drawn by
KD

Scale: 1/16"=1'-0"

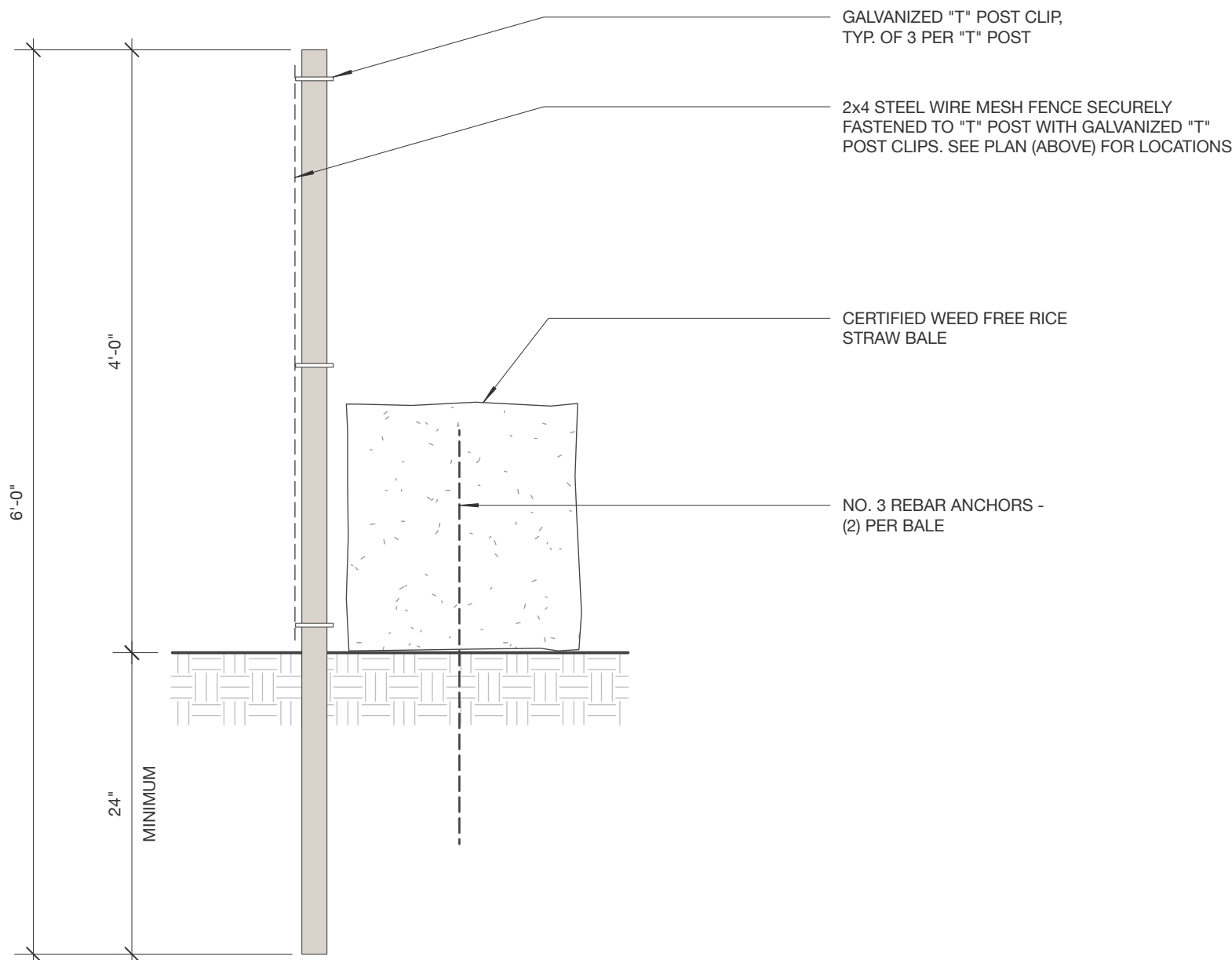
North



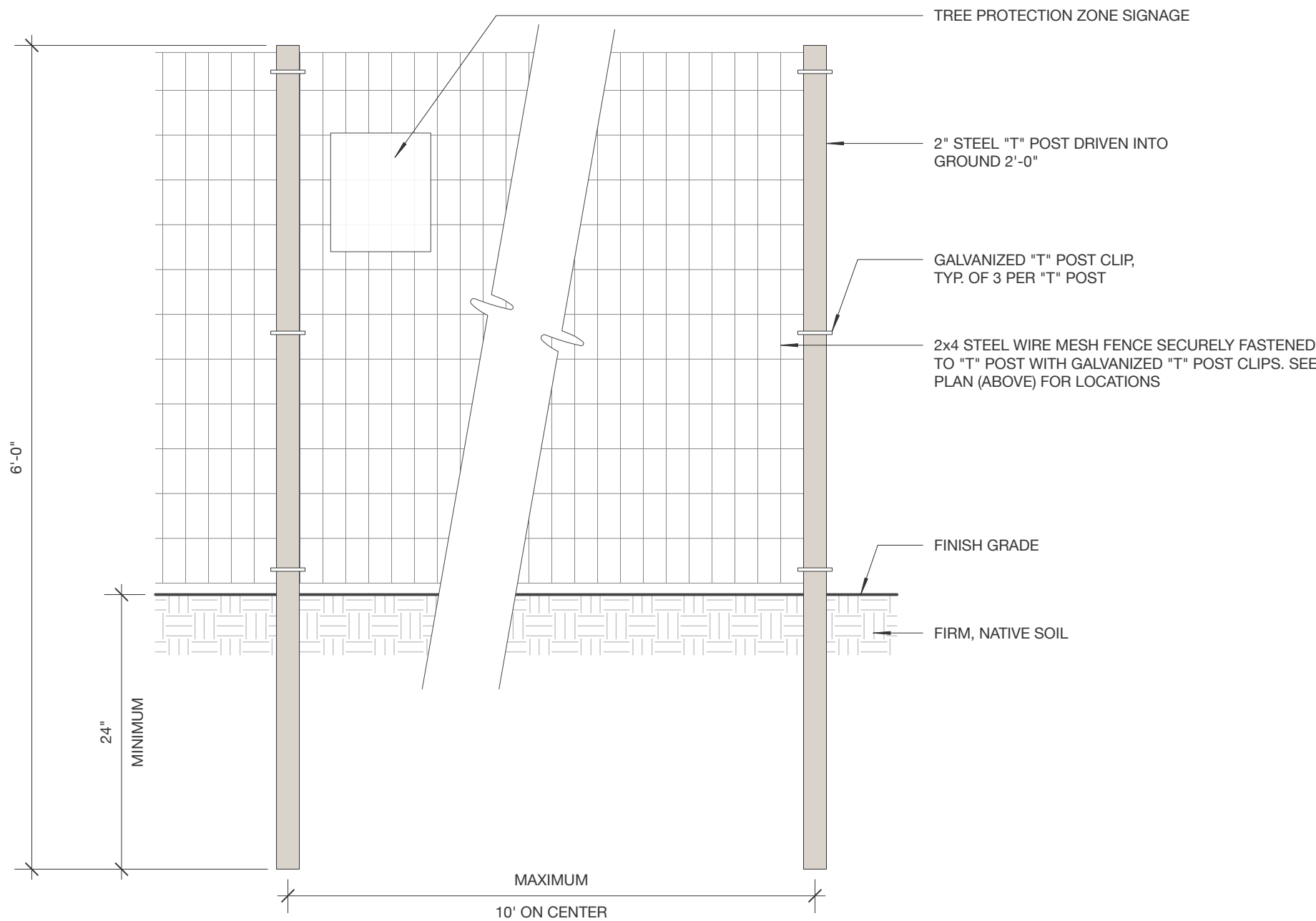
Drawing Title

TREE REMOVAL
+ PROTECTION
PLAN

L0.1



2 SECTION DETAIL: TREE PROTECTION FENCE
1" = 1'-0"



1 ELEVATION DETAIL: TREE PROTECTION FENCE
1" = 1'-0"

TREE REMOVAL + PROTECTION NOTES

1. Refer to the 30860 Aurora Del Mar Tree Impact Assessment Report, dated 07/25/22, as prepared by Ono Consulting, for additional notes and information related to the Construction Tree Protection Measures.
2. All existing trees not shown for removal are to remain and be protected throughout construction.

TREE REMOVAL + PROTECTION LEGEND

- Tree to remain / be protected
- Tree previously removed under separate permit PLN210102, Typ. of 3
- ▬ 4' 2x4 wire mesh with driven steel "T" posts

BLISS
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Carmel CA 93923
831.298.0990
blisslandarch.com



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ARTEMIS ADU

OTTER COVE
30860 AURORA DEL MAR
CARMEL, CA 93923

APN/ Lot Number
243-351-002-000

Phase
CONSTRUCTION DOCUMENTS

Revisions
No. Date Description

Issue
OASTAL DEVELOPMENT PERMIT

Date
06 DECEMBER 2023

Drawn by
KD

Scale: 1/16"=1'-0"



North



Drawing Title

FUEL
MANAGEMENT
PLAN
L0.2

FUEL MANAGEMENT NOTES:

In accordance with California state guidelines for creating a defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings.

Management will include thinning and removal of existing combustible vegetation, live or dead. In addition, proposed plantings closest to the structures shall have some fire resistance, or be very low growing plants as to reduce the potential fire hazard.

Landscaping Zone – entire landscaped area
Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the property boundary. Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, shall be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted or removed and disposed of properly. The horizontal and vertical spacing between landscaping plants and volume of landscaping biomass should be appropriate to reduce fire intensity and the rate of spread of fire.

Prescriptions for Tree Pruning:

- All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understorey shrubs whichever is greater, shall be removed.
- Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
- Dead limbs less than 8 feet in height shall be removed.
- In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understorey plants, or 8 feet above understorey plants, whichever is greater.
- For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
- Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 3 to 5 years.
- Do not thin or prune the tree canopy, as this will promote more understorey shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.

FUEL MANAGEMENT LEGEND:

- Ember Resistant Zone:** 0-5ft from structures
All flammable vegetation and any dead or dying plant shall be removed within 5 feet surrounding any building on the property. Any branches shall be removed within 10 feet of any chimney or stovepipe outlet. Plants in this area will be limited to low growing, nonwoody, properly watered and maintained plants. Any fencing within this area shall be non-combustible
- Green Zone:** 0-30ft from structures
All flammable vegetation and any dead or dying plant shall be removed within 30 feet surrounding any building on the property. Trees shall be well pruned and well spaced to avoid the spread of fire, including removal of all limbs 6 feet from the ground. All annual grasses shall be mowed in early summer to maintain a height of 4 inches during the summer.
- Reduce Fuel Zone:** 30-100ft from structures
Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility fire can climb into tree canopy. Pruning the small lower tree branches, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French Broom, Poison Hemlock and Thistles must be completely removed annually. All grass growing under trees, out to 6 feet beyond the drip lines of trees, should be mowed in early summer to a height of four inches. Small diameter lower tree branches must be pruned, and removal of leaf litter depth should be kept to no greater than 4 inches.

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com



FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

ARTEMIS ADU

OTTER COVE
30860 AURORA DEL MAR
CARMEL, CA 93923

APN/ Lot Number
243-351-002-000

Phase
CONSTRUCTION DOCUMENTS

Revisions	No.	Date	Description
-----------	-----	------	-------------

Issue
COASTAL DEVELOPMENT PERMIT

Date
06 DECEMBER 2023

Drawn by
KD

Scale: 1/16"=1'-0"

North



Drawing Title

REFERENCE
PLAN

L1.0

NOTES

1. ALL WORK ASSOCIATED WITH THE MAIN HOUSE, INCLUDING IRRIGATION AND PLANTING, UNDER SEPARATE PERMIT #23CP00828

LEGEND

- 1 PERMEABLE GRAVEL PAVING
- 2 TIMBER DECKING
- 3 CONCRETE STEPS
- 4 STONE RETAINING WALL
- 5 ACCENT / RETAINING BOULDER
- 6 CLAY POTS

ALL WORK ASSOCIATED WITH
MAIN HOUSE PREVIOUSLY
APPROVED UNDER PERMIT
#23CP00828

FIRE TRUCK TURNAROUND, UNDER
SEPARATE PERMIT #23CP00828

MAIN HOUSE BUILDING ENVELOPE
PROPOSED TREE, TYP., UNDER
SEPARATE PERMIT #23CP00828

AREA DRAIN, TYP., SCD.
BUBBLER, SCD.

TREE PREVIOUSLY REMOVED
UNDER SEPARATE PERMIT
PLN210102, TYP. OF 3

8'-0" HOA BUILDING SETBACK
6'-0" HOA RETAINING WALL SETBACK
50' COASTAL BLUFF SETBACK

TOP OF COASTAL BLUFF

TRELLIS, S.A.D.

ADU
FFE 42.0

GARAGE
FFE 42.0

MAIN HOUSE
FFE 36.0



NOTES

1. ALL WORK ASSOCIATED WITH MAIN HOUSE, INCLUDING IRRIGATION AND PLANTING, UNDER SEPARATE PERMIT #23CP00828

LEGEND

- 1 PERMEABLE GRAVEL PAVING
- 2 TIMBER DECKING
- 3 CONCRETE STEPS
- 4 STONE RETAINING WALL
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ARTEMIS ADU

OTTER COVE
30860 AURORA DEL MAR
CARMEL, CA 93923

APN/ Lot Number
243-351-002-000

Phase
CONSTRUCTION DOCUMENTS

Revisions
No. Date Description

Issue
COASTAL DEVELOPMENT PERMIT

Date
06 DECEMBER 2023

Drawn by
KD

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



North



Drawing Title

FOCUS AREA
PLAN - ADU

L1.1



1 ADU-MAIN ENTRY



2 ADU-EAST WATER CLOSET ENTRANCE



3 ADU-SOUTH ENTRY



A TIMBER DECK



B STONE RETAINING WALL



C CONCRETE STEPS



D ACCENT BOULDER



E CLAY POTS



BLISS LANDSCAPE ARCHITECTURE

24000 Robinson Canyon Road
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FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

ARTEMIS ADU

OTTER COVE
30860 AURORA DEL MAR
CARMEL, CA 93923

APN/ Lot Number
243-351-002-000

Phase
CONSTRUCTION DOCUMENTS

Revisions
No. Date Description

Issue
COASTAL DEVELOPMENT PERMIT

Date
06 DECEMBER 2023

Drawn by
KD

Scale: AS SHOWN

Drawing Title
**MODEL VIEWS -
ADU**

L2.0

Exhibit B

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Joseph F. Pitta
Monterey County Recorder
Recorded at the request of
County of Monterey

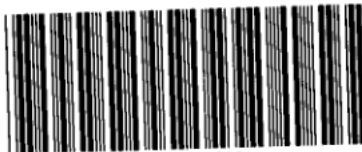
CRBARBARA
3/25/2002
8:07:55

WHEN RECORDED, RETURN TO:

Monterey County Planning and
Building Inspection Department
240 Church Street, Room 116
Post Office Box 1208
Salinas, California 93902
(831) 755-5025

DOCUMENT: 2002028360

Titles: 1/ Pages: 16



2002028360

Fees.
Taxes
Other
AMT PAID

Space above for Recorder's Use

Permit No.: PLN 990490

Applicant Name: Te Chiang Hu and Jane P. Hu, Co-Trustees
of the Hu Family Trust u/d/t dated 4/15/87

Project Planner: Matthew Sundt

**CONSERVATION AND SCENIC EASEMENT DEED
(COASTAL)**

THIS DEED made this 22 day of June, 2001,
by and between Te Chiang Hu and Jane P. Hu, Co-Trustees of the Hu
Family Trust u/d/t dated April 15, 1987 as
Grantor, and the COUNTY OF MONTEREY, a political subdivision of
the State of California, as **Grantee**,

WITNESSETH:

WHEREAS, said Grantor is the owner in fee of the real
property more particularly described in Exhibit "A" attached
hereto and made a part hereof, situated in Monterey County,
California (hereinafter "**the property**"); and

WHEREAS, the said land of said Grantor has certain natural
scenic beauty and existing openness; and

WHEREAS, the Grantor and the Grantee desire to preserve and

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BRIAN FINEGAN
Attorney at Law

6/18/01

conserve for the public benefit the great natural scenic beauty and existing openness, natural condition and present state of use of said property of the Grantor; and

WHEREAS, the California Coastal Act of 1976, (hereinafter referred to as the "Act") requires that any coastal development permit approved by the County must be consistent with the provisions of the certified Local Coastal Program (LCP); and

WHEREAS, Pursuant to the Act, and the LCP, Grantor applied to the County for a permit to undertake development as defined in the LCP; and

WHEREAS, an amended coastal development permit (Permit No. PLN 990490) was granted on May 19, 2000, by the County in accordance with the provisions of the Staff Recommendation and Findings, attached hereto as Exhibit "B" and hereby incorporated by reference, subject to the following condition(s): Conditions numbered 1-34 inclusive as shown in Exhibit "B".

WHEREAS, the County, acting on behalf of the People of the State of California and pursuant to the Act, and in accordance with the findings contained in Resolution No. 990490 attached hereto as Exhibit "B" and hereby incorporated by reference, granted the permit to the Grantor upon Condition No. 10 (hereinafter the "Condition") requiring inter alia, that the Grantor record a conservation and scenic easement over all portions of the property as shown in Exhibit "A" attached hereto and hereby incorporated by reference, and agree to restrict development on and use of the property so as to preserve the open space, scenic, and/or natural resource values present on the property and so as to prevent the adverse direct and cumulative effects on coastal resources and public access to the coast which could occur if the property were not restricted in accordance with this easement; and

WHEREAS, the County has placed the Condition on the permit because a finding must be made under the law that the proposed development is in conformity with the provisions of the certified Local Coastal Program and that in the absence of the protections provided by the Condition said finding could not be made; and

WHEREAS, Grantor has elected to comply with the Condition and execute this easement so as to enable Grantor to undertake the development authorized by the Permit; and

WHEREAS, it is intended that this easement is irrevocable and shall constitute enforceable restrictions within the meaning of Article XIII, Section 8, of the California Constitution and that said easement shall thereby qualify as an enforceable restriction under the provision of the California Revenue and Taxation Code, Section 402.1; and

WHEREAS, the said Grantor is willing to grant to the County of Monterey the scenic use as herein expressed of the said land, and thereby protect the present scenic beauty and existing openness by the restricted use and enjoyment of said property by the Grantor through the imposition of the conditions hereinafter expressed;

NOW, THEREFORE, for and in consideration of the premises the Grantor does hereby grant and convey unto the County of Monterey an estate, interest, and conservation and scenic easement in said real property of Grantor of the nature and character and to the extent hereinafter expressed, which estate, interest, and easement will result from the restrictions hereby imposed upon the use of said property by said Grantor, and to that end and for the purposes of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors, and assigns, with the said Grantee, its successors and assigns, to do and refrain from doing severally and collectively upon the Grantor's said property the various acts hereinafter mentioned.

A. LAND SUBJECT TO EASEMENT. The land of the Grantor hereinabove referred to and to which the provisions of this instrument apply is situated in the County of Monterey, State of California, and is particularly described in Exhibit "A", attached hereto, and made a part hereof.

B. RESTRICTIONS. The restrictions hereby imposed upon the use of said property by the Grantor and the acts which said Grantor shall refrain from doing upon the said property in connection herewith are, and shall be, as follows:

1. That no above-ground structures will be placed or erected upon said described premises except (a) within the building envelope (see Exhibit "C"), only a single family dwelling with patio, garage and other accessory structures limited to one story; and (b) the area of the property outside the building envelope (see Exhibit "C") shall have no above-ground development and no other development nor site disturbance other than the driveway, septic system and landscaping as shown on approved plans.

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Attorney at Law

6/18/01

2. That no advertising of any kind or nature shall be located on or within said property.

3. That the Grantor shall not plant nor permit to be planted any vegetation upon said premises, except landscaping in accordance with an approved landscaping plan consistent with the conditions of approval.

4. That, except for the construction, alteration, relocation and maintenance of public roads, public and private pedestrian trails, the approved single family dwelling, garage, patios and other accessory structures, the approved driveway, septic system and landscaping consistent with the conditions of approval, the general topography of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made.

5. That no use of said described property which will or does materially alter the landscape or other attractive scenic features of said land other than those specified above shall be done or suffered.

C. EXCEPTIONS AND RESERVATIONS. The following are excepted and reserved to the Grantor:

1. The right to maintain all existing private roads, bridges, trails and structures upon said land, and the right to repair, maintain the approved single family dwelling garage, patios and other accessory structures, the approved driveway, septic system and landscaping so long as not inconsistent with the conditions of approval.

2. The use and occupancy of said land not inconsistent with the conditions and restrictions herein imposed.

D. SUBJECT TO ORDINANCES. Land uses permitted or reserved to the Grantor by this instrument shall be subject to the ordinances of Grantee regulating the use of land.

E. BENEFIT AND BURDEN. This grant of conservation and scenic easement shall run with and burden the property, and all obligations, terms, conditions, and restrictions hereby imposed shall be deemed to be covenants and restrictions running with the land and shall be effective limitations on the use of the property from the date of recordation of this document and shall bind the Grantor and all of its successors and assigns. This grant shall

benefit the County of Monterey and its successors and assigns forever.

F. RIGHT OF ENTRY. The Grantee or its agent may enter onto the property to ascertain whether the use restrictions set forth above are being observed at times reasonably acceptable to the Grantor. The public may enter onto the property for scientific research purposes at times reasonable acceptable to the Grantor.

G. ENFORCEMENT. Any act or any conveyance, contract, or authorization whether written or oral by the Grantor which uses or would cause to be used or would permit use of the property contrary to the terms of this offer will be deemed a breach hereof. The Grantee may bring any action in court necessary to enforce this grant of easement, including, but not limited to, injunction to terminate a breaching activity and to force the restoration of all damage done by such activity, or an action to enforce the terms and provisions hereof by specific performance. It is understood and agreed that the Grantee may pursue any appropriate legal and equitable remedies. The Grantee shall have sole discretion to determine under the what circumstances an action to enforce the terms and conditions of this grant of easement shall be brought in law or in equity. Any forbearance on the part of the Grantee to enforce the terms and provisions hereof in the event of a breach shall not be deemed a waiver of Grantee's rights regarding any subsequent breach.

H. MAINTENANCE. The Grantee shall not be obligated to maintain, improve, or otherwise expend any funds in connection with the property or any interest or easement created by this grant of easement. All costs and expenses for such maintenance, improvement use, or possession shall be borne by the Grantor, except for costs incurred by Grantee for monitoring compliance with the terms of this easement.

I. LIABILITY AND INDEMNIFICATION. This conveyance is made and accepted upon the express condition that the Grantee, its agencies, departments, officers, agents, and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, from any cause or causes whatsoever, except matters arising out of the sole negligence of the Grantee, while in, upon, or in any way connected with the property, Grantor hereby covenanting and agreeing to indemnify and hold harmless the Grantee, its agencies, departments, officers, agents, and employees from all liability, loss, cost and obligations on

account of or arising out of such injuries or losses however occurring. The Grantee shall have no right of control over, nor duties and responsibilities with respect to the property which would be subject the Grantee to any liability occurring upon the land by virtue of the fact that the right of the Grantee to enter the land is strictly limited to preventing uses inconsistent with the interest granted, the property is not "property of a public entity" or "public property", and Grantee's rights here in do not include the right to enter the land for the purposes of correcting any "dangerous condition" as those terms are defined by California Government Code Section 830.

J. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exceptions, obligations, and reservations contained in this conveyance shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and the Grantee, whether voluntary or involuntary.

K. CONSTRUCTION OF VALIDITY. If any provision of this conservation and scenic easement is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

Executed this 22 day of June, 2001, at San Diego, California.

Signed:

Te Chiang Hu, co-Trustee

Te Chiang Hu, Co-Trustee of the Hu
Family Trust u/d/t dated April 15, 1987

Type or print name of above - **GRANTOR**

Signed:

Jane P. Hu, co-trustee

Jane P. Hu, Co-Trustee of the Hu
Family Trust u/d/t dated April 15, 1987

Type or print name of above - **GRANTOR**

STATE OF CALIFORNIA)
 San Diego) ss
COUNTY OF ~~MONTEREY~~)

On 06/22/01, before me,
the undersigned, personally appeared Te Chiang Hu and
Jane P. Hu

Document Prepared by
BRIAN FINEGAN
Attorney at Law

6/18/01

personally known to me or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

OLIVER O'HANNA FRANKLIN



(Seal)

This is to certify that the Conservation and Scenic Easement Deed set forth above is hereby acknowledged by the Board Chair on behalf of the Monterey County Board of Supervisors pursuant to the action of the _____ when it granted Coastal Development Permit No. _____ on _____ and the Monterey County Board of Supervisors consents to recordation thereof by its duly authorized officer.

DATED:

3/12/02

Dave Pott

Chair, Monterey County Board of Supervisors

ATTEST:

DATED:

Cynthia Juarez

3/12/02

Cynthia Juarez, Deputy Clerk of Said Board

Document Form/Content Acceptable:

Wendy [Signature], Deputy 7/30/01
County Counsel

Planning and Building Inspection Department

LAUTARO ECHIBURU A. 3/18/02

LAUTARO ECHIBURU
ASSOCIATE PLANNER

Document Prepared by
BRIAN FINEGAN
Attorney at Law

6/18/01

EXHIBIT "A"

Lot Numbered 13 as said Lot is shown on that certain map entitled, Map of "Tract No. 588 Carmel Sur", filed for record April 2, 1969, in the office of the County Recorder of the County of Monterey, State of California in Volume 10 of Maps, "Cities and Towns", at page 6

Document Prepared by
BRIAN FINEGAN
Attorney at Law

February 22, 2001

Exhibit "B"

PLANNING AND BUILDING INSPECTION DEPARTMENT
COUNTY OF MONTEREY
STATE OF CALIFORNIA

FILE NO. 990490

(Coastal Administrative Permit Amendment)

Big Sur Area

Assessor Parcel Number 243-351-002

FINDINGS AND DECISION

In the matter of the application of the Hu request for an Amendment to a Coastal Administrative Permit (Resolution No. 990044), in accordance with Monterey County Code Title 20 (Zoning), Section 20.76.115 (Amendments to Coastal Administrative Permits). The amendment consists of modification to conditions approved and contained in Resolution 99044 (approved September 9, 1999). The amended conditions pertain to the driveway, exterior lighting, scenic easement over second story, landscaping plans, and disposal of grading materials, as required by the California Coastal Commission.

The subject parcel is located on Otter Cove Tract, Lot 13, west of Highway 1, at 30860 Aurora Del Mar and Highway 1, Big Sur Coast Area, Coastal Zone. The Director of Planning and Building Inspection, having considered the application and the evidence presented relating thereto:

FINDINGS OF FACT

1. FINDING: Applicant filed an application for an amendment to Coastal Administrative Permit PLN990044, to allow a modification to conditions 10, 15, 17, 29, 30 and 33 of approved Resolution 990044 (approved September 9, 1999) for a one-story single-family dwelling with garage, septic system and leach fields and an access driveway. The amended conditions for the approved project reflects comments received from the Coastal Commission in their October 4, 1999 memo to County Planner David Ward and the applicant's representative.

EVIDENCE: Materials contained in Planning and Building Inspection file number 990490.

2. FINDING: The proposal is minor in nature and would not intensify the overall use or have any impacts from what was originally approved pursuant to Resolution 990044.

EVIDENCE: Coastal Commission Letter dated October 4, 1999 identifies issues pertaining to driveway width and amended and new conditions pertaining to the addition of lighting to the exterior of the structure, transport of excavated soils, scenic easements, preparation of a biotic report, and new language to landscape plan conditions (attached revised project conditions with changes indicated with underlining and strikeout). The amended conditions as requested by the Coastal Commission reduce project impacts and further constrain development.

EVIDENCE: Correspondence and materials contained in Planning and Building Inspection file number 990044.

3. FINDING: Consideration of the subject request for amendment has been carried out pursuant to Monterey County Code Section 20.76.115.

EVIDENCE: Materials contained in Planning and Building Inspection Department File Number 990490.

4. FINDING: Notice of the permit amendment has been carried out pursuant to Section 20.76.115(A) of the Coastal Implementation Plan.

EVIDENCE: Plans and documents contained in file 990490.

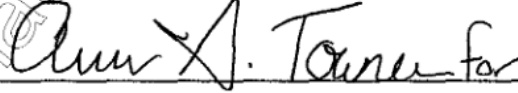
5. FINDING: No written objections were received during the required ten working day notice period which commenced on April 10, 2000.

EVIDENCE: Materials contained in Planning and Building Inspection Department File Number 990490.

DECISION

THEREFORE, it is the decision of the Zoning Administrator to **Approve** said application for an amendment to a Coastal Administrative Permit 990044.

PASSED AND ADOPTED THIS 19TH DAY OF MAY 2000.



DALE ELLIS, AICP
ZONING ADMINISTRATOR

- COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON 5/22/00.
- COPY OF THIS DECISION WAS MAILED TO THE COASTAL COMMISSION ON 5/22/00.

ATTACHMENT A

AMENDED CONDITIONS

THEREFORE, it is the decision of said Zoning Administrator, that said application for a Coastal Administrative Permit be granted as shown on the attached sketch, subject to the following conditions:

1. The proposed project consists of a Coastal Administrative Permit and Design approval for a new 4,429 square foot single-story, single family dwelling and garage located in a scenic road corridor, including access driveway, septic system and leach fields and patio. The property is fronting on and westerly of Aurora Del Mar, lot 13 on Aurora Del Mar (Assessor's Parcel Number 243-351-002-000) in the Big Sur area of the Coastal Zone. 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 Planning and Building Inspection. 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 constructions other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities (Planning and Building Inspection Department)

Prior to the Issuance of a Demolition, Grading and/or Building Permits:

2. Prior to the issuance of a building permit, the applicant shall provide three copies of a drainage plan for review and approval by the Monterey County Water Resources Agency. The drainage plan shall be prepared by a registered civil engineer or architect to include dispersal of impervious surface stormwater runoff onto a non-erodible surface below the coastal bluff. (Water Resources Agency)
3. Before construction begins, temporary or permanent address number shall be posted. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be visible and legible from the road on which the address is located. (Carmel Highlands Fire Protection District)
4. The applicant shall review the drainage recommendations contained in the Soil Investigation Report prepared for the site by M. Jacobs & Associates Soil and Foundation Engineers, dated October 1985, and the Geologic Report prepared for the site by Kingsley Associates, dated August 1986, in preparation of the drainage plan requirement listed above. (Planning and Building Inspection Department)
5. Prior to the issuance of a building permit, the applicant shall incorporate the recommendations contained in the Soil Investigation Report prepared for the site by M. Jacobs & Associates Soil and Foundation Engineers, dated October 1985, and the Geologic Report prepared for the site by Kingsley Associates, dated August 1986, into the building permit plans. (Planning and Building Inspection Department)
6. Prior to the issuance of a building permit, the applicant shall revise the building permit plans to designate that the access roadway shall be decomposed granite (or other pervious material) which reduces the amount of surface runoff. (Planning and Building Inspection Department).
7. Prior to the issuance of building permit, the applicant shall record a deed restriction, which states: "the access driveway shall be installed and maintained as pervious material to allow for permeability of stormwater. At no time shall the material be replaced with an impervious material without the authorization and/or permit approval of the Monterey County Planning and Building Inspection Department and the Carmel Highlands Fire Protection Fire District". Proof of recordation of this deed restriction shall be furnished to the Director of Planning and Building Inspection. (Planning and Building Inspection Department).

8. Prior to the issuance of a building and/or grading permit, the applicant shall record a deed restriction stating that "because of the visual sensitivity of the area, all landscaping shall be approved by the Planning and Building Inspection Department. All exterior design changes, including color changes associated with repainting, re-roofing, exterior lighting changes shall be approved by through the design approval process, subject to approval by the Planning Commission." The deed restriction shall be subject to the approval of the Director of Planning and Building Inspection prior to recordation.
9. Prior to the issuance of a building permit, the applicant shall record a deed restriction stating "the parcel is located in a high fire hazard area and that development may be subject to certain restrictions required as per Section 20.145.080 of the Big Sur Coastal Implementation Plan (Part 3)". (Planning and Building Inspection Department)
10. Prior to the issuance of a building and/or grading permits, the applicant shall grant a scenic and conservation easement to the County of Monterey for undeveloped all portions of the property. excluding the access driveway and building footprint. The scenic and conservation easement shall state that within the building envelope only a single family dwelling with patio, garage and other accessory structures limited to one story shall be allowed. The scenic and conservation easement shall also state that the area of the property outside the building envelope shall have no above ground development and no other development nor site disturbance other than the driveway, septic system and landscaping as shown on approved plans. The scenic and conservation easement shall be submitted to and approved by the Board of Supervisors and, pursuant to Code Section 20.64.280, the scenic and conservation easement shall be submitted to the Coastal Commission Executive Director for review before it is recorded.
11. The property owner agrees as a condition of the approval of this discretionary development permit, pursuant to agreement and statutory provisions, including but not limited to Government code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection Department)
12. The applicant shall record a notice which states: "A permit (Resolution 990044) was approved by the Zoning Administrator for Assessor's Parcel Number and 243-351-002-000 on August 18, 1999 and subsequently amended by adoption of the Minor and Trivial Amendment approved by the Zoning Administrator on May 19, 2000, was granted subject to 34 32 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection Department)
13. No land clearing or grading shall occur on the subject property between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection Department)
14. If during the course of future development activity on the subject property, cultural,

archaeological, historical, paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional 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 the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection Department)

15. All exterior lighting shall be unobtrusive, 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 applicant shall submit 3 copies of an exterior lighting plan for the proposed additions which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection Department)
 - a. The applicant shall execute and record a deed restriction in a form and content acceptable to the Director of Planning and Building Inspection which states that exterior light sources shall be prohibited if such light source would be directly visible from Highway One or other major public viewing area and that no lights shall be directed onto the shoreline or the sea. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Director of Planning and Building Inspection determines may affect the enforceability of the restriction. The deed restriction shall not be removed or changed without a County approved amendment to this permit.
16. If excavated soils are to be exported from the site to other locations within the Coastal Zone, consent of the Director of Planning and Building Inspection shall be required prior to transport. No dirt or other excavated material will be placed on the site outside of the immediate building location. Dumping of construction debris, excavated materials or any portion of the structure authorized for demolition, over the coastal bluff is expressly prohibited.
17. The applicant shall submit a biological survey for the entire site pursuant to the preparation guidance in County Code Section 20.145.040.A. The report shall include recommendations for compatible native landscaping. If any environmentally sensitive habitat areas are delineated, the site plan shall be adjusted accordingly to avoid their disturbance, pursuant to the policies of the Big Sur Coast Land Use Plan. If any coast buckwheat is present, then the applicant shall consult with the U.S. Fish and Wildlife Service as to survey requirements for Smith's Blue butterfly and include the results in the survey report.

Prior to Occupancy:

18. The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
 - a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
 - b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency & Planning and Building Inspection Department)
19. Permanent address numbers shall be posted prior to request for final inspection. (Carmel Highlands Fire Protection District).

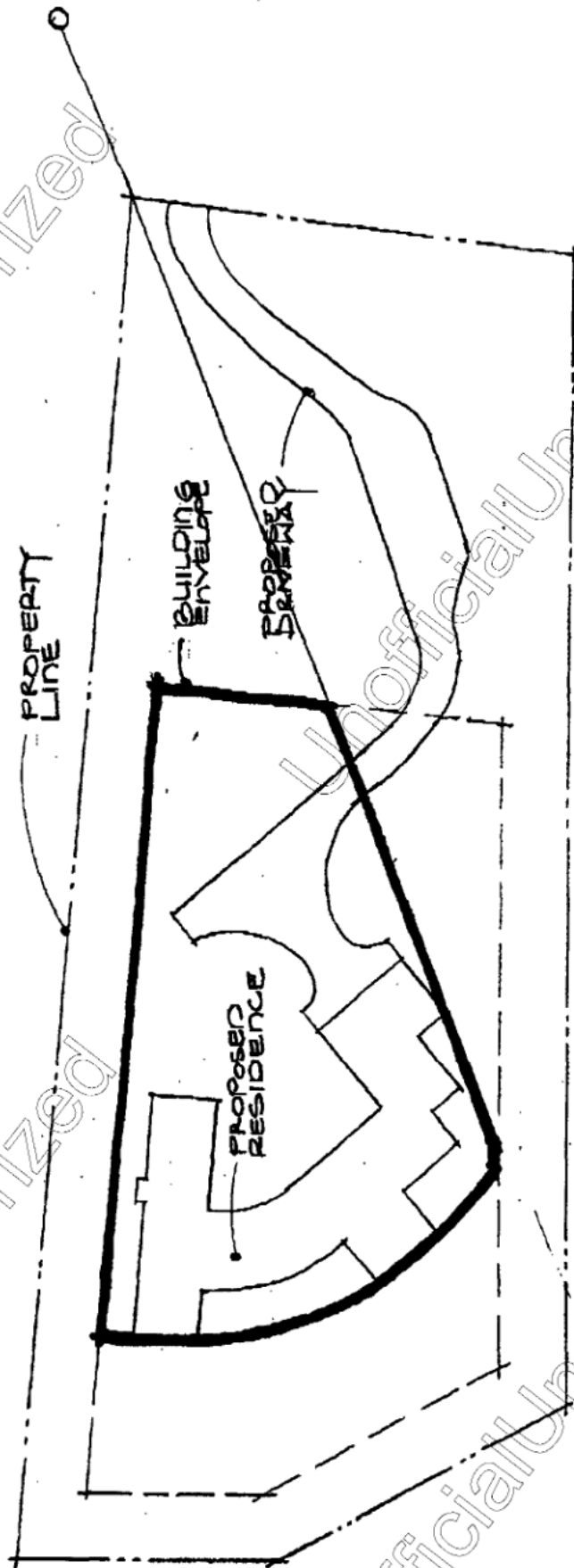
20. Size of letters, numbers and symbols for addresses shall be a minimum of 3 inch letter height, 3/8 inch stroke, contrasting with the background color of the sign. (Camel Highlands Fire Protection District)
21. All building(s) on the property shall be fully protected with automatic fire sprinkler systems. The following notation is required on the plans when a building permit it applied for:
- "The building shall be fully protected with automatic fire sprinkler systems. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for the fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection."* (Cypress Fire Protection District)
22. The access roadway shall be all-weather driving surface capable of supporting fire apparatus (22 tons), not less than 12 feet of unobstructed width, a minimum of 13'6" vertical clearance, and a maximum of 15 % grade. EXCEPTION: When building is protected by an approved automatic fire sprinkler system, the provisions of this section may be modified, subject to the approval of the Local Jurisdiction. (Camel Highlands Fire Protection District)
23. The fire alarm flow switch shall be wired to the kitchen refrigerator circuit. Any deviations require approval from the fire department and building department. (Camel Highlands Fire Protection District)
24. Roadway turnarounds shall be required on driveways and dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Camel Highlands Fire Protection District)
25. Roadway turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25 foot taper on each end. (Camel Highlands Fire Protection District)
26. Unobstructed vertical clearance shall not be less than 15 feet for all access driveways (Camel Highlands Fire Protection District)
27. Roof construction shall be a Class A or Class B, with fire resistive materials as approved by the Reviewing Authority. This requirement shall apply to all new construction & existing roofs that are repaired or modified so as to affect 50 percent or more of the roof. (Camel Highlands Fire Protection District)
28. All flammable vegetation or other combustible growth shall at all times maintain clear distance of not less than 30 feet on each side from structures or buildings. This shall not apply to single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from the native growth to any structure. Additional fire protection or fire break may be required when, because of extra hazardous conditions, a fire break of only 30 feet around such structure is not sufficient to provide reasonable fire safety. Environmentally sensitive area may require alternative fire protection, to be determined by the Fire Chief and the Director of Planning and Building Inspection. This project requires 30 feet clearance. (Camel Highlands Fire Protection District)
29. The site shall be landscaped. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for all development. Fees shall be paid at the time of submittal of the landscape plan. The landscaping plan shall be in sufficient detail to identify the location, specie and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate for the cost of installation. 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 Planning and Building Inspection Department. (Planning and Building Inspection Department). Said landscape plan shall be submitted

to the Coastal Commission Executive Director; Director of the Planning and Building Inspection Department shall occur after consultation with Coastal Commission staff.

30. Landscaping on site shall include native plants to screen the structure (south and west elevations) from the scenic road corridor of State Highway One. Native plants which will not exceed the structure ridgeline to protect ocean views above and across the structure, shall be approved under the landscape plan. All plants shall be consistent with the findings and recommendation so of the biotic report. (Planning and Building Inspection Department)

Continuous Permit Conditions:

31. The approved materials and colors to be used shall consist of the following: stucco siding (light brown) with wood fascia windows (dark brown) and gravel roof. Future changes to these design colors and materials will be subject to approval by the Planning Commission. (Planning and Building Inspection Department)
32. Future structural additions or other improvements to the site shall be require authorization and/or permit approval by the Planning and Building Inspection Department. (Planning and Building Inspection Department)
33. All landscaped areas and/or fences shall be continuously maintained by the property owner. Landscaped plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. Landscaping shall be maintained according to the approved landscape plan; it shall be the applicant's responsibility to remove or trim any vegetation that is inconsistent with the landscape plan (Planning and Building Inspection Department)
34. The location, type and size of all antennas, satellite dishes, towers, and similar appurtenances shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection Department)



APN: 243-351-002
SCALE: 1"=50'

EXHIBIT "C"

END OF DOCUMENT

Exhibit C

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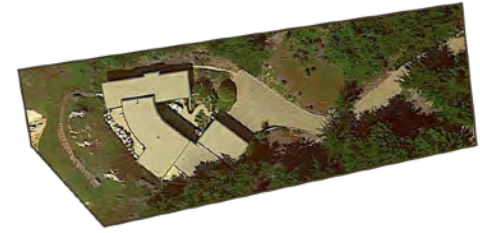
BIOLOGICAL RESOURCES REPORT / 03 JUNE 2022



APN 243-351-002 / 30860 Aurora del Mar, Carmel CA 93923


Prepared for Bliss Landscape Architecture

by Jeffrey B. Froke, PhD / *Califauna*



COVER DATA

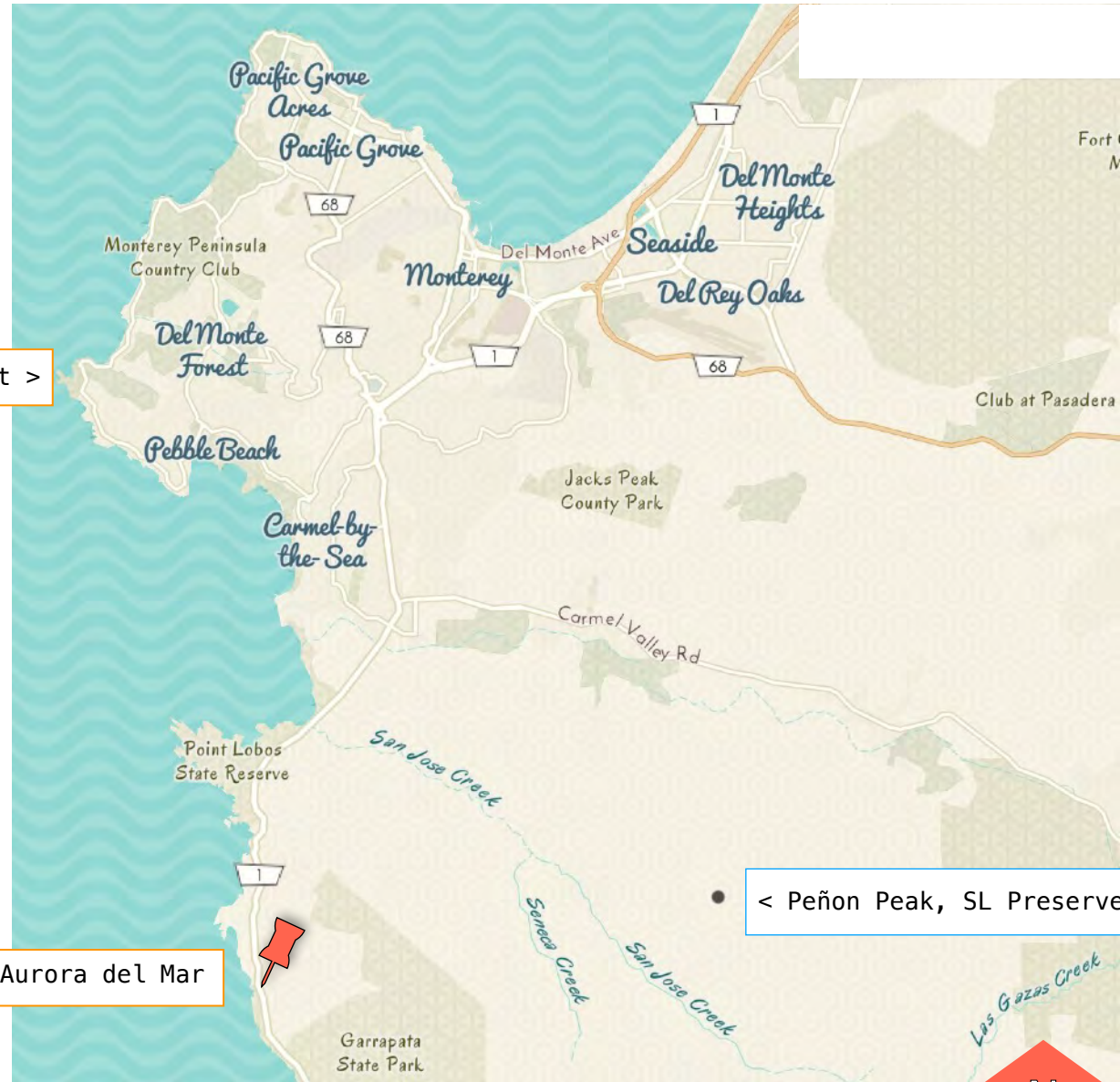
Project Title	ARTEMIS RESIDENCE
California County	Monterey
Assessor's Parcel No.	APN 243-351-002
Project Address	30860 Aurora del Mar, Carmel CA 93923
Map Coordinates	36.475348° lat / -121.937402° lon
Relationship to Principal Geographic Landmarks	<ul style="list-style-type: none"> • 8.4 mi 265° (W) of PEÑON PEAK @ Santa Lucia Preserve • 7.90 mi 164° (SSE) of CYPRESS POINT @ Pebble Beach
Geographic Region	The subject property fronts the PACIFIC OCEAN at the western edge of the SANTA LUCIA RANGE. The Range is part of the OUTER SOUTH CALIFORNIA COAST RANGES, which is in the PACIFIC COAST RANGES system.
Local Conservation Setting	The Aurora del Mar subdivision is south of Malpaso Creek and its mouth to the sea; Yankee Point is to the North. This is pertinent because the creek marks the southern limits of the Point Lobos State Marine Reserve. The subject property is not adjacent to a state protected marine area.
Property Acreage	This property measures approximately 1.47 acres (64,047 ft²).

Elevation Range	<p>■ 37 ft [24–61 ft ASL]: top of bluff to end of drive @ roadway boundary;</p> <p>■ 484 ft run = average 3.3 pct slope.</p>
AERIAL IMAGE WITH BOUNDARY OVERLAY (NORTH/UP).	




► Local Vicinity Map

Cypress Point >

30860 Aurora del Mar



<p>▶ Report Objective</p>	<p>This report has a single principal objective, which is to offer Monterey County RMA/Planning staff sufficient biological information and an expert opinion to support its determination of CEQA consistency. Thus, to support the owner – my client’s – project application.</p>
<p>▶ Initial Comment</p>	<p>Due to the small project area that is inside the fully developed property, the content weight of this report is less than a full biological report as would be prepared for a project involving a larger undeveloped property. Nevertheless, the purpose of this report is comparable: it will determine whether the project, if approved, would adversely affect the habitat or population of a species of plant or animal recognized by the State of California or United States government, or both, and is catalogued by California Department of Fish and Wildlife, as a <i>Special Plant</i> or <i>Special Animal</i>.</p>
<p>▶ Study Approach</p>	<p>Field work entailed a single thorough walkover of the entire property on 26th April 2022. For the survey, weather conditions – and the time of year – were perfect to observe both flowering plants and wildlife, including nesting birds and mammals. Mammals mostly were identified by their spoor and tracks. In sum, field conditions were excellent, and it is doubtful that any evidence of local wildlife or current plant activity would have been overlooked, whether by work timing or scheduling.</p> <p>Note: Although my older notes were not available to review, I also was hired to conduct a biological study and prepare a report for this property, with a different previous owners, around 10–12 years ago. Nevertheless, my recollection of the site was good, and I could reasonably compare its condition to the last time I was onsite. In other words, this was my second visit and walkover.</p>

 Site Overview	<p>30860 Aurora del Mar is a remarkably beautiful property that fronts the ocean in both a marine and inland region known the world over for exceptional ecological values. The residence was constructed between 2002 and 2005.</p>
 Ecological Background	<p>North of the Aurora subdivision, i.e., north of Malpasos Creek, the Spindrift Area, Yankee Point, and much of the old “Riviera Coast” south of Point Lobos, and the subject development south of Malpasos, were originally covered with coastal scrubs and grasslands, soft chaparral, and sparse Monterey Pine-Coast Live Oak woodlands. In other words, before the 1920s–30s Monterey Cypress was limited to Point Lobos and Cypress Point (Pebble Beach); the present cypress, from the Highlands south, are not native to Aurora del Mar, and were planted as windbreaks and for their aesthetics by real estate developers and property promoters.</p>
 Project Description	<p>This report looks at the site from the standpoint of onsite resources, actual and likely, and what of these be might be adversely affected or otherwise diminished by the proposed project. The following site information is from the Landscape Architect’s documents, in particular,</p> <p>BLISS LANDSCAPE ARCHITECTURE LI.02, Landscape Site Plan 2 (07 APR 2022).</p> <p>From provided data:</p> <ul style="list-style-type: none"> ✓ Structural cover @ ground level will change from 5,011 to 5,925 ft² ✓ Outdoor hardscape change from 10,104 to 12,472 ft² ✓ TOTAL final coverage: 4,085 ft² (~ 28 pct) <p>Although a planting palette and placement information were not available at the time of this writing, it is expected that the overall theme will be native plants and where feasible restoration of existing iceplant beds.</p>

► **Quick Photo Series:**

The following series of five (5) photographs (tagged below) broadly depicts the existing landscape of the subject property. As a record, it highlights the virtual absence of native plants or habitats. Exceptions are small rocky stands of BLUFF LETTUCE, *Dudleya farinosa*, COASTAL SAGEBRUSH, *Artemisia californica*, and COYOTE BRUSH, *Baccharis pilularis*. The vascular flora is identified in Table 1, below.













● LIST 1 – OBSERVED PLANTLIFE	
California Sagebrush	<i>Artemisia californica</i>
Ripgut	<i>Bromus diandrus</i>
Hottentot Fig	<i>Carpobrotus edulis</i>
Bluff Lettuce	<i>Dudleya farinosa</i>
Pride of Madeira	<i>Echium candicans</i>
Monterey Cypress	<i>Hesperocyparis macrocarpa</i>
Australian Teatree	<i>Leptospermum scoparium</i>
Perez's Sea-Lavender	<i>Limonium perezii</i>
Spiny-head Mat-rush	<i>Lomandra longifolia</i>
Japanese Pittosporum	<i>Pittosporum tobira</i>
Coastal Rosemary	<i>Westringia fruticosa</i>
● LIST 2 – OBSERVED WILDLIFE	
Striped Skunk	<i>Mephitis mephitis</i>
Raccoon	<i>Procyon lotor</i>
Botta's Pocket-Gopher	<i>Thomomys bottae</i>
California Scrub-Jay	<i>Apelocoma californica</i>
Anna's Hummingbird	<i>Calypte anna</i>
Dark-eyed Junco	<i>Junco hyemalis</i>

Mule Deer	<i>Odocoileus hemionus</i>
Chestnut-backed Chickadee	<i>Poecile rufescens</i>
Bewick's Wren	<i>Thryomanes bewickii</i>
Hutton's Vireo	<i>Vireo huttoni</i>
Mourning Dove	<i>Zenaida macroura</i>

► SUMMARY OF FINDINGS

PLANTS. Excluding the coastal bluff, which is separate from the project, the developed portion of the landscape that extends from the top of bluff to Aurora de Mar Road is a planted environment covered with nearly all nonnative and cultivated plant species.

Of the 11 plant observed species, two (2) are native to the location: BLUFF LETTUCE and CALIFORNIA SAGEBRUSH.

ANIMALS. Among the 11 species of animals detected inside the front section of the property, directly or by tracking, and all of which are native, none are listed as special status, i.e., none are special species as listed by California Department of Fish and Wildlife.

The addition the 22 observed plant and animal species, this assessment fully considered a much broader range of reasonably potential native plants and animals that very well might be onsite, but that could be missed for various reasons, e.g., time of year, seasonality, etc. That said, the habitat conditions onsite do not indicate special species, hidden or potential.

CONCLUSION

All available evidence supports the following conclusion:

The ARTEMIS RESIDENCE project will not adversely affect, jeopardize, or otherwise diminish the natural biological values of the property, which was previously developed, from corner to corner around 2002.

Thank you for this opportunity to review and evaluate this interesting project and property.



QUALIFICATIONS

JEFFREY B. FROKE, PH.D.

JOHN LOEB FELLOW, HARVARD UNIVERSITY, Graduate School of Design / Landscape Architecture and Ecology.

CARL BUCHHEISTER FELLOW, NATIONAL AUDUBON SOCIETY.

UNIVERSITY OF CALIFORNIA, LOS ANGELES, Zoogeography and Landscape Ecology, Ph.D.

SCRIPPS INSTITUTE OF OCEANOGRAPHY, UC Intercampus Doctoral Studies.

HUMBOLDT STATE UNIVERSITY, Wildlife Ecology and Management, B.S. and M.S.

UNIVERSITY OF HAWAII, Pacific Island Studies.

Emeritus, AMERICAN ORNITHOLOGICAL SOCIETY

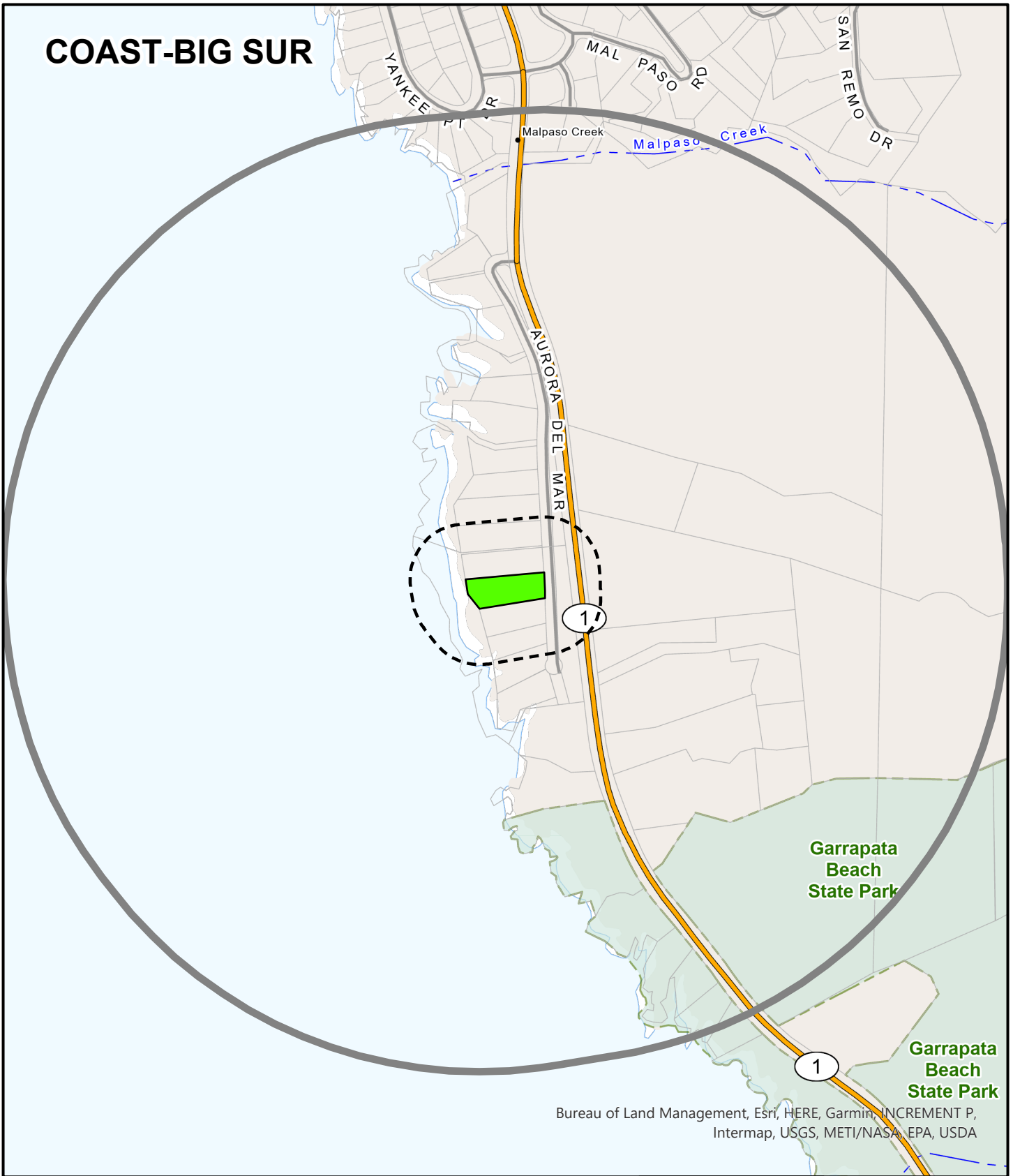
Professional wildlife and landscape ecologist, ornithologist, resource manager, and educator across California, the United States and Tropical America, 1974 – present.

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Exhibit D

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COAST-BIG SUR





APPLICANT: MR ARTEMIS LLC

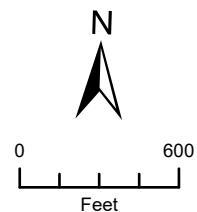
APN: 243351002000

FILE # PLN230250

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.2

Board Report

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

Legistar File Number: PC 25-053

June 11, 2025

Introduced: 6/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN210331 - REYNOLDS JON Q. TR. ET. AL.

Public hearing to consider construction of a 1,056 square foot accessory dwelling unit and the merger of three existing lots into one 36,914 square foot parcel. Development will occur within 750 square feet of archaeological resources and within 100 feet of environmentally sensitive habitat area.

Project Location: 26489 Scenic Road & 26454 Carmelo Street, Carmel.

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution:

- 1) Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot accessory dwelling unit;
 - b. Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot;
 - c. Coastal Development Permit for development within 750 feet of archaeological resources; and
 - d. Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area.
- 3) Adopted a Mitigation Monitoring and Reporting Plan.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 20 conditions of approval.

PROJECT INFORMATION

Property Owners: Jon Reynolds Trust, et. al.

Agent: Teri Flynn

APN: 009-471-014-000, 009-471-025-000, and 009-471-026-000

Zoning: Medium Density Residential/2 units per acre, Design Control overlay, 18 foot height limit, Coastal Zone (MDR/2-D(18)(CZ))

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

Project Planner: Joseph Alameda, Associate Planner

(831) 783-7079, alamedaj@countyofmonterey.gov

SUMMARY

The subject properties (three lots totaling 0.85 acres) are located at 26489 Scenic Road & 26454 Carmelo Street, Carmel. The properties are under common ownership, Jon Q. Reynolds and Ann S. Reynolds Family Trust, and are currently developed with a 3,176 square foot single family dwelling, detached 625 square foot garage, and various hardscapes and minor site improvements. The project involves construction of a single-story 1,056 square foot, two-bedroom Accessory Dwelling Unit (“ADU”) and merging three legal lots of record (Assessor’s Parcel Numbers 009-471-014 (0.25 acres), 009-471-026 (0.14 acres), and 009-471-025 (0.46 acres)) into a single legal lot of record (totaling 0.85 acres). The project also involves removing 15 existing plumbing fixtures in the main house and garage and transferring them to the proposed ADU. Additional project improvements include an exterior stone patio, crushed granite walkway, privacy fence, and landscaping around the entire building exterior. The landscaping plan proposes the removal of nine non-native Mediterranean cypress trees, replanting a mixture of native and nonnative drought-tolerant plants, and restoring the property’s dune scrub. The proposed development is within 750 feet of a known archaeological resource and 100 feet of an environmentally sensitive habitat area.

County staff prepared a draft Initial Study for this project and concluded that any potential adverse impacts would be less than significant with mitigation measures applied. The County also identified potentially significant impacts to biological resources, cultural resources, and tribal cultural resources. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant.

DISCUSSION

The subject properties are zoned Medium Density Residential, 2 units per acre, with a design control overlay and an 18-foot height limit in the Coastal Zone. The properties are governed by regulations and policies in the 1982 General Plan, Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), Monterey County Coastal Zoning Ordinance (Title 20), and Monterey County Coastal Subdivision Ordinance (Title 19).

Development Standards

Detached habitable structures within the MDR zoning district shall have setbacks of at least 50 feet for the front, 6 feet for the sides, and 6 feet for the rear. Additionally, the maximum allowable height for accessory structures within this zoning district is 15 feet. As proposed, the ADU will be setback 95 feet (front), 6 feet (east side), over 100 feet (west side), and 10 feet (rear). The proposed development will have a height of 12 feet 8 inches above the average natural grade. The subject property has an allowable building site coverage of 35 percent. As proposed, the project will result in a lot coverage of 12.6 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district. Additionally, the proposed ADU complies with all development standards and regulations of the County’s ADU Ordinance, including size, compatibility with the main residence, parking, and adequate water supply and sewage disposal.

Design

The proposed ADU’s colors and materials consist of local Carmel stone, wood siding, wood shake roofing, driftwood trellising, and energy-efficient windows and doors. Residences within the vicinity have eclectic architectural styles, ranging from modern to craftsman-style homes. The exterior finishes

blend with the surrounding built environment and are consistent with the surrounding residential neighborhood character. The proposed design is also compatible and comparable to the main residence, as required by Title 20 section 20.64.030.D.9 (ADU Ordinance).

Visual Resources

The Carmel Area Land Use Plan's visual resource policies regulate development that is visible from the "General Viewshed", which includes views from Highway 1, Scenic Road, and public lands within the Carmel segment and Carmel City Beach. Per Map A of the Carmel Area LUP, the subject property is within the "General viewshed". Key Policy 2.2.2 of the Carmel Area Land Use Plan requires that development be subordinate to the natural scenic character of the area and must conform to the basic viewshed policy of minimum visibility. The proposed development will not be visible from Highway 1 or Point Lobos. The Project site is, however, located along Scenic Road, a designated public viewing area. Due to changes in topography and the existing structures on the property, the proposed development will have minimum visibility. Only the upper portion of the ADU's roof will be visible from portions of Scenic Road and Carmel River Beach.

The visible portions of the development would be distant and unobtrusive due to the siting (sited in the eastern corner) and the existence of Monterey cypress trees. Although non-native Cypress trees are proposed for removal, this removal would not result in greater visibility of the proposed structure. Per Carmel Area LUP Policy 2.2.3.1, the project is designed and sited appropriately and would not detract from the natural beauty of the scenic shoreline, undeveloped ridgelines, and slopes in the public viewshed. Consistent with Carmel Area LUP Policy 2.2.3.2, the project is set back from Scenic Road, and minimally visible due to topography and existing structures (e.g., neighboring residences). The project is designed with materials consistent with the existing residence, which align with the surrounding environment (e.g., Carmel stone, wood siding, wood shake roofing (Carmel Area LUP Policy 2.2.3.6 and 2.2.4.10(c))). As conditioned, all exterior lighting would be adequately shielded or downlit to minimize off-site glare.

Lot Line Adjustment

The lot line adjustment is between four or fewer existing adjoining parcels. The three existing legal lots of record have a total combined area of 0.85 acres. After the adjustment, there will be one lot containing 0.85 acres or 36,914 square feet. The subject properties are zoned for residential purposes. After implementation of the project, the resulting parcel will be developed with a single-family dwelling, an accessory dwelling unit, garage, and a driveway. The proposed lot line adjustment is consistent with the County of Monterey's Zoning Ordinance (Title 20) and Subdivision Ordinance (Title 19).

Environmentally Sensitive Habitat Area

The project includes an application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Carmel Area LUP and the County of Monterey Zoning Ordinance (Title 20), a Coastal Development Permit is required, and the authority to grant said permit has been met.

The policies in Chapter 2.3 of the Carmel Area LUP are directed at maintaining, protecting, and, where possible, enhancing sensitive habitats. Policy 2.3.3.1 of the Carmel Area LUP requires that the

construction of structures be avoided within critical and sensitive habitat areas and sites of known rare and endangered species of plants and animals. A biological assessment (County of Monterey Library No. LIB230104; **Exhibit E**) was prepared for the proposed project and found that the site contained degraded dune scrub habitat. In 2003, the southern corner of the property was designated for dune scrub habitat restoration to offset impacts from construction of an addition to the property's main residence. The biological assessment found that this previous restoration area has been degraded by the presence and introduction of nonnative, invasive ice plant and nonnative landscape plantings. Thus, the biologist recommended that this area be revegetated to enhance and restore the dune scrub habitat. Although the footprint of the ADU is not within the dune scrub habitat, construction of the proposed ADU may inadvertently remove native, sensitive dune scrub habitat vegetation. This potential impact on ESHA has been reduced to a less-than-significant level with the incorporation of Mitigation Measure BIO-1. Mitigation Measure BIO-1 requires a qualified biologist to prepare a Coastal Dune Scrub Revegetation Plan that 1) restores the southern corner of the property and other native vegetation areas that are disturbed by the implementation of the proposed project; and 2) eradicates invasive species. Condition No. 5 requires the introduction of native species into the landscaping. Implementation of Mitigation Measure BIO-1 and Condition No. 5 is consistent with the ESHA and native landscaping requirements of Carmel Area LUP.

Archaeological and Tribal Cultural Resources

The project site is within an area of high archaeological sensitivity and is within 750 feet of numerous known archaeological resources, specifically CA-MNT-17. A Coastal Development Permit is required to allow development within 750 feet of known archaeological resources. Basin Research Associates prepared a project-specific Phase II Archaeological Report (County of Monterey Library No. LIB220251) in 2022. This archaeological report reviewed the conclusions of two archaeological reports prepared by Basin Research Associates in 2003 and 2010, conducted additional auger testing, and reviewed available literature.

Based on subsurface testing and monitoring that occurred in 2003 in conjunction with the construction of an addition to the single-family dwelling, no significant cultural resources were identified. In 2022, Basin Research Associates conducted additional auger testing within the proposed ADU footprint to depths between 18 and 51 inches. Numerous fragments of the decorative rock (shale/flagstone) associated with the existing residence were recovered from the auger samples at various depths. However, no cultural materials were observed. Though no cultural resources were identified within the proposed development footprint, Basin Research Associates concluded that "cultural deposit is present within the project site and immediately adjacent areas at an approximate depth of 6-7 feet below the current surface." Accordingly, the Project Archaeologist recommended that the project's ground disturbance not exceed 24-30 inches below existing surface contours.

The ADU incorporates a "mat foundation" design, which avoids the need for piers or footings and requires minimal excavation (18 inches deep). The proposed foundation and overall project siting minimizes and/or avoids known and unknown archaeological resources, as required by Carmel Area CIP sections 20.146.090.D(1) and (3). To ensure impacts remain less than significant, the project archaeologist's recommendations have been incorporated as a mitigation measure. Mitigation Measure CUL-1 requires a qualified archaeological review of the final construction plans to confirm that excavation will not exceed 24-30 inches. Implementation of the Mitigation Measure CUL-1 and

compliance with Condition No. 3 (on-call archaeological monitor) will ensure impacts on archaeological resources remain less than significant. Given the project's proximity to known tribal cultural resources, a mitigation measure is required to reduce potential impacts to unknown tribal cultural resources to a less than significant level. Mitigation Measure No. TR-1 requires a Tribal Monitor to be on site during ground disturbance to ensure that tribal cultural artifacts or human remains are treated with the appropriate dignity and respect if discovered. Therefore, as proposed, conditioned, and mitigated, the potential for inadvertent impacts on cultural and tribal cultural resources is limited, and the project will avoid or substantially minimize impacts on archaeological resources (Carmel Area LUP Policy 2.8.3).

ENVIRONMENTAL REVIEW

Pursuant to Public Resources Code Section 21083 and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), Monterey County, as Lead Agency, completed environmental review to determine if the project may have a significant effect on the environment. The County prepared a draft initial study and mitigated negative declaration (IS/MND) for this project (**Exhibit B**). County staff filed the draft IS/MND with the County Clerk on April 9, 2025; and circulated for public review from April 9, 2025 through May 9, 2025 (State Clearinghouse Number 2025040521). The draft IS/MND identified potentially significant impacts to biological resources, cultural resources, and tribal cultural resources. Pursuant to Public Resources Code section 21080.3.1 et seq., Monterey County HCD-Planning conducted consultation with local Native American tribes in 2023. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant, as described above (BIO-1, TR-1, and CUL-1). These mitigation measures have been incorporated as Condition Nos. 18, 19, and 20. All other standard topics of environmental analysis were found to have less than significant impacts or no impacts.

During the public review period of the Initial Study, two members of the public submitted comments (**Exhibit C**). A neighbor requested that the ADU be relocated towards the main residence to reduce its visibility from their private residence. The Open Monterey Project (TOMP) contended the accuracy of the IS/MND by claiming that it failed to disclose that a human cranium (tribal cultural resource) was found near the proposed development site in 2010, omitted critical LUP policies that protected tribal cultural resources, and did not analyze the removal of natural boulders and rock outcroppings. Additionally, TOMP questioned the conclusions of the 2022 Archaeological Assessment (County of Monterey Library No. LIB220251), asserting that auger testing does not adequately identify potential resources. TOMP asserts that Mitigation Measure TR-1 should include an archaeological monitor, and monitoring shall occur during all ground-disturbing activities, not just initial ground disturbance.

The IS/MND disclosed the high archaeological sensitivity of the area and that cultural resources are known to exist in proximity to the project site, an area known as "Carmel Point". Information provided by TOMP does not provide significant new information that would increase the severity of the identified potential impact on tribal cultural resources. Finally, locations of artifacts are generally confidential to minimize the potential of looting, vandalism, or damage. No boulder or rock outcropping removal is proposed, and therefore, no impact will occur to these resources. Mitigation Measure TR-1's requirement that tribal monitoring occur during "initial project-related grading and excavation" has been clarified to include ground disturbance associated with the foundation, utilities,

and tree removal, not the moving of soils previously excavated for the project. This clarification and amplification is incorporated into the draft Conditions of Approval, **Attachment 2 of Exhibit A**, and does not warrant recirculation pursuant to CEQA Guidelines section 15074.1.

OTHER AGENCY INVOLVEMENT

The following County agencies have reviewed this project, have comments, and/or have recommended conditions: HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, Cypress Fire Protection District.

LUAC

On April 17, 2023, the Carmel Highlands LUAC voted 6-0 in support of the project, with the recommendation that the property owner and neighbor come to an agreement on how to handle erosion on the northeastern portion of the property (**Exhibit D**). During this meeting, a member of the public (neighbor) raised concerns about the removal of non-native trees increasing erosion. Members of the LUAC had comments regarding the proposed height and design of the ADU, potential impacts to archaeological resources, ADU regulations, solar panels, and whether the resulting one lot could be subdivided in the future. See **Exhibit A** (Draft Resolution) for a response to these questions and comments.

Prepared by: Joseph Alameda, Associate Planner

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;

- Draft Conditions of Approval
- Site Plan, Floor Plans and Elevations

Exhibit B - Draft IS/MND

Exhibit C - Public Comment Letters

Exhibit D - LUAC minutes

Exhibit E - Biological Report

Exhibit F - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Principal Planner; Reynolds Jon TR Et Al, Property Owner; Teri Flynn, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Interested Parties; Planning File PLN210331.



County of Monterey Planning Commission

Item No.2

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

Agenda Item No.2

June 11, 2025

Legistar File Number: PC 25-053

Introduced: 6/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN210331 - REYNOLDS JON Q. TR. ET. AL.

Public hearing to consider construction of a 1,056 square foot accessory dwelling unit and the merger of three existing lots into one 36,914 square foot parcel. Development will occur within 750 square feet of archaeological resources and within 100 feet of environmentally sensitive habitat area.

Project Location: 26489 Scenic Road & 26454 Carmelo Street, Carmel.

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution:

- 1) Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot accessory dwelling unit;
 - b. Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot;
 - c. Coastal Development Permit for development within 750 feet of archaeological resources; and
 - d. Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area.
- 3) Adopted a Mitigation Monitoring and Reporting Plan.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 20 conditions of approval.

PROJECT INFORMATION

Property Owners: Jon Reynolds Trust, et. al.

Agent: Teri Flynn

APN: 009-471-014-000, 009-471-025-000, and 009-471-026-000

Zoning: Medium Density Residential/2 units per acre, Design Control overlay, 18 foot height limit, Coastal Zone (MDR/2-D(18)(CZ))

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

Project Planner: Joseph Alameda, Associate Planner

(831) 783-7079, alamedaj@countyofmonterey.gov

SUMMARY

The subject properties (three lots totaling 0.85 acres) are located at 26489 Scenic Road & 26454 Carmelo Street, Carmel. The properties are under common ownership, Jon Q. Reynolds and Ann S. Reynolds Family Trust, and are currently developed with a 3,176 square foot single family dwelling, detached 625 square foot garage, and various hardscapes and minor site improvements. The project involves construction of a single-story 1,056 square foot, two-bedroom Accessory Dwelling Unit (“ADU”) and merging three legal lots of record (Assessor’s Parcel Numbers 009-471-014 (0.25 acres), 009-471-026 (0.14 acres), and 009-471-025 (0.46 acres)) into a single legal lot of record (totaling 0.85 acres). The project also involves removing 15 existing plumbing fixtures in the main house and garage and transferring them to the proposed ADU. Additional project improvements include an exterior stone patio, crushed granite walkway, privacy fence, and landscaping around the entire building exterior. The landscaping plan proposes the removal of nine non-native Mediterranean cypress trees, replanting a mixture of native and nonnative drought-tolerant plants, and restoring the property’s dune scrub. The proposed development is within 750 feet of a known archaeological resource and 100 feet of an environmentally sensitive habitat area.

County staff prepared a draft Initial Study for this project and concluded that any potential adverse impacts would be less than significant with mitigation measures applied. The County also identified potentially significant impacts to biological resources, cultural resources, and tribal cultural resources. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant.

DISCUSSION

The subject properties are zoned Medium Density Residential, 2 units per acre, with a design control overlay and an 18-foot height limit in the Coastal Zone. The properties are governed by regulations and policies in the 1982 General Plan, Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), Monterey County Coastal Zoning Ordinance (Title 20), and Monterey County Coastal Subdivision Ordinance (Title 19).

Development Standards

Detached habitable structures within the MDR zoning district shall have setbacks of at least 50 feet for the front, 6 feet for the sides, and 6 feet for the rear. Additionally, the maximum allowable height for accessory structures within this zoning district is 15 feet. As proposed, the ADU will be setback 95 feet (front), 6 feet (east side), over 100 feet (west side), and 10 feet (rear). The proposed development will have a height of 12 feet 8 inches above the average natural grade. The subject property has an allowable building site coverage of 35 percent. As proposed, the project will result in a lot coverage of 12.6 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district. Additionally, the proposed ADU complies with all development standards and regulations of the County’s ADU Ordinance, including size, compatibility with the main residence, parking, and adequate water supply and sewage disposal.

Design

The proposed ADU’s colors and materials consist of local Carmel stone, wood siding, wood shake roofing, driftwood trellising, and energy-efficient windows and doors. Residences within the vicinity have eclectic architectural styles, ranging from modern to craftsman-style homes. The exterior finishes

blend with the surrounding built environment and are consistent with the surrounding residential neighborhood character. The proposed design is also compatible and comparable to the main residence, as required by Title 20 section 20.64.030.D.9 (ADU Ordinance).

Visual Resources

The Carmel Area Land Use Plan's visual resource policies regulate development that is visible from the "General Viewshed", which includes views from Highway 1, Scenic Road, and public lands within the Carmel segment and Carmel City Beach. Per Map A of the Carmel Area LUP, the subject property is within the "General viewshed". Key Policy 2.2.2 of the Carmel Area Land Use Plan requires that development be subordinate to the natural scenic character of the area and must conform to the basic viewshed policy of minimum visibility. The proposed development will not be visible from Highway 1 or Point Lobos. The Project site is, however, located along Scenic Road, a designated public viewing area. Due to changes in topography and the existing structures on the property, the proposed development will have minimum visibility. Only the upper portion of the ADU's roof will be visible from portions of Scenic Road and Carmel River Beach.

The visible portions of the development would be distant and unobtrusive due to the siting (sited in the eastern corner) and the existence of Monterey cypress trees. Although non-native Cypress trees are proposed for removal, this removal would not result in greater visibility of the proposed structure. Per Carmel Area LUP Policy 2.2.3.1, the project is designed and sited appropriately and would not detract from the natural beauty of the scenic shoreline, undeveloped ridgelines, and slopes in the public viewshed. Consistent with Carmel Area LUP Policy 2.2.3.2, the project is set back from Scenic Road, and minimally visible due to topography and existing structures (e.g., neighboring residences). The project is designed with materials consistent with the existing residence, which align with the surrounding environment (e.g., Carmel stone, wood siding, wood shake roofing (Carmel Area LUP Policy 2.2.3.6 and 2.2.4.10(c))). As conditioned, all exterior lighting would be adequately shielded or downlit to minimize off-site glare.

Lot Line Adjustment

The lot line adjustment is between four or fewer existing adjoining parcels. The three existing legal lots of record have a total combined area of 0.85 acres. After the adjustment, there will be one lot containing 0.85 acres or 36,914 square feet. The subject properties are zoned for residential purposes. After implementation of the project, the resulting parcel will be developed with a single-family dwelling, an accessory dwelling unit, garage, and a driveway. The proposed lot line adjustment is consistent with the County of Monterey's Zoning Ordinance (Title 20) and Subdivision Ordinance (Title 19).

Environmentally Sensitive Habitat Area

The project includes an application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Carmel Area LUP and the County of Monterey Zoning Ordinance (Title 20), a Coastal Development Permit is required, and the authority to grant said permit has been met.

The policies in Chapter 2.3 of the Carmel Area LUP are directed at maintaining, protecting, and, where possible, enhancing sensitive habitats. Policy 2.3.3.1 of the Carmel Area LUP requires that the

construction of structures be avoided within critical and sensitive habitat areas and sites of known rare and endangered species of plants and animals. A biological assessment (County of Monterey Library No. LIB230104; **Exhibit E**) was prepared for the proposed project and found that the site contained degraded dune scrub habitat. In 2003, the southern corner of the property was designated for dune scrub habitat restoration to offset impacts from construction of an addition to the property's main residence. The biological assessment found that this previous restoration area has been degraded by the presence and introduction of nonnative, invasive ice plant and nonnative landscape plantings. Thus, the biologist recommended that this area be revegetated to enhance and restore the dune scrub habitat. Although the footprint of the ADU is not within the dune scrub habitat, construction of the proposed ADU may inadvertently remove native, sensitive dune scrub habitat vegetation. This potential impact on ESHA has been reduced to a less-than-significant level with the incorporation of Mitigation Measure BIO-1. Mitigation Measure BIO-1 requires a qualified biologist to prepare a Coastal Dune Scrub Revegetation Plan that 1) restores the southern corner of the property and other native vegetation areas that are disturbed by the implementation of the proposed project; and 2) eradicates invasive species. Condition No. 5 requires the introduction of native species into the landscaping. Implementation of Mitigation Measure BIO-1 and Condition No. 5 is consistent with the ESHA and native landscaping requirements of Carmel Area LUP.

Archaeological and Tribal Cultural Resources

The project site is within an area of high archaeological sensitivity and is within 750 feet of numerous known archaeological resources, specifically CA-MNT-17. A Coastal Development Permit is required to allow development within 750 feet of known archaeological resources. Basin Research Associates prepared a project-specific Phase II Archaeological Report (County of Monterey Library No. LIB220251) in 2022. This archaeological report reviewed the conclusions of two archaeological reports prepared by Basin Research Associates in 2003 and 2010, conducted additional auger testing, and reviewed available literature.

Based on subsurface testing and monitoring that occurred in 2003 in conjunction with the construction of an addition to the single-family dwelling, no significant cultural resources were identified. In 2022, Basin Research Associates conducted additional auger testing within the proposed ADU footprint to depths between 18 and 51 inches. Numerous fragments of the decorative rock (shale/flagstone) associated with the existing residence were recovered from the auger samples at various depths. However, no cultural materials were observed. Though no cultural resources were identified within the proposed development footprint, Basin Research Associates concluded that "cultural deposit is present within the project site and immediately adjacent areas at an approximate depth of 6-7 feet below the current surface." Accordingly, the Project Archaeologist recommended that the project's ground disturbance not exceed 24-30 inches below existing surface contours.

The ADU incorporates a "mat foundation" design, which avoids the need for piers or footings and requires minimal excavation (18 inches deep). The proposed foundation and overall project siting minimizes and/or avoids known and unknown archaeological resources, as required by Carmel Area CIP sections 20.146.090.D(1) and (3). To ensure impacts remain less than significant, the project archaeologist's recommendations have been incorporated as a mitigation measure. Mitigation Measure CUL-1 requires a qualified archaeological review of the final construction plans to confirm that excavation will not exceed 24-30 inches. Implementation of the Mitigation Measure CUL-1 and

compliance with Condition No. 3 (on-call archaeological monitor) will ensure impacts on archaeological resources remain less than significant. Given the project's proximity to known tribal cultural resources, a mitigation measure is required to reduce potential impacts to unknown tribal cultural resources to a less than significant level. Mitigation Measure No. TR-1 requires a Tribal Monitor to be on site during ground disturbance to ensure that tribal cultural artifacts or human remains are treated with the appropriate dignity and respect if discovered. Therefore, as proposed, conditioned, and mitigated, the potential for inadvertent impacts on cultural and tribal cultural resources is limited, and the project will avoid or substantially minimize impacts on archaeological resources (Carmel Area LUP Policy 2.8.3).

ENVIRONMENTAL REVIEW

Pursuant to Public Resources Code Section 21083 and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), Monterey County, as Lead Agency, completed environmental review to determine if the project may have a significant effect on the environment. The County prepared a draft initial study and mitigated negative declaration (IS/MND) for this project (**Exhibit B**). County staff filed the draft IS/MND with the County Clerk on April 9, 2025; and circulated for public review from April 9, 2025 through May 9, 2025 (State Clearinghouse Number 2025040521). The draft IS/MND identified potentially significant impacts to biological resources, cultural resources, and tribal cultural resources. Pursuant to Public Resources Code section 21080.3.1 et seq., Monterey County HCD-Planning conducted consultation with local Native American tribes in 2023. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant, as described above (BIO-1, TR-1, and CUL-1). These mitigation measures have been incorporated as Condition Nos. 18, 19, and 20. All other standard topics of environmental analysis were found to have less than significant impacts or no impacts.

During the public review period of the Initial Study, two members of the public submitted comments (**Exhibit C**). A neighbor requested that the ADU be relocated towards the main residence to reduce its visibility from their private residence. The Open Monterey Project (TOMP) contended the accuracy of the IS/MND by claiming that it failed to disclose that a human cranium (tribal cultural resource) was found near the proposed development site in 2010, omitted critical LUP policies that protected tribal cultural resources, and did not analyze the removal of natural boulders and rock outcroppings. Additionally, TOMP questioned the conclusions of the 2022 Archaeological Assessment (County of Monterey Library No. LIB220251), asserting that auger testing does not adequately identify potential resources. TOMP asserts that Mitigation Measure TR-1 should include an archaeological monitor, and monitoring shall occur during all ground-disturbing activities, not just initial ground disturbance.

The IS/MND disclosed the high archaeological sensitivity of the area and that cultural resources are known to exist in proximity to the project site, an area known as "Carmel Point". Information provided by TOMP does not provide significant new information that would increase the severity of the identified potential impact on tribal cultural resources. Finally, locations of artifacts are generally confidential to minimize the potential of looting, vandalism, or damage. No boulder or rock outcropping removal is proposed, and therefore, no impact will occur to these resources. Mitigation Measure TR-1's requirement that tribal monitoring occur during "initial project-related grading and excavation" has been clarified to include ground disturbance associated with the foundation, utilities,

and tree removal, not the moving of soils previously excavated for the project. This clarification and amplification is incorporated into the draft Conditions of Approval, **Attachment 2 of Exhibit A**, and does not warrant recirculation pursuant to CEQA Guidelines section 15074.1.

OTHER AGENCY INVOLVEMENT

The following County agencies have reviewed this project, have comments, and/or have recommended conditions: HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, Cypress Fire Protection District.

LUAC

On April 17, 2023, the Carmel Highlands LUAC voted 6-0 in support of the project, with the recommendation that the property owner and neighbor come to an agreement on how to handle erosion on the northeastern portion of the property (**Exhibit D**). During this meeting, a member of the public (neighbor) raised concerns about the removal of non-native trees increasing erosion. Members of the LUAC had comments regarding the proposed height and design of the ADU, potential impacts to archaeological resources, ADU regulations, solar panels, and whether the resulting one lot could be subdivided in the future. See **Exhibit A** (Draft Resolution) for a response to these questions and comments.

Prepared by: Joseph Alameda, Associate Planner

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;

- Draft Conditions of Approval
- Site Plan, Floor Plans and Elevations

Exhibit B - Draft IS/MND

Exhibit C - Public Comment Letters

Exhibit D - LUAC minutes

Exhibit E - Biological Report

Exhibit F - Vicinity Map

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, Principal Planner; Reynolds Jon TR Et Al, Property Owner; Teri Flynn, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Interested Parties; Planning File PLN210331.

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:

REYNOLDS JON Q. TR. ET. AL. (PLN210331)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning
Commission:

- 1) Adopting a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074;
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot detached accessory dwelling unit;
 - b. Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot;
 - c. Coastal Development Permit for development within 750 feet of archaeological resources; and
 - d. Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area.
- 3) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN210331, REYNOLDS JON Q ET AL, 26489 Scenic Road & 26454 Carmelo Street, Carmel (Assessor's Parcel Number 009-471-014-000, 009-471-025-000, and 009-471-026-000), Carmel Area Land Use Plan, Coastal Zone]

The REYNOLDS JON Q. ET. AL. application (PLN210331) came on for public hearing before the County of Monterey Planning on June 11, 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;

- Carmel Area Land Use Plan (Carmel Area LUP);
- Monterey County Coastal Implementation Plan Part 4, Carmel Area Coastal Implementation Plan (CIP);
- Monterey County Zoning Ordinance (Coastal) (Title 20); and
- Monterey County Subdivision Ordinance (Title 19).

Communications were received during the course of review of the project, indicating inconsistencies with the text, policies, and regulations in these documents, specifically those relating to the protection of archaeological and cultural resources. However, as set forth in this Resolution, the evidence shows that this project is consistent with the applicable text, policies, and regulations in the above-identified plans and the County Zoning Ordinance.

- b) The project involves construction of a single-story 1,056 square foot, two-bedroom detached Accessory Dwelling Unit (“ADU”), merging of three legal lots of record (Assessor’s Parcel Numbers 009-471-014 (0.25 acres), 009- 471-026 (0.14 acres), and 009-471-025 (0.46 acres) into a single legal lot of record, and demolition of 15 existing plumbing fixtures in the main house and garage, transferring transfer water credits to the new ADU. Additional project improvements include an exterior stone patio, crushed granite walkway, privacy fence, and landscaping around the entire building exterior. The landscaping plan includes the removal of nine (9) non-native Mediterranean cypress trees, replanting a mixture of native and nonnative drought-tolerant plants, and revegetating the currently impacted dune scrub. The development is within 750 feet of a known archaeological resource and 100 feet of environmentally sensitive habitat area.
- c) Allowed Use. The properties are located at 26489 Scenic Road & 26454 Carmelo Street, Carmel (APN: 009-471-014-000, 009-471-025-000, and 009-471-026-000), Carmel Area Land Use Plan, Coastal Zone. The parcels are zoned Medium Density Residential with a 2 units per acre density, Design Control overlay, and a maximum allowable height of 18 feet in the Coastal Zone, or “MDR/2-D(18)(CZ)”, which allows for the construction of an Accessory Dwelling Unit, subject to the granting of a Coastal Administrative Permit and Design Approval in each case, per Title 20 section 20.12.040. The project additionally involves development within 750 feet of a known archaeological resource and 100 feet of an environmentally sensitive habitat area, and therefore requires the granting of a Coastal Development Permit in each case per Title 20 section 20.12.030. Finally, the project involves a merger of three legal lots of record into one parcel, which requires the granting of a Coastal Development Permit pursuant to Title 20 section 20.12.050. Therefore, the project is an allowed land use for this site.
- d) The project planner conducted a site inspection on April 27, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. Two of the subject properties (Assessor’s Parcel Numbers 009-471-014 (0.25 acres) and 009- 471-025 (0.46 acres))

were recognized as legal lots of record through recordation of Certificates of Compliance Nos. CC100021 (Clerk Recorders Document No. 2010014565) and CC100020 (Clerk Recorders Document No. 2010014564). APN: 009-471-026 (0.14 acres) is separately shown as Lot 19 of Block B21, as shown on “Map of Addition No. 7 to Carmel-by-the-Sea” filed in Volume 2, Cities and Towns, Page 24. Therefore, the County recognizes the three legal lots of record. After implementation of the project, only one legal lot of record will remain (see Finding 7).

- f) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The ADU’s colors and materials consist of local Carmel stone, wood siding, wood shake roofing, driftwood trellising, and energy-efficient windows and doors. The residences within the vicinity have eclectic architectural styles, ranging from modern to craftsmen-style homes. The exterior finishes blend with the surrounding built environment and are consistent with the surrounding residential neighborhood character. The design is also compatible and comparable to the main residence, as required by Title 20 section 20.64.030.D.9. Therefore, the project development assures visual integrity and compatibility with the surrounding neighborhood. The project, as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity. See subsequent evidence “h”.
- g) Development Standards. Pursuant to Title 20 section 20.12.060, detached habitable structures within the MDR zoning district shall have setbacks of at least 50 feet for the front, 6 feet for the sides, and 6 feet for the rear. Additionally, the maximum allowable height for accessory structures within this zoning district is 15 feet. As proposed, the ADU will be setback 95 feet (front), 6 feet (east side), over 100 feet (west side), and 10 feet (rear). The project development will have a height of 12 feet 8 inches above the average natural grade. The subject property has an allowable building site coverage of 35 percent. As illustrated, the project will result in a lot coverage of 12.6 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.
- h) Scenic and Visual Resources. Map A of the Carmel Area LUP indicates which areas of the Carmel LUP fall within the Local Coastal Program General Viewshed, which includes views from Highway 1, Scenic Road, and public lands within the Carmel segment and Carmel City Beach. As seen on Map A of the Carmel Area LUP, the subject property is within the “General viewshed”. Key Policy 2.2.2 of the Carmel Area Land Use Plan requires that development be subordinate to the natural scenic character of the area and must conform to the basic viewshed policy of minimum visibility. The project development will not be visible from

Highway 1 or Point Lobos. The project site is, however, located on a locally designated scenic roadway (i.e., Scenic Road) and a designated public viewing area. Due to changes in topography and the existing structures on the property, the project development will generally not be visible from publicly accessible roadways, including Scenic Road. Visibility of the ADU from portions of Scenic Road and Carmel River Beach is limited to the upper portion of the ADU roof. The visible portions of the development would be distant and unobtrusive due to the siting (setback in the eastern corner) and the existence of Monterey cypress trees. Accordingly, and per Carmel Area LUP Policy 2.2.3.1, the project is designed and sited appropriately, and would not detract from the natural beauty of the scenic shoreline, undeveloped ridgelines, and slopes in the public viewshed. Consistent with Carmel Area LUP Policy 2.2.3.2, the project is set back from Scenic Road, and minimally visible due to topography and existing structures (e.g., neighboring residences). The project is designed with materials consistent with the existing residence, which align with the surrounding environment (e.g., Carmel stone, wood siding, wood shake roofing (Carmel Area LUP Policy 2.2.3.6 and 2.2.4.10(c)). All exterior lighting will comply with a standard Monterey County condition of approval and will be adequately shielded or downlit, consistent with the design requirements set by the Carmel Area LUP. Therefore, the project is consistent with the Visual Resources policies of Carmel Area Land Use Plan and will have no adverse impact on visual resources.

- i) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity and as being within 750 feet of numerous known archaeological resources. Therefore, a Coastal Development Permit is required. In this case, the criteria to grant said permit have been met.

In accordance with Carmel Coastal Implementation Plan Section 20.146.090, any new development being proposed within high-sensitivity zones must complete a Phase I Archaeological Survey. According to the prepared Phase I Archaeological Survey (County of Monterey Library No. LIB100224) prepared by Mary Doane in 2000, the subject property is within the boundaries of an archaeologically significant resource (CA-MNT-17). In 2022, Basin Research Associates prepared a project-specific Phase II Archaeological Report (County of Monterey Library No. LIB220251). This archaeological report reviewed the conclusions of two archaeological reports prepared by Basin Research Associates in 2003 and 2010, conducted additional auger testing, and reviewed available literature. In 2003, a single-family dwelling addition was constructed. Prior to construction, archaeological subsurface testing (12 feet long by 2 feet wide, by 6 feet deep) was conducted and yielded no significant cultural resources; the soil was clean, coarse sand turning to dark coarse sand with limited shell flecks. During construction of the addition and other site improvements (sewer connection, driveway, utility connection),

monitoring was conducted. Based on the monitor's observation, "the project site, while mapped within the boundary of CA-MNT-17, appears to have a very low sensitivity for significant subsurface prehistoric archaeological resources." In 2022, Basin Research Associates conducted additional auger testing within the proposed ADU footprint to depths between 18 and 51 inches. Numerous fragments of the decorative rock (shale/flagstone) associated with the existing residence were recovered from the auger samples at various depths. No cultural materials were observed. Though no cultural resources were identified within the proposed development footprint, Basin Research Associates states, "cultural deposit is present within the project site and immediately adjacent areas at an approximate depth of 6-7 feet below the current surface." Accordingly, the Project Archaeologist recommended that the project's ground disturbance not exceed 24-30 inches below existing surface contours. The Project Archaeologist only recommended additional auger testing or monitoring if development depths exceeded 24 inches. The ADU incorporated a "mat foundation" design, which avoids the need for piers or footings and minimizes excavation (18 inches). Therefore, as designed, the project minimizes and/or avoids known and unknown archaeological resources (Carmel Area CIP sections 20.146.090.D(1) and (3)). To ensure impacts remain less than significant, Basin's recommendations have been incorporated herein as a mitigation measure, as required by Carmel Area CIP section 20.146.090.D.2. Mitigation Measure CUL-1 requires a qualified archaeological to review the final construction plans to confirm that excavation will not exceed 24-30 inches. Implementation of the Mitigation Measure CUL-1 and compliance with the standard Monterey County Condition of Approval (on-call archaeological monitor) will ensure impacts remain less than significant. Therefore, as proposed, conditioned, and mitigated, the potential for inadvertent impacts on cultural resources is limited, and the project will avoid or substantially minimize impacts on archaeological resources (Carmel Area LUP Policy 2.8.3).

- j) Forest Resources. No protected trees will be removed. Retained trees will be protected in place (Condition No. 15).
- k) Accessory Dwelling Unit. The ADU complies with the regulations and standards contained in Title 20 section 20.64.030. See Finding No. 8 and supporting evidence.
- l) Environmentally Sensitive Habitat Area. The proposed project is located within 100 feet of environmentally sensitive habitat area. Therefore, a Coastal Development Permit is required. In this case, the criteria to grant said permit have been met (see Finding No. 6 and supporting evidence).
- m) Land Use Advisory Committee. The project was referred to the Carmel Highlands 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. On April 17, 2023, the Carmel Highlands LUAC voted 6-0 in support of the project, with the recommendation

that the property owner and neighbor come to an agreement on how to handle erosion on the northeastern portion of the property. During this meeting, a member of the public (neighbor) raised concerns about the removal of non-native trees increasing erosion. Members of the LUAC had comments regarding the height and design of the ADU, potential impacts to archaeological resources, ADU regulations, solar panels, and whether the resulting one lot could be subdivided in the future. All comments and questions of the LUAC were addressed by HCD-Planning staff and the Applicant/Owner. Consistent with applicable requirements of Title 16, Chapters 16.08 and 16.12, erosion control shall be installed during construction, and the Applicant/Owner shall not cause or allow the continued existence of a condition on any site that is causing or is likely to cause accelerated erosion. A Stormwater Control Plan was prepared and found that erosion will be avoided by dispersing runoff into vegetated areas and pervious pavement. Per Title 16 section 16.08.010, this recommendation shall be incorporated into the final construction plans. Approximately 2,300 square feet of landscaped area is proposed for infiltration of runoff. HCD-Engineering Services reviewed the project and did not recommend any conditions of approval. Also see Finding No. 1, Evidence g” and “i”, Finding No. 5 and supporting evidence, and Finding No. 8 and supporting evidence.

- n) 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 PLN210331.

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, Cypress Fire Protection District, 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 identified potential impacts to archaeological, historic resources, and soils/slope stability. The following reports have been prepared:
 - “Preliminary Archaeological Reconnaissance” (County of Monterey Library No. LIB100224) prepared by Mary Doane and Trudy Haversat, Salinas (September 20, 2000).
 - “Updated – Archaeological Assessment” (County of Monterey Library No. LIB220251) prepared by Colin Busby, San Leandro (October 21, 2022).
 - “Stormwater Control Plan” (County of Monterey Library No. LIB220252) prepared by Jennifer Rudolph, Monterey (August 2024).

- “Geotechnical Investigation” (County of Monterey Library No. LIB230104) prepared by Dusty Osburn, Watsonville (January 24, 2022).
- “Addendum to Biotic Assessment” (County of Monterey Library No. LIB230103) prepared by Kathleen Lyons, Carmel (July 5, 2022).

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 April 27, 2023 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 Monterey County HCD - Planning for the proposed development found in Project File PLN210331.

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. Additionally, the establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case 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, Cypress Fire Protection District, HCD- Engineering Services, Environmental Health Bureau, and HCD - Environmental Services. 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 continue to be provided. The project site is supplied water by California American Water, which will continue to serve the proposed main residence. Carmel Area Wastewater District will continue to provide wastewater treatment to the main residence via an existing sewer main. The project involves transfers 15 water fixtures from the main residence to the ADU.
 - c) Staff conducted a site inspection on April 27, 2023 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 PLN210331.

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 April 27, 2023 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) 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 PLN210331.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)** - Based on the whole record before the County of Monterey Planning Commission, there is no substantial evidence that the project as designed, conditioned, and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Pursuant to Public Resources Code section 21083, and California Environmental Quality Act (CEQA) Guidelines sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the Project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment.
 - b) County of Monterey HCD-Planning prepared an Initial Study pursuant to CEQA which is on file in the offices of HCD-Planning and is hereby incorporated by reference (PLN210331).
 - c) There is no substantial evidence, based upon the record as a whole, that, as mitigated, the Project will have a significant effect on the environment. The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based upon its analysis of the Initial Study, HCD-Planning prepared a mitigated negative declaration.
 - d) The Draft Initial Study and Mitigated Negative Declaration (IS/MND) for HCD-Planning File No. PLN210331 was prepared in accordance with the CEQA Guidelines, filed with the County Clerk on April 9, 2025, and circulated for public review from April 9 through May 9, 2025 (SCH No. 2025040521).
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210331.
 - f) Resource areas that were analyzed in the IS/MND included: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and

planning, noise, transportation, tribal cultural resources, and utilities and service systems.

- g) The County identified potentially significant impacts to biological resources, cultural resources, and tribal cultural resources. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant. Implementation of Mitigation Measure BIO-1 requires preparation and implementation of a Coastal Dune Scrub Revegetation Plan to restore and enhance the property's environmentally sensitive habitat area. Mitigation Measure CUL-1 requires a qualified archaeologist to review the construction plans to confirm that the recommendations of the 2022 Archaeological Report are implemented. Mitigation Measure TR-1 requires that a tribal monitoring, culturally and traditionally affiliated with the vicinity of the project, monitor initial ground disturbing activities. All other standard topics of environmental analysis were found to have less than significant impacts or no impacts. These mitigation measures have been incorporated into the Project as conditions of approval (Condition Nos. 18, 19, and 20).
- h) Pursuant to Public Resources Code section 21080.3.1, County of Monterey HCD-Planning consulted with local Native American tribes in 2023. The Esselen Tribe of Monterey County requested the on-site presence of a Native American monitor to observe excavation activities associated with the development of the site. In addition, the Esselen Tribe of Monterey County requested that they be included in any resource recovery program or reburial. Given the project's proximity to known archaeological resources, a mitigation measure is required to reduce potential impacts to unknown tribal cultural resources to a less than significant level. Mitigation Measure No. TR-1 (described below) would require a Tribal Monitor be on site during ground disturbance to ensure that tribal cultural artifacts or human remains are treated with the appropriate dignity and respect if discovered. With implementation of the County's condition of approval for cultural resources (PD003B) and Mitigation Measure No. TR-1, the potential impact on tribal cultural resources would be less than significant.
- i) All Project changes required to avoid significant effects on the environment have been incorporated into the Project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with County of Monterey regulations, is designed to ensure compliance during Project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of Project approval.
- j) Analysis in the Initial Study and the record as a whole indicate the Project could result in changes to the resources listed in section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a state filing fee plus the County recording fee, unless CDFW determines that the Project will have no effect on fish and wildlife resources. For purposes of the

Fish and Game Code, the Project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to CDFW for review, comment, and recommendation of necessary conditions to protect biological resources in this area. The Project will be required to pay the state fee plus a fee payable to the County of Monterey Clerk/Recorder for processing said fee and posting the Notice of Determination. No comments were received from CDFW.

- k) During public review period of the Initial Study, two members of the public submitted comments. A neighbor requested that the ADU be relocated towards the main residence to reduce its visibility from their private residence. Private views are not protected by Monterey County Code or CEQA Guidelines. The Open Monterey Project (TOMP) commented on the environmental document, contending the accuracy of the IS/MND by claiming that it failed to disclose that a tribal cultural resource was found in close proximity to the project development site in 2010, omitted critical LUP policies that protected tribal cultural resources, and did not analyze the removal of natural boulders and rock outcroppings. Additionally, TOMP questioned the conclusions of the 2022 Archaeological Assessment (County of Monterey Library No. LIB220251), asserting that auger testing does not adequately identify potential resources. TOMP asserts that Mitigation Measure TR-1 should include an archaeological monitor, and monitoring shall occur during all ground-disturbing activities, not just initial ground disturbance. The IS/MND disclosed the high archaeological sensitivity of the area and that cultural resources are known to exist in proximity to the project site, an area known as “Carmel Point”. Information provided by TOMP does not provide significant new information that would increase the severity of the identified potential impact on tribal cultural resources. Finally, locations of artifacts are generally confidential to minimize the potential of looting, vandalism, or damage. No boulder or rock outcropping removal is proposed, and therefore, no impact will occur to these resources. Mitigation Measure TR-1’s requirement that tribal monitoring occur during “initial project-related grading and excavation” has been clarified to include ground disturbance associated with the foundation, utilities, and tree removal, but not the moving of soils previously excavated for the project. This clarification and amplification does not warrant recirculation pursuant to CEQA Guidelines section 15074.1. Other minor revisions, including to correct typos, were made and are attached to the June 11, 2025 staff report.
- l) Through adoption of the IS/MND, and in accordance with CEQA Guidelines section 15064(f)(3), the Planning Commission finds that the public comment provided on the IS/MND does not provide substantial evidence that the project may result in a significant effect on the environment.
- m) Pursuant to CEQA Guidelines section 15064(f)(4), public controversy over the environmental effects of a project alone does not trigger an EIR. The Planning Commission has considered the application, public comment, technical studies/reports, the staff

report that reflect the County's independent judgment, and information and testimony presented during public hearing and finds that 1) there is no substantial evidence submitted to the Lead Agency indicating either inaccuracies or that the proposed project may have a significant effect on the environmental and 2) that Mitigated Negative Declaration properly analyzes the project's potential impacts. See the evidence of this Finding, and Finding Nos. 2, 3, 6, and the supporting evidence referenced in each respective Finding.

- n) The County of Monterey Planning Commission considered the Mitigated Negative Declaration, along with the Combined Development Permit, at a duly noticed public hearing held on June 11, 2025.
- o) County of Monterey HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.
- p) 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 PLN210331.

6. FINDING:

DEVELOPMENT WITHIN 100 FEET OF

ENVIRONMENTALLY SENSITIVE HABITAT - The subject project avoids or minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the Carmel Area LUP, Coastal Implementation Plan, and applicable zoning codes.

EVIDENCE:

- a) The project includes an application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Carmel Area LUP and the County of Monterey Zoning Ordinance (Title 20), a Coastal Development Permit is required, and the authority to grant said permit has been met.
- b) The policies in Chapter 2.3 of the Carmel Area LUP are directed at maintaining, protecting, and where possible enhancing sensitive habitats. Policy 2.3.3.1 of the Carmel Area LUP requires that the construction of structures be avoided within critical and sensitive habitat areas and sites of known rare and endangered species of plants and animals. Development within 100 feet of ESHA shall be at a density compatible with the protection and maintenance of the adjoining resources and compatible with the long-term maintenance of the resource. As sited and mitigated, the project is consistent with applicable policies regarding the avoidance and minimization of habitat disruption.
- c) A Biological Report was prepared pursuant to Carmel Area LUP Policy 2.3.3.5 to determine whether ESHA exists on the subject property. Biotic Resources Group (BRG) conducted a comprehensive assessment of biological resources on the subject property in 2003. BRG subsequently amended their initial assessment with results from a survey conducted in 2022, which focused on the location of the

proposed ADU (County of Monterey Library No. LIB230104). In 2003, a revegetation plan was required to mitigate a previous project's removal of coastal dune scrub; however, results of the 2022 assessment showed the restoration area (south corner of the property) had been encroached by nonnative, invasive ice plant and nonnative landscape plantings over the last 20 years. Therefore, the biologist recommended that the previously designated dune scrub revegetation area should be restored and enhanced during construction of the new ADU. Inadvertent impacts to native dune scrub in the Project area during ADU construction would also be mitigated by this restoration. This requirement has been incorporated as Mitigation Measure BIO-1 (Condition No. 18). No other special status plants or animal species were identified in 2022.

- d) Carmel Area LUP Policy 2.3.3.2 stipulates land uses adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resources. Further, Carmel Area LUP Policy 2.3.3.3 requires that new development be proposed at a density that ensures the maintenance of adjacent sensitive habitat. Although the footprint of the ADU is not within dune scrub habitat, construction of the ADU may inadvertently remove native, sensitive dune scrub habitat vegetation. In accordance with Carmel Area LUP Policy 2.3.3.7, the project minimizes the amount of indigenous vegetation removal. Mitigation Measure BIO-1 requires a qualified biologist to prepare a Coastal Dune Scrub Revegetation Plan that 1) restores the southern corner of the property and other native vegetation areas that are disturbed by the implementation of the proposed project; and 2) eradicates invasive species. Condition No. 5 requires the introduction of native species into the landscaping. Implementation of Mitigation Measure BIO-1 and Condition No. 5 is consistent with the requirements of Carmel Area LUP Policies 2.3.3.2 (long-term maintenance of habitat), 2.3.3.3 (compatible density), and 2.3.3.8 (native landscaping).
- e) Condition No. 13 requires that the Applicant/Owner obtain a bird nesting survey. Should protected avian species or their nests occupy nearby trees, the Applicant/Owner shall incorporate the biologist's recommendations to avoid impacts to avian species
- f) The project planner conducted a site inspection on April 27, 2023, to verify that the proposed project on the subject parcel conforms to the applicable plans and Title 20 requirements relating to EHSA.
- g) 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 PLN210331.

7. 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 (MCC) 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) The parcels are zoned Medium Density Residential, 2 units per acre, with a Design Control overlay and 18-foot height limit (Coastal Zone) [MDR/2-D (18) (CZ)].
 - b) The lot line adjustment is between four or fewer existing adjoining parcels. The three existing legal lots of record have a total combined area of 0.85 acres (see Finding 1, evidence "e"). After the adjustment, there will be one lot containing 0.85 acres or 36,914 square feet.
 - c) The lot line adjustment will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be merged, resulting in one legal lot of record. Therefore, no new parcels will be created.
 - d) The 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 are zoned for residential purposes. After implementation of the project, the resulting parcel will be developed with a single-family dwelling, an accessory dwelling unit, accessory structure, and a driveway. No changes in use are proposed. None of the property area is under Williamson Act contract or used for agricultural purposes.
 - f) The lot line adjustment does not interfere with existing access and/or utility easements, which will remain unchanged.
 - 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. 7 and 8).
 - h) 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 PLN210331.

8. **FINDING:** **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 1,056 square foot detached Accessory Dwelling Unit that includes independent living facilities, as shown in the attached plans.
 - b) The ADU is below the maximum 1,200 square foot floor area and will be the first ADU on the lot. The ADU is sited approximately 40 feet east of the existing single-family dwelling and meets all setback standards.

- c) Consistent with Title 20 section 20.58.040, the ADU will have one parking space located in the auto court.
- d) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.12.060 and Chapter 20.44 (See Finding 1, Evidence “f” and “g”).
- e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3).
- f) 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 PLN210331.

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

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN210331.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to CEQA Guidelines section 15074(f), when a non-elected decision-making body within a local lead agency adopts a negative declaration, that adoption may be appealed to the agency’s elected decision-making body. Additionally, pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because the site involves a conditionally allowed use (lot line adjustment, and development within 750 feet of known archaeological resources and 100 feet of environmentally sensitive habitat).

DECISION

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

1. Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074; and
- 4) Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot Accessory Dwelling Unit;
 - b. Coastal Development Permit to allow a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot (0.85 acre) lot;
 - c. Coastal Development Permit to allow development within 750 feet of archaeological resources; and
 - d. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area;
2. Adopt a Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 11th day of June, 2025:

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN210331

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN210331) allows 1) a Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit; 2) a Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot; 3) a Coastal Development Permit for development within 750 of archaeological resources; and 4) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area. The properties are located at 26489 Scenic Road & 26454 Carmelo Street, Carmel (Assessor's Parcel Number 009-471-014-000, 009-471-025-000, and 009-471-026-000), Carmel Area Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Numbers 009-471-014-000, 009-471-025-000, and 009-471-026-000 on June 11, 2025. The permit was granted subject to 20 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be shall provide proof of recordation of this notice to the HCD - Planning.
Performed:

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. 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.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. The landscape plan shall implement the recommendations of the Coastal Dune Scrub Restoration Plan (Mitigation Measure BIO-1). Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Coastal Dune Scrub Revegetation 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 issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

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

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

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

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

Responsible Department: Planning

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

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

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

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

7. 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.

8. 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, PLN210331. 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.

9. 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.

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

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

11. 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.

12. 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.

14. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

15. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

16. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: Planning

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

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

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

17. 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.

18. MM001 (BIO-1) - COASTAL DUNE SCRUB REVEGETATION PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall submit a coastal dune scrub revegetation plan to enhance the property's environmentally sensitive habitat areas per the Carmel Area LUP. The plan shall be prepared by a qualified biologist and shall detail efforts to eradicate invasive species and restore and enhance the previously designated dune scrub revegetation area, located along the portion of the property that abuts Scenic Road. The revegetation plan shall include the use of locally collected native dune species and should occur concurrently with Project activities. Native plants within the Project impact area shall be salvaged and transplanted to the restoration area whenever feasible. The restoration plan shall include success criteria and contingency measures. Revegetation and enhancement should be completed within one (1) year of construction of the Project and should implement a post-restoration monitoring plan to ensure restoration success. If the botanist finds that restoration is successful after the first site assessment, no further action is required. If the botanist finds that restoration is not successful after the first site assessment, remedial measures, as recommended by the qualified botanist, should be included in the revegetation plan, and implemented, and further monitoring would be required.

Compliance or Monitoring Action to be Performed: Prior to issuance of any building or grading permits, the applicant shall submit a biologist-prepared coastal dune scrub revegetation plan to HCD-Planning for review and approval

Prior to issuance of any building or grading permit, the construction plans shall depict measures to protect all dune scrub vegetation that is adjacent to the construction area. The plan shall specify the placement of both silt fencing and plastic construction fencing along the edge of the dune scrub vegetation to be retained. The plans shall specify that no construction work, equipment staging, or other activities are to occur in these protected areas.

One year from the final inspection, the applicant shall demonstrate to HCD-Planning whether restoration activities were successful or if additional remedial measures are required.

Prior to final inspection, the applicant shall demonstrate to HCD-Planning that restoration activities have been initiated (eradicate invasive species and replant/restore dune scrub habitat areas).

19. MM002 (CUL-1) - LIMITED SUBSURFACE EXCAVATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Consistent with the recommendations from Basin Research Associates' 2022 Archaeological Assessment, the subsurface disturbance associated with the ADU, and surrounding area shall not exceed a maximum of 24-30 inches below the existing surface contour for installation of the floating foundation. If the disturbance is to exceed 24-30 inches, archaeological testing shall be completed by a qualified archaeologist.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction or grading permits, the applicant shall submit documentation that the recommendations from the Basin Research Associates 2022 Archaeological Assessment have been incorporated into the Project's final design plans, specifically that the foundation and other project components will not exceed 24-30 inches below existing surface contours. A qualified archaeologist shall review the final design plans and provide a statement of compliance. The final design plans and statement of compliance shall be submitted to HCD-Planning for review and approval.

20. MM003 (TR-1) - ON-SITE TRIBAL MONITOR

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure that tribal cultural resources incur a less than significant impact if encountered, a Tribal Monitor approved by the appropriate tribe shall be onsite and observe project-related grading and excavation associated with the foundation, utilities, and tree removal, but not the moving of soils previously excavated for the project. This Tribal Monitor shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features. If resources are discovered, the Applicant/Owner/contractor shall refer to and comply with County condition of approval PD003(B) as applicable. This mitigation is not intended to alleviate the responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

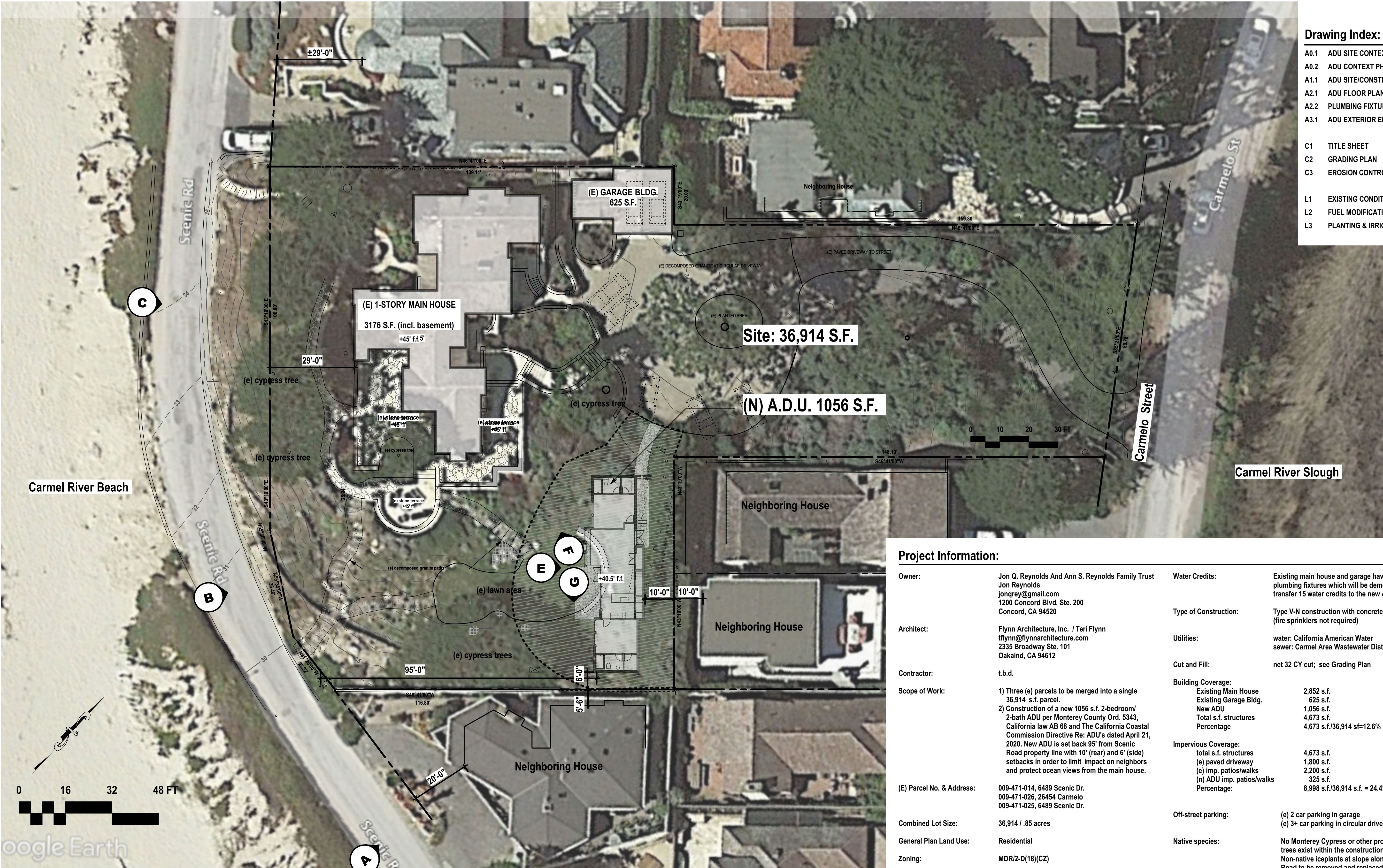
**Compliance or
Monitoring
Action to be
Performed:**

Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. TR-1, including all compliance actions. The Applicant/Owner shall submit said plans to HCD-Planning for review and approval.

Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a Tribal Monitor traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of initial project-related grading and excavation related to the foundation, utilities, and tree removal, but not the moving of soils previously excavated for the project.

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

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Drawing Index:

A0.1	ADU SITE CONTEXT PLAN
A0.2	ADU CONTEXT PHOTOS
A1.1	ADU SITE/CONSTRUCTION PLAN
A2.1	ADU FLOOR PLAN
A2.2	PLUMBING FIXTURE TRANSFER PLAN
A3.1	ADU EXTERIOR ELEVATIONS
C1	TITLE SHEET
C2	GRADING PLAN
C3	EROSION CONTROL PLAN
L1	EXISTING CONDITION PLAN
L2	FUEL MODIFICATION PLAN
L3	PLANTING & IRRIGATION PLAN

Project Information:

Owner:	Jon Q. Reynolds And Ann S. Reynolds Family Trust Jon Reynolds jonqrey@gmail.com 1200 Concord Blvd. Ste. 200 Concord, CA 94520	Water Credits:	Existing main house and garage have existing plumbing fixtures which will be demolished in order to transfer 15 water credits to the new ADU (see A2.2).
Architect:	Flynn Architecture, Inc. / Teri Flynn tflynn@flynnarchitecture.com 2335 Broadway Ste. 101 Oakland, CA 94612	Type of Construction:	Type V-N construction with concrete mat foundation (fire sprinklers not required)
Contractor:	t.b.d.	Utilities:	water: California American Water sewer: Carmel Area Wastewater District
Scope of Work:	1) Three (e) parcels to be merged into a single 36,914 s.f. parcel. 2) Construction of a new 1056 s.f. 2-bedroom/2-bath ADU per Monterey County Ord. 5343, California law AB 68 and The California Coastal Commission Directive Re: ADU's dated April 21, 2020. New ADU is set back 95' from Scenic Road property line with 10' (rear) and 6' (side) setbacks in order to limit impact on neighbors and protect ocean views from the main house.	Cut and Fill:	net 32 CY cut; see Grading Plan
(E) Parcel No. & Address:	009-471-014, 6489 Scenic Dr. 009-471-026, 26454 Carmelo 009-471-025, 6489 Scenic Dr.	Building Coverage:	Existing Main House 2,852 s.f. Existing Garage Bldg. 625 s.f. New ADU 1,056 s.f. Total s.f. structures 4,673 s.f. Percentage 4,673 s.f./36,914 s.f.=12.6%
Combined Lot Size:	36,914 / .85 acres	Impervious Coverage:	total s.f. structures 4,673 s.f. (e) paved driveway 1,800 s.f. (e) imp. patios/walks 2,200 s.f. (n) ADU imp. patios/walks 325 s.f. Percentage: 8,998 s.f./36,914 s.f. = 24.4%
General Plan Land Use:	Residential	Off-street parking:	(e) 2 car parking in garage (e) 3+ car parking in circular driveway
Zoning:	MDR/2-D(18)(CZ)	Native species:	No Monterey Cypress or other protected plants or trees exist within the construction area. Non-native iceplants at slope along Scenic Road to be removed and replaced with native grasses; see landscape plan.
Required Setbacks	Rear setback: 6' (10' proposed) Side setback: 6' (6' proposed) Front setback: 50' (95' proposed) Max. Structure Height: 15' (12'-8" proposed)		



D - View from water's edge at Carmel River Beach



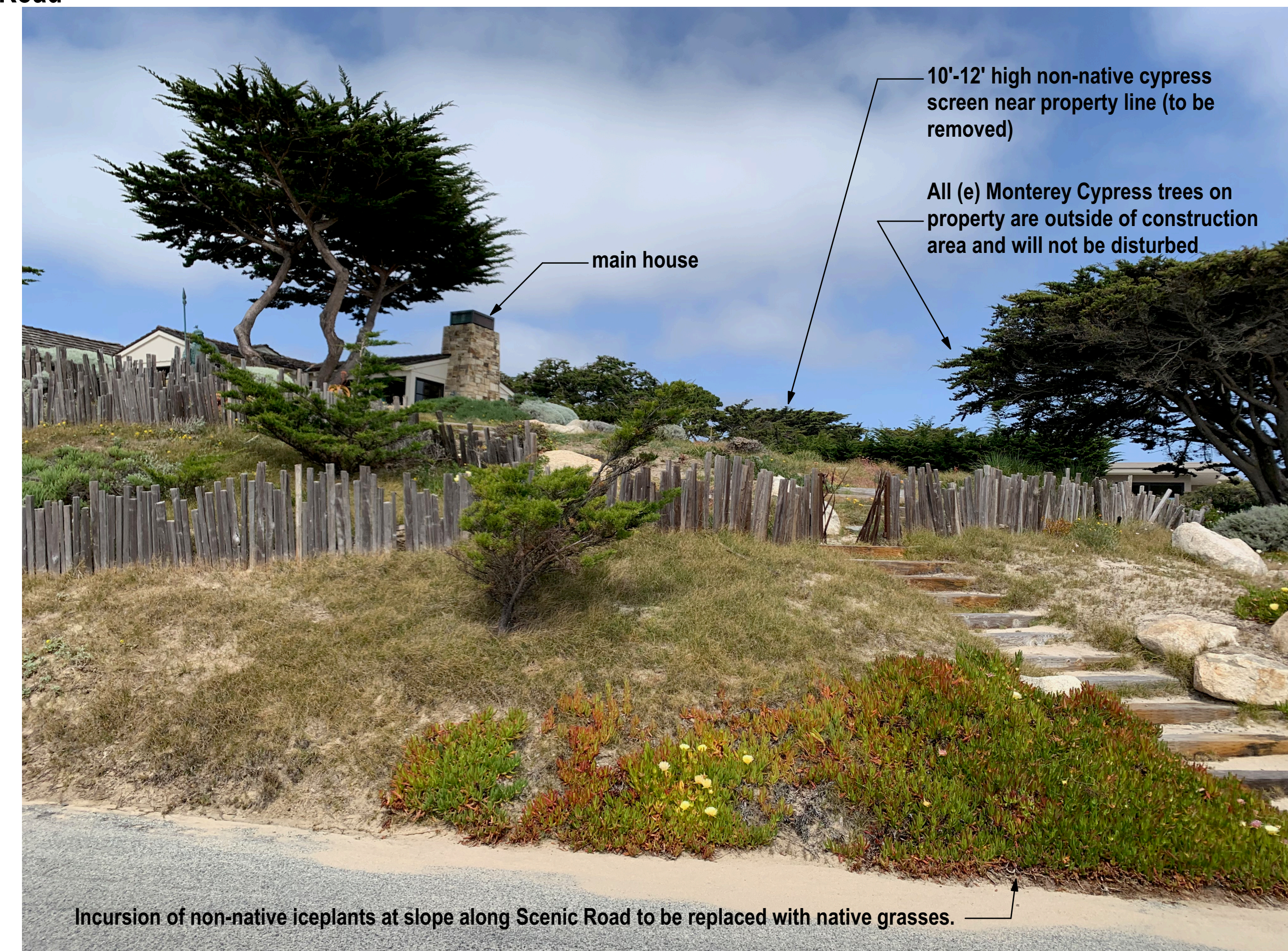
C - View from Scenic Road



A - View from Scenic Road



E - View of ADU site



B - View from Scenic Road



G - View from ADU site



F - View from ADU site



ADU PLUMBING FIXTURE SYMBOLS:

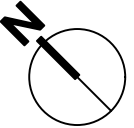
Note: Plumbing for ADU totals 15 fixture units transferred from main house.

- A** Washbasins (2)
- B** Toilet, Ultra Low-Flush (1.6 gallons-per-flush) (2)
- C** Standard Bathtub or Shower Stall w/one showerhead (2)
- D** Shower, each additional fixture (0)
- E** Kitchen Sink with Dishwasher (1)
- F** Dishwasher, each additional (0)
- G** Laundry Sink/Utility Sink (0)
- H** Clothes Washer (1)

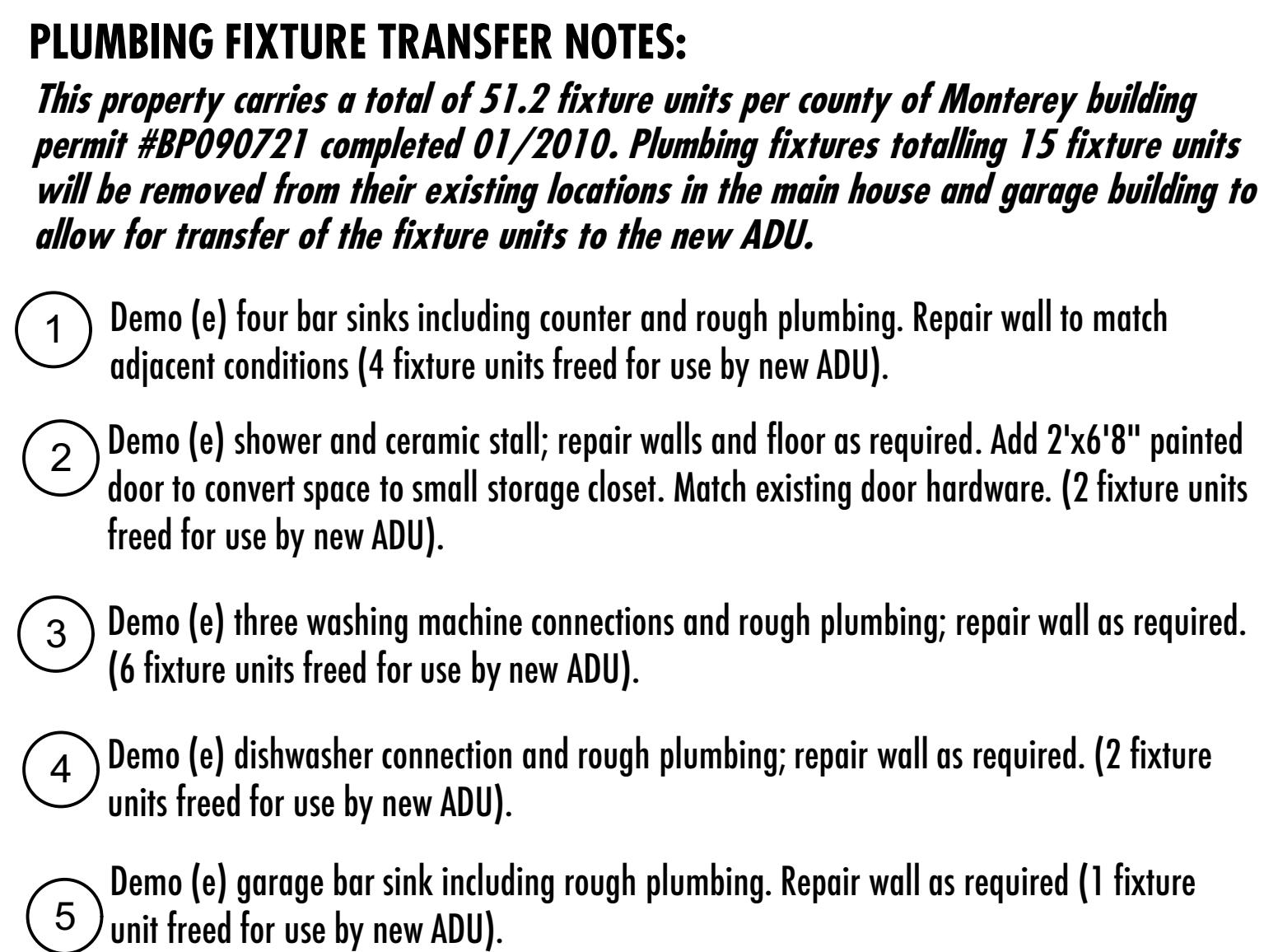
FLOOR PLAN NOTES:

note: Dimensions are to outside of finished exterior wood siding; decorative stone wainscoat where occurs not included (adds additional 3-4" at lower portion of wall; see elevations)

- ① Construction floor area measured to outside of finished exterior wood siding (red dashed line): 1056 sq. ft.
- ② Temporary 6' fence to protect (e) landscaped areas outside construction area
- ③ Carmel stone patio surface to match existing terraces at main house
- ④ Carmel stone curb to match existing stone at main house
- ⑤ Direct vent gas fireplace:
<https://www.regency-fire.com/en/Products/Gas/Traditional-Gas-Fireplaces/P33#divFullSpec>
- ⑥ Step(s) in stone path, see civil plan. Provide black metal handrail at wall per CBC.
- ⑦ Crushed granite walk to (e) walk; see landscape plan
- ⑧ Driftwood trellis around arched gateway to be design-built by artist
- ⑨ Arched gateway column encroaches 2'-6" (max.) into rear setback
- ⑩ New 6' high property line fence to replace (e) fence where shown; distance of fence from property line may be adjusted in the field .



- A** Washbasins (5) - 5 washbasins to be removed where shown red
- B** Toilet, Ultra Low-Flush (1.6 gallons-per-flush) (6)
- C** Standard Bathtub or Shower Stall w/one showerhead (5) - 1 shower to be removed
- D** Shower, each additional fixture (3)
- E** Kitchen Sink with Dishwasher (1)
- F** Dishwasher, each additional (1) - 1 dishwasher to be removed where shown red
- G** Laundry Sink/Utility Sink (1)
- H** Clothes Washer (4) - 3 clothes washer connections to be removed where shown red
- I** Pair M. Bath Washbasins (1) -
- J** Bar Sinks (5) - 5 bar sinks to be removed where shown red



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

5 HARRIS COURT,BLDG. G - POST OFFICE BOX 85
MONTEREY, CA 93942-0085
PHONE (831)856-5691 - FAX (831)844-9558

COPY

MPWMD WATER PERMIT NO. 30117

ASSESSOR PARCEL NUMBER: 009-071-025-000

ISSUE DATE: 11/23/2009 EXPIRES: 11/23/2011 OR UPON EXPIRATION OF THE BUILDING PERMIT.

Washing Machine	2.000	4.000 x	2.00000 =	4.000	8.000
Bar Sink	1.000	5.000 x	1.00000 =	1.000	5.000
Shower, each additional fixture (Showerheads, Body Sprays Nozzles, etc.)	4.000	4.000 x	2.00000 =	8.000	8.000
Dishwasher, each additional (including optional adjacent sink)	0.000	1.000 x	2.00000 =	0.000	2.000
Master Bathroom:1st WashBasin of Two	1.000	1.000 x	1.00000 =	1.000	1.000
Master Bathroom:2nd WashBasin of Two	1.000	1.000 x	0.00000 =	0.000	0.000

Total (AF) 0.412 0.512

Total Available (AF): 0.412 0.512

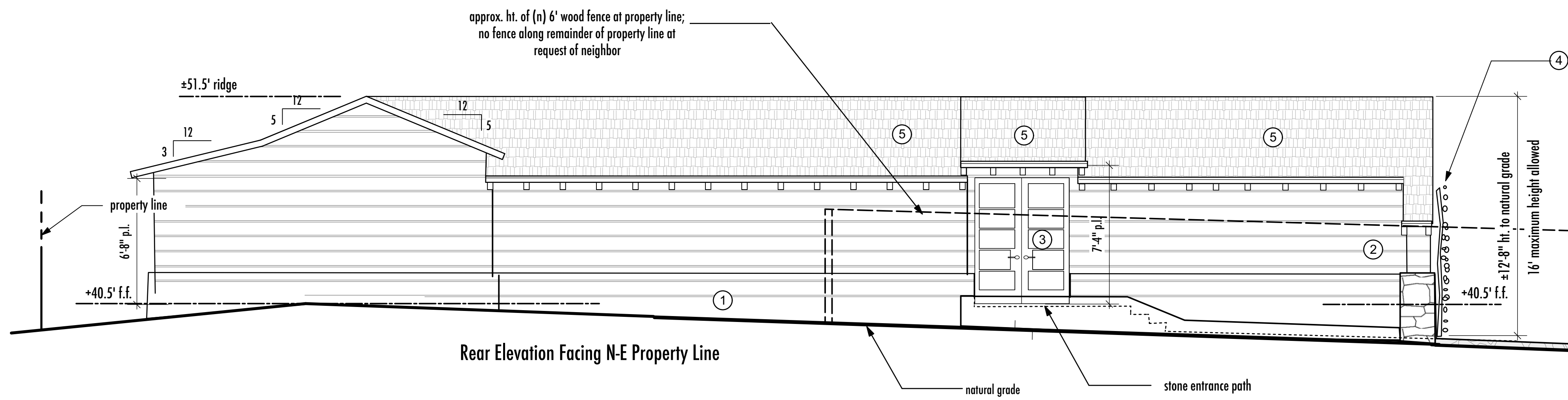
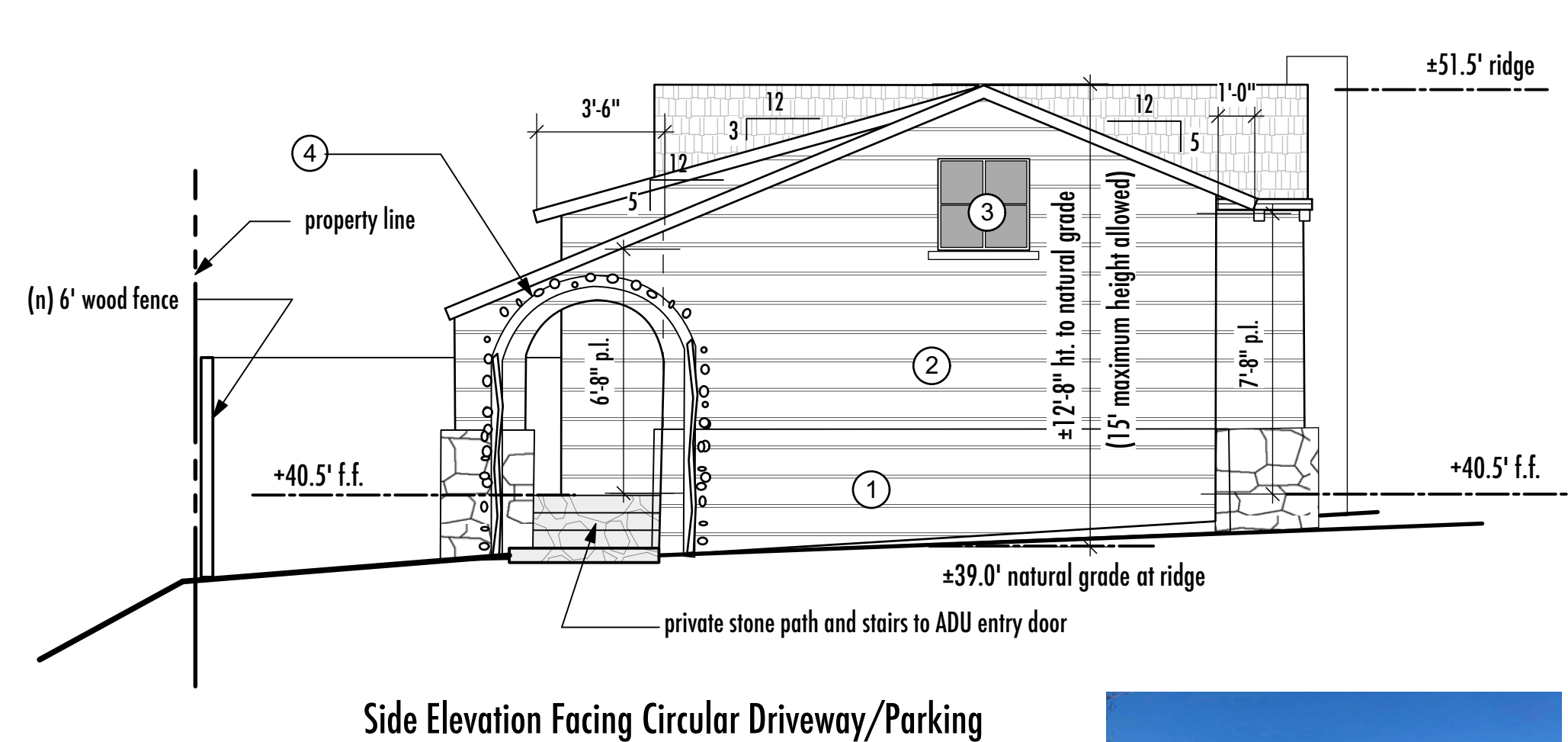
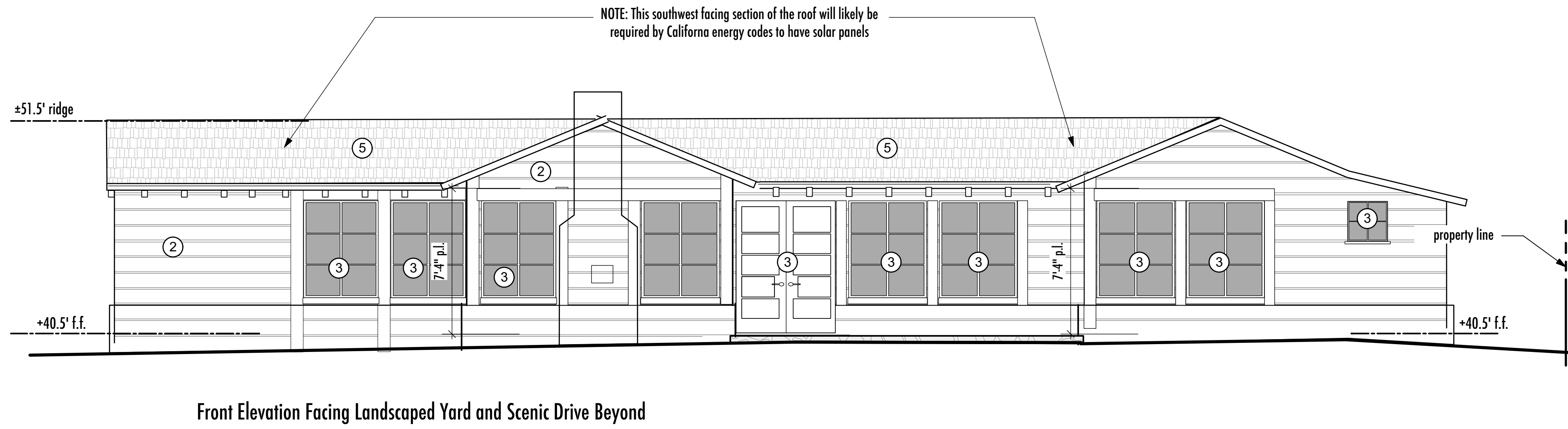
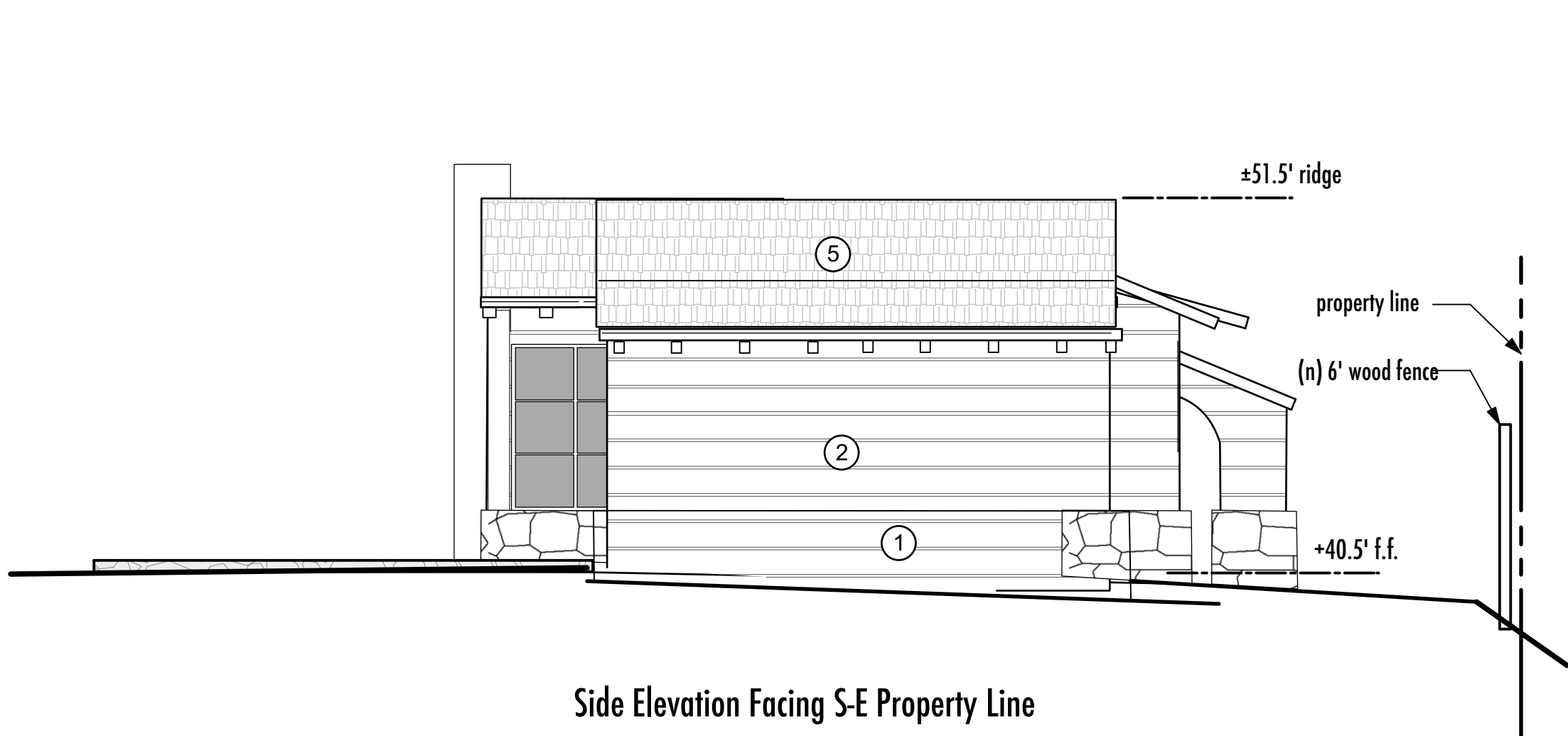
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Proposed Water Usage (AF): 0.100

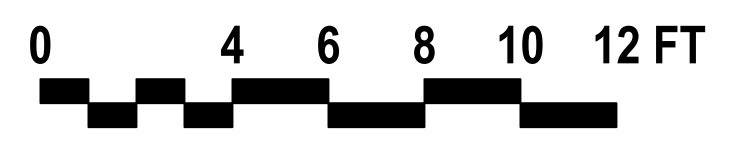
<u>Fee Description</u>	<u>Fixture Rate</u>	<u>Quantity</u>	<u>Fees</u>
Legal Review Fee (per Deed Restriction)			106.00
Processing Fee (Residential per Dwelling)			210.00
Deed Restriction/Recording Fee(First Pages)			20.00
Deed Restriction/Recording (Additional Pages)			9.00
Deed Restriction Prep.			105.00
Recording Copy Page			4.00
Courier Fees			13.00
Total			467.00

The Monterey Peninsula Water Management District issues this permit for the above project. This permit constitutes your receipt for the total fees shown. This permit may be revoked or other penalties imposed upon discovery of any substantial inaccuracy with respect to the referenced application or if water fixtures are added or changes in water use occur on this site without amendment of the water permit.

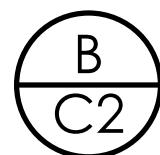
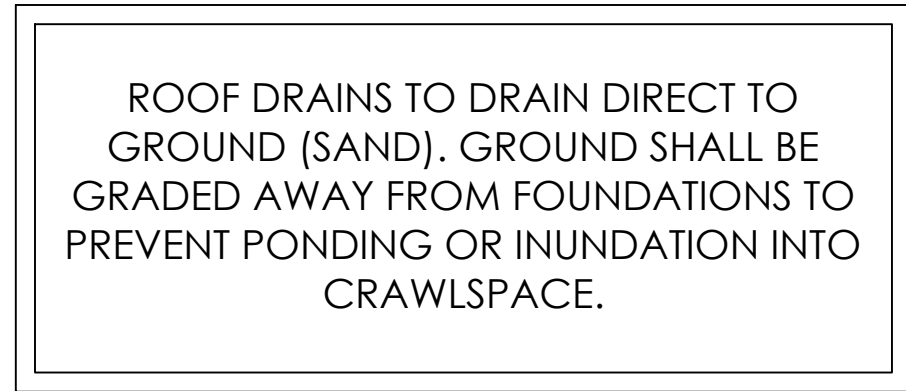
Page 2



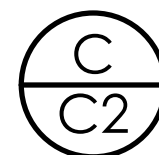
- ① "Carmel Stone" exterior wainscoat and stone walls to match carmel stone at main house
- ② Painted 8" horizontal wood siding to match main house; color to match main house
- ③ Hope dual pane steel frame windows and doors (mfr. bronze color frame) to match (e) steel windows at main house
- ④ Driftwood trellis around arched gateway to be design-built by artist; natural weathered finish
- ⑤ Wood shake roofing to match (e) roof at main house
- ⑥



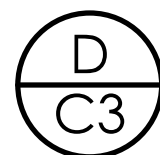
Drawing file: Z:\Projects\122147 26454 Carmelo Street\dwg\122147 GRADING PLAN.dwg
Plotted: Mar 03, 2023 - 4:53pm



SCALE: 1"=5'



SCALE: 1"=5'



NTS

AC3 ENGINEERING
INCORPORATED

Civil Engineering Land Development Stormwater Control

12x Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
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GRADING PLAN

NEW ACCESSORY DWELLING UNIT
26454 CARMELO STREET
CARMEL, CA

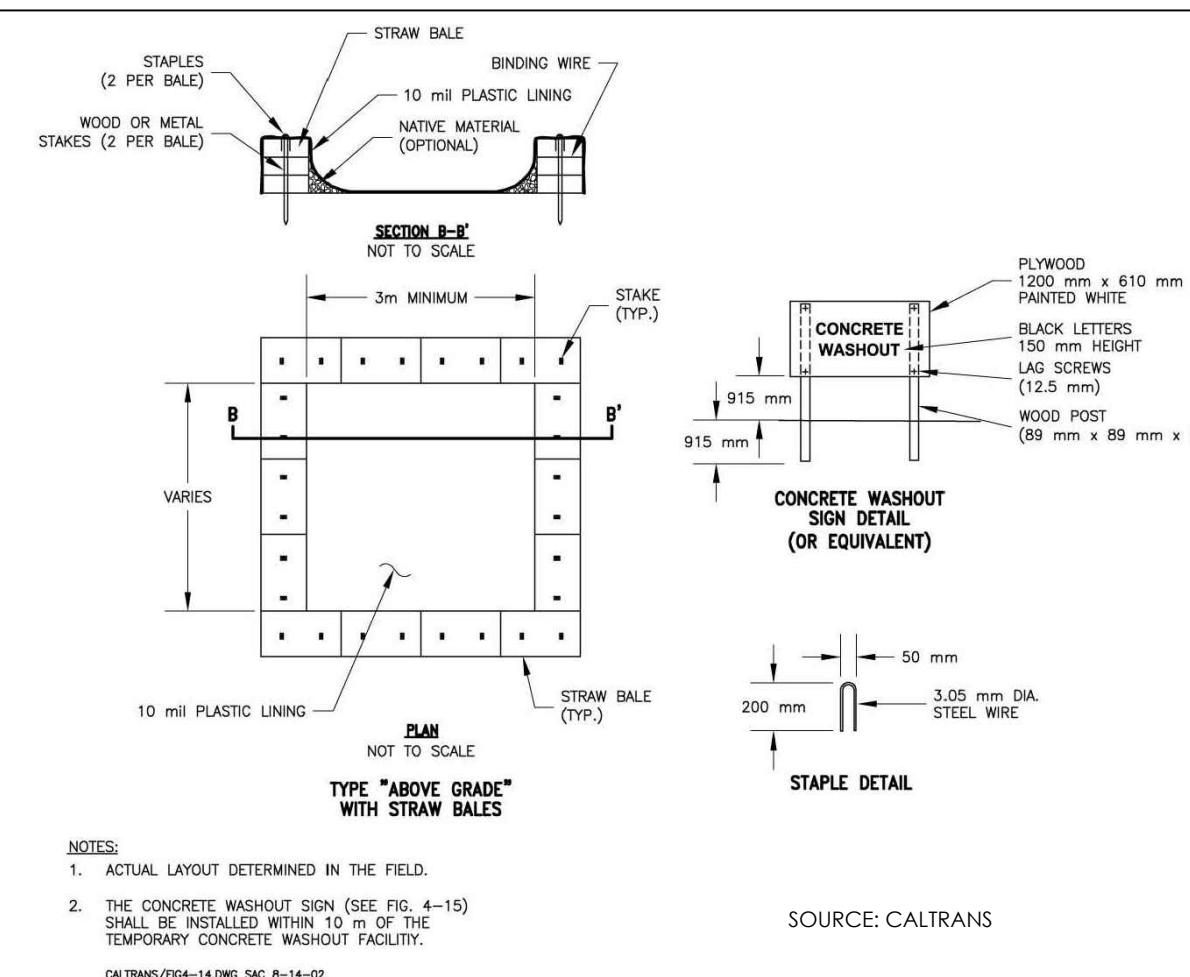
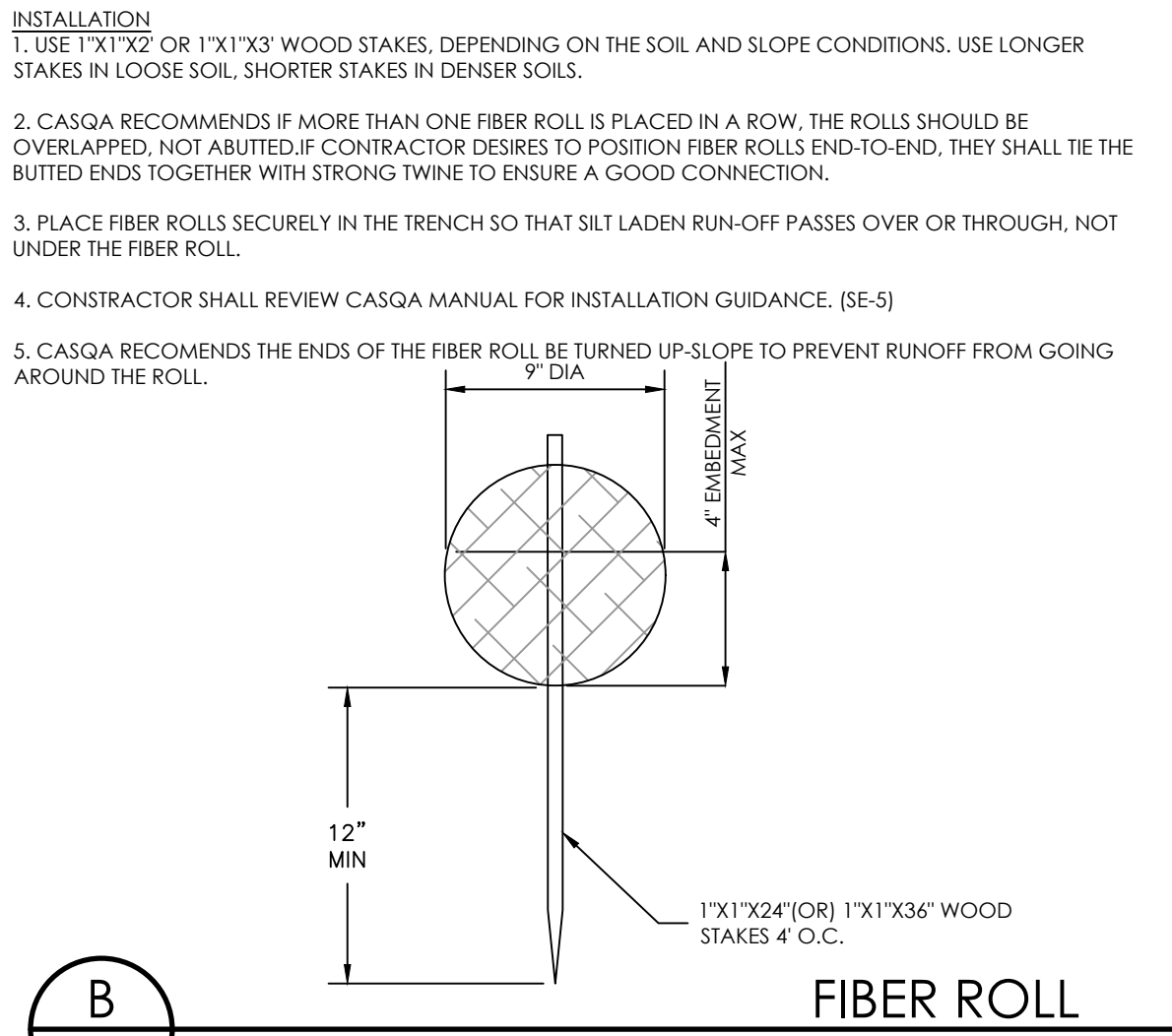
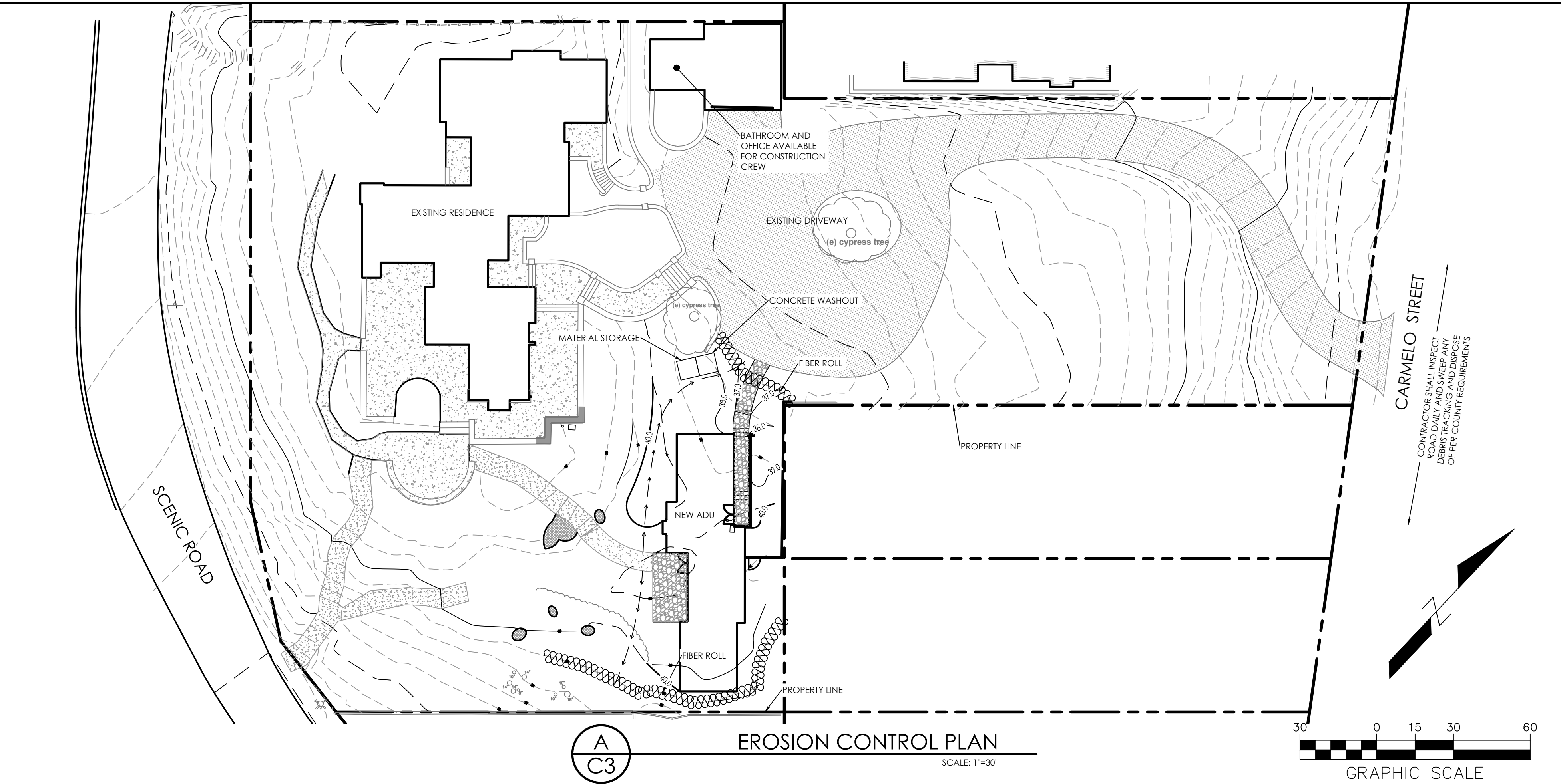
SCALE:	AS NOTED
DATE:	9/28/2022
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	

C2
OF 3 SHEETS
PROJECT# 122147

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

Drawing file: Z:\Projects\122147_26454 Carmelo Street\dwg\122147 GRADING PLAN.dwg
Plotted: Mar 03, 2023 @ 4:53pm

GENERAL NOTES
1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH, SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
C) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
D) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
E) LANDSCAPE SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. 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.
3. 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 THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
[COUNCIL'S GRADING/EROSION ORD. 2806-16.12.090]
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
F) IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED:
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED:
8. SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK. CONTRACTOR RESPONSIBLE FOR OBTAINING AND REVIEWING THE DOCUMENT.
MONTEREY COUNTY INSPECTIONS
PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.
GOOD SITE MANAGEMENT "HOUSEKEEPING"
1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS, SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.
WASTE MANAGEMENT POLLUTION CONTROL
1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PREVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DISCHARGE AREA FITTED WITH APPROPRIATE BMPs. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1. MATERIAL DELIVERY AND STORAGE
WM-2. MATERIAL USE
WM-3. STOCKPILE MANAGEMENT
WM-4. SPILL PREVENTION AND CONTROL
WM-5. SOLID WASTE MANAGEMENT
WM-6. HAZARDOUS WASTE MANAGEMENT
WM-7. CONTAMINATED SOIL MANAGEMENT
WM-8. CONCRETE WASTE MANAGEMENT
WM-9. SANITARY/SEPTIC WASTE MANAGEMENT
WM-10. LIQUID WASTE MANAGEMENT
[SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK]
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS, SUCH AS USED CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS, WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.
EROSION CONTROL (SOIL STABILIZATION)
1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST, WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1. SCHEDULING
EC-2. PRESERVATION OF EXISTING VEGETATION
EC-3. HYDRAULIC MULCH
EC-4. HYDROSEEDING
EC-5. SOIL BINDERS
EC-6. STRAW MULCH
EC-7. GEOTEXTILES AND MATS
EC-8. WOOD MULCHING
EC-9. EARTH DIKES AND DRAINAGE SWALES
EC-10. VELOCITY DISSIPATION DEVICES
EC-11. SLOPE DRAINS
EC-12. STREAMBANK STABILIZATION
EC-13. POLYACRYLAMIDE
[SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK]
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.
SEDIMENT CONTROL
1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR EMERGENCY RESPONSE TO FAILURE OF EXISTING CONTROLS.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THE PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPs, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1. SILT FENCE
SE-2. SEDIMENT BASIN
SE-3. SEDIMENT TRAP
SE-4. CHECK DAMS
SE-5. FIBER ROLLS
SE-6. GRAVEL BAG BERM
SE-7. STREET SWEEPING AND VACUUMING
SE-8. SANDBAG BARRIER
SE-9. STRAW BALE BARRIER
SE-10. STORM DRAIN INLET PROTECTION
SE-11. CHEMICAL TREATMENT
[SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK]
TRACKING CONTROL
1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT AND/OR POLLUTANTS ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1. STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2. STABILIZED CONSTRUCTION ROADWAY
TC-3. ENTRANCE/EXIT TIRE WASH
[SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK]
WIND EROSION CONTROL
1. WIND EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1. WIND EROSION CONTROL
[SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK]
NON-STORMWATER MANAGEMENT POLLUTION CONTROL
1. NON-STORMWATER DISCHARGES CONSIST OF ALL DISCHARGES TO/ FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL MAINTAIN VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1. WATER CONSERVATION PRACTICES
NS-2. DEWATERING OPERATIONS
NS-3. PAVING AND GRINDING OPERATIONS
NS-4. TEMPORARY STREAM CROSSING
NS-5. CLEAR WATER DIVERSION
NS-6. ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7. POTABLE WATER / IRRIGATION
NS-8. VEHICLE AND EQUIPMENT CLEANING
NS-9. VEHICLE AND EQUIPMENT FUELING
NS-10. VEHICLE AND EQUIPMENT MAINTENANCE
NS-11. PILE DRIVING OPERATIONS
NS-12. CONCRETE CURING
NS-13. MATERIALS AND EQUIPMENT USE OVER WATER
NS-14. CONCRETE FINISHING
NS-15. STRUCTURE DEMOLITION/REMOVAL
NS-16. TEMPORARY BATCH PLANTS
[SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK]



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C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control

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



EROSION CONTROL PLAN	
NEW ACCESSORY DWELLING UNIT 26454 CARMELO STREET CARMELO, CA	
SCALE:	AS NOTED
DATE:	9/28/2022
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	122147

C3

OF 3 SHEETS
PROJECT# 122147

NOT FOR CONSTRUCTION

Reynolds - Carmel

26454 Carmelo Street,
Carmel, CA 93923

APN: 009-471-014, 009-471-009

Issue set: Planning Revised
Issue date: 03.15.2023

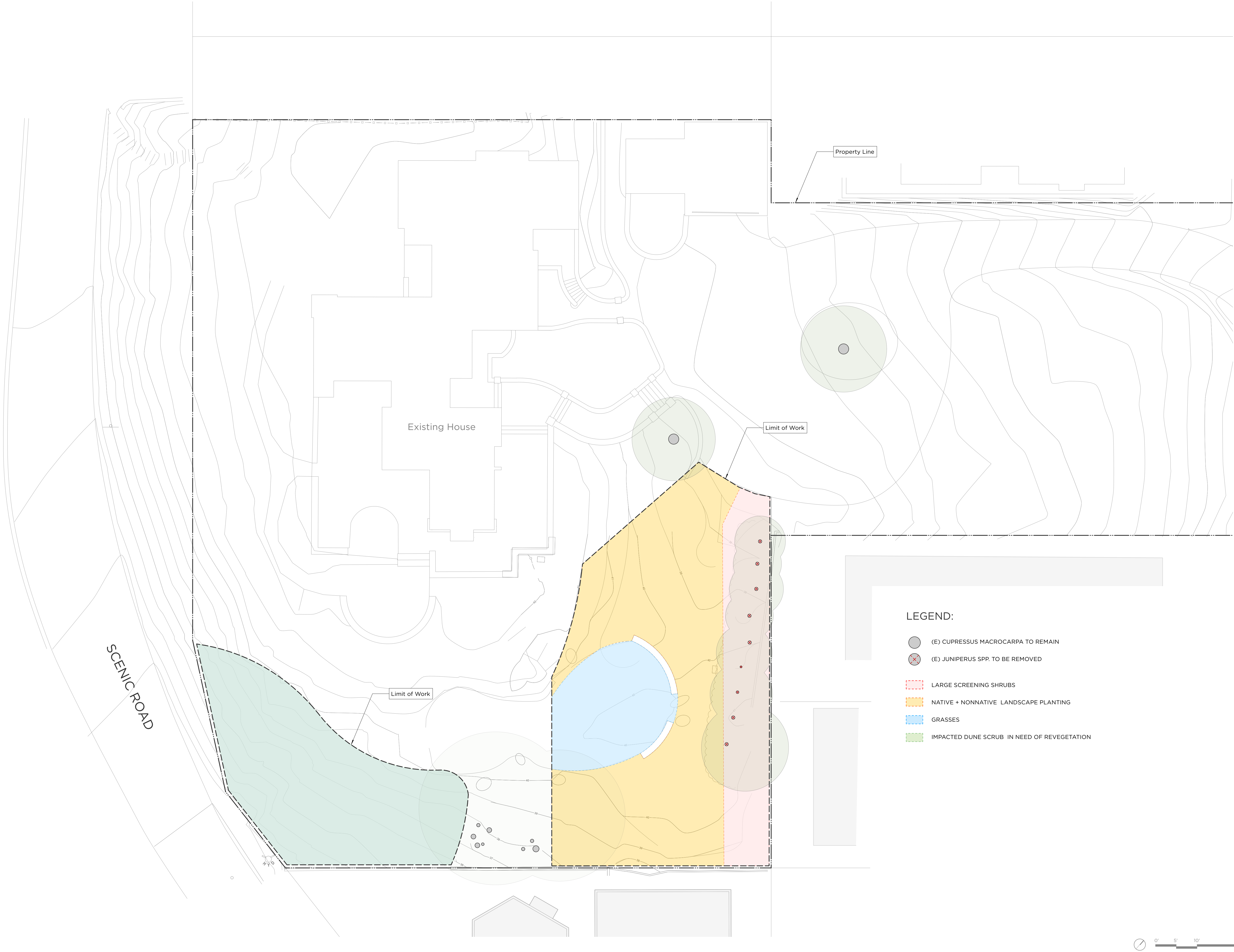
Revisions:

REV.	DESCRIPTION	DATE
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Existing Conditions

Scale: 1" = 10'-0"
Drawn by: KH

L1.00



NOT FOR CONSTRUCTION

Reynolds - Carmel

26454 Carmelo Street,
Carmel, CA 93923

APN: 009-471-014, 009-471-009

Issue set: Planning Revised
Issue date: 03.15.2023

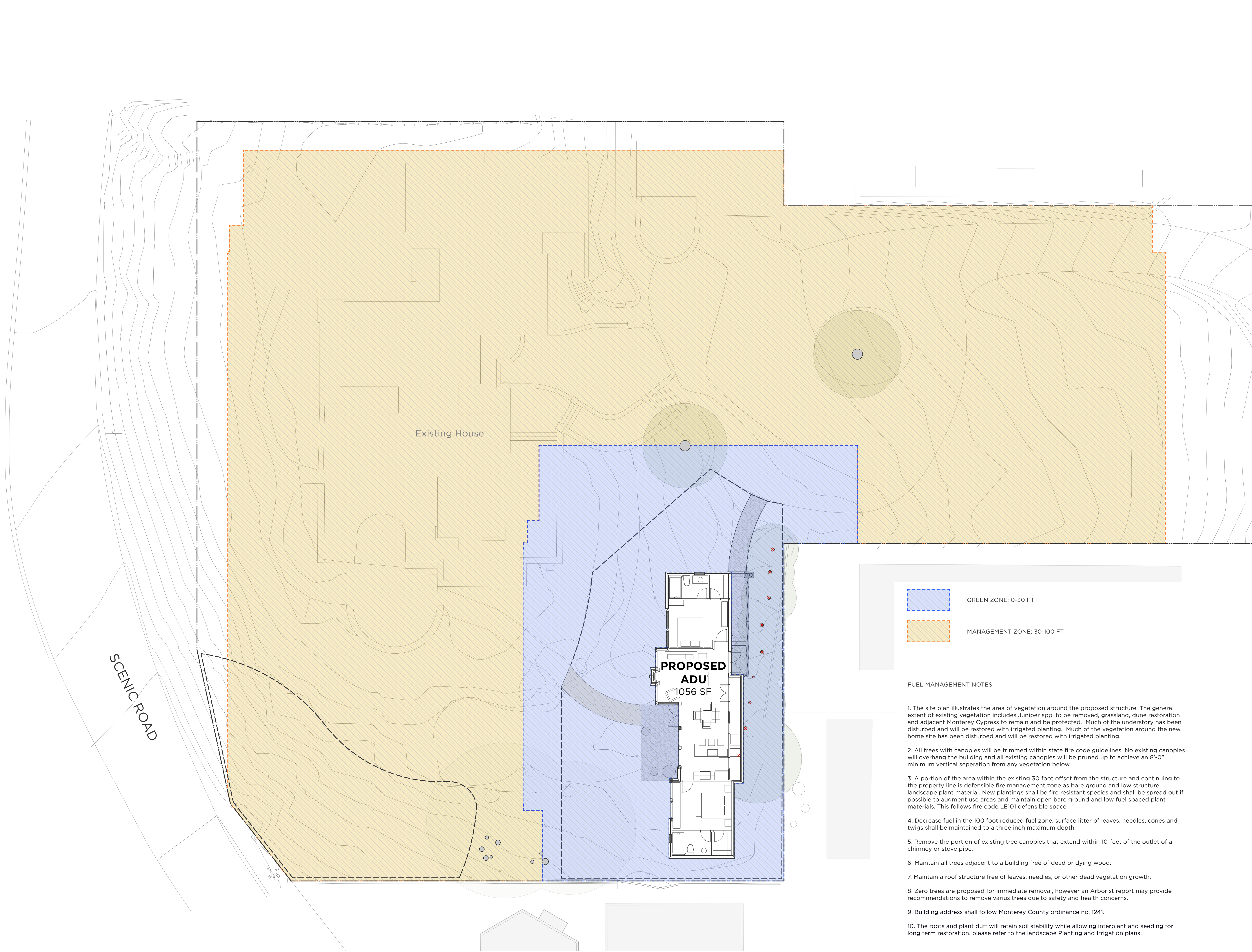
Revisions:

REV.	DESCRIPTION	DATE
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Fuel Management Plan

Scale: 1" = 10'-0"
Drawn by: KH

L2.00



O / 831.655.1414
F / 831.655.3462
537 Houston Street
Monterey, CA 93940
GROUNDSTUDIO.COM

NOT FOR CONSTRUCTION

Reynolds - Carmel

26454 Carmelo Street,
Carmel, CA 93923

APN: 009-471-014, 009-471-009

Issue set: Planning Revised
Issue date: 03.15.2023

Revisions:

REV.	DESCRIPTION	DATE
------	-------------	------

Planting + Irrigation Plan

Scale: 1" = 10'-0"
Drawn by: KH

L3.00

NOTE:

Dune restoration area to receive temporary irrigation only to ensure plant material establishment, once plants are established this zone will no longer receive irrigation.

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gallyr)
	Residential	36.0	0.55	-	4,690	57,574

MAWA = (ETo) * (0.62) * [(ETAF*LA) + ((1-ETAF) * SLA)]

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gallyr)
	36.0	1,975	-	44,075

ETWU = (ETo) * (0.62) * [(PF*SF)/IE] + SLA]

Difference between MAWA and ETWU 13,499 Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Coastal Garden	Drip	1,925	0.40	0.81	951
	2	Screening	Drip	880	0.30	0.81	326
	3	Dune Restoration	Drip	1,885	0.30	0.81	698
		Landscape area (not including SLA)		4,690			1,975

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	0	1.0	-
	Multi-use and sports field turf area	0	1.0	-
	Area irrigated with recycled water	0	1.0	-
	Pool	0	1.0	-
	Total SLA	0		0

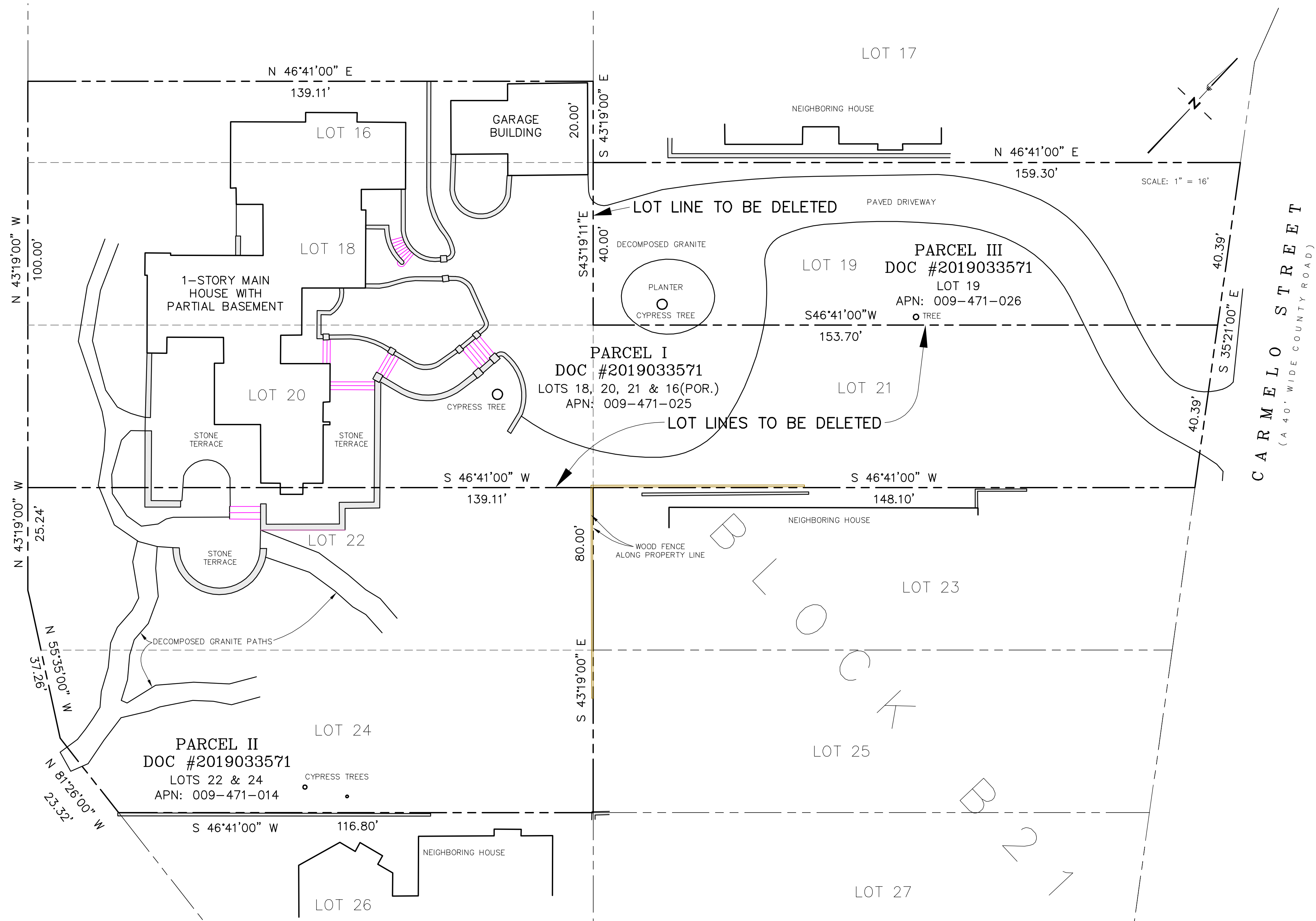
Total Landscape Area (including SLA) from ETWU Calculation 4,690

PLANT LEGEND

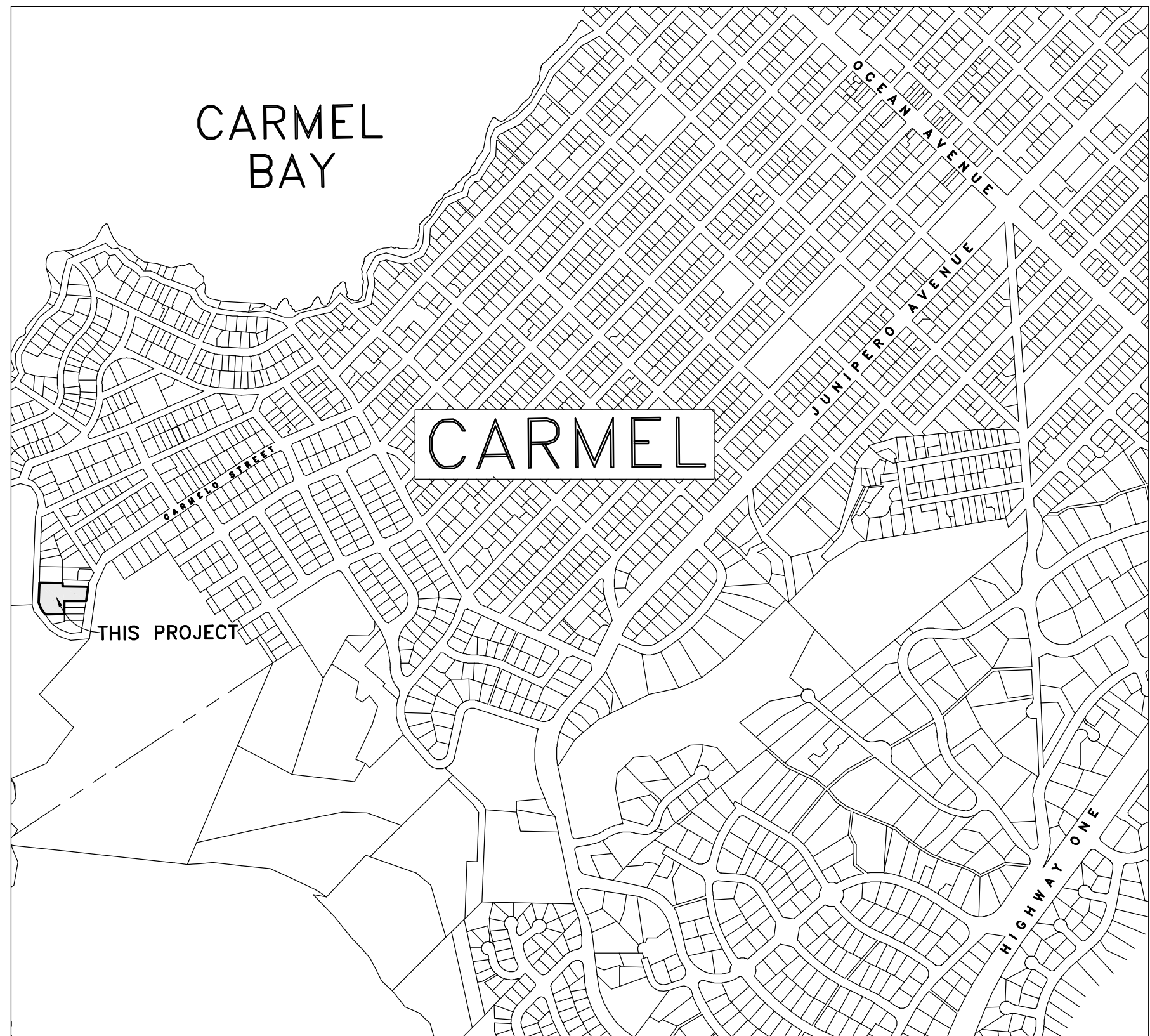
	Quantity	Botanical Name	Common Name	Container Size
ZONE 1				
	13	Aeonium arboreum 'zwartkop'	Black Rose Aeonium	5 gal
	5	Agave attenuata	Fox Tail Agave	15 gal
	13	Calcecephalus brownii	Silver Bush	50% 5 gal, 50% 15 gal
	230	Carex pansa	California Meadow Sedge	50% 1 gal, 50% 5 gal
	15	Ceanothus maritimus 'Point Sierra'	Maritime Ceanothus	50% 5 gal, 50% 15 gal
	8	Crassula ovata	Jade Plant	15 gal
	15	Eschscholzia californica 'Maritima'	California Poppy	4"
	15	Euphorbia rigida	Silver Spurge	5 gal
	1	Leptospermum laevigatum	Australian Tea Tree	48" box
	20	Rosmarinus officinalis 'Boule'	Rosemary	5 gal
	10	Echeveria spp.	Hens and Chickens	4"
	13	Sedum spp.	Stone Crop	4"
	10	Senecio spp.	Chalk Sticks	4"
ZONE 2				
	24	Hesperocyparis macrocarpa	Monterey Cypress	24" box
ZONE 3				
	14	Abronia latifolia	Yellow Sand Verbena	1 gal
	52	Castilleja latifolia	Monterey Paintbrush	site propagation
	27	Eriophyllum staechadifolium	Lizardtail	1 gal
	27	Eriogonum latifolium	Coast Buckwheat	1 gal
	27	Eriogonum parvifolium	Dune Buckwheat	1 gal
	23	Elymus mollis	American Dune Grass	5 gal

0' 5' 10' 20'

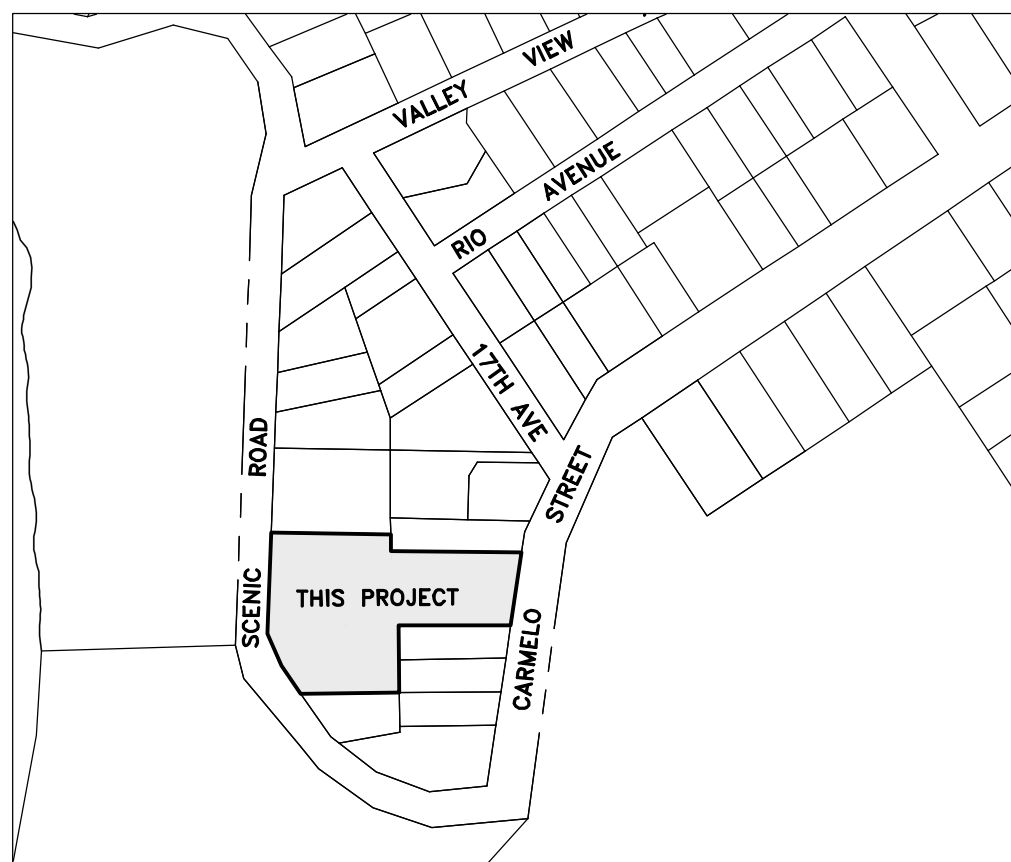
SCENIC ROAD
(A 40' WIDE COUNTY ROAD)



CARMELO STREET
(A 40' WIDE COUNTY ROAD)



VICINITY MAP
NOT TO SCALE



AREA MAP
NOT TO SCALE

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON ARE FROM RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.

LEGEND:

- DENOTES A STEP
- DENOTES A WALL

SUMMARY

TOTAL NUMBER OF PARCELS = 3
PARCEL 1, AREA = 19,946.92 SQUARE FEET, 0.46 ACRES
PARCEL 2, AREA = 10,707.47 SQUARE FEET, 0.25 ACRES
PARCEL 3, AREA = 6,260.02 SQUARE FEET, 0.14 ACRES
AFTER LOT MERGER, TOTAL AREA = 36,873.41 SQUARE FEET, 0.85 ACRES

LOT MERGER MAP

OF
PARCELS I, II & III, AS DESCRIBED IN DOC.
#2019033571, BEING LOTS 18, 19, 20, 21,
22, 24 AND A PORTION OF LOT 16 IN
BLOCK B21, AS SHOWN ON
"MAP OF ADDITION NO. 7 TO
CARMEL-BY-THE-SEA" FILED IN
VOL. 2, "CITIES & TOWNS", PG. 24
OFFICIAL RECORDS OF MONTEREY COUNTY

UNINCORPORATED COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Jon & Ann Reynolds

BY

CENTRAL COAST SURVEYORS

5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931



SCALE: 1" = 16' JOB No. 22-93 JULY 2022

PREPARER: JJ

APNs 009-471-014, -025, -026

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Exhibit B

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County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

FILED

APR 09 2025

XOCHITL MARINA CAMACHO
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Reynolds Jon Q Tr Et Al
File Number:	PLN210331
Owner:	Jon Q Reynolds and Ann S Reynolds Family Trust
Project Location:	26454 Carmelo Street (Lot B) & 26489 Scenic Road, Carmel
Primary APN:	009-471-014-000, 009-471-026-000 & 009-471-025-000
Project Planner:	Joseph Alameda
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot accessory dwelling unit; 2) a Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot; 3) a Coastal Development Permit for development within 750 of archaeological resources; and 4) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (dune scrub).

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

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

Decision Making Body:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	April 9, 2025
Review Period Ends:	May 9, 2025

Further information, including a copy of the application and Initial Study are available at the Monterey County Housing & Community Development, 1441 Schilling Place South, 2nd Floor, Salinas, CA 93901/(831) 755-5025

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT



Planning – Building – Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

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

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Jon Q Reynolds and Ann S Reynolds Family Trust, File Number PLN210331) at 26454 Carmelo Street (Lot B) and 26489 Scenic Road, Carmel (APN 009-471-014-000, 009-471-026-000, and 009-471-025-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 2nd Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents> .

The Planning Commission will consider this proposal at a meeting on May 28, 2025, in the Monterey County Board of Supervisors Chambers, 168 West Alisal St, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from April 9, 2025 to May 9, 2025. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot accessory dwelling unit; 2) a Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot; 3) a Coastal Development Permit for development within 750 of archaeological resources; and 4) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (dune scrub).

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

CEQAcomments@countyofmonterey.gov

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

confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

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

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

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

County of Monterey
Housing & Community Development
Attn: **Joseph Alameda, Associate Planner**
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Reynolds Jon Q Tt Et Al; File Number PLN210331

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

- ____ No Comments provided
____ Comments noted below
____ Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (1 copy of the Executive Summary & Notice of Completion)
2. County Clerk's Office
3. CalTrans District 5 (San Luis Obispo office)
4. California Coastal Commission
5. Association of Monterey Bay Area Governments
6. Monterey Bay Air Resources District
7. California Department of Fish & Wildlife, Region 4, Renee Robison
8. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
9. California American Water Company
10. Cypress Fire Protection District
11. Monterey County Agricultural Commissioner
12. Monterey County Water Resources Agency
13. Monterey County HCD-Engineering Services
14. Monterey County HCD-Environmental Services
15. Monterey County Public Works, Facilities & Parks
16. Monterey County Environmental Health Bureau
17. Monterey County Sheriff's Office
18. Jon Q Reynolds and Ann S Reynolds Family Trust, Owner
19. Teri Flynn, Agent
20. Alex Lorca C/O Fenton & Keller
21. The Open Monterey Project
22. LandWatch Monterey County
23. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

24. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
25. Juan Barboza (jbarboza@nccrc.org)
26. Molly Erickson (Erickson@stamplaw.us)
27. Margaret Robbins (MM_Robbins@comcast.net)
28. Michael Weaver (michaelrweaver@mac.com)
29. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
30. Garry Hofer (garry.hofer@amwater.com)
31. Jack Wang (Jack.Wang@amwater.com)
32. Jeana Arnold (jeana.arnold@pge.com)
33. Louise Miranda-Ramirez (Ramirez.louise@yahoo.com)
34. Mimi Sheridan (mimisheridan@msn.com)
35. California Department of Fish & Wildlife (r4ceqa@wildlife.ca.gov)
36. Michael Lozeau C/O Lozeau Drury LLP (michael@lozeaudrury.com)
37. Juliana Lopez C/O Lozeau Drury LLP (juliana@lozeaudrury.com)
38. California Department of Fish & Wildlife, Marine Region (r7ceqa@wildlife.ca.gov)
39. John Perkins (warriorbristol@yahoo.com)

Revised 6/20/24

COUNTY OF MONTEREY

HOUSING & COMMUNITY DEVELOPMENT

1441 SCHILLING PL SOUTH 2nd FLOOR, SALINAS, CA 93901

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



INITIAL STUDY

BACKGROUND INFORMATION

Project Title:	Reynolds Jon Q Tr Et. Al.
File No.:	PLN210331
Project Location:	26454 Carmelo Street (Lot B) & 26489 Scenic Road, Carmel
Name of Property Owner:	Jon Q Reynolds and Ann S Reynolds Family Trust
Name of Applicant:	Teri Flynn
Assessor's Parcel Number(s):	009-471-014-000, 009-471-026-000, and 009-471-025-000
Acreage of Property:	0.85 Acres
General Plan Designation:	Carmel Area LUP
Zoning District:	MDR/2-D(18)(CZ)
Lead Agency:	County of Monterey Housing and Community Development
Prepared By:	Denise Duffy and Associates, Inc.
Date Prepared:	October 2023
Contact Person:	Joseph Alameda, Associate Planner, County of Monterey HCD
Phone Number:	(831) 783-7079

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The Reynolds Jon Q Tr Et Al Project (“Project” or “Project”) located at Lot B, 26454 Carmelo Street, Monterey County, California consists of:

1. Construction of a single-story 1,056 square foot, two-bedroom Accessory Dwelling Unit (“ADU”) (**Figure 1**).
2. Merging of three legal lots of record (Assessor’s Parcel Numbers 009-471-014 (0.25 acres), 009-471-026 (0.14 acres), and 009-471-025 (0.46 acres)) into a single legal lot of record, and
3. Demolition of 15 existing plumbing fixtures in the main house and garage, transferring transfer water credits to the new ADU. **Figure 2** shows the proposed site plan.

The 1,056-square-foot, single-story, ADU has an estimated land disturbance area of 3,385 square-feet with a proposed maximum height of approximately 13 feet. Additional Project improvements include an exterior stone patio, crushed granite walkway, privacy fence, and landscaping around the entire building exterior. The landscaping plan proposes the removal of nine (9) non-native Mediterranean cypress trees, replanting a mixture of native and nonnative drought-tolerant plants, and revegetating the currently impacted dune scrub. Building materials include local Carmel stone, wood siding, wood shake roofing, driftwood trellising, and energy-efficient windows and doors.

Construction

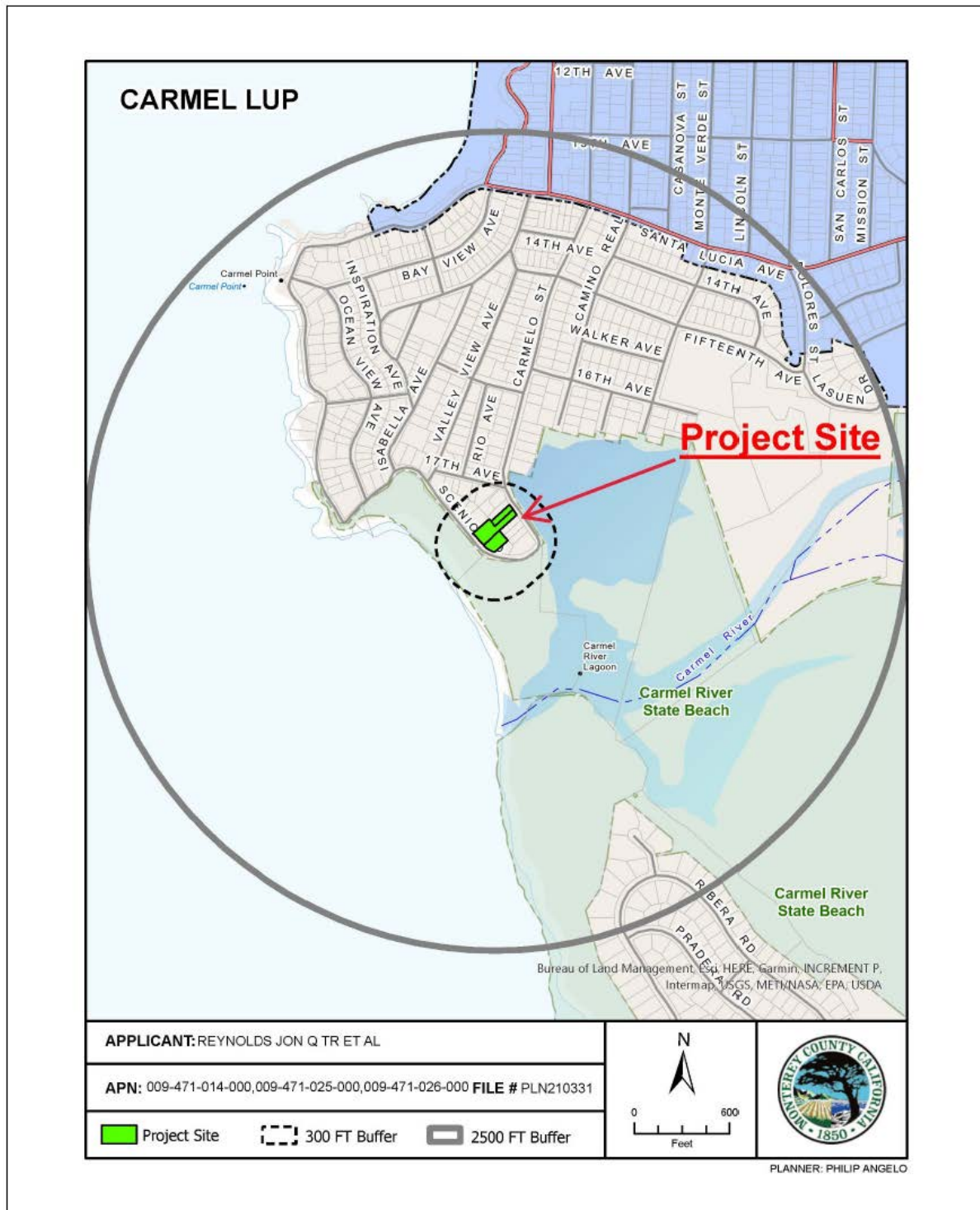
Construction of the Project would generally involve tractors, backhoes, compactors, excavators, rollers, dump trucks, etc. All construction loading, unloading, and parking of equipment would occur within the existing private gravel driveway area and the driveway would be repaired after construction of the ADU is complete. No construction vehicles would be parked on adjacent roads.

The construction start depends on the Project approval date, seasonal factors, and the contractor’s schedule. Construction activities would be limited to the hours between 7AM – 7PM, Monday through Saturday. No construction activities would occur on Sundays or holidays.

Site Preparation & Demolition

The Project would propose the removal of 15 plumbing fixture units in the main house and garage to allow the transfer of the fixture units to the new ADU. Interior demolition would include removing five (5) bar sinks, one (1) shower and ceramic stall, three (3) washing machine connections, one (1) dishwasher connection, and five (5) washbasins. Following removal of these fixtures the remaining walls and floors would be repaired. **Figure 3** shows the proposed demolition plan. Site preparation work would include staging of construction equipment, initial grading activities, tree removal (see below), and other related activities.

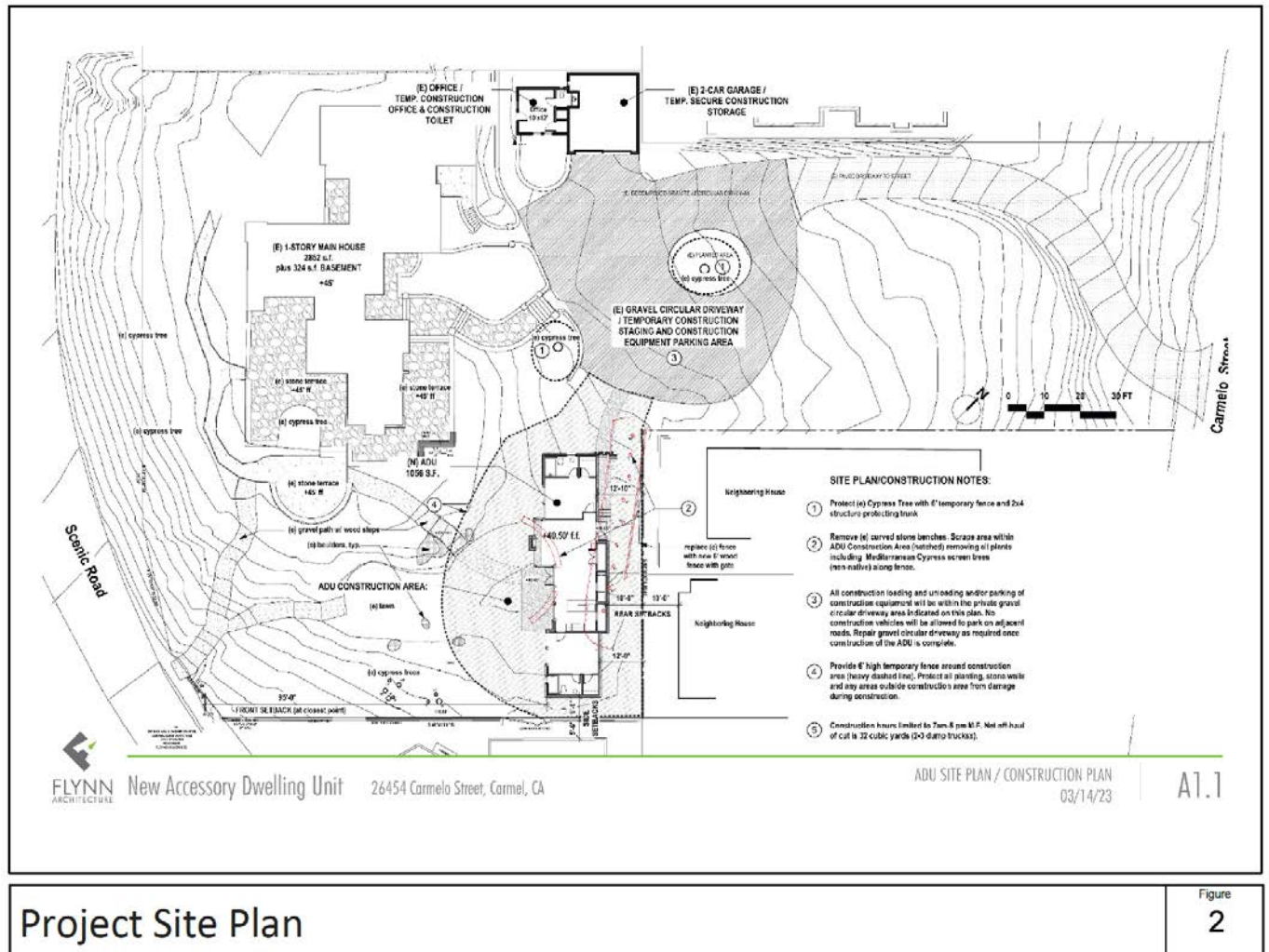
Figure 1 – Vicinity Map



Project Vicinity Map

**Figure
1**

Figure 2 – Proposed Site Plan



FLYNN ARCHITECTURE New Accessory Dwelling Unit 26454 Carmelo Street, Carmel, CA

ADU SITE PLAN / CONSTRUCTION PLAN 03/14/23

A1.1

Project Demolition Plan

Figure 3

Grading

The Project would require 43 cubic yards of cut, 11 cubic yards of fill, and 32 cubic yards of export. The estimated area of disturbance is approximately 3,385 square-feet. The project includes a floating foundation design.

Pervious and Impervious Coverage

The Project would result in a total of 8,998 square-feet of impervious coverage on the property. Impervious cover resulting from building coverage would be 4,673 square-feet, with existing structures comprising 3,477 square-feet and the new ADU comprising 1,056 square-feet. Other impervious surfaces (e.g., paved walkways) would comprise 4,325 square-feet, with existing surfaces accounting for 4,000 square-feet and ADU patios and walkways comprising 325 square-feet. The Project would result in a total pervious coverage of 27,916 square-feet.

Tree Removal

The Project would not require removal of any native trees; however, nine (9) non-native Mediterranean cypress trees, which currently create a screen along the northern edge of the property, would be removed. Native Monterey cypress trees located on the property are outside of the construction footprint but shall be protected with temporary fencing during construction and grading activities.

B. Surrounding Land Uses and Environmental Setting:

The Project is located at 26454 Lot B, Carmelo Street, Monterey County, California. More specifically, the Project is located on an existing development lot. The Project site, encompasses three parcels which will be merged into one lot as part of this Project, resulting in a final lot approximately 36,914 square-feet (0.85 acres) in size.

The current subject parcels front onto Scenic Road. The site is designated as Medium-Density Residential (“MDR/2-D(18)(CZ)”), is located in the Carmel Area Land Use Plan (“Carmel Area LUP”). The proposed project area is relatively flat ground atop a slight hillslope, developed with existing paved pathways, lawn, and landscaping. **Figure 4** shows the Project site and surrounding land uses. The site is surrounded by existing medium-density residential development and is bordered on the south side by Scenic Road, and Carmel Bay.

Figure 4 – Land Use Map



Land Use

Figure
4

C. Other public agencies whose approval is required:

The IS/MND is an informational document for both agency decision-makers and the public. The County is the lead agency responsible for adoption of the IS/MND and approving land use permits related to the Project. Below is a list of approvals required by Monterey County. Project entitlements would include, but not be limited to:

- Combined Development Permit (Coastal Administrative Permit, Design Approval, Coastal Development Permit)
- Grading Permit(s)
- Building Permit(s)

Other agencies that could have permit or review authority over some aspect of the Project may include Monterey Bay Air Resources District (“MBARD”), Carmel Area Wastewater District (“CAWD”), and the Monterey Peninsula Water Management District (“MPWMD”).

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

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

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

General Plan/Local Coastal Program LUP: Within the coastal areas of Monterey County, the 1982 General Plan policies apply where the Local Coastal Program (“LCP”) is silent. This is typically limited to noise policies as the LCP policies contain most development standards applicable to development in the coastal areas. The Project is in unincorporated Monterey County. Land use and development is governed by the Carmel Area LUP. The Carmel Area LUP does not include policies related to noise from residential development. Noise policies within the Carmel Area LUP focus on protecting low noise levels from activities related to recreation and commercial and industrial development. As discussed in **Section VI.13. Noise**, the Project would result in temporary construction-related noise but would not increase noise above the ambient levels since the Project would not change the site’s existing use (i.e., the Project would add an ADU to an existing and built-up residential property). The Project site is designated as Medium Density Residential, zoned MDR/2-D(18)(CZ). Project construction and operation is an allowable use under the site’s existing zoning. The Project would be consistent with the allowable uses within these designations. For additional discussion regarding land use, please refer to **Section VI.11. Land Use. CONSISTENT**

Water Quality Control Plan: The subject property lies within Region 3 of the Central Coast Regional Water Quality Control Board which regulates sources of water quality-related issues resulting in actual or potential impairment or degradation of beneficial uses, or the overall degradation of water quality. The Project’s construction Project could result in temporary water quality effects (e.g., erosion). Project operation would not generate pollutant runoff in amounts that would cause degradation of water quality. In accordance with Chapter 16.12 of the Monterey County Code (“MCC”), the Project shall be required to submit a drainage and erosion control plan to HCD-Environmental Services prior to issuance of building permits. For additional discussion on hydrology and water quality, please refer to **Section VI.10 Hydrology and Water Quality. CONSISTENT**

Air Quality Management Plan: The Project is located within the North Central Coast Air Basin (“NCCAB”). Air quality in the Project area is managed and regulated by the Monterey Bay Air Resources District (“MBARD”). MBARD has developed Air Quality Management Plans (“AQMPs”) and CEQA Air Quality Guidelines to address attainment and maintenance of state and federal ambient air quality standards within the NCCAB. The 2012-2015 AQMP, the 2008 CEQA Air Quality Guidelines, and 2016 Guidelines for Implementing the California Environmental Quality Act are the most recent documents used to evaluate attainment and maintenance of air quality standards. The California Air Resources Board (“CARB”) uses ambient data from each air monitoring site in the NCCAB to calculate Expected Peak Day Concentration over a consecutive three-year period. The closest air monitoring station is in Carmel Valley. Based on available air quality monitoring data, there are no indications that the Project would cause a significant impact to air quality or greenhouse gas emissions. Similarly, the Project would implement best management practices during construction and interior demolition (of the main residence’s plumbing fixtures as noted)

to ensure air quality impacts and greenhouse gases are less than significant. For a more detailed evaluation, please refer to **Section VI.3 Air Quality. CONSISTENT.**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

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

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

☐ Check here if this finding is not applicable

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

EVIDENCE:

Agricultural and Forestry Resources: The California Department of Conservation Division of Land Resource Protection and the Farmland Mapping and Monitoring Program maps California's agricultural resources. The Project site is designated as "Urban and Built-Up" and therefore would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California

Department of Conservation, 2023). The Project is not zoned for agricultural use or Resource Conservation, is not designated as Forest, and is not under a Williamson Act contract (California Department of Conservation, 2023). Therefore, there would be no impacts to agriculture and forestry resources.

Mineral Resources: Mineral resources are determined in accordance with the Surface Mining and Reclamation Act (“SMARA”) of 1975, and the California Geological Survey which maps regional significance of mineral resources. There are no known mineral resources on the Project site (CGS, 2023). As a result, the Project would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. Additionally, the Project site is also not designated as a mineral resource recovery site. Therefore, the Project would not result in the loss of availability of a locally important mineral resource recovery site. The Project would not result in any impacts to mineral resources.

Population and Housing: The Project consists of construction of a new ADU on an already developed residential property. The Project would not induce substantial population growth either directly or indirectly. The Project would not change the existing use of the site or increase the number of individuals on the site such that potential growth-inducing impacts would occur. The Project would not displace existing housing units. Therefore, the Project would not result in any population or housing-related impacts.

Public Services: The Project would not result in any adverse impacts resulting in the need for new, or physically altered, government facilities to maintain acceptable service ratios, response times, or other performance objectives for any public services (i.e., fire protection, police protection, schools, parks, or other public facilities). The Carmel Fire Station and Carmel Police Department, located in the City of Carmel-by-the-Sea, would serve the Project site consistent with existing residential operations. The Carmel Unified School District (“CUSD”) would serve the Project site. The Project, consisting of new ADU construction on a currently developed property, is zoned for medium-density residential use. The Project would have no measurable impact on existing public services. Therefore, the Project would not generate new demand for public services beyond current levels associated with existing operation.

Recreation: The Project would not result in an increased use of existing neighborhood and/or regional parks or other recreational facilities causing a substantial physical deterioration. No parks, trail easements, or other recreational opportunities would be adversely impacted by the Project. Therefore, the Project would not result in any adverse recreation-related impacts.

Wildfires: The Project is not located in a state responsibility area, nor it in a fire hazard zone. The nearest state responsibility area is located approximately one (1) mile northeast of the Project site, across Highway 1. The Project site is bordered by the Pacific Ocean and Carmel Beach to the west and south and is not in an area prone to wildfire hazards. Additionally, the Project site would comply with all local and state building codes pertaining to wildfire protection. Therefore, the Project would have no impact on risks and emergency response associated with wildfire.

B. DETERMINATION

On the basis of this initial evaluation:

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

Joseph Alameda
Joseph Alameda, Assistant Planner
Monterey County Housing & Community Development

April 3, 2025
Date

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must consider the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:

- a) The significance criteria or threshold, if any, used to evaluate each question; and
- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source:) (sources: 11,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (sources: 11,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality. (sources: 11,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (sources: 11,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project site, located at 26454 Carmelo Street in Carmel, is developed with an existing residence, surrounded by existing medium-density housing. The Project site consists predominantly of maintained lawn area. An existing screen of non-native cypress trees located along the northern edge of the property would be removed to construct the new ADU.

The Project site is not located within view from a State designated scenic highway; however, it is in a critical viewshed (Carmel Area LUP, 1985). Highway 1, the nearest State designated scenic highway is two (2) miles east of the Project site (Caltrans, 2023). The Project site is not visible from this segment of Highway 1 or any critical viewing areas along Highway 1. The Project site is, however, located on a locally designated scenic roadway (i.e., Scenic Road) and a designated public viewing area. Due to changes in topography and the existing structures on the property, the Project site is generally not visible from publicly accessible roadways, including Scenic Road. Visibility of the proposed ADU from portions of Scenic Road and Carmel River Beach, ~~be is~~ is limited to the upper portion of the ADU roof, and would be distant and unobtrusive due to its' proposed setback and the existence of ~~Monterey Project 5392770395279477~~ Cypr es s trees (**Figure 5**). Project Site improvements would include replacing non-native, invasive, ice plant (*Carpobrotus edulis*) with native dune species along Scenic Road; and removal of nine (9) non-native Mediterranean cypress trees along the property's eastern boundary for the construction of a screening fence between this and the neighboring property.

Figure 5 – Site Photos



Aesthetic Impact (a), (b), and (c) Less than Significant: The Project site is developed with an existing residence and is surrounded by existing medium-density housing. The site's existing visual character consists of a single-family residence with landscaped areas consisting of lawns and a mix of native and non-native plant and tree species. The segment of Highway 1 located east of the Project site is designated as a scenic highway. However, the Project site is not visible from Highway 1, nor can Highway 1 be seen from the Project site. While the Project site is not visible from a designated scenic highway, it would be partially visible from a designated scenic road, a common public viewing area, and within a locally designated viewshed. As such, the site is subject to policies in the Carmel Area LUP (2.2.3). The Project complies with relevant policies, as demonstrated below:

2.2.3.1- The Project would be designed and sited appropriately and would not detract from the natural beauty of the scenic shoreline, undeveloped ridgelines, and slopes in the public viewshed.

2.2.3.2 – The Project is set back from Scenic Road, and minimally visible due to topography and existing structures (e.g., neighboring residences).

2.2.3.6 – The Project would be designed and constructed with materials consistent with the existing residence, and are aligned with the surrounding environment (e.g., Carmel stone, wood siding, wood shake roofing).

2.2.4.10(c) - The Project would be designed and constructed with materials consistent with the existing residence and aligned with the surrounding environment (e.g., Carmel stone, wood siding, wood shake roofing).

As discussed above, the Project consists ADU construction on a site with an existing residence. Site views from Scenic Road (i.e., designated scenic road) and Carmel River Beach would be limited and unobtrusive due to the proposed setbacks, existing vegetation, and the property's topography. Moreover, the Proposed Project would be designed to be visually compatible with the existing residence. Building materials would consist of local Carmel stone, wood siding, wood shake roofing. Therefore, the proposed development would result in a less than significant impact on a scenic vista and on views from a designated scenic highway or road. Additionally, as designed, the proposed development would not impact any other scenic resources such as trees, rock outcrops, or historic buildings. Therefore, as proposed, the project would result in less than significant impacts to scenic resources such as trees, rock outcroppings, and/or historic buildings within a state scenic highway.

Aesthetic Impact (d) Less than Significant: The Project consists of the construction of a new ADU within a residential area. The Proposed Project does not entail any nighttime construction-related activities; therefore, the Proposed Project would not result in any temporary increases in construction lighting. Similarly, operation of the Proposed Project would not substantially increase lighting beyond existing conditions. All exterior lighting would comply with standard Monterey County conditions of approval and would be adequately shielded or downlit, consistent with the design requirements set by the Carmel Area LUP, Monterey County General Plan, and Title 20. This represents a less than significant impact.

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (sources: 7,8,17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (sources: 7,8,17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)? (sources: 7,8,17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (sources: 7,8,17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (sources: 7,8,17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Please refer to Section IV.A Environmental Factors Potentially Affected. The Project would have no impact on agricultural or forest land resources.

3. AIR QUALITY

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

Would the project:	Potential y Significa nt Impact	Less Than Significant With Mitigation Incorporated	Less Than Significa nt Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (sources: 15,16,17,20, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (sources: 15,16,17,20, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations? (sources: 15,16,17,20, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (sources: 15,16,17,20, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project is located within the NCCAB, which is under MBARD jurisdiction. MBARD is responsible for producing an Air Quality Management Plan (“AQMP”) that reports air quality and regulates stationary air pollution sources throughout the NCCAB. MBARD is also responsible for measuring the concentration of pollutants and comparing those concentrations against Ambient Air Quality Standards (“AAQS”). Additionally, MBARD monitors criteria pollutants to determine whether they are in attainment or not in attainment. **Table 3-1** illustrates the attainment status for criteria pollutants.

Table 3-1 Attainment Status for the NCCAB		
Pollutants	State Designation	Federal Designation
Ozone (O ₃)	Nonattainment – Transitional	Attainment
Inhalable Particulates (PM ₁₀)	Nonattainment	Attainment
Fine Particulates (PM _{2.5})	Attainment	Attainment
Carbon Monoxide (CO)	Monterey Co. – Attainment	Attainment
	San Benito Co. – Unclassified	Attainment
	Santa Cruz Co. – Unclassified	Attainment
Nitrogen Dioxide (NO ₂)	Attainment	Attainment
Sulfur Dioxide (SO ₂)	Attainment	Attainment

Table 3-1 Attainment Status for the NCCAB		
Pollutants	State Designation	Federal Designation
Lead	Attainment	Attainment
Source: Monterey Bay Air Resources District, 2017. 2012 – 2015 Air Quality Management Plan		

MBARD has set air quality thresholds of significance for the evaluation of projects. **Table 3-2** illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during construction.

Table 3-2 Thresholds of Significance Construction Emissions	
Pollutant	Threshold of Significance (lb./day)
Nitrogen Oxides (NO _x)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM ₁₀)	82
Fine Particulate Matter (PM _{2.5})	55
Carbon Monoxide (CO)	550
Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.	

In addition to these thresholds, MBARD has also determined that a significant short-term construction-generated impact would occur if more than 2.2 acres of major earthmoving (i.e., excavation) per day were to occur. Activities associated with this threshold include excavation and grading. For projects that require minimal earthmoving activities MBARD has determined that a significant short-term construction-generated impact would occur if more than 8.1 acres per day of earthmoving were to occur (MBARD, 2008).

Table 3-3 illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during operation.

Table 3-3 Thresholds of Significance Operational Emissions	
Pollutant	Threshold of Significance (lb./day)
Nitrogen Oxides (NO _x)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM ₁₀)	82
Fine Particulate Matter (PM _{2.5})	55
Carbon Monoxide (CO)	550
Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.	

The California Air Resources Board (CARB) defines sensitive receptors as children, elderly, asthmatic individuals and others who are at high risk of negative health outcomes due to exposure to air pollution. Pursuant to California Health and Safety Code Sec. 42705.5, a sensitive receptor includes hospitals, schools and day cares centers and such locations as the district or state board may determine. MBARD similarly defines sensitive receptors and adds that the location of sensitive receptors be explained in terms that draw a relationship to the project site and potential air quality impacts.

Air Quality Impact (a) No Impact: CEQA Guidelines Sec. 15125(b) requires that a project be evaluated for consistency with applicable regional plans, including the AQMP. MBARD is required to update their

AQMP every three (3) years. The most recent update was the 2012 – 2015 AQMP adopted in March 2017. This plan addresses attainment of the State ozone standard and Federal air quality standards. The AQMP accommodates growth by projecting growth in emissions based on population forecasts prepared by the Association of Monterey Bay Area Governments (“AMBAG”) and other indicators. Consistency determinations are issued for commercial, industrial, residential, and infrastructure-related projects that have the potential to induce population growth. A project is considered inconsistent with the AQMP if it has not been accommodated in the forecast projects considered in the AQMP. The Project comprises constructing a new two (2)-bedroom ADU on an already developed property of approximately one (1) acre, which is zoned for construction of two units per acre. The Project would not induce substantial population growth or result in the need for additional residential development beyond what currently exists. Therefore, the Project would not conflict with or obstruct an applicable air quality plan. There would be no impact.

Air Quality Impact (b) Less than Significant: The MBARD 2016 CEQA Air Quality Guidelines contain standards of significance for evaluating potential air quality effects of projects subject to the requirements of CEQA. According to MBARD, a project would violate an air quality standard and/or contribute to an existing or projected violation if it would emit (from all sources, including exhaust and fugitive dust) more than:

- 137 pounds per day of oxides of nitrogen (NO_x),
- 137 pounds per day of reactive organic gases (ROG),
- 82 pounds per day of respirable particulate matter (PM₁₀),
- 55 pounds per day of fine particulate matter (PM_{2.5}), and
- 550 pounds per day carbon monoxide (CO).

According to the MBARD’s criteria for determining construction impacts, a project would result in a potentially significant impact if it would result in 8.1 acres of minimal earthmoving per day or 2.2 acres per day with major grading and excavation.

Construction of the Project would require 43 cubic yards (cy) of cut, 11 cy of fill, with 32 cy of export. Construction would require equipment such as tractors, backhoes, excavators, loading trucks, and pickup trucks. Construction-related emissions would come from sources such as exhaust or fugitive dust. Construction of the Proposed Project would not, however, exceed MBARD’s significance criteria. The Project would result in minimal ground-disturbing activities. Specifically, the Project would disturb less than one (1) acre of land. Grading and excavation-related activities would occur over several days and would not exceed MBARD’s daily ground disturbing thresholds for excavation (2.2 acres per day) or grading (8.1 acres per day). Moreover, the Project would implement standard construction Best Management Practices (“BMPs”) related to dust suppression (e.g., watering active construction areas, prohibiting grading activities during periods of high wind (over 15 mph), covering trucks hauling soil, covering exposed stockpiles, etc.) thereby further ensuring that temporary construction-related effects would be minimized. Therefore, the Project would have a less than significant temporary construction-related increase of non-attainment pollutants (i.e., O₃ and PM₁₀).

The Project would also result in a less than significant impact from operational emissions. The Project would be constructed on an already developed property which is zoned for medium-density residential housing. The ADU would minimally increase the use of the existing site and would not generate additional traffic trips or energy. Additionally, the Project would be constructed in accordance with contemporary building standards and applicable California energy codes, and would include energy efficient upgrades (e.g., dual pane steel frame windows and doors) to reduce operational energy demand. As a result,

operational emissions associated with the Project would not exceed an applicable MBARD threshold of significance. See **Section VI.5 Energy**, below, for more information regarding energy consumption. For these reasons, the Project would result in a less than significant impact.

Air Quality Impact (c) Less than Significant: Locations where sensitive receptors congregate may include hospitals, schools, and day care centers. CARB identifies sensitive receptors as children, elderly, asthmatics, and others who are at a heightened risk of negative health outcomes due to exposure to air pollution. The Project site is not within the immediate vicinity of a hospital or daycare center. The nearest school is located 0.5 miles to the north of the Project site. The school is separated from the Project site by residential housing and other buildings, trees, and the lagoon and riparian corridor associated with the Carmel River. Other residences are located within the immediate vicinity of the Project site; however, as discussed above, construction of the Project would generate short-term temporary air quality impacts which would not exceed the thresholds set by MBARD. Operation of the Project would not result in a substantial impact to air quality beyond existing levels. Therefore, the Project would not result in a significant impact.

Air Quality Impact (d) Less than Significant: Construction could generate temporary odors from construction equipment (e.g., diesel exhaust) which could be noticeable at times to neighboring residences and users of nearby recreational trails and public roads in the Project vicinity. However, construction-generated odors would be temporary in nature. Given the project's location atop a sea bluff north of Scenic Road, prevailing onshore winds are likely to dissipate most of the potential odors from construction activities. Additionally, construction would be limited to daytime hours between Monday and Friday when people are most likely to be at work or in school, which would limit potential exposure to construction-related odors. This represents a less than significant impact.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (sources:4,5,17,20,25)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (sources: 4,5,17,20,25)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES		Less Than Significant			
		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (sources: 4,5,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (sources: 4,5,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (sources 4,5,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (sources: 4,5,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Biotic Resources Group (BRG) conducted a comprehensive assessment of biological resources on the 26454 Carmelo property in 2003. BRG subsequently amended their initial assessment with results from a survey conducted in 2022 which focused on the impact area in Lot B, where the new ADU would be constructed. The 2003 assessment resulted in a recommendation to implement a revegetation plan to mitigate removal of coastal dune scrub; however, results of the 2022 assessment showed the restoration area had been encroached by nonnative, invasive ice plant and nonnative landscape plantings. BRG recommended in their 2022 addendum that the previously designated dune scrub revegetation area should be restored and enhanced during construction of the new ADU. Potential impacts to native dune scrub in the Project area during ADU construction would be mitigated by this restoration.

No special-status plant or wildlife species are located within the Project site. The Project is in the Carmel River watershed, near the mouth of the Carmel River. While the Carmel River and the lagoon are considered an Environmentally Sensitive Habitat Area (“ESHA”) and areas of special biological importance (Carmel Area LUP, 1979), the Project site is located outside of these areas and would not impact ESHA. Furthermore, BRG determined the trees on the property do not provide habitat which supports unique or

special-status wildlife species, and no other habitat supporting sensitive species are likely to occur on the site.

Biological Resources Impacts (a) and (b) Less than Significant with Mitigation: The Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species. Additionally, no native trees would be removed during Project activities. One (1) special-status plant species (Monterey paintbrush) is known to occur within the vicinity of the Project site, however, it was not observed within the Project's construction footprint (BRG 2003). Impacts to the tree would be unlikely, but to ensure this project's impacts remain less than significant, a standard condition of approval requiring installation of tree protection measures prior to issuance of construction permits have been applied. BRG also identified potential impacts from the removal of remnant dune scrub, a protected environmentally sensitive habitat per the Carmel Area Land Use Plan. Mitigation was recommended by BRG to reduce impacts to less than significant. In addition to the mitigation BRG recommended, the Project would be required to develop a Landscape and Maintenance Plan consistent with Monterey County Conditions of Approval. With implementation of the County Conditions of Approval and **Mitigation Measures BIO – 1(a) through BIO – 2(a)**, this remains a less than significant impact.

Mitigation Measure BIO – 1 – Coastal Dune Scrub Revegetation Plan. The applicant shall submit a coastal dune scrub revegetation plan to enhance the property's environmentally sensitive habitat areas per the Carmel Area LUP. The plan shall be prepared by a qualified biologist and shall detail efforts to eradicate invasive species and restore and enhance the previously designated dune scrub revegetation area, located along the portion of the property that abuts Scenic Road. The revegetation plan shall include the use of locally collected native dune species and should occur concurrently with Project activities. Native plants within the Project impact area shall be salvaged and transplanted to the restoration area whenever feasible. The restoration plan shall include success criteria and contingency measures. Revegetation and enhancement should be completed within one (1) year of construction of the Project and should implement a post-restoration monitoring plan to ensure restoration success. If the botanist finds that restoration is successful after the first site assessment, no further action is required. If the botanist finds that restoration is not successful after the first site assessment, remedial measures, as recommended by the qualified botanist, should be included in the revegetation plan, and implemented, and further monitoring would be required.

Mitigation Measure BIO – 1(a) Monitoring Action: Prior to issuance of any building or grading permits, the applicant shall submit a biologist-prepared coastal dune scrub revegetation plan to HCD-Planning for review and approval

Mitigation Measure BIO – 1(b) Monitoring Action– Prior to issuance of any building or grading permit, the construction plans shall depict measures to protect all dune scrub vegetation that is adjacent to the construction area. The plan shall specify the placement of both silt fencing and plastic construction fencing along the edge of the dune scrub vegetation to be retained. The plans shall specify that no construction work, equipment staging, or other activities are to occur in these protected areas.

Mitigation Measure BIO – 1(c) Monitoring Action: Prior to final inspection, the applicant shall demonstrate to HCD-Planning that restoration activities have been initiated (eradicate invasive species and replant/restore dune scrub habitat areas).

Mitigation Measure BIO – 1(d) Monitoring Action: One year from the final inspection, the applicant shall demonstrate to HCD-Planning whether restoration activities were successful or if additional remedial measures are required.

Biological Resources Impact (c) No Impact: The Project would not have any adverse effects on any riparian habitat or wetlands. As previously discussed, the Project site is located within the Carmel River watershed, near the mouth of the Carmel River. However, the Project site is located outside of any riparian or wetland areas as identified by the Carmel Area LUP. As a result, the Project would have no impact on riparian or wetland resources.

Biological Resources Impact (d) Less than Significant: The Project would not have a substantial adverse effect on any native resident or migratory fish or wildlife species. The Project would be located on a previously developed and disturbed property in a residential area. Additionally, Biotic Resources Group did not identify any on-site breeding habitat or migratory corridors within the Project site or on the surrounding property and determined that the trees onsite were not suitable nesting habitat for birds. The Project site is located approximately ¼ mile from the Carmel lagoon, which is a rookery for several bird species (Monterey County, 1983). However, the Project is outside of the wetland and riparian habitats associated with the Carmel River and therefore no impacts to nesting or migratory wildlife species are likely to occur. This represents a less than significant impact.

Biological Resources Impacts (e) and (f) No Impact: The Project would not conflict with any local policies or ordinances protecting biological resources, nor would the Project have any impact on an adopted habitat conservation plan or other approved local, regional, or state habitat conservation plan affecting the subject property.

5. CULTURAL RESOURCES	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (sources: 1,2,3,17,20,25)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (sources: 1,2,3,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries? (sources: 1,2,3,17,20,25)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The project is within a high archaeological sensitivity area. Basin Research Associates (“Basin”) previously conducted monitoring and subsurface testing in connection with construction of additions to the existing main house in 2003. An Archaeological Resources Assessment

Report was subsequently prepared in 2022 that summarized previous findings and included auger testing within the Project's footprint.

The project was circulated for review and comment January 9, 2024 to OCEN. Requests include a tribal council-approved tribal monitor for each soil disturbing machine (see Tribal Cultural Resources checklist section).

Cultural Resources Impacts (a) and (c) Less than Significant with Mitigation: CEQA Guidelines Sec. 15064.5 defines a historical resource as one being listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources. Public Resources Code Section 21084.1 states a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. The Project site is located within the boundary of CA-MNT-17, which is eligible for listing in the Register of Historical Resources; however, based on subsurface testing and monitoring conducted during construction on the site in 2003, Basin determined the Project site had very low sensitivity for significant subsurface prehistoric archaeological resources. No significant cultural resources were exposed during subsurface test trenching, auger testing, or construction monitoring. To ensure impacts remain less than significant, Basin's recommendations have been incorporated herein as a Mitigation Measure. Implementation of the **Mitigation Measure CUL-1** and compliance with the standard Monterey County Condition of Approval requiring an on-call archaeological monitor would ensure impacts remain less than significant.

Mitigation Measure CUL – 1: *Limited Subsurface Excavation.* Consistent with the recommendations from Basin Research Associates' 2022 Archaeological Assessment, the subsurface disturbance associated with the ADU, and surrounding area shall not exceed a maximum of 24-30 inches below the existing surface contour for installation of the floating foundation. If the disturbance is to exceed 24-30 inches, archaeological testing shall be completed by a qualified archaeologist.

Mitigation Measure CUL – 1(a) Monitoring Action: Prior to issuance of construction or grading permits, the applicant shall submit documentation that the recommendations from the Basin Research Associates 2022 Archaeological Assessment have been incorporated into the Project's final design plans, specifically that the foundation and other project components will not exceed 24-30 inches below existing surface contours. A qualified archaeologist shall review the final design plans and provide a statement of compliance. The final design plans and statement of compliance shall be submitted to HCD-Planning for review and approval.

Cultural Resources Impacts (b) Less than Significant: No human remains, including those interred outside of a formal cemetery, are known to occur on the Project site. The Project would occur on a previously developed site that was extensively disturbed in connection with the construction of the existing residence. As a result, it is unlikely that any human remains would be encountered during construction. Nevertheless, while unlikely, the Project could impact previously unknown human remains. The implementation of standard Monterey County Condition of Approval requiring that work halt in the event of the discovery of any human remains would ensure that impacts would be less than significant. This condition further requires that no excavation or ground-disturbing activities shall occur at the site or nearby area until the Monterey County coroner has been contacted in accordance with §7050.5 of the California Health and Safety Code. If the coroner determines that the human remains are of Native American origin, the appropriate Native American tribe shall be contacted to provide recommendations for the disposition of the remains. Work would not resume in the immediate area of the discovery until such time as the remains

have been appropriately removed from the site. For these reasons, this represents a less than significant impact.

6. ENERGY	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (sources: 17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (sources: 17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Pacific Gas & Electric (“PG&E”) is the primary electric and natural gas service provider in Monterey County. In 2018, all PG&E customers within Monterey County were enrolled in Central Coast Community Energy (“3CE”), formally known as Monterey Bay Community Power. 3CE is a locally controlled public agency providing carbon-free electricity to residents and businesses. 3CE works through PG&E who provides billing, power transmission and distribution, grid maintenance service and natural gas to customers.

Energy Impacts (a) and (b) Less than Significant: The Project would not result in a potentially significant environmental effect due to the wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during construction or operation. The construction of the Project would require energy for the procurement and transportation of materials, and preparation of the site (e.g., minor grading, materials hauling). Petroleum-based fuels such as diesel fuel and gasoline would be the primary sources of energy for these activities. The construction energy use has not been quantified; however, the construction would not cause inefficient, wasteful, or unnecessary consumption of energy because 1) the construction schedule and process is designed to be efficient to avoid excess monetary costs, and 2) energy use required to complete construction would be temporary in nature.

Operation of the Project would not result in a significant increase in energy beyond existing energy demand associated with the current residence. Moreover, construction of the new ADU would be required to comply with the current California Building Code that set energy efficiency standards for residential and nonresidential buildings (Title 24, Part 6). Additionally, the Project would be required to comply with the California Green Building Standards Code (“CalGreen”) which establishes mandatory green building standards for all buildings in California. The Project also includes energy efficient upgrades, including energy efficient windows and doors. For these reasons, this represents a less than significant impact.

7. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (sources: 6,17,19,20,22,23,25) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking? (sources: 6,17,19,20,22,23,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (sources: 6,17,19,20,22,23,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides? (sources: 6,17,19,20,22,23,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (sources: 6,17,19,20,22,23,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (sources: 6,17,19,20,22,23,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Chapter 18B of the Uniform Building Code (1994), creating substantial risks to life or property? (sources: 6,17,19,20,22,23,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (sources: 6,17,19,20,22,23,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. GEOLOGY AND SOILS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (24,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

ATI Architects and Engineers (“ATI”) prepared a geotechnical investigation for the Project site in 2003 and Rock Solid Engineering (“RSE”) conducted a subsequent investigation in 2023. The following discussion is based on the findings of both the 2003 and 2023 analyses.

Seismicity and Fault Zones

The geologic structure of central California is primarily a result of tectonic events during the past 30 million years. Faults in the area are believed to be a result of movements along the Pacific and North American tectonic plate boundaries. The movements along these plates are northwest-trending and largely composed of the San Andreas Fault system. Monterey’s complex geology is a result of changes in sea level and tectonic uplifting. Geologic units in the region have been displaced by faulting and folding. Granitic basement and overlying tertiary deposits have been juxtaposed along many of the northwest/southeast-trending faults.

The Project is located off Carmelo Street and abuts Scenic Road, in unincorporated Monterey County, California. The following geotechnical hazards were assessed for their potential to affect the Project site: seismic shaking, ground surface fault rupture, liquefaction, and landsliding. Ground shaking was the only geotechnical hazard with greater than “low” potential for impact to the Project (ATT, 2003 and RSE,2023). The Project is in a seismically active region with mapped faults that have the potential to generate earthquakes that could cause significant ground shaking at the Project site. The most active fault nearest to the Project site is the San Gregorio fault, located approximately four (4) miles to the southwest of the Project site. Less active faults nearest to the Project are the Cypress Point fault, located approximately 220 feet east of the Project site, and the Monterey Bay-Tularcitos fault, located approximately two (2) miles to the northeast.

Soils

The Natural Resources Conservation Service (“NRCS”) characterizes soils within the Project site as mostly *Oceano loamy sand, two (2) to 15 percent slopes*, a typical soil type found in coastal central California. The typical profile is loamy sand, with a grayish brown, pale, or light yellowish brown to brown color. These soils are typically found on dune-like topography at elevations of 20 to 800 feet. These soils are typically associated with climate that is subhumid with cool rainless but foggy summers and cool moist winters. These soils are “excessively drained and have “very slow runoff” due to rapid permeability (NRCS, 2023 and Monterey County, 2023).

Geology and Soils Impact (a.i) No Impact: The Project is not located within any of the Alquist-Priolo Earthquake Fault Zones established by the Alquist-Priolo Earthquake Fault Zone Act of 1972. No impact would occur.

Geology and Soils Impact (a.ii) Less than Significant: While the Project is not located in an Alquist-Priolo Earthquake Fault Zone, the Project site is located in a seismically active region. Due to the proximity of the Project to active and potentially active faults, there is the potential for strong seismic ground shaking at the site during the design lifetime of the structure. While the Project could be exposed to seismically induced hazards, the Project would be required to comply with California Building Code seismic design standards (RSE, 2023). In addition, the final design of the Project would be required to comply with the recommendations of a design-level geotechnical analysis. As a result, potential impacts due to seismic hazards would be minimized. This represents a less than significant impact.

Geology and Soils Impact (a.iii) Less than Significant: The Project site is located in an area of low landslide susceptibility and the Project site is moderately flat. As a result, it is unlikely that the Project would be exposed to potential landslide related hazards. Moreover, the Project would be required to comply with the recommendations of a design-level geotechnical analysis. This represents a less than significant impact.

Geology and Soils Impact (a.iv) Less than Significant: The Monterey County Geologic Hazards Map indicates a high potential for liquefaction at the site; however, the project-level analysis by ATI and RSE concluded that the potential for liquefaction was low due to the lack of a shallow ground water table. As a result, it is unlikely that the Project would be exposed to potential liquefaction-related hazards. Moreover, the Project would be required to comply with the recommendations of a design-level geotechnical analysis thereby ensuring that potential impacts would be minimized. This represents a less than significant impact.

Geology and Soils Impact (b) Less than Significant: The Project is in an area identified as having moderate erosion potential. Grading and excavation could result in localized erosion onsite. However, the Project would implement standard construction BMPs intended to minimize potential erosion-related effects and would also be required to implement standard erosion control measures during construction. Similarly, the Project would be required to implement the recommendations of a design-level geotechnical analysis to further ensure that erosion impacts would be minimized. Finally, the Project would also be required to comply with standard Monterey County Conditions of Approval related to grading restrictions, as well as comply with the requirements of MCC Chapter 16.08 and 16.12. The implementation of standard construction BMPs in addition to adhering to applicable MCC requirements would ensure that impacts would be minimized. This represents a less than significant impact.

Geology and Soils Impact (c) Less than Significant: Soils within the Project site have low liquefaction susceptibility. No groundwater was encountered during site exploration. The Project site is also not located in a known subsidence zone. Therefore, it is unlikely the Project would be subject to subsidence-related hazards. While the Project site is in a seismically active region, surface rupture and lateral spreading are unlikely (ATI, 2003 and RSE, 2023). Furthermore, the site inspection completed during the preparation of the 2003 geotechnical investigation, and re-reviewed in 2023, did not reveal surface features indicating fault rupture or subsurface lateral or vertical displacements. Likewise, RSE and ATI did not identify any significant geotechnical characteristics that require immediate attention and found the site to be suitable for development. This represents a less than significant impact.

Geology and Soils Impact (d) No Impact: RSE determined the project's near surface soils were not expansive, in accordance with Chapter 18B of the Uniform Building Code (1994). Therefore, no impact would occur.

Geology and Soils Impact (e) No Impact: The Project is served by the CAWD for sewer services. Therefore, the Project would not result in an adverse impact related to site soils being incapable of

adequately supporting the use of septic tanks or alternative wastewater disposal systems. The Project would have no impact.

Geology and Soils Impact (f) No Impact: Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon, and diagnostically or stratigraphically important, as well as those that add to an existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally. They include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants and animals previously not represented in certain portions of the stratigraphy, and assemblages of fossils that might aid stratigraphic correlations – particularly those offering data for the interpretation of tectonic events, geomorphic evolution, paleoclimatology and the relationships of aquatic and terrestrial species. Most fossils found in Monterey County are of marine life forms, forming a record of the region's geologic history of advancing and retreating sea levels. In a review of nearly 700 known fossil localities within the County was conducted by paleontologist in 2001; 12 fossil sites were identified as having outstanding scientific value. The Project site is not located in or near any of those sites. No impact would occur.

8. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 15,16,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 15,16,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Various gases in the earth's atmosphere, when they exceed naturally occurring or 'background' levels due to human activity, create a warming or greenhouse effect, and are classified as atmospheric greenhouse gases ("GHGs"). These gases play a critical role in determining the earth's surface temperature. Solar radiation enters the atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, the radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect, or climate change, are carbon dioxide ("CO₂"), methane ("CH₄"), ozone ("O₃"), water vapor, nitrous oxide ("N₂O"), and chlorofluorocarbons ("CFCs"). Human-caused emissions of these GHGs exceeding natural ambient concentrations are responsible for the greenhouse effect. In California, transportation sector is the largest emitter of GHGs.

MBARD has not yet adopted a threshold for construction-related GHG emissions but recommends utilizing thresholds set by neighboring districts (e.g., Sacramento Metropolitan Air Quality Management District [“SMAQMD”]). SMAQMD adopted an updated threshold based on the 2030 target year in April 2020. According to SMAQMD, a Project would result in a significant GHG related impact if the Project would emit more than 1,100 metric tons of carbon dioxide equivalent-CO₂e (“MTOCO₂e”) per year. Operation of a stationary source project would not have a significant GHG impact if the project emits less than 10,000 MTOCO₂e.

Greenhouse Gas Emissions (a) and (b) Less than Significant: The Project is in the NCCAB, where air quality is regulated by MBARD. As discussed above, if a project emits less than 1,100 MTOCO₂e per year, its GHG emissions impact would be less than significant. The Project would generate temporary construction-related GHG emissions during demolition of the existing plumbing structures and the construction of the new ADU. Any potential effects from GHG generation during construction would be short-term and temporary.

The Project would not generate substantial GHG emissions beyond existing levels. The Project would be required to comply with current building code requirements and include energy efficient windows and doors which further ensure its’ potential operational energy demand would be minimized. Furthermore, a CMP would be required as a Condition of Approval. The CMP would establish number of worker trips, vehicles, and type of equipment planned for use, truck routes, and other details that would ensure energy and traffic related emissions are minimized. As discussed in **Section IV.17 Transportation**, the Project would not result in an increase in operational traffic trips. As a result, the Project would not substantially increase GHG emissions beyond existing levels associated with current use. As described above, the Project is not expected to generate GHG emissions that would exceed applicable thresholds. Therefore, the Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. This represents a less than significant impact.

9. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (sources: 10,12,13,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (sources: 10,12,13,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. HAZARDS AND HAZARDOUS MATERIALS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (sources: 10,12,13,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (sources 10,12,13,17,18,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (sources: 10,12,13,17,18,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (sources: 10,12,13,17, 18,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (sources: 10,12,13,17, 18,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Hazardous materials, as defined by the California Code of Regulations, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed of, or otherwise managed. Hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. Hazardous materials and waste can result in public health hazards if improperly handled, released into the soil or groundwater, or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer.

The Hazardous Waste and Substances Site (“Cortese”) List is a planning tool used by the state, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires the

California EPA (“CalEPA”) to develop at least annually an updated Cortese List. Various state and local government agencies are required to track and document hazardous material release information for the Cortese List. There are no hazardous materials release sites in the vicinity of the Project site. Similarly, according to the California Department of Toxic Substances Control’s (“DTSC”) *EnviroStor* database, there are no contaminated sites within the Project’s vicinity.

Hazards and Hazardous Materials Impacts (a) and (b) Less than Significant: The Project would entail the use of hazardous materials (e.g., fuel, cleaning materials, etc.) during construction and operation. The types and amounts of hazardous materials used would vary according to the type of activity. It is unlikely that construction of the Project would create a significant impact due to the routine transport, use, or disposal of hazardous materials in part due to the size of the Project and the temporary nature of construction.

The Project could generate surface runoff that may contain urban pollutants from vehicles including oil, grease, and heavy metals. Hazardous materials would be handled and (if needed) stored in compliance with all local, state, and federal regulations pertaining to hazardous materials. Additionally, the Project would implement standard BMPs and erosion control measures (e.g., minimize grading, re-vegetate disturbed areas, etc.) that would minimize potential impacts associated with the Project. Furthermore, any hazardous materials would be limited in quantity and concentrations set forth by the manufacture and/or applicable regulations. Compliance with appropriate regulations and implementation of BMPs would ensure that impacts would be less than significant.

Hazard and Hazardous Materials Impact I No Impact: The Project site is not located within a quarter mile of a school. Therefore, no impact would occur.

Hazard and Hazardous Materials Impact (d) No Impact: The Project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Department of Toxic Substances Control, 2023). No impact would occur.

Hazard and Hazardous Materials Impact (e) No Impact: The Project is not located within an airport land use plan or within two (2) miles of an airport. Therefore, the Project would not result in a safety hazard or excessive noise for people residing or working in the project area.

Hazard and Hazardous Materials Impact (f) Less than Significant: The Project would not interfere with or impair the implementation of any emergency response plans or evacuation plans. Primary evacuation routes near the Project site are Highway 1 and Carmel Valley Road. A secondary evacuation route near the Project is 17 Mile Drive (2021 *Monterey County Operational Area Evacuation and Transportation Plan*). The Project consists of constructing a new ADU on a developed property. The Project could result in temporary construction-related traffic; however, all construction vehicles and equipment would be parked onsite, not on any public roadways. Any construction-related traffic would be limited in duration and would not physically impair and/or otherwise interfere with the implementation of an existing emergency response plan or evacuation plan. Moreover, the Project would not create a substantial increase in existing operational traffic beyond current levels. Therefore, the Project would not interfere with an emergency response plan or evacuation plan. This represents a less than significant impact.

Hazard and Hazardous Materials Impact (g) Less than Significant: The Project is not located in a fire hazard zone and is an area of low wildfire risk. The Project site is bordered by the Pacific Ocean and Carmel Beach to the west and south and is not located in an area of high wildlife risk.. Additionally, the Project would comply with all local and state building codes pertaining to wildfire protection. Therefore, the Project

would have a less than significant impact. The Project would be required to comply with all applicable fire codes to ensure impacts remain less than significant.

10. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (sources:6,13,17,20,21,22,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (sources: 6,13,17,20,21,22,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i)	result in substantial erosion or siltation on- or off-site? (sources: 6,13,17,20,21,22,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (sources: 6,13,17,20,21,22,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (sources: 6,13,17,20,21,22,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	impede or redirect flood flows? (sources: 6,13,17,20,21,22,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (sources: 6,13,17,20,21,22,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant		
		With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (sources: 6,13,17,20,21,22,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project site is located within the Carmel River watershed. More specifically, the Project site is approximately ¼-mile northwest of the mouth of the Carmel River, and within 400 feet of the Carmel River lagoon. The Project site is atop a coastal sea bluff consisting of highly permeable sandy soils. Site topography is mostly flat, with gentle slopes along the southern and easternmost extents of the property. The Project includes features to minimize runoff and promote infiltration. Applicable features include permeable pavers and gravel for walkways patios, an extensive landscaped area surrounding the proposed ADU, and gutters and downspouts to direct water from the roof to vegetated areas.

Hydrology and Water Quality Impact (a) and (c) Less than Significant: The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Construction would result in ground disturbing activities from demolition, excavation, and grading. Ground-disturbing activities and vegetation removal could generate temporary soil erosion and could potentially affect existing water quality. To minimize construction-generated water quality impacts the contractor/engineer would implement standard construction BMPs. Moreover, the Project would also be required to comply with the requirements of MCC Chapter 16.08, which would ensure that temporary construction-related water quality impacts would be minimized. Additionally, as noted in the Stormwater Control Plan, the Project would implement measures to reduce runoff and erosion by promoting infiltration in landscaped areas. Moreover, the Project would be required to comply with the recommendations of a design-level geotechnical analysis. For these reasons, the temporary construction-related impacts associated with the Project would be less than significant.

The Project would include the construction of new impervious surfaces; however, all patio and walkway surfaces comprise permeable pavers and gravel. Additionally, the Project includes on-site drainage improvements (e.g., downspouts and gutters from roofs and pavement to vegetated areas) to address impacts due to increases in impervious surfaces. Moreover, the Geotechnical Investigation determined that no runoff was expected due to the high permeability of sandy soils on the Project site, and the final design of the Project would be required to comply with the recommendations of a design-level Stormwater Control Plan. This represents a less than significant impact.

Hydrology and Water Quality Impact (b) Less than Significant: The Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The Project consists of the construction of a new ADU on a developed and landscaped property. Additionally, the Project consists of the demolition of 15 plumbing fixtures in the existing main house and garage to transfer water credits to the new ADU. The Monterey County Environmental Health Bureau determined that with the transfer of existing fixture

units, existing water services from California American Water (CalAm) would be adequate for supporting the Project. This represents a less than significant impact.

Hydrology and Water Quality Impact (d) Less than Significant: The Project is not located in an area subject to significant seiche, tsunami, or flooding effects. FEMA designates the Project site as being located in an area of low flood risk (FEMA, 2023). Additionally, the California Office of Emergency Services indicates that the Project site is located outside of any tsunami hazard areas. As a result, the Project would not result in the risk of pollutants due to Project inundation from a tsunami, seiche, or flood hazard. This represents a less than significant impact.

Hydrology and Water Quality Impact (e) No Impact: The Project would not conflict with or obstruct a water quality control plan or sustainable groundwater management plan. As discussed previously, the Project would be served by CalAm and would consist of transferring existing water credits to support the new ADU. Existing water services would be sufficient to serve the Project. Therefore, there would be no impact.

11. LAND USE AND PLANNING	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (sources: 17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (sources: 17,20,25)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project lies within the coastal zone and is regulated by the Carmel Area LUP, which is the certified LCP for the region. The overall philosophy of the Carmel Area LUP is to preserve the scenic quality along Carmel's coastline. Basic objectives of the LCP affecting the Project include:

- Protecting coastal resources,
- Restricting development on scenic beaches and bluffs that are within the public viewshed,
- Restricting development within view of scenic viewing corridors (e.g., Scenic Road) and major public viewpoints, and
- Placing the preservation of natural scenery above the need for development.

The Carmel Area LUP identifies the land use category of the Project site as *Medium-Density Residential*. This land use category supports development of multiple residential units within a single property and is the primary land use described in the Carmel Area LUP. The principal use in this land use category is residential.

Land Use and Planning Impact (a) No Impact: The division or disruption of an established community would occur if a project were to create a physical barrier that separates, isolates, or divides a portion of a built community. The physical division of a community is traditionally associated with the construction of large-scale transportation improvements (e.g., highways) or the creation of a large university campus. The Project is located within a residential area. Development of the Project is consistent with the surrounding land uses and consists of constructing an ADU on a previously developed property. Due to the nature of the Project and location, the Project would not create a barrier that would divide an established community. Therefore, no impact would occur.

Land Use and Planning Impact (b) Less Than Significant With Mitigation Incorporated: The Project site lies within the coastal zone and is regulated by the Carmel Area LUP, which is the certified LCP for the region. The Carmel Area LUP identifies the land use category of the Project site as *Medium-Density Residential*. As discussed above, this land use category primarily supports development of multiple residences within a single property. The Project consists of the construction of a new ADU on a property with an existing residence and landscaped yard.

The Carmel Area LUP restricts development within view of scenic corridors and atop coastal bluffs within the public viewshed (Carmel Area LUP Policies 2.2.3 (1-10), and 2.2.4). The Project would be atop a coastal bluff and would be visible from parts of Scenic Road and Carmel Beach; however, views of the Project from Scenic Road and Carmel River Beach would be limited to only the roof of the ADU. Due to changes in topography, proposed setbacks, existing vegetation, and other existing structures, views are limited. As discussed in **Section VI.1 Aesthetics**, where features are visible from Scenic Road, are generally small in scale and cohesive with the surrounding environment. The Project would not substantially alter the appearance of the site from Scenic Road as the site is previously developed with an existing residence, surrounded by medium-density residences, and minimally visible from Scenic Road for the reasons previously identified. The Project would not detract from the natural beauty or negatively affect the public view.

Furthermore, the Project consists of the removal of invasive ice plant and revegetation of dune habitat along Scenic Road. The Carmel Area LUP establishes policies to protect environmentally sensitive habitats (Policies 2.2.3). As discussed in Section VI.3 Biological Resources, the Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species. Additionally, no native trees would be removed during Project activities. One (1) native Monterey Cypress is outside the proposed construction area. Impacts to the tree would be unlikely, but to ensure this remains less than significant, BRG recommended mitigation, as identified below. BRG identified potential impacts due to the removal of remnant dune scrub and recommended mitigation to reduce impacts to less than significant. In addition to the mitigation BRG recommended, the Project would be required to develop a Landscape and Maintenance Plan consistent with Monterey County Conditions of Approval. With implementation of the County Conditions of Approval and **Mitigation Measure BIO – 1**, this remains a less than significant impact.

The Project site is located within the boundary of CA-MNT-17, which is eligible for listing in the Register of Historical Resources; however, based on subsurface testing and monitoring conducted during construction on the site in 2003, Basin determined the Project site had very low sensitivity for significant subsurface prehistoric archaeological resources. The Carmel Area LUP also establishes policies that require the protection of archaeological resources. With implementation of County Conditions of Approval and **Mitigation Measure CUL-1**, potential impacts on cultural resources would be less than significant.

12. MINERAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (sources: 9,17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (sources: 9,17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Please refer to Section IV.A Environmental Factors Potentially Affected. The Project would have no impact on mineral resources.

13. NOISE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (sources: 17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Generation of excessive ground borne vibration or ground borne noise levels? (sources: 17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (sources: 17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Noise is commonly defined as unwanted sound. Sound levels are usually measured and expressed in decibels (“dB”) with zero (0) dB corresponding roughly to the threshold of hearing. Most sounds consist of a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. Most environmental noise includes a conglomeration of noise from distant sources, which creates a relatively steady background noise in which no source is identifiable.

The Project consists of the construction of a new ADU and demolition of existing plumbing features in the main house and garage. The Project site is located adjacent to Scenic Road and the nearest residences are located less than 50 feet from the Project site. The primary source of noise in the Project vicinity would be from vehicle traffic and construction activities. The Carmel Area LUP does not include specific policies related to noise from residential development. In absence of noise related policies within the Carmel Area LUP, the 1982 Monterey County General Plan policies are applicable.

Noise Impacts (a) and (b) Less than Significant: Operational noise would not result in a permanent increase in ambient noise, nor would operation of the Project result in permanent ground vibration or noise. Construction of the Project would generate temporary noise and ground borne vibration and noise in the Project vicinity due to the use of construction equipment (e.g., trucks, tractors, excavators). Construction activities would be required to comply with the Monterey County Noise Ordinance as described in Chapter 10.60 of the Monterey County Code. The ordinance applies to “any machine, mechanism, device, or contrivance” within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 dBA at a distance of 50 feet from the noise source. Additionally, construction related activities would be limited to the hours of 7am – 7pm Monday through Saturday, no construction would occur on Sundays or holidays.

The closest residence, located to the east of the Project, is approximately 10 feet from the Project site. Noise-generating construction activities would be limited to the hours between 7AM and 5PM, Monday through Friday and noise impacts from the Project would be temporary and limited. Compliance with the County’s Noise Ordinance will ensure impacts related to noise are less than significant. **Table 13-1 Construction Equipment Noise Emission Levels** identifies typical noise emissions (i.e., levels) generated by construction equipment and how equipment noise reduces with distance.¹

Table 13-1
Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level (dBA) 50 ft from Source	Typical Noise Level (dBA) 100 ft from Source¹	Typical Noise Level (dBA) 200 ft from Source¹	Typical Noise Level (dBA) 400 ft from Source¹
Air Compressor	81	75	69	63
Backhoe	80	74	68	62
Ballast Equalizer	82	76	70	64
Ballast Tamper	83	77	71	65
Compactor	82	76	70	64
Concrete Mixer	85	79	73	67
Concrete Pump	82	76	70	64
Concrete Vibrator	76	70	64	58
Dozer	85	79	73	67
Generator	81	75	69	63

¹ The rate of noise diminishes as the distance from the source of noise doubles.

Table 13-1
Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level (dBA) 50 ft from Source	Typical Noise Level (dBA) 100 ft from Source ¹	Typical Noise Level (dBA) 200 ft from Source ¹	Typical Noise Level (dBA) 400 ft from Source ¹
Grader	85	79	73	67
Impact Wrench	85	79	73	67
Jack Hammer	88	82	76	70
Loader	85	79	73	67
Paver	89	83	77	71
Pneumatic Tool	85	79	73	67
Pump	76	70	64	58
Roller	74	68	62	56

Source: U.S. Department of Transportation, *Transit Noise and Vibration Impact Assessment*, 2006
Construction generated noise levels drop off at a rate of about 6 dBA per doubling of distance between the source and receptor.

Noise Impact (c) No Impact: The Project is not located within the vicinity of a private airstrip of an airport land use plan, or within two miles of a public airport. For these reasons, no impact would occur.

14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (sources: 17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (sources:17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Please refer to Section IV.A Environmental Factors Potentially Affected. The Project would have no impact on population and housing.

15. PUBLIC SERVICES		Less Than Significant			
		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (sources:17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (sources: 17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (sources: 17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (sources: 17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (sources: 17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Please refer to Section IV.A Environmental Factors Potentially Affected. The Project would have no impact on public services.

16. RECREATION		Less Than Significant			
Would the project:		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (sources: 17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (sources: 17,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Please refer to Section IV.A Environmental Factors Potentially Affected. The Project would have no impact on agricultural or forest land resources.

17. TRANSPORTATION/TRAFFIC				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? (sources:14,17,18,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (sources: 14,17,18,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (sources: 14,17,18,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access? (sources: 14,17,18,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Significance Criteria - Vehicle Miles Traveled

Senate Bill (SB) 743 required that starting July 2020 transportation impact for projects per CEQA be based on a project's Vehicle Miles Traveled ("VMT"). CEQA Guidelines Section 15064.3, subdivision (b)(1) calls for the evaluation of transportation impacts of projects based on Vehicle Miles Traveled ("VMT"). CEQA uses the VMT metric to evaluate a project's transportation impacts. The publication "Technical Advisory on Evaluating Transportation Impacts in CEQA, State of California Governor's Office of Planning and Research," December 2018, suggests that a significant environmental impact would occur if a project would generate more than 110 trips per day.

Transportation Impact (a) and (b) Less than Significant: The Project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities, or be inconsistent with CEQA guidelines Section 15064.3(b). The Project would result in temporary construction-related traffic. There would be no substantial increase in operational traffic due to the Project.

The Project would not result in an increase in operational traffic such that an increase in VMT would occur. For the purposes of this IS/MND, the Project would result in a significant traffic-related effect if the Project would exceed 110 daily trips. As noted previously, the Project consists of the construction of a new ADU

on an existing residential property. The Project would temporarily increase vehicle trips during construction and may increase vehicle trips during operation; however, the number of trips would be less than 110 daily trips both during construction and during operation of the Project. In the absence of a traffic analysis, the Institute of Transportation Engineers (“ITE”) *11th Edition Trip Generation Manual* identifies typical daily traffic trips associated with residential use. Based on the ITE manual, a residential unit could reasonably generate 9.43 daily trips. Daily trips generated by a sing-family residence is below the daily threshold of 110 daily trips. As previously discussed, the construction and operation of an ADU would generate additional daily traffic trips, and if the ITE daily trip rate is applied, the number of daily trips for the property would be approximately 19 daily trips, and still below the daily threshold set by SB 743. As a result, the Project would not result in a significant VMT-related impact. This represents a less than significant impact.

Transportation Impact (c) No Impact: The Project would not substantially increase hazards due to the geometric design features or incompatible uses. The Project would not be changing existing circulation systems, roadways, or bicycle and pedestrian facilities. No impact would occur.

Transportation Impact (d) No Impact: The Project would conform with all County and Fire Department requirements regarding emergency access, and therefore, would not result in inadequate emergency access. No impact would occur.

18. TRIBAL CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (sources:1,2,3,17,20)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. TRIBAL CULTURAL RESOURCES	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (sources: 1,2,3,17,20)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The following discussion is based on the results of the 2022 Basin Research Associates (“Basin”) Archaeological Resources Assessment Report. Basin conducted background research which included a records search of the Northwest Information Center of the California Historical Resources Information System. An extensive files and maps search was also conducted to support the evaluation. Monitoring and subsurface testing were conducted in connection with construction of additions to the existing main house in 2003 and auger testing was conducted within the footprint of the Project in 2022. The information contained in this discussion is supplemented with additional information provided by Native American representatives as part of the Tribal consultation process undertaken by the County of Monterey in accordance with AB52.

Tribal Resources Impact (a) and (b) Less than Significant with Mitigation Incorporated: Public Resources Code Sec. 21074 defines a tribal cultural resource as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: a) included or determined to be eligible for inclusion in the California Register of Historical Resources, [or] b) included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1” (Public Resources Code Sec. 21027(a)).

The Project site is located within the boundary of CA-MNT-17, which is eligible for listing in the Register of Historical Resources; however, based on subsurface testing and monitoring conducted during construction on the site in 2003, Basin determined the Project site had very low sensitivity for significant subsurface prehistoric archaeological and cultural resources. No significant cultural resources were exposed during subsurface test trenching, auger testing, or construction monitoring. Additionally, the Project site is developed and has been heavily disturbed by activities associated with the development of the main house. Furthermore, the Project would be required to comply with the recommendations made by Basin to ensure impacts on cultural resources are less than significant (see Section VI.5).

Pursuant to Public Resources Code Section 21080.3.1, Monterey County HCD-Planning initiated consultation with local Native American tribes in 2023. The Esselen Tribe of Monterey County requested the on-site presence of a Native American monitor to observe excavation activities associated with the

development of the site. In addition, the Esselen Tribe of Monterey County requested that they be included in any resource recovery program or reburial.

A standard County condition of approval for the protection of cultural resources, “PD003(B)”, would be applied to address the potential inadvertent discovery of tribal cultural resources (see **Section VI.5**). Given the project’s proximity to known archaeological resources, a mitigation measure is required to reduce potential impacts to unknown tribal cultural resources to a less than significant level. **Mitigation Measure No. TR-1** (described below) would require a Tribal Monitor be on site during ~~initial~~ ground disturbance to ensure that tribal cultural artifacts or human remains are treated with the appropriate dignity and respect if discovered. With implementation of the County’s condition of approval for cultural resources (**PD003B**) and **Mitigation Measure No. TR-1**, the potential impact on tribal cultural resources would be less than significant.

Mitigation Measure No. TR-1: On-Site Tribal Monitor. To ensure that tribal cultural resources incur a less than significant impact if encountered, a Tribal Monitor approved by the appropriate tribe shall be on-site and observe ~~initial~~ project-related grading and excavation related to the foundation, utilities, and tree removal, but not soils previously disturbed by the project. This Tribal Monitor shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features. If resources are discovered, the Applicant/Owner/contractor shall refer to and comply with County condition of approval PD003(B) as applicable. This mitigation is not intended to alleviate the responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Mitigation Measure TR – 1(a) Monitoring Action: Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. TR-1, including all compliance actions. The Applicant/Owner shall submit said plans to HCD-Planning for review and approval.

Mitigation Measure TR – 1(b) Monitoring Action: Prior to the issuance of construction permits from HCD-Building Services, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a Tribal Monitor traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of initial project-related grading and excavation ~~related to the barn, equipment storage building, and new ranch roads.~~ the foundation, utilities, and tree removal, but not soils previously disturbed by the project.

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

The Tribal Monitor shall prepare daily monitoring reports that shall be available upon request by HCD – Planning. A final report prepared by the Tribal Monitor, including all of the daily monitoring reports, shall be submitted to HCD – Planning for review and approval within 60 days of completion of ground disturbing activities. The final report shall confirm participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

The Tribal Monitor shall prepare daily monitoring reports that shall be available upon request by HCD – Planning. A final report prepared by the Tribal Monitor, including all of the daily monitoring reports, shall be submitted to HCD – Planning for review and approval within 60 days of completion of ground disturbing activities. The final report shall confirm participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

19. UTILITIES AND SERVICE SYSTEMS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source: 17,20,21,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source: 17,20,21,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 17,20,21,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Source: 17,20,21,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Source: 17,20,21,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project would be provided wastewater services by the Carmel Area Wastewater District. The property on which the Project site is located currently receives water supply services from CalAm. The Project would require the removal of 15 plumbing fixture units in the main house and garage to allow transfer of the fixture units to the new ADU. The Monterey County Environmental Health Bureau determined that with the transfer of these water credits, the current water services from CalAm would be sufficient to support the Project.

Solid waste generated by the Project would be transported and disposed of at the Monterey Peninsula Landfill and Recycling Facility north of the City of Marina. The Monterey Regional Waste Management District (“MRWMD”) operates the landfill which has a permitted capacity of 3,500 tons per day of solid waste and currently receives approximately 1,100 tons per day. The remaining capacity is approximately 48 million tons or 72 million cubic yards. At current rates of disposal, the landfill will continue to serve the present service area for approximately 150 years.

Utilities and Service Systems Impacts (a) through (c) Less than Significant: Monterey County Environmental Health Bureau previously reviewed the Project and determined that the existing wastewater and water connections were sufficient to serve the Project. The Project would connect to the Carmel Area Wastewater District. Additionally, the Project would be served by existing water services from CalAm to the property. The Project consists of the construction of a new ADU and demolition of fifteen (15) plumbing features in existing structures to transfer water credits to support the new ADU. Additionally, the Project consists of drought-tolerant landscaping and rainwater recapture features (i.e., gutter, drains, and downspouts to capture water from the ADU roof and direct it to vegetated areas) to reduce water use in landscaped areas. As proposed, the Project would not substantially increase the demand for utilities beyond existing levels. Moreover, the construction and operation of the new ADU would comply with existing local and state regulations and policies which would result in resource conservation practices (e.g., low-flush toilets). For these reasons, this represents a less than significant impact.

Utilities and Service Systems Impact (d) and (e) Less than Significant: The Project would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure. Solid waste generated from construction is not quantifiable, however for the purpose of this report it is assumed that construction waste would have been disposed of at the Monterey Peninsula Landfill. Operation-generated waste would be disposed of at the Monterey Peninsula Landfill. As discussed above, this landfill is operating well below its daily intake capacity; the Monterey Peninsula Landfill has a permitted capacity of 3,500 tons per day of solid waste and currently receives approximately 1,100 tons per day. Based on CalRecycle Residential Sector Generation Rates, generation of solid waste from the Project be insubstantial. This represents a less than significant impact.

20. WILDFIRE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (sources:12,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (sources: 12,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (sources: 12,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes(sources: 12,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Project would have no impact on risks and emergency response associated with wildfire. Please refer to Section IV.A Environmental Factors Potentially Affected.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (sources: 1,2,3,4,5,17,20,25)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (sources: 1,2,3,4,5,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (sources: 1,2,3,4,5,17,20,25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Mandatory Findings Impact (a) Less than Significant with Mitigation Incorporated: As discussed in this Initial Study, the Project would not 1) degrade the quality of the environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife population to drop below self-sustaining levels; 4) threaten to eliminate plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of major periods of California history or prehistory. The Project may result in temporary construction-related impacts to biological resources that would be mitigated to less than significant through mitigation measures identified above (**Mitigation Measure BIO-1**). While unlikely, construction could unearth cultural or tribal cultural resources that were previously unknown. However, the Project would implement standard County Conditions of Approval to ensure that potential impacts related to the inadvertent discovery of previously unknown resources are minimized. Further, this Initial Study also identifies mitigation to ensure that potential impacts to previously unknown cultural and tribal cultural resources are minimized to a less than significant level (**Mitigation Measure CUL-1 and TR-1**). All potentially significant impacts associated with the Project would be minimized to a less than significant level through the implementation of mitigation measures identified in this Initial Study.

Mandatory Findings Impact (b) Less than Significant: To determine whether a cumulative effect requires an EIR, the lead agency shall consider whether the impact is significant and whether the effects of the project are cumulatively considerable (CEQA Guidelines §15064(h)(1)). In addition, CEQA allows a lead agency to determine that a project's contribution to a potential cumulative impact is not considerable and thus not significant when mitigation measures identified in the Initial Study will render those potential impacts less than considerable (CEQA Guidelines 15064(h)(2)).

Here, the Project would not result in a cumulatively considerable adverse environmental effect when considered with past, present, and reasonably foreseeable future projects planned in the area for several reasons. First, this Initial Study identifies mitigation measures to lessen the extent of potential impacts associated with the Project to a less than significant level. These mitigation measures would ensure that the Project's contribution towards a cumulative impact would be less than considerable. As identified in this Initial Study, the Project is located entirely on an already-developed property. While this Initial Study identified potential impacts on biological resources due to the proximity of the site to adjacent biological resources, development is proposed entirely within the existing developed/ property. Mitigation identified in this Initial Study would ensure that any potential secondary or indirect impacts to surrounding biological resources during construction would be minimized. Second, other cumulative development in the surrounding area would be subject to additional project-level CEQA review and would be subject to project-specific mitigation measures to reduce those effects to a less than significant level thereby minimizing future cumulative effects associated with long-range development in the area. Third, development of the Project would occur over a relatively short period and construction-related impacts would be limited in duration. The potential for construction activities associated with the Project to overlap and contribute towards a cumulative construction-related impact in the area would be unlikely as development within the area tends to be minimal. Moreover, as identified in this Initial Study, potential temporary construction-related impacts would be limited in duration and would not exceed any applicable threshold of significance related to construction-related impacts. As a result, the Project would not contribute to a cumulatively considerable construction-related impact. Finally, as discussed in this Initial Study, the Project would not substantially increase population, traffic, or use of recreational and other facilities in the area. As a result, the Project would not contribute to potential cumulative effects associated with substantial increases in the local population.

In summary, the Project, when considered with past, present, and reasonably foreseeable future development in the area, would not result in a cumulatively considerable impact. All impacts associated

with the Project would be addressed through 1) the implementation of mitigation measures identified in this Initial Study, 2) compliance with standard Monterey County conditions of approval and all applicable local and State regulations, and 3) implementation of standard construction BMPs. No additional mitigation measures are necessary to reduce cumulative impacts to a less than considerable level.

Mandatory Findings Impact (c) Less than Significant: The Project would not have a substantial adverse effect on human beings, either directly or indirectly. The Project would result in temporary construction-related impacts that would be minimized to a less than significant level through the incorporation of construction BMPs and appropriate mitigation measures identified throughout this Initial Study. The Project comprises construction of a new ADU on an already developed and landscaped property. The Project would therefore not result in a change in land use. Additionally, the Project would not increase the local population or use of public facilities and other common resources. The Project would primarily replace an existing lawn with a new ADU, which would be designed to aesthetically blend with the existing structures on the property.

VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

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

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

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

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

Evidence: Based on the record as embodied in the HCD-Planning files pertaining to PLN210331 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

IX. SOURCES

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2. Archaeological Consulting. 2012. Overview of Archaeological Investigations and Summary of Findings for CA-MNT-17, Carmel, Monterey County, California.
3. Basin Research Associates. 2022. Update to Archaeological Assessment for Addition of ADU – 26454 Carmelo Street (APN 009-471-014 and 009-471-026), Carmel-By-The-Sea, Monterey, California.
4. Biotic Resources Group. December 2003. Biological Assessment for 26489 Scenic Road, Carmel (APN 009-471-014).
5. Biotic Resources Group. July 2022. Addendum to Biotic Assessment for Proposed New Accessory Dwelling Unit on Lot B, 26454 Carmelo Street, Carmel (APNs 009-471-014 and 009-471-009).
6. C3 Engineering, Inc. 2022. Stormwater Control Plan for New ADU at 26454 Carmelo Street, Carmel, California.
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8. California Department of Conservation. 2023. California Williamson Act Enrollment Finder. Available online at: <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>.
9. California Department of Conservation. 2023. CGS Information Warehouse: Mineral Land Classification. Available online at: <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>.
10. California Department of Toxic Substances Control. 2023. EnviroStor. Available online at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=pebble+beach%2C+ca>.
11. California Department of Transportation. 2023. State Scenic Highway Map. Available online at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>.
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14. Governor's Office of Planning and Research. April 2018. Technical Advisory on Evaluation Transportation Impacts in CEQA. Available online at: https://opr.ca.gov/docs/20180416-743_Technical_Advisory_4.16.18.pdf.
15. Monterey Bay Unified Air Pollution Control District. 2008. CEQA Air Quality Guidelines. Available online at: <https://www.mbard.org/files/0ce48fe68/CEQA+Guidelines.pdf>.
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17. Monterey County. 1982. Monterey County General Plan. Available online at: <https://www.co.monterey.ca.us/home/showpublisheddocument/115501/637995478437800000>.
18. Monterey County. 1983. Carmel Area Land Use Plan. Available online at: <https://www.co.monterey.ca.us/home/showpublisheddocument/38135/636371126186500000>.
19. Monterey County. 2023. 2021 Evacuation and Transportation Plan. Available online at: <https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/office-of->

[emergency-services/response/evacuation-guide/evacuation-plan#:~:text=The%202021%20Monterey%20County%20Operational%20Area%20Evacuation%20and,the%20development%20of%20the%20plan%20and%20evacuation%20zones.](#)

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Exhibit C

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From: marahookca@gmail.com
To: [cegacomments](#)
Cc: ["Steven Polkow"](#); ["Mara Hook"](#)
Subject: Comments on Reynolds Jon Q File Number PLN210331
Date: Monday, April 14, 2025 9:31:37 AM
Attachments: [Reynolds Committee Letter 2025.docx](#)

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Dear Joseph,

Please confirm receipt of our comments.

Many thanks,

Mara and Steve

April 14, 2025

County of Monterey
Housing and Community Development
Attn: Joseph Alameda, Associate Planner
1441 Schilling Place
South 2nd Floor
Salinas, CA 93901

Dear Planning Commission,

We are writing this letter as good neighbors and citizens of Carmel. We are fourth generation Carmelites. We live here full-time as members of the community, and like you have a deep appreciation for maintaining strong neighborly relations and mutual benefit.

We have been notified that the project Reynolds Jon Q Tt Et Al: File Number PLN210331 is up for review by the commission. While we are sad to see yet another ADU pop up on Scenic Drive creating less and less available natural space, we do understand that under the current regulations we don't have standing related to the project or its vicinity to our home, which is directly behind the proposed project. However, if the project is to move forward, we would like to make a request that the placement of Mr. Reynolds ADU be shifted toward his main home as was originally planned. Currently, the project looks directly into our bathroom and master bedroom. While we understand there are no windows proposed on the back side of Mr. Reynolds project, we feel very uncomfortable that workers and tenants coming in and out of the home are too close for comfort and will likely disrupt our private space.

Please consider our modest request. We would be grateful.

Steven Polkow and Mara Hook
26478 Carmelo Street
Carmel, CA 93923
polkowsteve@comcast.net

From: [Molly Erickson](#)
To: [Spencer, Craig](#); [Beretti, Melanie](#); [ceqacomment](#)
Cc: katie.butler@coastal.ca.gov; [Kevin Kahn](#)
Subject: PLN210331 Reynolds Jon Q Tr -- Carmel Point project
Date: Friday, May 2, 2025 4:56:22 PM
Attachments: [Map.showing.1286.cranium.pdf](#)
[Att.Polkow.PLN080266.human.cranium.pdf](#)
[20.07.OCEN.ltr.re.four.sets.remains.pdf](#)

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County:

I represent The Open Monterey Project (TOMP) which makes these comments on the initial study and proposed MND.

The proposed project is immediately adjacent to where a human cranium was found behind a retaining wall; the cranium was a Native American person. See the attached 2010 County staff report and attached map taken from public records disclosed by the County. In fact, the proposed PLN210331 ADU appears to be immediately adjacent to the retaining wall behind which the cranium was discovered.

The proposed project also is on the same small block where in 2019 four sets of remains of Native Americans were uncovered by landscapers doing work at a site with a developed house. That landscaping work that did not have the benefit of a County permit or conditions, and did not have any oversight by a tribal monitor and an archaeological monitor. The attached letter by the OCEN tribal chair provides further information. Numerous other Native American remains are known to have been found on Carmel Point, which is why the Carmel Area Land Use Plan has overriding policies to protect the resources in place, without disturbance.

The initial study fails to present the important LUP policies that protect tribal cultural resources. The critical policies are omitted. As a result the analysis in the initial study is inadequate.

In recent years, the County planning staff presented to the Planning Commission a lengthy two-part presentation on Carmel Point tribal cultural resources and the inadequacy of County actions to date to protect the resources as required by the LUP. As the then planning director Jacqueline Onciano said to the Planning Commission: "By the time the backhoe hits a femur, it is too late." The PLN210331 initial study makes no mention of -- and appears ignorant of -- the lengthy presentation and the Commission's discussions of these important issues, and of the cranium at the immediately adjacent site, and the four sets of remains. The critical on-

the-ground facts are omitted from the initial study and as a result the factual analysis is inadequate.

The initial study should be revised and recirculated for public comment. Only then can the mitigations be considered for adequacy.

According to the initial study, all that has been done for this project is mere auger testing and a "summary of previous findings" presumably from the written reports. That is overly limited and narrow. It does not reflect the information available to the County and to archaeologists. In particular here the "auger testing was conducted within the footprint of the Project" only. This is a frequent error in testing which results in far fewer below-ground resources being identified and protected. The projects at Carmel Point typically involve excavating to the property line or very near to it (at least in part because of sandy soils), even when the building footprint does not extend to that point.

A robust analysis of the site and surrounding area should be performed and a robust set of mitigations should be in place if the project is approved. The mitigations should be meaningful and enforceable. The County is urged to review the thoughtful analysis of the California Coastal Commission as to the Carmel Area LUP policies when in 2020 the Commission considered the three Pietro projects on Carmel Point.

Removal of dirt is easily done by shovels and other tools that are not "machines" as demonstrated by the landscapers' exposure of four sets of human remains nearby. A tribal observer and archaeological monitor should be in place at all times when soil is being moved. That means broader oversight than the proposed inadequate mitigation MM TR-1 for "initial project-related grading and excavation."

The Planning Commission should not consider this proposal at a meeting on May 28, 2025.

TOMP reserves the right to make further comments.

Please confirm receipt of these comments and the three attachments. Thank you.

Molly Erickson
Law Office of Molly Erickson
tel: 831-373-1214

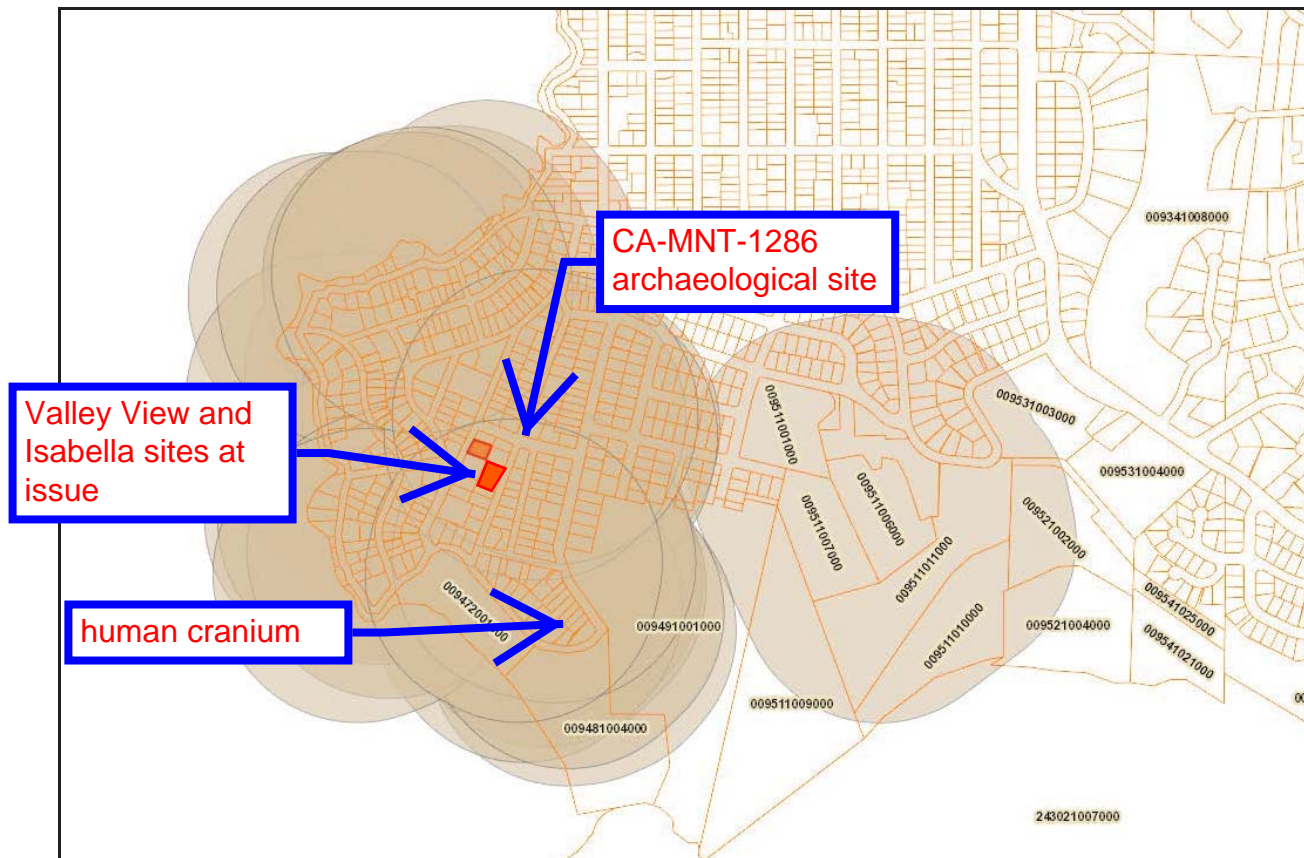


Figure 19 – Carmel Point: Archaeological 750-foot buffer, subject parcel outlined in orange

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

MONTEREY COUNTY PLANNING COMMISSION

Meeting: April 28, 2010	Time: 9:45 A.M.	Agenda Item No.: 3
Project Description: Combined Development Permit consisting of 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,529 square foot single family dwelling and the construction of a 3,676 square foot, three level single family dwelling with 1,284 square feet located completely below grade; 2) Coastal Development Permit for development on a parcel with positive archaeological reports; 3) Coastal Development Permit for the removal of a 48" planted and diseased Cypress tree; replacement of a 6 foot high, 158 linear foot retaining wall at the rear of the property and continued around three sides of the property; grading (500 cubic yards cut/50 cubic yards fill). The property is located at 26478 Carmelo Street, Carmel Area Land Use Plan, Coastal Zone.		
Project Location: 26478 Carmelo Street, Carmel	APN: 009-471-024-000	
Planning File Number: PLN080266	Owner: Steven Polkow Agent: Dana Annereau	
Planning Area: Carmel Area Land Use Plan	Flagged and staked: Yes	
Zoning Designation: : "MDR/2-D (18) (CZ)" Medium Density Residential, 2 units per acre-Design Control District, (18 Foot Height Limit) in the Coastal Zone		
CEQA Action: Mitigated Negative Declaration		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Adopt Mitigated Negative Declaration (**Exhibit F**) with Mitigation Monitoring Reporting Plan (**Exhibit C-1**);
- 2) Approve PLN080266, to allow demolition of the existing 1,529 square foot single family dwelling, construction of a new 3,676 square foot single family dwelling with 1,284 square feet located completely below grade; associated grading and removal of one planted Monterey Cypress tree, based on the findings and evidence (**Exhibit C**) and subject to the conditions of approval (**Exhibit C-1**); and
- 3) Deny the request to replace the 6 foot high, 158 linear foot retaining wall at the rear of the property:

PROJECT OVERVIEW:

The applicant requests the necessary entitlements to remove an existing home and construct a new 3,676 square foot, three level single family dwelling with 1,284 square feet located completely below grade. The site is located in the Carmel Point area and is highly visible from Carmel State Beach and from Scenic Drive. In addition the site is in a location that is rich in archaeological resources. Fragments of a human cranium were discovered behind the existing retaining wall. As such, staff is recommending denial of the 6 foot high, 158 linear foot retaining wall. This project is being brought to the Planning Commission because there is a significant policy issue related to archaeology. For a more detailed discussion see Exhibit A.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- Environmental Health Division
- √ Water Resources Agency
- √ Cypress Fire Protection District
- √ Parks Department

Ohlone/Costanoan-Esselen Nation



*Previously acknowledged as
The San Carlos Band of Mission Indians
The Monterey Band
And known as
O.C.E.N. or Esselen Nation
P.O. Box 1301
Monterey, CA 93942*

www.ohlonecostanoanesselennation.org

July 1, 2020

California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

RE: A-3-MCO-19-0039 Pietro Family Investments, A-3-MCO-19-0041 Pietro Family Investments, A-3-MCO-19-0042 Valley Point LLC

Saleki Atsa,

Ohlone/Costanoan-Esselen Nation (OCEN) is an historically documented previously recognized tribe. OCEN is the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent of Monterey County. OCEN families lived in what is now known as Monterey County for thousand of years. OCEN Tribal Members genealogy is proven to the original mission records, with birth dates as far back as 1713, original village names and original family names before they were changed to Spanish soldiers' names. Every enrolled tribal member' genealogy is proven to 13 core families.

As the Tribal Chair of OCEN, my greatest responsibility is to protect the disturbed remains of our Ancestors. Our Ancestors are buried in the most beautiful and sacred areas of Monterey County. Years ago, when homes were built in Carmel Point the remains of our Ancestors were removed without ceremony, without peace. The builders did not care and dumped the burials with soil removal. We know there was disturbance, and no one cared. Today, individuals wanting larger homes are requesting basements be built. I believe that these individuals know that our Ancestors are buried on their property. Once again, with desire for larger homes, these individuals have no respect for our Ancestors burials.

We know that many of the property owners have disturbed/destroyed our Ancestor's burials without permits. I am familiar with Carmel Point and driving through it often, and it appears to me that approximately 1 of every 3 homes is working on renovations. To put one shovel into the soil is considered soil disturbance which requires a Monterey County permit. Many homeowners do not know that. Also, many County permits are ministerially given and they are not conditioned to require an archaeological monitor and tribal monitor, such as the illegal trenching that was done by these applicants at the two parcels on Valley View.


OCEN supports the staff recommendation that the three new houses be constructed without basements.

I bring to your attention the attached letter and disturbance at 2446 17th Ave. Carmel. I was advised that Native American remains were disturbed as I was assigned as the Most Likely Descendant by the Native American Heritage Commission on July 26, 2019. Following the law, I contacted the owner of the property who forwarded the attached photo. As you notice the bones of the Ancestors are quite visible. I was advised that the landscaper removed all the remains, placed them on the patio, then was told to return them to the soil. As you can see in the second photo when the Coroner was photographing the disturbance the remains had been replaced and mostly covered as to hide the fact that the landscaper had disturbed the remains. You can also notice all the disturbance to the property on the other side of the patio. This disturbance occurred because the owner wanted to drill a gas pipe into a large boulder that sat at the site. The boulder was too large therefore, the landscaper made the patio hole larger and, in the process, disturbing four (4) Ancestors. The owner of this property had permits to remodel the home and NO PERMIT FOR LANDSCAPING. Again, because of all the "Unpermitted Landscaping" there was no land to rebury the Ancestors and insure no future disturbance at the site. To this day I protect the Ancestor's remains hoping that I will be provided space within Carmel Point to rebury. This homeowner, as well as others in this area have no respect for OCEN's Ancestors

It is with respect and honor that we accept the Staff Report of the California Coastal Commission. We are aware that there will be renovations to homes in Carmel Point and concur that basements should not be built on OCEN's Ancestral burial ground. The LCP requires avoidance of our Ancestors where they are buried.

Please feel free to contact me with any questions.

Sincerely and Respectfully Yours,



Louise J. Miranda Ramirez
Tribal Chairwoman
Ohlone/Costanoan-Esselen Nation
(408) 629-5189

Cc: OCEN Tribal Council

From: [Molly Erickson](#)
To: [Spencer, Craig](#); [Beretti, Melanie](#); [Friedrich, Michele](#)
Cc: katie.butler@coastal.ca.gov; [Kevin Kahn](#); [Alameda, Joseph](#)
Subject: Re: PLN210331 Reynolds Jon Q Tr -- Carmel Point project
Date: Monday, May 5, 2025 2:17:30 PM
Attachments: [image001.png](#)

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Thank you. Please add the following to the comments of The Open Monterey Project:

Carmel Point has natural boulders and rock formations. The four sets of remains that were uncovered by landscapers in 2020 involved the removal of a boulder. That was a painful and difficult lesson for all involved. The architect who was involved in that project has now stated as a requirement on other Carmel Point project plans that "Existing boulders shall be left in place."

The County should add to its standard conditions and mitigations regarding sensitive archeological areas a requirement that no natural features such as boulders are to be moved unless

- (1) the natural features proposed to be removed are specifically identified in the application prior to approval, and
- (2) the Native American tribal observer and the monitoring archeologist must be onsite and observe any act to remove, move or relocate a boulder, in full or in part.

In other words, the project analysis should require the information as to proposed removal of any natural rock, and the mitigations should require observation of any movement of existing boulders and rock outcroppings, in addition to movement of soil and other ground disturbance such as tree removal.

Molly Erickson
Law Office of Molly Erickson
tel: 831-373-1214

On Monday, May 5, 2025 at 01:48:28 PM PDT, Friedrich, Michele <friedrichm@countyofmonterey.gov> wrote:

Good afternoon –

Staff received your comments regarding the Mitigated Negative Declaration & Initial Study related to the Reynolds project [PLN210331], within the review comment period.

A hard copy will be printed out and provided to the planner, Joseph Alameda.

Thank you.



Michele Friedrich

Principal Office Assistant

Housing and Community Development

1441 Schilling Place South 2nd Floor, Salinas, CA 93901

O: (831) 755-5189

friedrichm@countyofmonterey.gov

To access our permit database, please go to: <https://aca-prod.accela.com/monterey/Default.aspx>

From: Molly Erickson <erickson@stamplaw.us>

Sent: Friday, May 2, 2025 4:56 PM

To: Spencer, Craig <SpencerC@countyofmonterey.gov>; Beretti, Melanie <BerettiM@countyofmonterey.gov>; ceqacomment@countyofmonterey.gov

Cc: katie.butler@coastal.ca.gov; Kevin Kahn <kevin.kahn@coastal.ca.gov>

Subject: PLN210331 Reynolds Jon Q Tr -- Carmel Point project

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County:

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The proposed project also is on the same small block where in 2019 four sets of remains of Native

Americans were uncovered by landscapers doing work at a site with a developed house. That landscaping work that did not have the benefit of a County permit or conditions, and did not have any oversight by a tribal monitor and an archaeological monitor. The attached letter by the OCEN tribal chair provides further information. Numerous other Native American remains are known to have been found on Carmel Point, which is why the Carmel Area Land Use Plan has overriding policies to protect the resources in place, without disturbance.

The initial study fails to present the important LUP policies that protect tribal cultural resources. The critical policies are omitted. As a result the analysis in the initial study is inadequate.

In recent years, the County planning staff presented to the Planning Commission a lengthy two-part presentation on Carmel Point tribal cultural resources and the inadequacy of County actions to date to protect the resources as required by the LUP. As the then planning director Jacqueline Onciano said to the Planning Commission: "By the time the backhoe hits a femur, it is too late." The PLN210331 initial study makes no mention of -- and appears ignorant of -- the lengthy presentation and the Commission's discussions of these important issues, and of the cranium at the immediately adjacent site, and the four sets of remains. The critical on-the-ground facts are omitted from the initial study and as a result the factual analysis is inadequate.

The initial study should be revised and recirculated for public comment. Only then can the mitigations be considered for adequacy.

According to the initial study, all that has been done for this project is mere auger testing and a "summary of previous findings" presumably from the written reports. That is overly limited and narrow. It does not reflect the information available to the County and to archaeologists. In particular here the "auger testing was conducted within the footprint of the Project" only. This is a frequent error in testing which results in far fewer below-ground resources being identified and protected. The projects at Carmel Point typically involve excavating to the property line or very near to it (at least in part because of sandy soils), even when the building footprint does not extend to that point.

A robust analysis of the site and surrounding area should be performed and a robust set of mitigations should be in place if the project is approved. The mitigations should be meaningful and enforceable. The County is urged to review the thoughtful analysis of the California Coastal Commission as to the Carmel Area LUP policies when in 2020 the Commission considered the three Pietro projects on Carmel Point.

Removal of dirt is easily done by shovels and other tools that are not "machines" as demonstrated by the landscapers' exposure of four sets of human remains nearby. A tribal observer and archaeological monitor should be in place at all times when soil is being moved. That means broader oversight than the proposed inadequate mitigation MM TR-1 for "initial project-related grading and excavation."

The Planning Commission should not consider this proposal at a meeting on May 28, 2025.

TOMP reserves the right to make further comments.

Please confirm receipt of these comments and the three attachments. Thank you.

Molly Erickson

Law Office of Molly Erickson

tel: 831-373-1214

Exhibit D

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Biotic Resources Group

Biotic Assessments ♦ Resource Management ♦ Permitting

July 5, 2022

Jon Reynolds
Marina Square Partners, LP
1200 Concord Avenue, Suite 200
Concord, CA 94520

Incorrect/former APN,
application associated with
APN's 009-471-025-000,
009-471-026-000 and
009-471-014-000
-HCD-Planning

RE: 26454 Carmelo Street, Carmel (APN's 009-471-014 and 009-471-009): Addendum to Biotic Assessment for Proposed New Accessory Dwelling Unit on Lot B

Dear Mr. Reynolds,

The Biotic Resources Group has prepared an addendum to our previous biological assessment for the proposed development of an Accessory Dwelling Unit (ADU) on Lot B at 26454 Carmelo Street (formerly referenced as 26489 Scenic Road) in the Carmel area of Monterey County. The assessment was focused on evaluating biological resources within the area proposed for the ADU, evaluating potential impacts to biological resources from such construction, and evaluating the project relative to previous reports (*Biotic Assessment 26489 Scenic Road*, Biotic Resources Group, December 15, 2003, *Addendum*, letter report dated January 18, 2008, and *Addendum for Bedroom Addition and Garage*, letter report dated April 15, 2010).

The findings of this addendum are described herein.

Project Description

The project site is located along the north side of Scenic Road and westward of Carmelo Street. The property supports a single-family residence and garage accessed from Carmelo Street. The proposed project is construction of a 1,200 square-foot ADU, with 500 square feet of exterior patios and walkways, in the northeast portion of the parcel (Sheet A-1, Site Plan and Project Information, Flynn Architecture, Inc., May 17, 2022).

Methods

A site reconnaissance survey was conducted on June 29, 2022. The survey was conducted to assess the biological resources within the areas proposed for ADU construction. The California Natural Diversity Database (CNDDDB 2022) was accessed for updated records of special status species in the project vicinity to supplement records from the 2003, 2008, and 2010 reports.

Existing Habitat Types

The property is located within a residentially developed area. The area proposed for the ADU is comprised of a mixture of native and non-native landscaping. Plantings of rush (*Juncus sp.*), rosemary (*Rosmarinus officinalis*), Matilja poppy (*Romneya coulteri*), lavender cotton (*Santolina sp.*), pride of Madeira (*Echium fastuosum*), sage (*Salvia sp.*), wild rye (*Elymus glaucus*), iceplant (*Carpobrotus sp.*), and varieties of *Echeveria*, *Aloe*, *Euphorbia* and *Sedum* intermix with locally native species of California poppy (*Eschscholzia californica*), salt grass (*Distichlis spicata*), sagewort (*Artemisia pycnocephalus*) and yellow sand verbena (*Abronia latifolia*). A row of non-native juniper (*Juniperus sp.*) grows along the property line and a Monterey cypress (*Cupressus macrocarpa*) tree grows near the construction area. A portion of the area supports irrigated turf.

The character of the proposed ADU construction area is depicted in Figures 1 and 2.



Figure 1. View southeasterly of proposed ADU construction area, June 2022



Figure 2. View northwesterly of proposed ADU construction area, June 2022

Special Status Species

Sensitive Habitats

Sensitive habitats are defined by local, State, or Federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual or

regionally restricted habitat types, and/or provide high biological diversity. No habitats meeting these criteria occur within the proposed ADU development area, with the exception of the nearby Monterey cypress tree. Under Monterey County ordinance, trees over 12 inches diameter are considered “protected trees”.

Special Status Plant Species

No special status plant species were observed within the proposed ADU development area. Individuals of Monterey paintbrush (CNPS List 4 species) have been documented from this parcel (Lot B) in previous years, yet none were observed within the proposed ADU development area or elsewhere on the parcel in June 2022. No other special status plant species were observed, or are expected to occur, on the site.

Special Status Wildlife Species

No individuals of buckwheat (*Eriogonum spp.*), which are the host plant for the endangered Smith’s blue butterfly, were observed within the proposed ADU development area, and thus this butterfly is not expected to occur here. No other special status wildlife species are expected to occur at this site due to lack of suitable habitat.

Summary of Potential Project Effects on Biological Resources

- ☒ The proposed project will remove landscaped areas to accommodate the proposed ADU development.
- ☒ The December 2003 Biological Assessment recommended dune scrub revegetation on the slope abutting Scenic Drive as mitigation for development. The 2008 Addendum documented implementation of this work and recommended continued protection and management of this area. Here is excerpt from the 2003 Biotic Assessment:

Mitigation Measure 1: *The applicant shall develop and implement a dune scrub revegetation plan to re-establish dune scrub vegetation along the portion of the property that abuts Scenic Road. The revegetation plan shall include the use of locally collected native dune species, including Monterey paintbrush. A minimum of five Monterey paintbrush plants shall be established within the revegetation area (5:1 replacement ratio for plant removed).*

However, at the 2022 site visit, many non-native landscape plantings (i.e., varieties of *Echeveria*, *Euphorbia*, *Aloe*, and *Sedum*) have been installed in this area and large patches of iceplant have colonized previously restored areas. The cover and diversity of native dune scrub plant species is now low, such that the area no longer meets the mitigation recommendations contained in the 2003 Biotic Assessment and 2008 Addendum.

The existing character of the dune scrub protection/enhancement area is portrayed in Figure 3.



Figure 3. View of dune scrub revegetation/enhancement area showing sparse native cover and presence of non-native plant species, June 2022

Recommendations

- ☑ The project should incorporate tree protection measures to avoid adverse impacts to the Monterey cypress tree that is located near the construction area during all stages of site construction work. Construction fencing should be erected at the dripline of the tree, or as directed by a qualified arborist. If tree roots are encountered during ground disturbance, all roots greater than 2 inches shall be hand cut (use of sawzall or equivalent) under the direction of a certified arborist.
- ☑ The previously designated coastal dune scrub revegetation area should be restored and enhanced. Non-native plant species, including non-native succulents and iceplant, should be removed and native dune scrub plant species be installed. The area should support a minimum of 5 Monterey paintbrush plants. Dune scrub revegetation and enhancement should occur concurrent with the ADU construction, as some native plants within the ADU impact area could be salvaged and transplanted into the dune scrub revegetation area. Revegetation and enhancement should be completed within one year of ADU construction, with monitoring implemented to ensure successful completion and project compliance.

Please call me if you have any questions on this assessment.

Sincerely,

Kathleen Lyons

Kathleen Lyons
Plant Ecologist

CC: Teri Flynn, Flynn Architecture

Biological Assessment

26489 Scenic Road, Carmel

APN 009-471-014



Biological Assessment

26489 Scenic Road, Carmel
APN 009-471-014

Prepared for:

Marina Square Partners, L.P.
and
Engineered Construction Services Corp
Attn: Roger Ashton

Prepared by:

Biotic Resources Group
Kathleen Lyons, Plant Ecologist

With

Dana Bland & Associates
Dana Bland, Wildlife Biologist

December 15, 2003

INTRODUCTION

The proposed Reynolds House is located at 26489 Scenic Road within Carmel (Figure 1). The project site (APN 009-471-014) encompasses 9,873 square feet and is proposed to be developed as a single-family residence. The property is bound by Scenic Road to the southwest (and nearby Carmel River State Beach), and existing residences to the west and east.

Kathleen Lyons (plant ecologist) and Dana Bland (wildlife biologist) conducted a field survey of the biotic resources of the project area in December 2003. The focus of the assessment was to identify sensitive biotic resources within the property. Specific tasks conducted for this study include:

- Characterize the major plant communities on the property,
- Identify potential sensitive biotic resources, including plant and wildlife species of concern and native trees, on the property, and
- Evaluate the potential effects of the development of a single-family residence on sensitive biotic resources and recommend measures to avoid or reduce such impacts.

Intended Use of this Report

The findings presented in this botanical report are intended for the sole use of Marina Square Partners, L.P. and the County of Monterey in evaluating the proposed development. The findings presented by the Biotic Resources Group in this report are for information purposes only; they are not intended to represent the interpretation of any State, Federal or County laws or ordinances pertaining to permitting actions within sensitive habitat or endangered species. The interpretation of such laws and/or ordinances is the responsibility of the applicable governing body.

EXISTING BIOTIC RESOURCES

METHODOLOGY

The biotic resources of the Reynolds Parcel were assessed through field observations on December 3, 2003. The major plant communities on the parcel were identified during the field reconnaissance visit and mapped onto the project base map. The parcel was walked and all species observed were recorded in a field notebook.

To assess the potential occurrence of special status biotic resources within the project area, two electronic databases were accessed to determine recorded occurrences of sensitive plant communities and sensitive species. Information was obtained from the California Department of Fish & Game's (CDFG) RareFind 3 database (CDFG 2003) and California Native Plant Society Rare Plant Inventory (CNPS, 2002) for the Monterey and Carmel Valley U.S.G.S. quadrangles.

This report summarizes the findings of the biotic assessment. The potential impacts of the proposed single-family residence on sensitive biotic resources are discussed below. Measures to reduce significant impacts to a level of less-than-significant are recommended, as applicable.

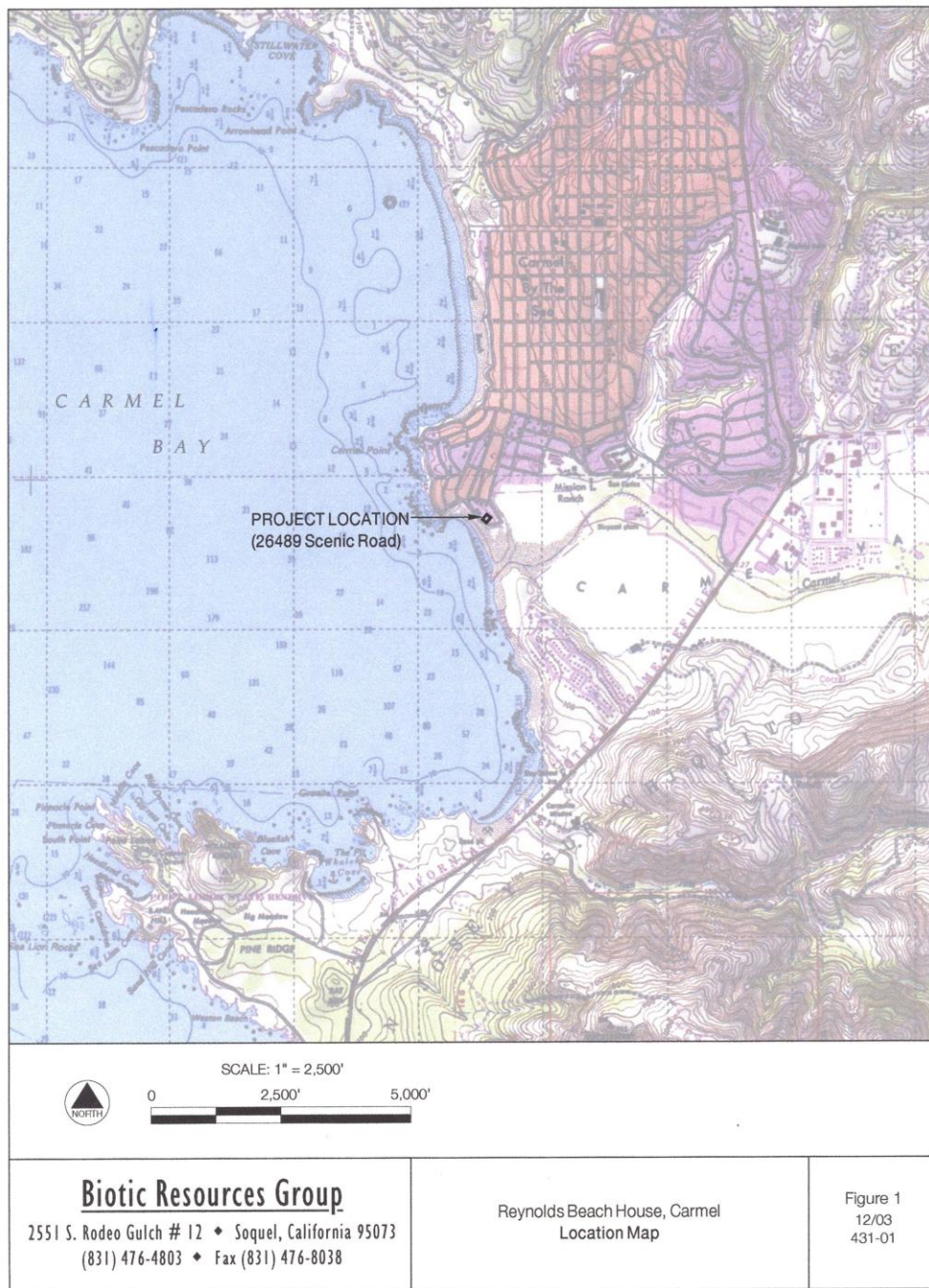
EXISTING BIOTIC RESOURCES

The project site is dominated by urban landscaping, as the majority of the project site is inhabited by iceplant (*Carpobrotus edulis*), a non-native groundcover. The southern portion of the site supports remnant patches of coastal dune scrub, intermixed with iceplant. A small grove of Monterey cypress (*Cupressus macrocarpa*) also occurs on the property. The distribution of these plant communities is depicted on Figure 2.

Cypress Tree Grove

The property supports two multi-trunk Monterey cypress trees. These trees are located along the eastern property line, as depicted on Figure 2. The understory is dominated by iceplant, as depicted on Figure 3. The proposed residential development will be placed adjacent to these trees; however, the trees will be retained.

The cypress trees on the Reynolds property do not support any locally unique or special status wildlife habitat. They may occasionally be used as perches by common birds that can tolerate the surrounding residential uses, and the dense litter under the trees may be used as cover for common species such as western fence lizard (*Sceloporus occidentalis*).



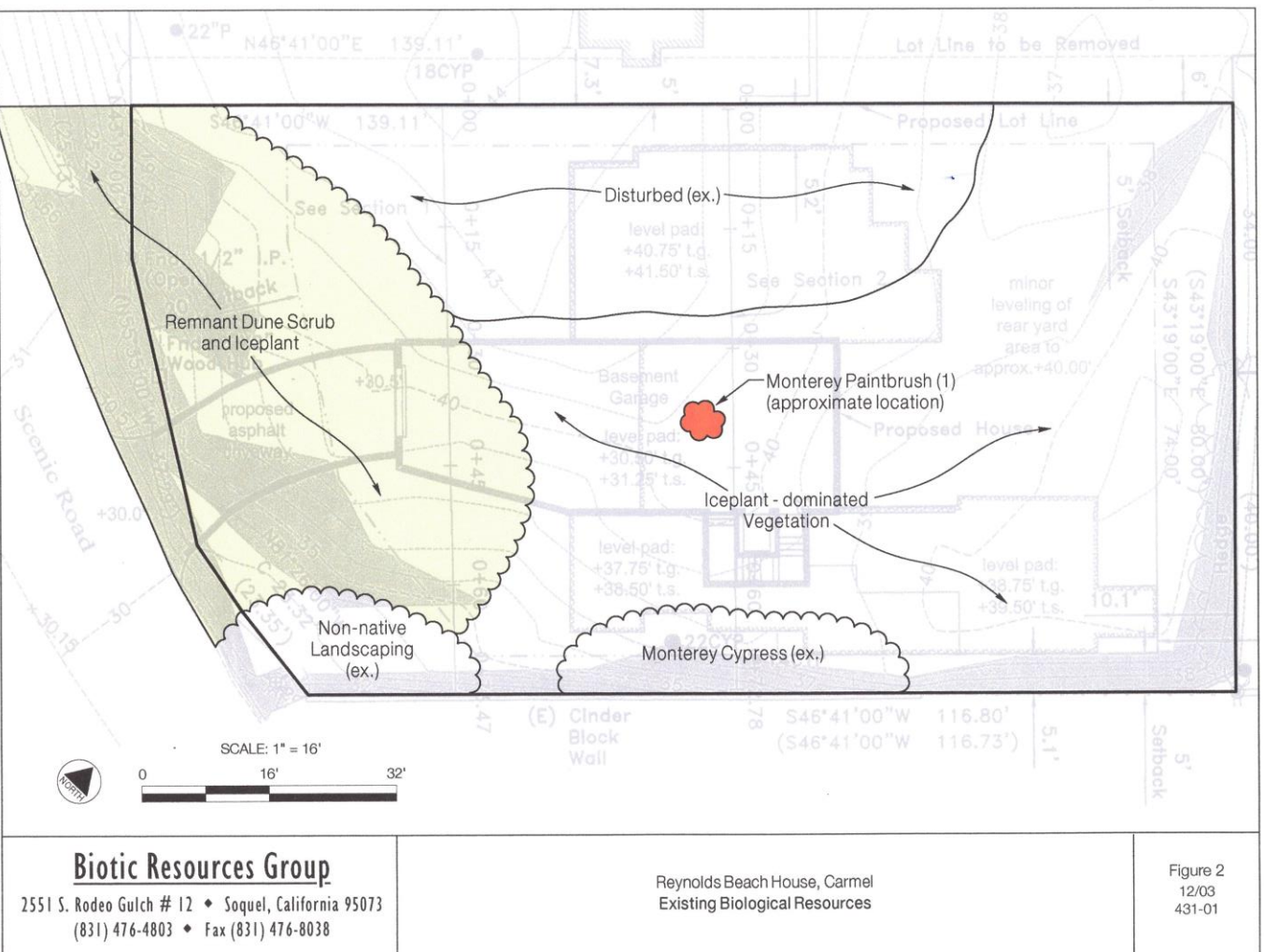




Figure 3. View of Monterey Cypress grove along eastern property line.

Remnant Dune Scrub with Iceplant

The southwestern portion of the property supports a mixture of native and non-native plant species. Plants typical of coastal dune scrub grow amid dense patches of non-native iceplant. The dune scrub plant species include yellow bush lupine (*Lupinus arboreus*), yellow sand verbena (*Abronia latifolia*), beach saltbush (*Atriplex leucophylla*), lizard tail (*Eriophyllum staechadifolium*), mock heather (*Ericameria ericoides*), and coast sagebrush (*Artemisia californica*). In addition to the iceplant, other non-native plant species in this area include field bindweed (*Convolvulus arvensis*), sweet alyssum (*Lobularia maritima*), stock (*Matthiola incana*), and a garden sedum (*Sedum* sp.). The character of this vegetation type is depicted in Figure 4.

A portion of the dune scrub-iceplant vegetation will be removed during construction of the driveway, garage and associated residential features (i.e., pathway and stairs).

The variety of wildlife species that inhabit the remnant dune scrub at this site is expected to be low due to the arid soils and patchy habitat. Common species such as white-crowned sparrow (*Zonotrichia leucophrys*) and deer mouse (*Peromyscus maniculatus*) may forage for seeds in this habitat, Anna's hummingbird (*Calypte anna*) may find nectar on some plants, and western fence lizard (*Sceloporus occidentalis*) may forage on insects. Special status wildlife species that are associated with dune scrub habitat include Smith's blue butterfly (*Euphilotes enoptes smithi*) and black legless lizard (*Anniella pulchra nigra*); however, the conditions at the Reynolds property are not likely to support either of these species.



Figure 4. View of remnant dune scrub and iceplant vegetation along southwestern property line (along Scenic Road).

Iceplant - Dominated Vegetation

The central and northern portions of the property are dominated by a dense growth of iceplant. Few other species are present, however, small, open, sandy areas were observed to support both native and non-native plant species. Plant species occurring in these areas include alyssum, salt grass (*Distichlis spicata*), mugwort (*Artemisia douglasiana*), and yellow sand verbena.

One individual of Monterey paintbrush (*Castilleja latifolia*), a locally unique native plant species (CNPS List 4), was observed growing amid the iceplant area. As depicted on Figure 2, the paintbrush was observed growing in the area proposed for the residence.

The iceplant habitat does not support any locally unique or special status wildlife species. Because it is non-native plant, and grows in dense mats, it precludes most native wildlife species.

Disturbed and Bare Areas

A portion of the property has been disturbed, as evidenced by open, disturbed sand. This area is located along the western property line. No vegetation was observed in this area, as depicted on Figure 5.



Figure 5. View of disturbed sandy area near western property line.

SENSITIVE BIOTIC RESOURCES

Sensitive Habitats

Sensitive habitats are defined by local, State, or Federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types, and/or provide high biological diversity. The habitats meeting these criteria on the property is limited to the remnant dune scrub and the occurrence of Monterey paintbrush (List 4 species).

Special Status Plant Species

Plant species of concern include those listed by either the Federal or State resource agencies as well as those identified as rare by CNPS. The search of the CNPS and CNDDDB inventories for the Monterey and Carmel Valley quadrangles resulted in 27 special status plant species of concern with potential to occur in the project vicinity. One uncommon plant species, Monterey paintbrush, was observed on the property during the December 2003 survey. This species is listed on CNPS List 4, a species that is uncommon with the region.

Table 1 lists the plant species evaluated for their potential presence at the site.

Table 1. List Of Special Status Plant Species with Potential to Occur In The Vicinity Of the Reynolds Beach House, 26489 Scenic Road, Carmel, Monterey County, California

Species	CNPS Status	State Status Federal Status	Habitat Type	Known Locations in Project Vicinity	Observed or Known Occurrence on Site? Potential Habitat on Site?
Hickman's onion (<i>Allium hickmanii</i>)	List 1B	None Species of Concern	Pine forest, chaparral, coastal scrub, coastal prairie	North of Carmel Mission, Veterans Memorial Park, Huckleberry Hill, Carmel Valley	No observations or records Low Potential
Hooker's manzanita (<i>Arctostaphylos hookeri</i>)	List 1B	None None	Chaparral, coastal scrub	Huckleberry Hill, Presidio of Monterey	No observations or records Low Potential
Sandmat manzanita (<i>Arctostaphylos pumila</i>)	List 1B	None None	Pine forest, chaparral, coastal scrub	Cypress Point, Asilomar State Beach, south side of Carmel, 17 Mile Drive	No observations or records Low Potential
Coastal dunes mil-vetch (<i>Astragalus tener</i> var. <i>titi</i>)	List 1B	Endangered Endangered	Coastal scrub, coastal dunes	17- Mile Drive between Bird Rock and Ocean Road	No observations or records Low Potential
Monterey paintbrush (<i>Castilleja latifolia</i>)	List 4	None None	Coastal dunes, coastal scrub	Not recorded by CNDDDB	One individual observed on site (also observed on nearby State park lands)
Monterey spineflower (<i>Chorizanthe pungens</i> var. <i>pungens</i>)	List 1B	None Threatened	Coastal dunes, chaparral, coastal scrub	Pacific Grove, near Cypress Point, Navy Post Graduate School,	No observations or records Moderate Potential
Robust spineflower (<i>Chorizanthe robusta</i> var. <i>robusta</i>)	List 1B	None Endangered	Woodland, coastal scrub, coastal dunes	Del Monte (historic)	No observations or records Moderate Potential
Gowen cypress (<i>Cupressus goveniana</i> ssp. <i>goveniana</i>)	List 1B	None Threatened	Close cone pine forest	Del Monte Forest, Point Lobos, south of Pacific Grove	No observations or records Low Potential
Monterey cypress (<i>Cupressus macrocarpa</i>)	List 1B	None None	Close cone pine forest	Del Monte Forest, Point Lobos, 17 -Mile Drive	Planted trees occur on site Low Potential for native stand
Hutchinson's larkspur	List 1B	None	Upland forest,	San Jose Canyon, Point Pinos	No observations or records

Table 1. List Of Special Status Plant Species with Potential to Occur In The Vicinity Of the Reynolds Beach House, 26489 Scenic Road, Carmel, Monterey County, California

Species	CNPS Status	State Status Federal Status	Habitat Type	Known Locations in Project Vicinity	Observed or Known Occurrence on Site? Potential Habitat on Site?
<i>(Delphinium huthinsoniae)</i>		None	chaparral coastal scrub		Low Potential
Eastwood's goldenbush <i>(Ericameria fasciculata)</i>	List 1B	None None	Pine forest, chaparral coastal scrub	Monterey Airport, Carmel River, Ft. Ord, Carmel (historic), Pacific Grove	No observations Low Potential
Menzies wallflower <i>(Erysimum menziesii ssp. menziesii)</i>	List 1B	Endangered Endangered	Coastal dunes	Point Pinos, Asilomar State Beach, Spyglass Hill Dunes, Point Pinos Lighthouse, Signal Hill Road, Bird Rock area, Spanish Bay	No observations or records Low Potential
Fragrant Fritillary <i>(Fritillaria liliaceae)</i>	List 1B	None Species of Concern	Coastal scrub, coastal terrace prairie	Pebble Beach area	No observations or records Low Potential
Sand gilia <i>(Gilia tenuiflora ssp. arenaria)</i>	List 1B	Threatened Endangered	Coastal dunes, coastal scrub	Spanish Bay, Naval Post Graduate School, Asilomar	No observations or records Moderate Potential
Kellogg's horkelia <i>(Horkelia cuneata ssp. sericea)</i>	List 1B	None Species of Concern	Pine forest, coastal scrub, chaparral	Carmel Mission (historic), Asilomar, Del Monte area,	No observations or records Low Potential
Beach Layia <i>(Layia carnosa)</i>	List 1B	Endangered Endangered	Coastal dunes	South of Bird Rock, Spyglass Hill dunes, Pt. Pinos, Asilomar State Beach	No observations or records Low Potential
Jones Layia <i>(Layia jonesii)</i>	List 1B	None Species of Concern	Chaparral, grassland	Moss Beach (historic)	No observations or records Low Potential
Tidestrom's lupine <i>(Lupinus tidestromii)</i>	List 1B	Endangered Endangered	Coastal dunes	Pt. Pinos, Asilomar State Beach, 17-Mile Drive, Bird Rock Road, Moss Beach, Signal Hill Road, Spanish Bay Golf Course,	No observations or records Low Potential
Carmel Valley bush mallow <i>(Malacothamnus palmeri var. involucratus)</i>	List 1B	None Species of Concern	Woodland and chaparral	Los Laureles Grade near Hwy 68, near Jacks Peak County Park, Carmel Valley	No observations or records Low Potential
Carmel Valley malacothrix <i>(Malacothrix saxalilis var. arachnoidea)</i>	List 1B	None None	Chaparral	Carmel Valley Road, Chupines Creek. Tularcitos Creek	No observations or records Low Potential
Monterey pine <i>(Pinus radiata)</i>	List 1B	None None	Pine forest	Native Stands in Del Monte Forest, Carmel River to El Paso Creek	No observations or records Low Potential

Table 1. List Of Special Status Plant Species with Potential to Occur In The Vicinity Of the Reynolds Beach House, 26489 Scenic Road, Carmel, Monterey County, California

Species	CNPS Status	State Status Federal Status	Habitat Type	Known Locations in Project Vicinity	Observed or Known Occurrence on Site? Potential Habitat on Site?
Yadons' rein orchid (<i>Piperia yadonii</i>)	List 1B	None Endangered	Pine forests, chaparral, coastal bluff scrub	Cypress Point, Carmel Highlands (historic), Pebble Beach, Washington park, Veterans Memorial Park, Huckleberry Hill, 17-Mile Drive, Presidio of Monterey	No observations or records Low Potential
Hooked popcorn flower Clover (<i>Plagiobothrys uncinatus</i>)	List 1B	None Species of Concern	Chaparral, grassland, coastal bluff scrub	Upper Carmel River near Los Padres Dam	No observations or records Low Potential
Hickman's cinquefoil (<i>Potentilla hickmanii</i>)	List 1B	Endangered Endangered	Coastal bluff scrub, pine forest, meadows, seeps	Bird Rock area, Pacific Grove, San	No observations or records Low Potential
Pine rose (<i>Rosa pinetorum</i>)	List 1B	None Species of Concern	Pine forest, wet areas	Pacific Grove, Veterans Memorial Park, near Morse Botanical Preserve, Pt. Lobos	No observations or records Low Potential
Maple-leaved checkerbloom (<i>Sidalcea malachroides</i>)	List 1B	None Species of Concern	Upland forest, coastal prairie	Near Pacific Grove (historic)	No observations or records Low Potential
Pacific Grove clover (<i>Trifolium polyodon</i>)	List 1B	Rare None	Pine forests, meadows, seeps	Pebble beach, 17-Mile Drive, Indian Village Picnic area, Asilomar State Beach, Spanish Bay Road, Pt. Lobos State Reserve, Lobos Ranch	No observations or records Low Potential
Monterey clover (<i>Trifolium trichocalyx</i>)	List 1B	Endangered Endangered	Pine forests, meadows, seeps	Morse Botanical Reserve, Huckleberry Hill	No observations or records Low Potential

CNPS Status:

List 1B: These plants (predominately endemic) are rare through their range and are currently vulnerable or have a high potential for vulnerability due to limited or threatened habitat, few individuals per population, or a limited number of populations. List 1B plants meet the definitions of Section 1901, Chapter 10 of the CDFG Code.

List 4.: These plants are of limited distribution or infrequent throughout a broader area of California. The species are uncommon.

Special Status Wildlife Species

Special status wildlife include those species proposed for listing, candidates for listing, and those species formally listed as threatened or endangered by either the Federal or State resource agencies, as well as those

designated as Federal and/or State species of special concern. Migratory birds are also protected by federal law (Migratory Bird Treaty Act), and nesting raptors are protected by the California Fish and Game Code. Table 2 lists special status wildlife species that are known to occur in the general vicinity of this project. No special status wildlife species are expected to occur within the project area, for the reasons summarized in Table 2.

Table 2. List of special status wildlife species known or with potential to occur in the vicinity of the Reynolds property, Carmel, California, December 2003

Species	State Status	Federal Status	Habitat Type	Potential to Occur on Site
Smith's blue butterfly (<i>Euphilotes enoptes smithi</i>)	None	Endangered	Coastal dunes with buckwheat	None, no buckwheat present
Black legless lizard (<i>Anniella pulchra nigra</i>)	Species of Special Concern	None	Dune scrub vegetation with sandy soils	None, dense mats of iceplant preclude this species
Western snowy plover (<i>Charadrius alexandrinum nivosus</i>)	Species of Special Concern	Threatened	Coastal beaches	None, site not immediately adjacent to ocean
Cooper's hawk (<i>Accipiter cooperii</i>)	Species of Special Concern	None	Oak or riparian woodlands	None, no suitable habitat

IMPACTS AND MITIGATION DISCUSSION

IMPACT CRITERIA

The thresholds of significance presented the California Environmental Quality Act (CEQA) were used to evaluate project impacts and to determine if the proposed development of the single-family residence poses significant impacts to biological resources. In addition to these criteria, removal of sensitive habitats as identified by Monterey County was deemed a significant impact.

For this analysis, significant impacts are those that substantially affect either:

- A species (or its habitat) listed or proposed for listing by State or Federal governments as rare or endangered (e.g., none on site);
- Breeding/nesting habitat for a State species of special concern (i.e., none identified to utilize the project area);
- A plant considered rare (i.e., List 1B) by CNPS (none identified to utilize the project area);
- A habitat regulated by State or Federal law (none identified within the project area),
- Nesting birds regulated under the Federal Migratory Bird Treaty Act or Section 3503.5 of CDFG Code (none identified to utilize the project area);
- A habitat or resource recognized as sensitive by CDFG or Monterey County (dune scrub).

Impacts were not considered significant to vegetation communities or habitats that are not protected, are generally common, and do not support listed candidate or special concern species. For the Reynolds Beach House project, impacts to the areas dominated by non-native iceplant were not considered to pose significant impacts to botanical or wildlife resources. No special status wildlife species are expected to occur within the project area, and therefore, no significant impacts to such species are expected to occur as a result of this project. Other significant impacts are described below.

POTENTIAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

The project as proposed will result the removal of one individual of Monterey paintbrush, an uncommon plant species within the region. In addition, some areas of remnant dune scrub will be removed. Due to this habitats sensitive status with CDFG, this removal is a significant impact to botanical resources. House construction may also affect the existing Monterey cypress trees, as construction work will occur within the dripline of these trees.

The following measures are recommended to avoid, minimize and compensate for impacts to botanical resources:

Mitigation Measure 1: The applicant shall develop and implement a dune scrub revegetation plan to re-establish dune scrub vegetation along the portion of the property that abuts Scenic Road. The revegetation plan shall include the use of locally collected native dune species, including Monterey paintbrush. A minimum of five Monterey paintbrush plants shall be established within the revegetation area (5:1 replacement ratio for plant removed).

Mitigation Measure 2: The construction plans shall depict measures to protect all dune scrub vegetation that is adjacent to the construction area, yet that will be retained. The plan shall specify the placement of both silt fencing and plastic construction fencing along the edge of the dune

scrub vegetation to be retained. The plans shall specify that no construction work, equipment staging or other activities are to occur in these protected areas.

Mitigation Measure 3. The project shall incorporate tree protection measures to avoid adverse impacts to the Monterey cypress trees on the site during all stages of site construction work. Construction fencing shall be erected at the dripline of the trees. The integrity of the fencing should be checked periodically and repaired if damage is noted. If damage to the trees occurs, a remediation program should be developed by a certified arborist and implemented; the measures shall be inspected by the County and a qualified arborist.

Mitigation Measure 2b: All grading and trenching within the dripline of the cypress trees should be conducted under the supervision of a qualified arborist. The arborist shall supervise trenching and cutting of roots that are encountered during the trenching work.

LITERATURE CITED AND REFERENCES

- California, State of, Department of Fish & Game. 2003. Designated Endangered, Threatened or Rare Plants and Candidates with Official Listing Dates.
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- Holland, R.F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. CDFG Unpublished report, October 1986.

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Exhibit E

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MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, April 17, 2023

1. Meeting called to order by Chelli Lyon at 4 pm

2. Roll Call

Members Present:

Don King, Norm Levy, Chap Moreland,
Chelli Lyon, Wendy Paul,
Clyde Freedman

Members Absent:

John Borelli

3. Approval of Minutes:

A. NA minutes

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

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

B) Announcements

7. Meeting Adjourned: 5:09 pm

Minutes taken by: 

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 Highlands

1. **Project Name:** REYNOLDS JON Q TR ET AL
File Number: PLN210331
Project Location: 26489 SCENIC RD, CARMEL, CA 93923
Assessor's Parcel Number(s): 009-471-014-000
Project Planner: Philip Angelo
Area Plan: Carmel Area Land Use Plan, Coastal Zone.
Project Description: 1) A Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit;
 2) A Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot;
 3) A Coastal Development Permit for development within 750 of archaeological resources; and
 4) A Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (dune scrub).

Was the Owner/Applicant/Representative present at meeting? YES ☒ NO ☐

(Please include the names of those present)

Jeri Flynn - architect

Was a County Staff/Representative present at meeting? *Joe Zapp* (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>John Perkins</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Concerned removing trees along fence line being taken out. Should it. Create erosion issue.</i>

John Perkins			Plans to understand what will be planted to maintain slope and control erosion.

PUBLIC COMMENT (CONTINUED):

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)
How high is the ADU - Is it possible to lower the roof		12'8"; Could be 16'. Impossible to lower roof.
What is depth required to look at archeological issues?		Archeological and environmental review not complete
What are ADU. laws/regulations the county follows?		This proposed property meets requirements. Outside LUAC purview.

Will solar panels be required?		Believe it will be required
How will property look?		Like the main house
Is it possible the lots could be subdivided at later time?		If conforms to County requirements

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Norm Leve (LUAC Member's Name)

Second by: Clyde Freedman (LUAC Member's Name)

- ☒ Support Project as proposed → recommend working with the neighbors (Perkins) to come to agreement how to handle erosion issue on N.E. property
- ☐ Support Project with changes
- ☐ Continue the Item
- Reason for Continuance: None

Continue to what date: _____

Ayes: Chris Moreland, Doug Paul, Clyde Freedman, Mark Kiep, Norm Leve, Hollie Leve

Noes: _____

Absent: John Borelli

Abstain: —

Carmel Highlands LUAC Sign-in Sheet

Date April 17, 2023

Project PLN210331

26489 SCENIC RD, CARMEL, CA 93923

Name

Teri Flynn - architect representing Jon Reynolds

John Perkins - Neighbor (to rear)

Patricia Perkins

7

From: [JOHN PERKINS](#)
To: tslynn@slynnarchitecture.com; Estrada, Armida
Subject: Reynolds construction of accessory dwelling at 26489 Scenic Road Carmel (off Carmelo). PLN 210331
Date: Thursday, April 6, 2023 1:23:50 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Terri, I spoke to you approximately 5 weeks ago regarding the Reynolds project behind our adjacent property at 26472 Carmelo. The only issue I raised was the planned removal of the row of Italian Cypress trees uphill from your planned dwelling. I stated that the root system of these trees probably provided stability to the top of the common sand dune between the properties. I suggested the the Reynolds building be moved down the dune 3 to 4 feet in order to keep these trees in place. The fence above the trees has been eroded substantially by the elements, which would be worse without the trees. You said that the property footprint was in the process of some change. I expected that you would get back to me, but I never heard from you thereafter. It is apparent from your site drawing I have that the trees do not interfere with access to the new dwelling.

There is a Land Use Advisory Committee meeting now scheduled for 4/17/23. I would like to resolve this issue before then, or I plan to attend the meeting and object to removal of the trees. John Perkins

From: [Steve Polkow](#)
To: [Zepp, Zoe](#)
Cc: [Alex J. Lorca](#); jongrey@gmail.com; ramirez.louise
Subject: Letter to Carmel LUAC
Date: Thursday, April 13, 2023 11:03:22 AM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Carmel Land Use Advisory Committee,

Pursuant to The Monterey Planning Commission meeting on April 17, 2023, we are writing to object to the project file number PLN210331 (Jon Q Reynolds Trust). We ask that you take the below concerns into consideration when submitting your findings to the Monterey Planning Commission.

1. There is a high probability of archaeological resources in the dune facing Scenic Road which could be easily destroyed or disturbed with a building project of this nature. We ask that you require the project owner to assure that there are no resources on the site. If resources will be destroyed or disturbed, remediations should be in place.

2. The building site is within 100 feet of environmentally sensitive habitat. This habitat, which includes landscape, wildlife, and historical value, will be negatively impacted as a result of this project.

3. The project will incrementally add to the growing congestion on Scenic Road, Carmelo Street, and the River Beach area. Given the project's close proximity to the coast, review by the California Coastal Commission will be imperative to determine the project's overall impact on sensitive coastal resources.

4. This project will be built on an undeveloped tract of land, one of the few remaining sites of this kind on Scenic Road, a pristine coastal area and a resource of public importance. This project clearly impacts the beautiful view shed from Scenic Road and the view shed from the ocean toward land.

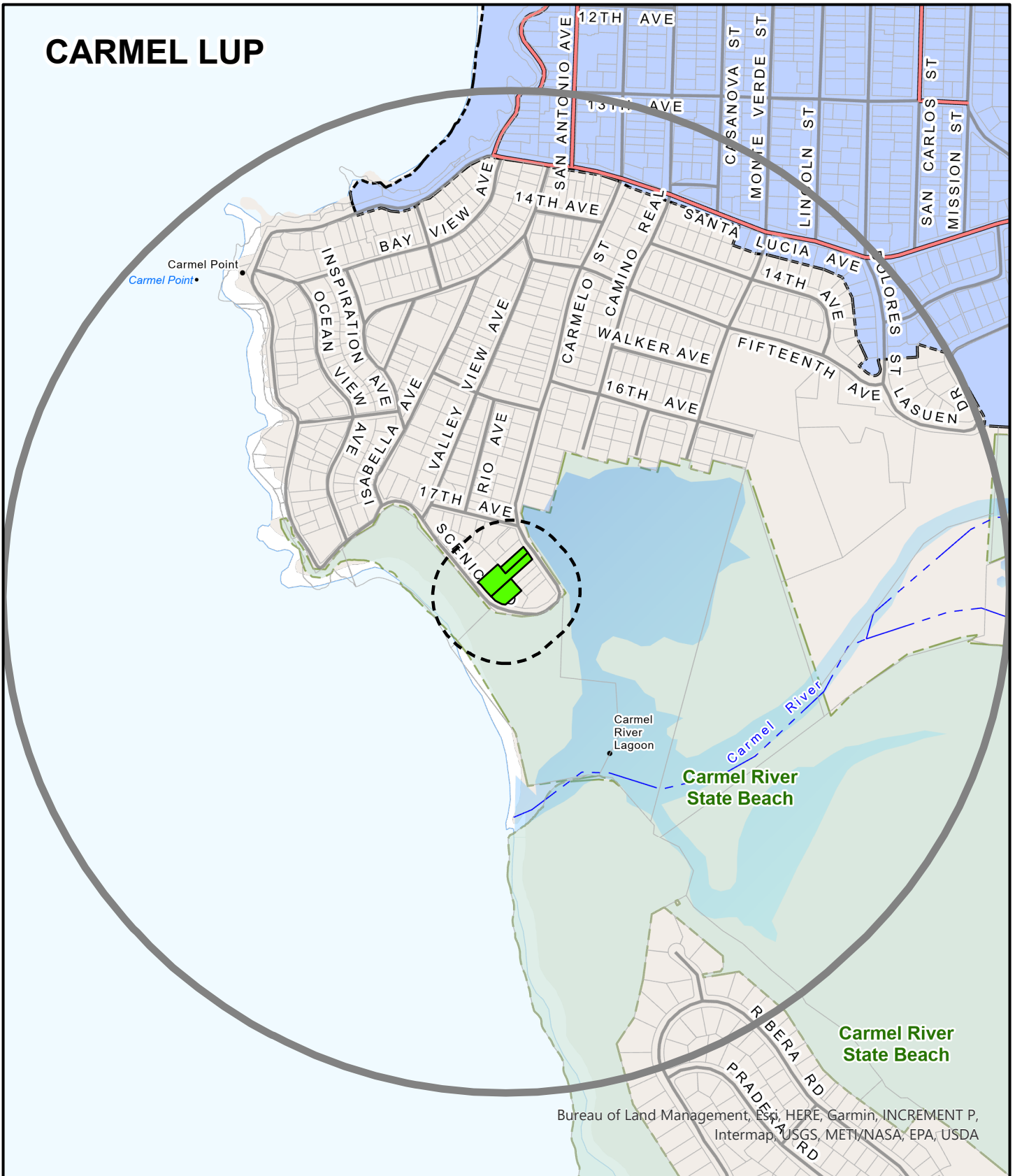
For the above reasons, we object to the project as it is currently presented. We can be reached at polkowsteve@comcast.net or 415/328-1539 for further discussion or if you have any questions.

Steven Polkow and Mara Hook

Exhibit F

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CARMEL LUP





APPLICANT: REYNOLDS

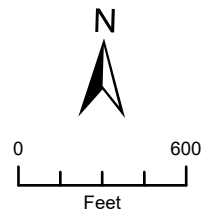
APN: 009471014000, 009471025000,

FILE # PLN210331

 Project Site

 300 FT Buffer

 2500 FT Buffer



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County of Monterey

Item No.3

Board Report

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

Legistar File Number: PC 25-054

June 11, 2025

Introduced: 6/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN180503 - HARROD RAY M JR & LINDA (HARROD GREGORY MARK)

Public Hearing to consider the after-the-fact development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070, construction of a 2,041 square foot single-family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn, associated site improvements, the removal of 49 Coast live oaks, and additional development on slopes in excess of 25%.

Project Location: 103A Laguna Place, Salinas (Assessor's Parcel Number 161-231-036-000), Toro Area Plan

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

RECOMMENDATION:

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 that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
- 2) Approve a Combined Development Permit consisting of:
 - a. After-the-fact Use permit to allow development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070;
 - b. Administrative Permit and Design Approval to allow the construction of a 2,041 square foot single family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn;
 - c. Use Permit for the removal of 49 Coast live oak trees; and
 - d. Use Permit to allow additional development on slopes in excess of 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 16 conditions of approval.

PROJECT INFORMATION:

Property Owner: Gregory Mark Harrod

APN: 161-231-036-000

Parcel Size: 2.63 acres (114,563 square feet)

Zoning: Low Density Residential, one acre per unit, with Visual Sensitivity overlay zoning district [LDR/1 -VS]

Plan Area: Toro Area Plan

Flagged and Staked: Yes

Planner: Hya Honorato, Assistant Planner

Honoratoh@countyofmonterey.gov, (831) 755-5173

SUMMARY:

Located approximately 0.15 of a mile east from Highway 68 and 0.42 mile north of Laureles Grade sits the Harrod property (subject property). The 2.63-acre property is surrounded by dense vegetation and is heavily wooded and sloped. The proposal involves the construction of a 2,041 square foot single family dwelling with an attached 520 square foot garage, a 1,500 square foot detached barn, and associated site improvements. The project also involves after-the-fact development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE0070, the removal of 49 Coast live oak trees, and development on additional slopes in excess of 25%. Grading consists of 2,430 cubic yards of cut and 144 cubic yards of fill. Water service will be provided by the Laguna Seca Water Company. As proposed, the project will be served by an onsite wastewater treatment system.

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, Toro Area Plan (TAP), and Zoning Ordinance (Title 21).

Land Use & Development

The project complies with the development standards of the Low Density Residential (“LDR”) zoning district. The LDR zoning district allows a maximum height of 30 feet for main structures and barns. The proposed main structure is 14 feet and 6 inches tall, and the proposed barn's height is 14 feet 2 inches, both within the allowed limit. The total building site coverage is 4%, well below the 25% limit. Overall, the project meets all height, size, and setback requirements set forth in the development standards of the LDR zoning district.

Violation

The parcel is steeply sloped, leading up to a knoll where the proposed development would be located. An existing ranch road, which follows the contours and terrain of the property, is used to access the flatter, top portion of the property. The Applicant cleared and graded a small portion (>500 square feet) of this existing road to allow for the architect and consultants to access to the proposed building location. Following this grading work, the Applicant/Owner received a Code Enforcement violation (18CE0070), citing the need to obtain an after-the-fact Use Permit to allow such grading. This application also includes additional grading on slopes in excess of 25% to allow for the driveway to be properly graded and paved for the proposed development. As currently designed, the existing road will be regraded, resurfaced, widened to 12 feet (as required by the Fire District), and improved with erosion control measures. The improved road will become the driveway for the proposed single-family dwelling and barn.

Since grading work was done without the benefit of a Use Permit, the Applicant paid twice the application fee normally required pursuant to Monterey County Zoning Ordinance Section 21.84.140 (Fees for retroactive permit application). Title 21 section 21.84.130 requires that restoration shall be sought to abate the land disturbing violation, unless restoration would endanger the public health or

safety, or that restoration is unfeasible. In this case, restoration is not be feasible, and due to the topography of the property, eliminating or avoiding slopes in excess of 25% is not possible. The proposed project corrects existing violations regarding development on slopes in excess of 25%. Upon issuance of a final construction/grading permit, the subject property will be in compliance with all rules and regulations pertaining to the property and will abate the existing violation.

Design

The proposed exterior colors and materials are consistent with the area's setting and surrounding residences. As proposed, the colors and materials of the structures include moss green stucco walls with off-white trim, off white stone veneer walls, white vinyl windows, Class "A" composition shingle roofing in a dark-brown mix, and concrete masonry walls in a tan color pursuant to Toro Area Plan Policy T-3.1. The proposed project will have a comparatively similar layout, bulk, and mass to other residences in the vicinity. The proposed project will not be visible from Highway 68 or other common public viewing areas due to distance and topography.

Development on Slopes

Pursuant to General Plan Policy OS-3.5, development on slopes that exceed 25% is prohibited unless a Use Permit is obtained and the appropriate authority finds that there is no feasible alternative that would allow development to occur on slopes less than 25%, and/or the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.

The proposed project involves approximately 12,510 square feet of development on slopes in excess of 25%. In this case, there is no alternative that would allow access to the top, flat portion of the property without grading a road on slopes in excess of 25%. In addition, the proposed development on slopes, specifically the siting of the driveway, better balances the forest resource protection policies of the General Plan. The 2.63-acre property is situated on a forested knoll, surrounded by steep slopes to the east and west. The topography of the land leaves no opportunity for development on less steep slopes and requires that trees be removed in order to access the most feasible building site location. Furthermore, the proposed main dwelling is positioned in the most open, flat area within the property; however, a small portion of the main dwelling is on slopes in excess of 25% due to the irregular, steeper topography on this portion of the parcel.

Shifting this development (residence and driveway) would result in substantial impacts to protected trees. Reconfiguring the driveway could minimize development on slopes, but would not avoid steeper slopes. Further, any reconfiguration would increase tree removal and could require relocating the main residence, which would also impact additional protected trees. The proposed design and siting of the single-family dwelling, and driveway are consistent with the Toro Area Plan Policy T-3.7, which discourages the removal of healthy native oaks in the Toro Planning Area. However, improvements to the existing road are necessary to allow emergency vehicles to access the residence. Reducing the size of the main residence and ADU could potentially minimize development on steeper slopes, however, development on steeper slopes would still not be avoidable, and trees would still be impacted.

Therefore, the proposed development is the most feasible location and minimizes development on slopes in excess of 25%, while better meeting the resource protection goals and policies of the 2010 General Plan and Greater Monterey Peninsula Plan.

Tree Removal

Per the Tree Assessment report (**Exhibit B**; County of Monterey Library No. LIB200259) prepared by Frank Ono, there are an estimated 195 trees on the lot of various diameter. The site is covered predominantly with Coast live oaks, and is interspersed with Monterey pines. The canopy cover is semi-open with areas containing moderately dense clusters of trees with varied heights (many saplings and multiple stemmed groupings of Oaks). Per the arborist, the condition of Monterey pines appears healthy while the conditions of Oak trees vary, but most were considered in fair condition. Pursuant to the requirements of the Monterey County Zoning Ordinance Section 21.64.260 and Policy GMP-3.5, Oaks are a protected tree species.

The applicant proposes construction of a single-family dwelling and barn on the southwest portion of the parcel. The Tree Assessment found that the project would require the removal of 49 Coast Live Oak trees, which constitute approximately 25% of the total trees existing on the lot. Most of the trees on the property are of moderate size (less than 10" in diameter), many of which are within or near the building and driveway areas. No landmark sized oaks (trees that measure over 24" in diameter) were observed (within or near construction areas) that will be required for removal or impacted by development. The proposed location of the residence and barn minimizes development on slopes in excess of 25% and reduces the amount of tree removal. Any reconfiguration of the driveway or resiting of the residence would require the removal of an equal or greater number of trees. Although some grading was done prior to an entitlement, no trees were previously removed. Additionally, the proposed driveway improvements and design strategically took into consideration the minimum number of trees required for removal under the circumstances, and it does not involve a risk of adverse environmental impacts.

Per the arborist's recommendation and Monterey County Zoning Ordinance Section 21.64.260.D.4, replanting shall be a five-gallon stock on a 1:1 ratio. However, larger stock (such as 15-gallon size) on a 1:2 ratio with Coast live oak trees is preferred by the arborist due to the mixed maturity of the trees and increasing the long-term maintenance of the forest. Trees should be replanted in open areas for maximum sunlight and minimum competition, using larger stock with mature trees will enhance the forest and match sizes of existing trees found on the parcel. The spacing between replanted trees may be varied and planted in groupings to mimic multiple-stemmed clusters that were removed. These groupings should be at least 8 feet apart and may consist of five trees per group. It is recommended that a temporary drip irrigation system be installed to water new trees. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Staff has reviewed these recommendations and agrees that both replacement ratios of 1:1 planting and 1:2 planting are appropriate for this parcel due to the varying maturity of the trees within the forest. These recommendations have been incorporated in Conditions Nos. 6 and 8, with the option of 1:1 or 1:2 replacement planting included in Condition No. 8.

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 a residential zone. The proposed project

involves the construction of a 2,041 square foot single family dwelling, with an attached 520 square foot garage, and a 1,500 square foot barn, and associated site improvements. 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 was identified during staff's review of the development application.

LUAC:

On May 12, 2025, the Toro Land Use Advisory Committee reviewed the project at a duly noticed meeting and voted 4-0 (with one abstention) to support the project as proposed (**Exhibit C**). The LUAC brought up concerns regarding the water source, there is a notable issue with Arsenic. The County of Monterey Environmental Health Bureau has reviewed the project and is aware of the presence of Arsenic within the water source and is actively working on a solution to incorporate all residences sharing the same water source to be on a shared water treatment facility.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
HCD-Development Services
HCD-Environmental Services
Monterey Regional Fire Protection Department

Prepared by: Hya Honorato, Assistant Planner, x5173
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 - Tree Assessment

Exhibit C - Toro LUAC Minutes May 12, 2025

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; Gregory Mark Harrod, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; Planning File PLN180503.



County of Monterey Planning Commission

Item No.3

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

Agenda Item No.3

Legistar File Number: PC 25-054

June 11, 2025

Introduced: 6/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN180503 - HARROD RAY M JR & LINDA (HARROD GREGORY MARK)

Public Hearing to consider the after-the-fact development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070, construction of a 2,041 square foot single-family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn, associated site improvements, the removal of 49 Coast live oaks, and additional development on slopes in excess of 25%.

Project Location: 103A Laguna Place, Salinas (Assessor's Parcel Number 161-231-036-000), Toro Area Plan

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

RECOMMENDATION:

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 that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
- 2) Approve a Combined Development Permit consisting of:
 - a. After-the-fact Use permit to allow development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070;
 - b. Administrative Permit and Design Approval to allow the construction of a 2,041 square foot single family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn;
 - c. Use Permit for the removal of 49 Coast live oak trees; and
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The attached draft resolution includes findings and evidence for consideration **(Exhibit B)**. Staff recommends approval subject to 16 conditions of approval.

PROJECT INFORMATION:

Property Owner: Gregory Mark Harrod

APN: 161-231-036-000

Parcel Size: 2.63 acres (114,563 square feet)

Zoning: Low Density Residential, one acre per unit, with Visual Sensitivity overlay zoning district [LDR/1 -VS]

Plan Area: Toro Area Plan

Flagged and Staked: Yes

Planner: Hya Honorato, Assistant Planner

Honoratoh@countyofmonterey.gov, (831) 755-5173

SUMMARY:

Located approximately 0.15 of a mile east from Highway 68 and 0.42 mile north of Laureles Grade sits the Harrod property (subject property). The 2.63-acre property is surrounded by dense vegetation and is heavily wooded and sloped. The proposal involves the construction of a 2,041 square foot single family dwelling with an attached 520 square foot garage, a 1,500 square foot detached barn, and associated site improvements. The project also involves after-the-fact development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE0070, the removal of 49 Coast live oak trees, and development on additional slopes in excess of 25%. Grading consists of 2,430 cubic yards of cut and 144 cubic yards of fill. Water service will be provided by the Laguna Seca Water Company. As proposed, the project will be served by an onsite wastewater treatment system.

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, Toro Area Plan (TAP), and Zoning Ordinance (Title 21).

Land Use & Development

The project complies with the development standards of the Low Density Residential (“LDR”) zoning district. The LDR zoning district allows a maximum height of 30 feet for main structures and barns. The proposed main structure is 14 feet and 6 inches tall, and the proposed barn's height is 14 feet 2 inches, both within the allowed limit. The total building site coverage is 4%, well below the 25% limit. Overall, the project meets all height, size, and setback requirements set forth in the development standards of the LDR zoning district.

Violation

The parcel is steeply sloped, leading up to a knoll where the proposed development would be located. An existing ranch road, which follows the contours and terrain of the property, is used to access the flatter, top portion of the property. The Applicant cleared and graded a small portion (>500 square feet) of this existing road to allow for the architect and consultants to access to the proposed building location. Following this grading work, the Applicant/Owner received a Code Enforcement violation (18CE0070), citing the need to obtain an after-the-fact Use Permit to allow such grading. This application also includes additional grading on slopes in excess of 25% to allow for the driveway to be properly graded and paved for the proposed development. As currently designed, the existing road will be regraded, resurfaced, widened to 12 feet (as required by the Fire District), and improved with erosion control measures. The improved road will become the driveway for the proposed single-family dwelling and barn.

Since grading work was done without the benefit of a Use Permit, the Applicant paid twice the application fee normally required pursuant to Monterey County Zoning Ordinance Section 21.84.140 (Fees for retroactive permit application). Title 21 section 21.84.130 requires that restoration shall be sought to abate the land disturbing violation, unless restoration would endanger the public health or

safety, or that restoration is unfeasible. In this case, restoration is not be feasible, and due to the topography of the property, eliminating or avoiding slopes in excess of 25% is not possible. The proposed project corrects existing violations regarding development on slopes in excess of 25%. Upon issuance of a final construction/grading permit, the subject property will be in compliance with all rules and regulations pertaining to the property and will abate the existing violation.

Design

The proposed exterior colors and materials are consistent with the area's setting and surrounding residences. As proposed, the colors and materials of the structures include moss green stucco walls with off-white trim, off white stone veneer walls, white vinyl windows, Class "A" composition shingle roofing in a dark-brown mix, and concrete masonry walls in a tan color pursuant to Toro Area Plan Policy T-3.1. The proposed project will have a comparatively similar layout, bulk, and mass to other residences in the vicinity. The proposed project will not be visible from Highway 68 or other common public viewing areas due to distance and topography.

Development on Slopes

Pursuant to General Plan Policy OS-3.5, development on slopes that exceed 25% is prohibited unless a Use Permit is obtained and the appropriate authority finds that there is no feasible alternative that would allow development to occur on slopes less than 25%, and/or the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.

The proposed project involves approximately 12,510 square feet of development on slopes in excess of 25%. In this case, there is no alternative that would allow access to the top, flat portion of the property without grading a road on slopes in excess of 25%. In addition, the proposed development on slopes, specifically the siting of the driveway, better balances the forest resource protection policies of the General Plan. The 2.63-acre property is situated on a forested knoll, surrounded by steep slopes to the east and west. The topography of the land leaves no opportunity for development on less steep slopes and requires that trees be removed in order to access the most feasible building site location. Furthermore, the proposed main dwelling is positioned in the most open, flat area within the property; however, a small portion of the main dwelling is on slopes in excess of 25% due to the irregular, steeper topography on this portion of the parcel.

Shifting this development (residence and driveway) would result in substantial impacts to protected trees. Reconfiguring the driveway could minimize development on slopes, but would not avoid steeper slopes. Further, any reconfiguration would increase tree removal and could require relocating the main residence, which would also impact additional protected trees. The proposed design and siting of the single-family dwelling, and driveway are consistent with the Toro Area Plan Policy T-3.7, which discourages the removal of healthy native oaks in the Toro Planning Area. However, improvements to the existing road are necessary to allow emergency vehicles to access the residence. Reducing the size of the main residence and ADU could potentially minimize development on steeper slopes, however, development on steeper slopes would still not be avoidable, and trees would still be impacted.

Therefore, the proposed development is the most feasible location and minimizes development on slopes in excess of 25%, while better meeting the resource protection goals and policies of the 2010 General Plan and Greater Monterey Peninsula Plan.

Tree Removal

Per the Tree Assessment report (**Exhibit B**; County of Monterey Library No. LIB200259) prepared by Frank Ono, there are an estimated 195 trees on the lot of various diameter. The site is covered predominantly with Coast live oaks, and is interspersed with Monterey pines. The canopy cover is semi-open with areas containing moderately dense clusters of trees with varied heights (many saplings and multiple stemmed groupings of Oaks). Per the arborist, the condition of Monterey pines appears healthy while the conditions of Oak trees vary, but most were considered in fair condition. Pursuant to the requirements of the Monterey County Zoning Ordinance Section 21.64.260 and Policy GMP-3.5, Oaks are a protected tree species.

The applicant proposes construction of a single-family dwelling and barn on the southwest portion of the parcel. The Tree Assessment found that the project would require the removal of 49 Coast Live Oak trees, which constitute approximately 25% of the total trees existing on the lot. Most of the trees on the property are of moderate size (less than 10" in diameter), many of which are within or near the building and driveway areas. No landmark sized oaks (trees that measure over 24" in diameter) were observed (within or near construction areas) that will be required for removal or impacted by development. The proposed location of the residence and barn minimizes development on slopes in excess of 25% and reduces the amount of tree removal. Any reconfiguration of the driveway or resiting of the residence would require the removal of an equal or greater number of trees. Although some grading was done prior to an entitlement, no trees were previously removed. Additionally, the proposed driveway improvements and design strategically took into consideration the minimum number of trees required for removal under the circumstances, and it does not involve a risk of adverse environmental impacts.

Per the arborist's recommendation and Monterey County Zoning Ordinance Section 21.64.260.D.4, replanting shall be a five-gallon stock on a 1:1 ratio. However, larger stock (such as 15-gallon size) on a 1:2 ratio with Coast live oak trees is preferred by the arborist due to the mixed maturity of the trees and increasing the long-term maintenance of the forest. Trees should be replanted in open areas for maximum sunlight and minimum competition, using larger stock with mature trees will enhance the forest and match sizes of existing trees found on the parcel. The spacing between replanted trees may be varied and planted in groupings to mimic multiple-stemmed clusters that were removed. These groupings should be at least 8 feet apart and may consist of five trees per group. It is recommended that a temporary drip irrigation system be installed to water new trees. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Staff has reviewed these recommendations and agrees that both replacement ratios of 1:1 planting and 1:2 planting are appropriate for this parcel due to the varying maturity of the trees within the forest. These recommendations have been incorporated in Conditions Nos. 6 and 8, with the option of 1:1 or 1:2 replacement planting included in Condition No. 8.

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 a residential zone. The proposed project

involves the construction of a 2,041 square foot single family dwelling, with an attached 520 square foot garage, and a 1,500 square foot barn, and associated site improvements. 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 was identified during staff's review of the development application.

LUAC:

On May 12, 2025, the Toro Land Use Advisory Committee reviewed the project at a duly noticed meeting and voted 4-0 (with one abstention) to support the project as proposed (**Exhibit C**). The LUAC brought up concerns regarding the water source, there is a notable issue with Arsenic. The County of Monterey Environmental Health Bureau has reviewed the project and is aware of the presence of Arsenic within the water source and is actively working on a solution to incorporate all residences sharing the same water source to be on a shared water treatment facility.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- HCD-Development Services
- HCD-Environmental Services
- Monterey Regional Fire Protection Department

Prepared by: Hya Honorato, Assistant Planner, x5173
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 - Tree Assessment

Exhibit C - Toro LUAC Minutes May 12, 2025

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; Gregory Mark Harrod, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; Planning File PLN180503.

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

HARROD GREGORY MARK (PLN180503)

RESOLUTION NO. 25--

Resolution by the County of Monterey Planning Commission:

- 1) Finding that the project qualifies for 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. Use Permit to allow development on slopes in excess of 25% and to partially clear Code Enforcement No. 18CE00070;
 - b. Administrative Permit and Design Approval to allow the construction of a 2,041 square foot single family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn;
 - c. Use Permit for the removal of 49 Coast live oak trees; and
 - d. Use Permit to allow additional development on slopes in excess of 25%.

[PLN180503 HARROD GREGORY MARK, 103A LAGUNA PLACE, SALINAS, TORO AREA PLAN (APN: 161-231-036-000)]

The HARROD GREGORY MARK application (PLN180503) came on for a public hearing before the County of Monterey Planning Commission on June 11, 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;
 - Area Plan/Land Use 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) The project involves the construction of a 2,041 square foot single-family dwelling with an attached 520 square foot garage and a 1,500 square foot garage on an undeveloped lot. Site improvements include the removal of 49 Coast live oak trees, installation of a septic system, and new driveway, resulting in 2,430 cubic yards of cut and 144 cubic yards of fill (2,286 cubic yards of net export). The project also involves after-the-fact authorization to partially re-grade an existing road on slopes in excess of 25% and additional development on slopes in excess of 25%.
- c) Allowed Use. The property is located at 103A Laguna Place, Salinas, within the Toro Area Plan. The parcel is zoned Low Density Residential, one acre per unit, with Visual Sensitivity overlay zoning district [LDR/1-VS], which allows the first single-family dwelling and non-habitable accessory structures on a legal lot of record (Title 21 section 21.14.030). Pursuant to Title 21 Chapter 21.46, all development located within the Visual Sensitivity Zoning District is subject to either a Use Permit or Administrative Permit, depending on visibility, and a Design Approval. As demonstrated in subsequent Evidence “F”, only an Administrative Permit and Design Approval are required in this case due to the project not being visible from Highway 68, Laureles Grade, or any other common public viewing area. Therefore, the project is an allowed land use for this site. The project also involves development on slopes in excess of 25% and the removal of 49 Coast live oaks, which requires the granting of a Use Permit in each case.
- d) Lot Legality. The project is shown in its present size (2.63 acres) and configuration as Parcel “C” in the map recorded in Volume 11 Record of Survey Map, page 193 recorded on July 26, 1977. Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards. The development standards for the LDR zoning are codified in Title 21 section 21.14.060. Pursuant to Title 21 section 21.62.040.K, accessory structures that are structurally attached to the main structure shall be subject to the same setback requirements as the main structure. For main structures, the required setbacks are 30 feet (front), 20 feet (side) (10% of the average lot width to a maximum of 20 feet), and 20 feet (rear). As proposed, the main structure and attached garage meet all setback requirements. The maximum allowed height for main structures is 30 feet above average natural grade. The proposed residence is 14 feet and 6 inches above average natural grade. The required setbacks for non-habitable accessory structures are 50 feet (front), 6 feet on the front one-half of the property (side), and 1 foot on the rear one-half of the property (side), and one foot (rear), with a maximum height of 15 feet. The proposed detached barn meets these setback requirements, and the height is 14 feet and 2 inches. The property is 2.63 acres (114,563 square feet), the maximum allowable building site coverage is 25% (28,641 feet). The proposed building site coverage is 4% (4,061 square feet). Therefore, the project is consistent

with the applicable standards for setbacks, building site coverage, and height.

- f) Visual Resources. Pursuant to Title 21 Chapter 21.46, the project site and surrounding area are designated as a Visual Sensitivity Zoning District (“VS” zoning overlay), which is intended to regulate development that could potentially create adverse visual impacts when viewed from a common public viewing area. A site visit was conducted on April 29, 2025, and confirmed that the staking and flagging was not visible from Highway 68, Laureles Grade, or any other common public viewing area without aided vision due to distance, topography, and existing mature vegetation. Therefore, in accordance with Title 21 Section 21.46.030.D.2, an Administrative Permit is required for the construction of proposed structures.
- g) Design. Consistent with Title 21 Chapter 21.44, a Design Approval Application was submitted. Colors and materials consist of stucco siding in moss green with an off-white trim, white vinyl windows, and Class “A” composition shingle roofing in a dark-brown mix. Site walls will be tan colored concrete masonry units. The proposed design (colors, materials, and architectural design) is consistent with TAP Policy T-3.1, which requires development to be compatible with the rural nature and scenic value of the Toro area. Additionally, the design of the structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 21 Section 21.16.060 and will be controlled by use of the County’s standard condition. Exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 Section 21.63.020.
- h) General Plan Policy OS-5.5. Pursuant to the General Plan Policy OS-5.5, landowners and developers are encouraged to preserve the integrity of the existing terrain and native vegetation in visually sensitive areas such as hillsides and ridges. The property is situated on a forested knoll, surrounded by steep slopes to the east and west. The topography of the land leaves no opportunity for development on less steep slopes and requires that trees be removed in order to access the most feasible building site location. The proposed driveway follows the existing terrain of an old dirt road and, as currently designed, the existing road will be regraded, resurfaced, widened to 12 feet (as required by the Fire Protection District), and improved with erosion control measures. The proposed improvements of the road will not create a new scar in the hillside, consistent with the intent of Policy OS-5.5. Additionally, the proposed tree removal is the minimum necessary to allow for development on the property and will maintain the existing forested hillside conditions. See also Findings No. 5 and 6, and supporting evidence.
- i) Development on Slope Exceeding 25%. The proposed project includes approximately 2430 cubic yards of cut and 144 cubic yards of fill, which includes 12,510 square feet of development on slopes in excess

of 25%. Pursuant to General Plan OS-3.5, development on slopes in excess of 25% may be allowed pursuant to a Use Permit. Therefore, the project is subject to the granting of a Use Permit. The project meets the required findings to allow existing and proposed development on slopes in excess of 25%, as demonstrated in Finding No. 5 and supporting evidence.

- j) Tree Removal. The proposed project includes the removal of 49 Coast live oak trees. Pursuant to the Toro Area Plan Policy T-3.7, removal of healthy, native oak trees in the Toro Planning Area shall be 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 49 Coast live oak trees is subject to the granting of a Use Permit. The project meets the required findings to allow the removal of 49 trees, as demonstrated in Finding No. 6 and supporting evidence.
- k) 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 from CEQA review, see Finding No. 7 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.
- l) Land Use Advisory Committee (LUAC) Review. County Staff referred the project to the Toro Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on May 12, 2025 and voted 4-0 (1 abstain) to support the project as proposed.
- m) The project planner conducted a site inspection on April 29, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
- n) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN180503.

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 the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to soils/slope stability and native trees. The following reports have been prepared:
 - “Tree Assessment” (County of Monterey Library No. LIB200259) prepared by Frank Ono, Pacific Grove, CA, July 3, 2024.
 - “Geotechnical Report” (County of Monterey Library No. LIB210001) prepared by Soil Surveys Group, Inc., Salinas, CA, January 7, 2021.
 - “Percolation Report” (County of Monterey Library No. LIB2200219) prepared by Soils Surveys Group, Inc., Salinas, CA, July 22, 2021

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 April 29, 2025 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 County of Monterey HCD-Planning found in Project File PLN180503.

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 Protection 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) Water service will be provided by Laguna Seca Water Company. EHB reviewed the application and found that the Laguna Seca Water Company is out of compliance with the primary inorganic drinking water standard for Arsenic. Therefore, a non-standard condition has been applied to bring the water quality into compliance (Condition No. 13).
 - c) The project proposes a septic system and leach pits to service the proposed single-family dwelling. EHB has reviewed the preliminary onsite wastewater treatment system (OWTS) plans and the Geotechnical and Percolation Report (see Finding 2, Evidence “b”) prepared by Soil Surveys Group and found them appropriate.
 - d) Staff conducted a site inspection on April 29, 2025 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 County of Monterey HCD-Planning found in Project File PLN180503.

4. **FINDING:** **VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. Approval of an after-the-fact Use Permit for development on slopes in excess of 25% will abate the existing zoning violation.
- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is aware of a violation (Code Enforcement No. 18CE00070) existing on subject property. A complaint was received on March 2, 2018 claiming grading was done without a permit. After investigation, a citation was issued on March 15, 2018 for grading on slopes in excess of 25% without obtaining necessary discretionary and ministerial permits. The applicant stopped any further grading and applied for a discretionary planning permit on October 30, 2018.
 - b) Two-thirds of the property has slopes in excess of 25%, with the exception of the top of the knoll where the proposed development will be located. A dirt road traversing from the front to the top of the property can be seen through aerial photos going back several years prior to the violation. The applicant was in the process of creating better access to the steeply sloped parcel and began clearing and grubbing along this road to allow consultants onto the property, specifically access to the top of the property where the proposed development is sited. A small portion of this road (>500 square feet) was initially graded. However, this road is entirely on slopes in excess of 25% and therefore, this work required the granting of a Use Permit.
 - c) The applicant proposes to improve this road to serve as the main access for the proposed development. A Geotechnical Report (County of Monterey Library No. LIB210001 – see Finding 2, Evidence “b”) did not identify any hazards as a result of the prior grading, and found that the soil conditions are ideal for a new driveway at this location. See Finding No. 5 and supporting evidence.
 - d) The Applicant paid twice the application fee normally required pursuant to Monterey County Zoning Ordinance Section 21.84.140 (Fees for retroactive permit application)The violation will be partially abated to meet the zoning requirements through this entitlement once all conditions have been met. Upon the issuance of associated grading permit(s), associated fines paid, and finaling of grading permit(s) for the violation, the violation will be fully abated.
 - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN180503.
5. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 25% -** The Proposed Project is located in the most feasible location, minimizes development on slopes in excess of 25 percent, and better measures the resource protection goals and policies of the 2010 General Plan and Toro Area Plan.
- EVIDENCE:**
- a) The project consists of grading approximately 2,430 cubic yards of cut and 144 cubic yards of fill to accommodate the construction of a 2,041 square foot single family dwelling, a 520 square foot attached garage, a

1,500 square foot detached barn, and associated site improvements. The 2.63-acre property is heavily sloped with a small flat area at the south end of the property where the proposed main residence and detached barn will be located. The development includes 12,510 square feet of grading that will occur on slopes in excess of 25%.

- b) As proposed, there is no feasible alternative for the proposed development to occur entirely on slopes less than 25%. Further, the proposed development on slopes better protects forest resources by minimizing tree removal. Except for a small portion of the proposed residence, this structure and the proposed barn are positioned in the most open area that is not on slopes in excess of 25%. This siting of the proposed residence minimizes development on steeper slopes. Shifting this structure would result in substantial impacts to protected trees and would not significantly increase development on slopes exceeding 25%.
- c) The majority of the proposed/improved driveway is located on slopes in excess of 25%. There is no alternative that would allow access to the top, flat portion of the property without developing on slopes in excess of 25%. Reconfiguring the driveway to reduce, but not avoid, steeper slopes would increase tree removal by approximately 5 Coast live oaks (see subsequent Evidence “d”). Additionally, consistent with General Plan Policy OS-5.5, the proposed driveway is sited along the ridge of the property and therefore will not result in an additional scar along the hillside. Finally, the current configuration meets the grade, width, and emergency requirements pursuant to Monterey County Code Title 18 section 18.56.060 and the Monterey County Regional Fire District.
- d) Toro Area Plan Policy T-3.7 discourages the removal of healthy, native oak trees in the Toro Planning Area. Although 49 trees are proposed for removal, with the majority of the trees proposed for removal due to the location of the driveway, many of the trees were identified as being below 10 inches in diameter measured at breast height. The proposed layout of the driveway avoids larger groupings of trees. No landmark trees are impacted. Alternative development locations could increase the amount of development on slopes and would increase the number of trees impacted by development as well. Therefore, the project as sited and designed also better achieves the goals, policies, and objectives of the County of Monterey General Plan and Toro Area Plan.
- e) Due to the configuration of the parcel with steeper slopes towards the east and west of the knoll, there is no design or location alternative that would allow the construction of the driveway to the current location of the buildings without impacting slopes. The current location of the buildings minimizes development on slopes in excess of 25%, better meets the forest resource policies of the General Plan, and there is no design or location alternative that would allow the construction without impacting slopes.
- f) Staff conducted a site inspection on April 29, 2025 to verify that the site is suitable for this use.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN180503.

6. **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 49 protected Coast live oak trees. In accordance with the applicable policies of the Toro Area 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 Toro Area Plan. Monterey pine trees are not protected within the Toro Area Plan. As proposed, the project involves the removal of one Monterey pine and 49 Coast live oak trees that were assessed in the Tree Assessment (County of Monterey Library No. LIB200259 – see Finding 2, Evidence “b”). The Tree Assessment included recommendations for removal and pruning based on their health, location, and potential risks. Some trees were listed as being in poor condition, making removal necessary to prevent hazards. In some cases, pruning was recommended to reduce risks and preserve the tree’s health. County’s standard condition (Notice of Report) has been applied to require that all recommendations of the Tree Assessment, including fuel management, be adhered to on an ongoing basis.
 - c) The proposed tree removal is the minimum required under the circumstances of this case. Although 49 Oak trees are proposed for removal, with the majority of the trees proposed for removal due to the location of the driveway. No landmark trees will be impacted. The proposed layout of the driveway avoids larger groupings of protected trees, and alternative development locations could increase the amount of development on slopes in excess of 25% and the number of trees impacted by development. As sited and designed, the proposed structures are sited in the least forested location, avoiding impacts to development on slopes in excess of 25%. There are a total of five trees proposed for removal for the main dwelling and the garage, and a total of two trees proposed for removal for the barn, the remaining trees are associated with the driveway and/or grading. The proposed design and placement of the buildings and driveway reflect the minimum necessary tree removal for the project. Therefore, with the removal of 49 protected Oak trees, the proposed tree removal is limited to that which is necessary for the proposed development and to reduce potential hazards.
 - d) Existing trees not being removed shall be protected for the duration of all construction activities. The County’s standard tree and root protection condition has been applied to the project, requiring the applicant to retain and protect trees not proposed for removal during construction. The condition shall also require that the applicant follow the best management practice recommendations of the arborist from the Tree Assessment prepared for the project. 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; however, the Tree Assessment recommends a one-to-two ratio for 15-gallon replacements with the intent that larger stock will better survive from rodents and

insects in the rural setting. Accordingly, the County's tree replacement condition has been applied to the project, indicating a replacement ratio of one-to-one for five-gallon stock and one-to-two ratio for 15-gallon stock.

- e) Staff conducted a site inspection on April 29, 2025 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. Further discussion took place to save and protect additional trees along the driveway where feasible. Larger trees and groupings will be prioritized for preservation over smaller trees. A preconstruction meeting shall be held prior to commencement of grading or construction activities to assess trees proposed for removal and identify trees that can be saved and protected during the course of construction, and shall be implemented through the County's standard condition.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN180503.

7. 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 new construction of one single family residence and accessory structures within residential zoned areas.
 - b) The proposed project involves the construction of a single family dwelling and accessory structures within a residential zoned area.
 - 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 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 a hazardous waste site. Removal of 49 protected trees will not result in an adverse environmental impact or significant long-term impacts (see Finding No. 6). The proposed project will not be visible from any scenic vista or corridor (see Finding 1, Evidence "f"). No known historical resources exist on the property.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on April 29, 2025.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN180503.

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

EVIDENCE: Pursuant to Title 21 section 21.80.050.A, an appeal of the Planning Commission's decision for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their 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 that none of the exceptions set forth in Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
 - a. Use Permit to allow development on slopes in excess of 25% and to partially clear Code Enforcement No. 18CE00070;
 - b. Administrative Permit and Design Approval to allow the construction of a 2,041 square foot single family dwelling with 520 square foot attached garage and a 1,500 square foot detached barn;
 - c. Use Permit for the removal of 49 Coast live oak trees; and
 - d. Use Permit to allow additional development on slopes in excess of 25%.

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 11th day of June, 2025.

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING 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

PLN180503

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN180503) allows after-the-fact development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070, construction of a 2,041 square foot single-family dwelling with a 520 square foot attached garage and a 1,500 square foot detached barn, associated site improvements, the removal of 49 Coast live oaks, and additional development on slopes in excess of 25%. The property is located at 103A Laguna Place, Salinas (Assessor's Parcel Number 161-231-036-000), 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number _____) was approved by the County of Monterey Planning Commission for Assessor's Parcel Number 161-231-036-000 on June 11, 2025. The permit was granted subject to 16 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: 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. 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 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.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

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. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

- Replacement ratio: 1:1 Coast live oak 5-gallon
- Replacement ratio recommended by arborist: 1:1 Coast live oak 5-gallon stock or 1:2 ratio Coast live oak 15-gallon stock
- Other: none

The spacing between replanted trees may be varied and planted in groupings to mimic multiple-stemmed clusters that were removed. These groupings should be at least 8 feet apart and may consist of five trees per group. It is recommended that a temporary drip irrigation system be installed to water new trees. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.(HCD - Planning)

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

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

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

9. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the HCD -Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact HCD -Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD -Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

10. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A(n) [the Name of the report] (Library No. LIB***), was prepared by [report preparer Name] on [Date of the report] and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

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

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

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

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

Prior to 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.

12. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit an electronic copy of 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 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 an electronic copy 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, staff shall conduct a site visit to ensure 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.

13. EHSP01 – PRIMARY WATER QUALITY STANDARDS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The property holds an existing, inactive connection to Laguna Seca Water Company (LPA ID No. 2700612). The water system is currently out of compliance with the primary inorganic drinking water standard, Arsenic. An acceptable compliance plan has been submitted to the Environmental Health Bureau (EHB) that specifies the actions necessary to obtain compliance with the Arsenic standard and has been determined to be feasible in terms of technical, managerial and financial requirements.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall confirm the status of Arsenic compliance for Laguna Seca Water Company. If the water system is not in compliance with the primary inorganic drinking water standard for Arsenic, the applicant shall provide plans for an EHB-approved water treatment system to the EHB for review and acceptance.

Prior to occupancy, the applicant shall install the interim water treatment system and provide test results of untreated and treated water samples to confirm that the system is producing water that meets the standard for Arsenic.

14. PR1 SITE DESIGN RUNOFF REDUCTION CHECKLIST

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit Performance Requirement No.1: Site Design and Runoff Reduction Checklist per the Post Construction Stormwater Management Requirements.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit PR 1 Site Design and Runoff Reduction Checklist.

15. 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 DPW.

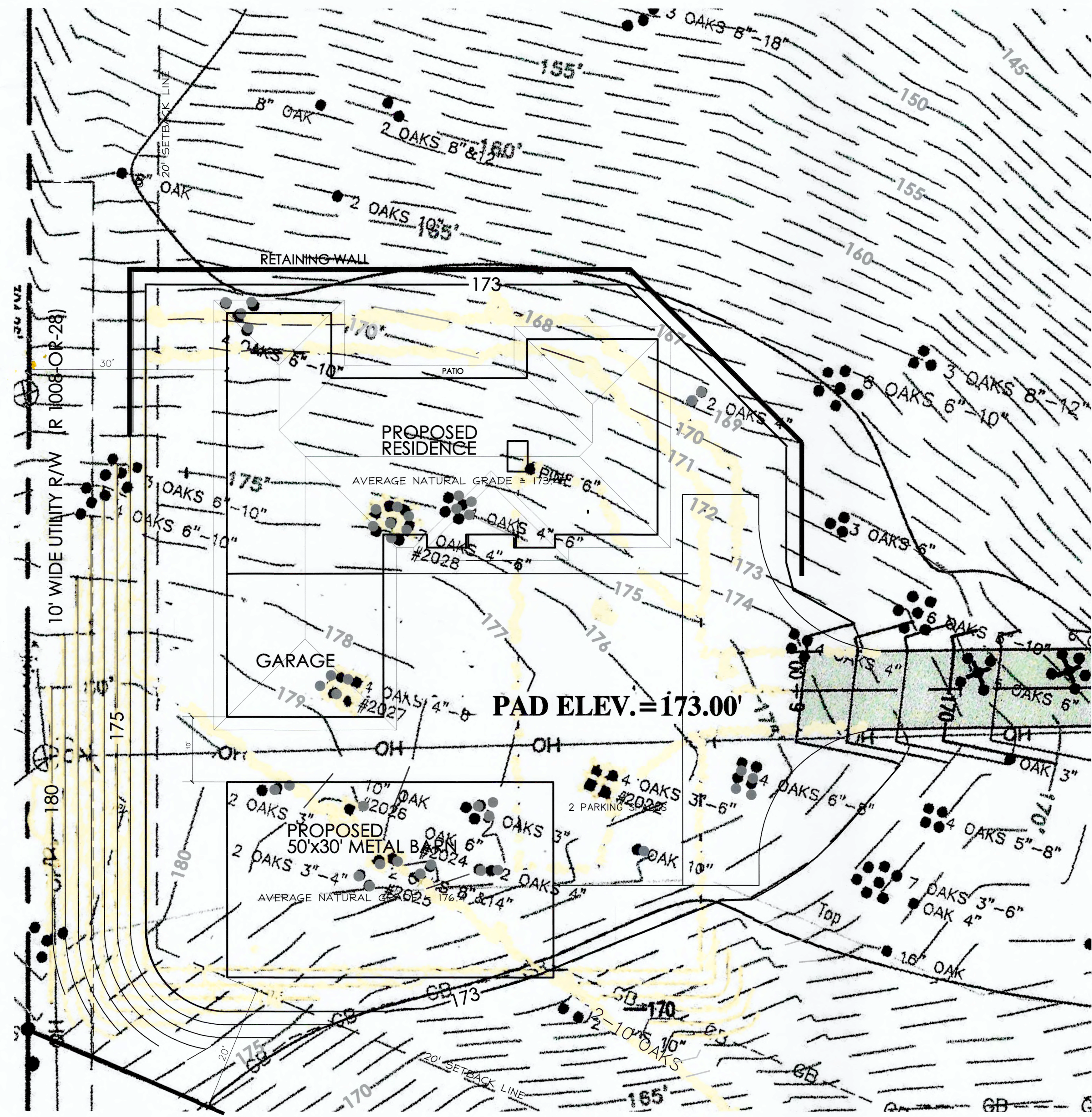
16. PW0045 – COUNTYWIDE TRAFFIC FEE

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.

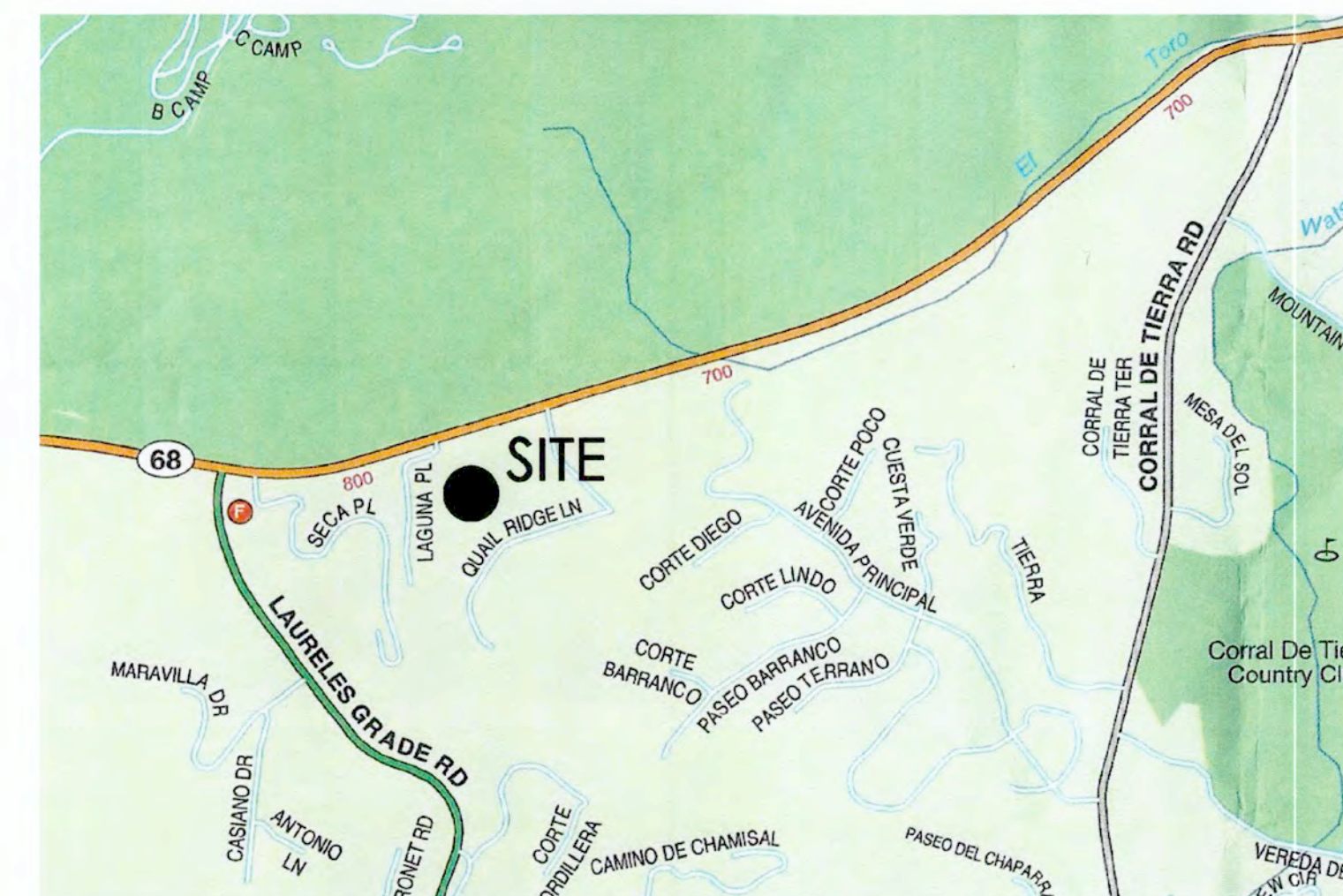
Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD Development Services.

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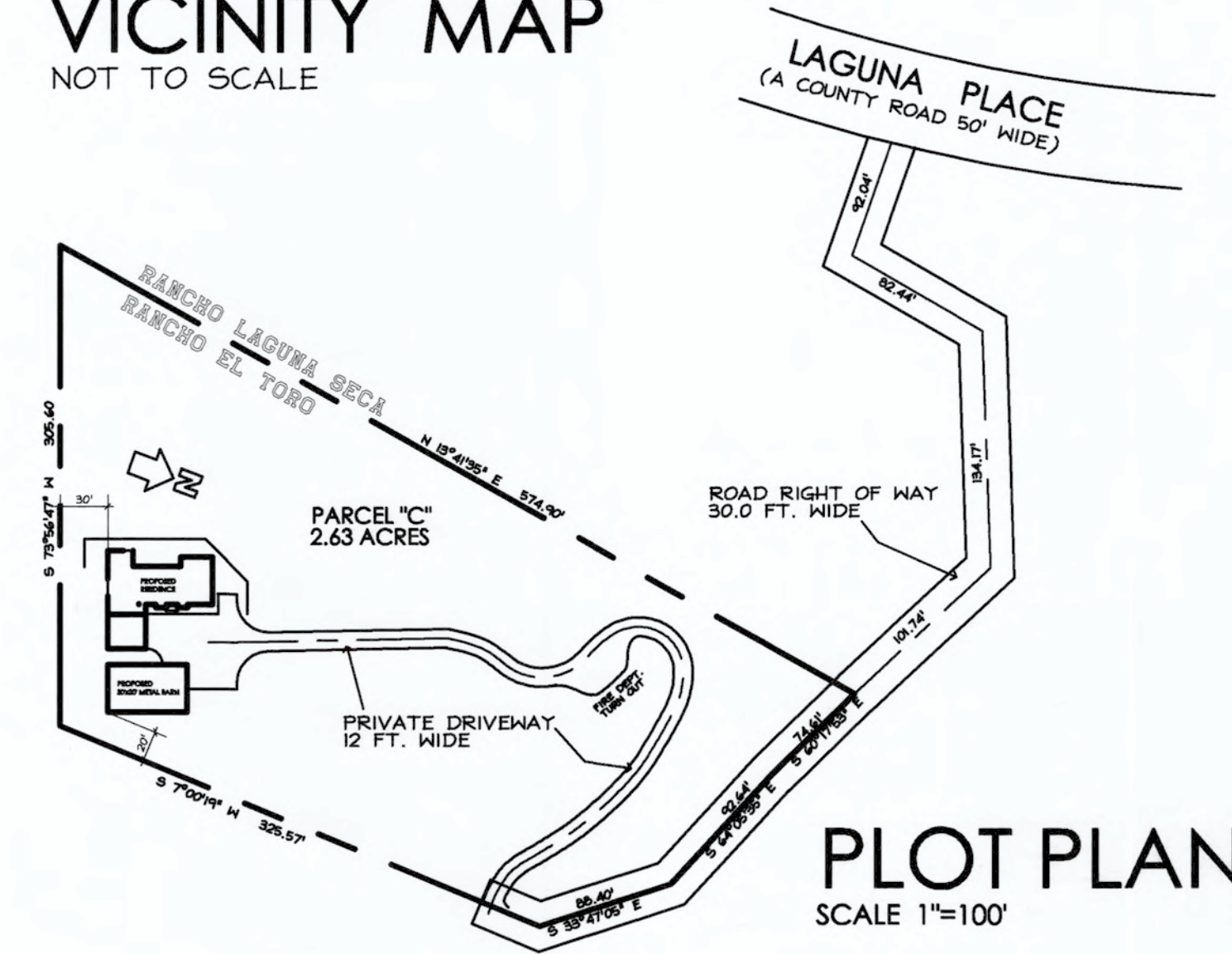


FLOOR PLAN
SCALE 1/8"=1'-0" AREA = 2041 SQ. FT.

SITE PLAN



VICINITY MAP
NOT TO SCALE



PLOT PLAN
SCALE 1"=100'

PROJECT INFORMATION

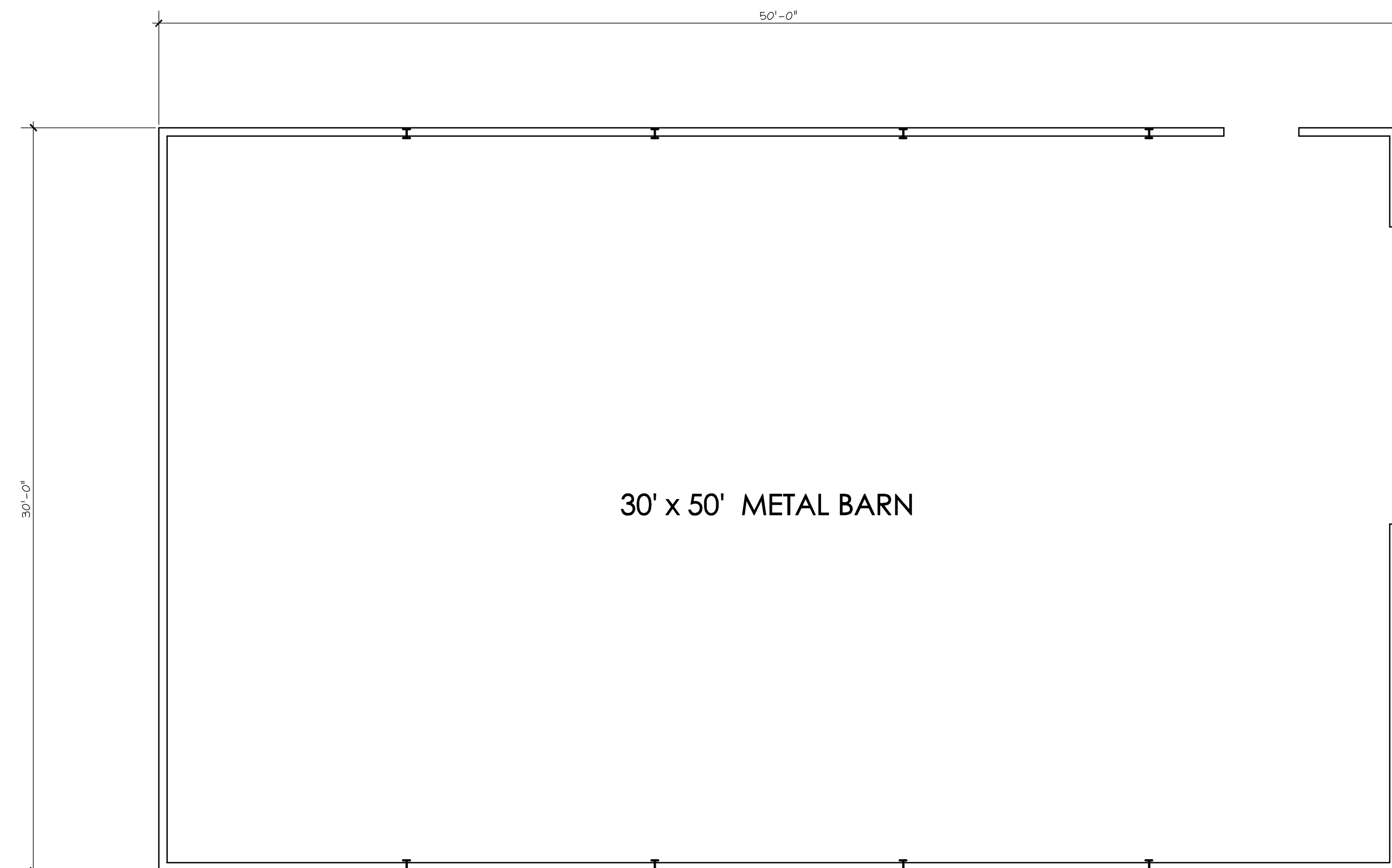
1. OWNER	GREG HARROD 820 PARK ROW PBM #664 SALINAS, CALIF. 93906
2. PROJECT ADDRESS	130A LAGUNA PLACE, SALINAS, CA
3. ASSESSOR'S PARCEL NO.	161 - 231 - 036
4. DESCRIPTION	PARCEL "C" OF VOL. 11-SUR-PG. 193 MONTEREY COUNTY, CALIFORNIA
5. PARCEL SIZE	2.63 ACRES
6. OCCUPANCY GROUP	R-3
7. GENERAL PLAN LAND USE EXISTING ZONING	LOW DENSITY RESIDENTIAL LDR/2
8. TYPE OF CONSTRUCTION	V-N
9. CONDITIONED FLOOR AREA GARAGE AREA METAL BARN AREA	2041 SQ. FT. 520 SQ. FT. 1500 SQ. FT.
10. LOT COVERAGE AND FLOOR AREA RATIO	4,061 SQ. FT. (9.32%)
11. IMPERVIOUS COVERAGE	STRUCTURE AREA = 4061 SQ. FT. TOTAL IMPERVIOUS AREA = 11,260 SQ. FT. 30 FT. ABOVE AVERAGE NATURAL GROUND
12. MAX. BLDG. HEIGHT	30 FT. ABOVE AVERAGE NATURAL GROUND
13. PROPOSED BLDG. HT.	RESIDENCE 15'-2" METAL BARN 14'-2" ABOVE AVERAGE NATURAL GROUND
14. GRADING (C3 ENGINEERING SHEET C1)	CUT = 2430 CU. YDS. FILL = 144 CU. YDS.
15. ALL EXCESS FILL NOT USED FOR FINISH GRADING SHALL BE REMOVED FROM SITE TO APPROVED AREA.	
16. ALL CUT AND FILL SLOPES SHALL BE LANDSCAPED TO PREVENT EROSION.	
17. OAK TREE REMOVAL (C3 ENGINEERING SHEET C3)	15 TREES IN BUILDING ENVELOPE
18. NO BUILDING AREAS SUBJECT TO INUNDATION.	
19. NO ENVIRONMENTALLY SENSITIVE HABITATS, ARCHAEOLOGICAL RESOURCES, HISTORICAL SITES AND HAZARDS.	
20. PROPOSED PARKING REQUIRED PARKING	2 COVERED + 2 OPEN SPACES = 4 2 COVERED

PROPOSED RESIDENCE FOR
GREG HARROD
130A LAGUNA PLACE, SALINAS, CALIF.

DATE	8/07/20
SCALE	96
DRAWN	AES
FILE#	1-SITE
SHEET	1P
OF	SHEETS



FLOOR PLAN
SCALE 1/4"=1'-0" FLOOR AREA = 2041 SQ. FT.
GARAGE AREA = 520 SQ. FT.



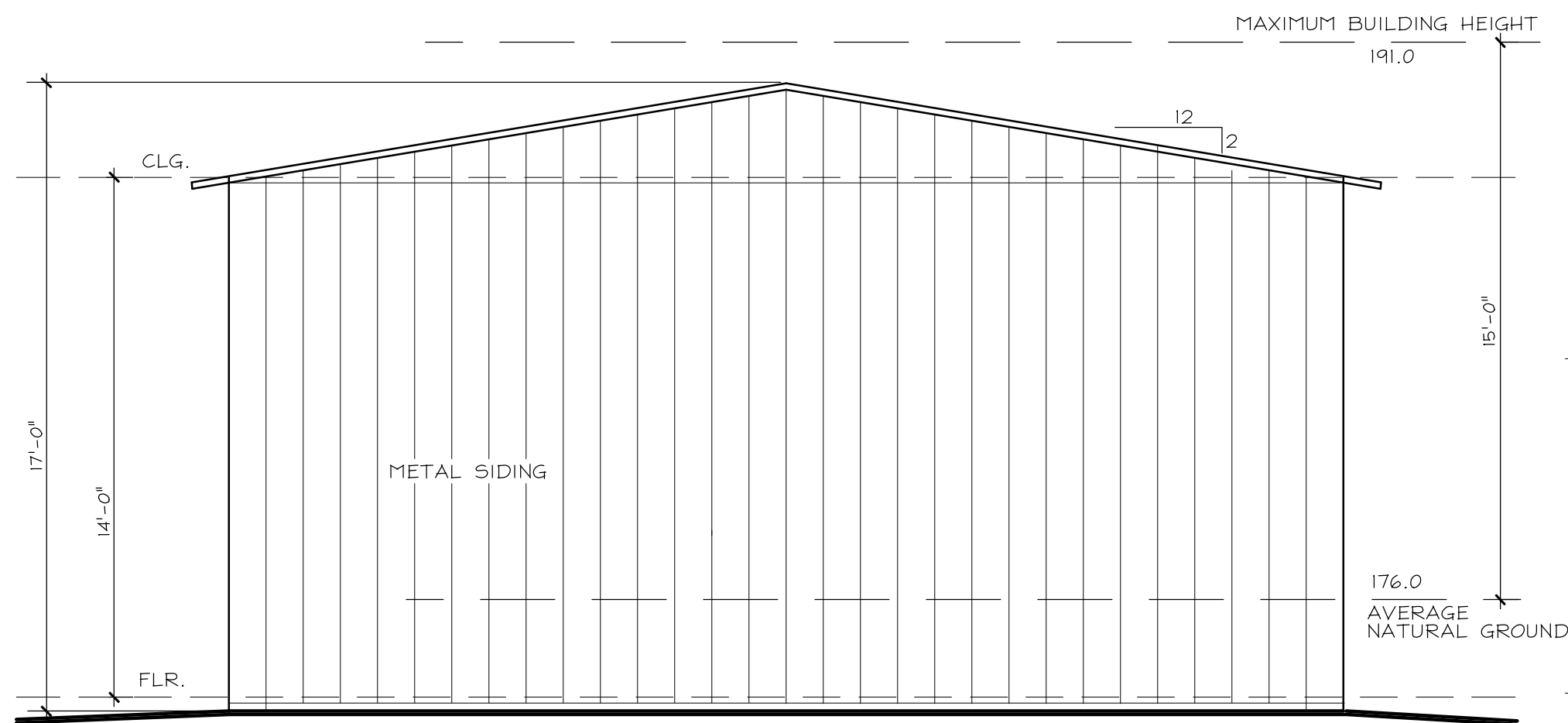
METAL BARN
SCALE 1/4"=1'-0"

REVISIONS

arthur o. sauer
Architect
1211 San Angelo Dr., Salinas, CA. Ph. 424-5370

PROPOSED RESIDENCE FOR
GREG HARROD
130 A LAGUNA PLACE, SALINAS, CALIF.

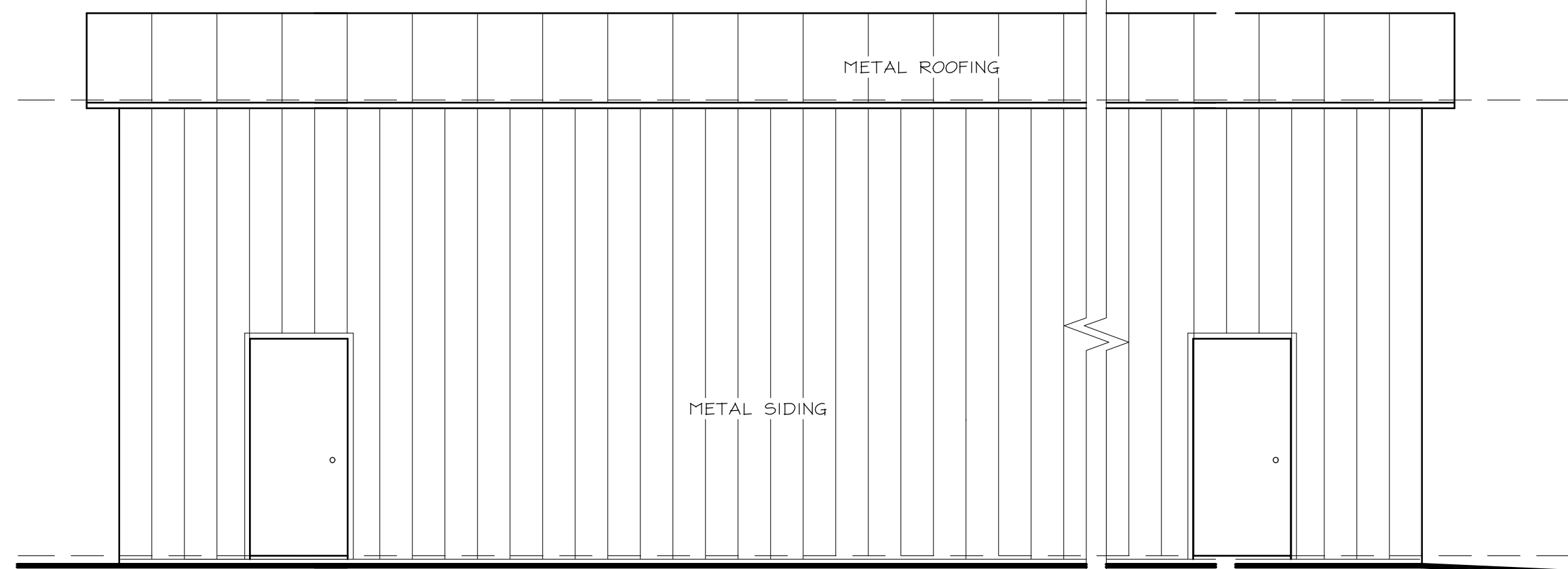
DATE 1/31/2020
PLOT SCALE 48
DRAWN AES
FILE# GH-FLR
SHEET 2P
OF SHEETS



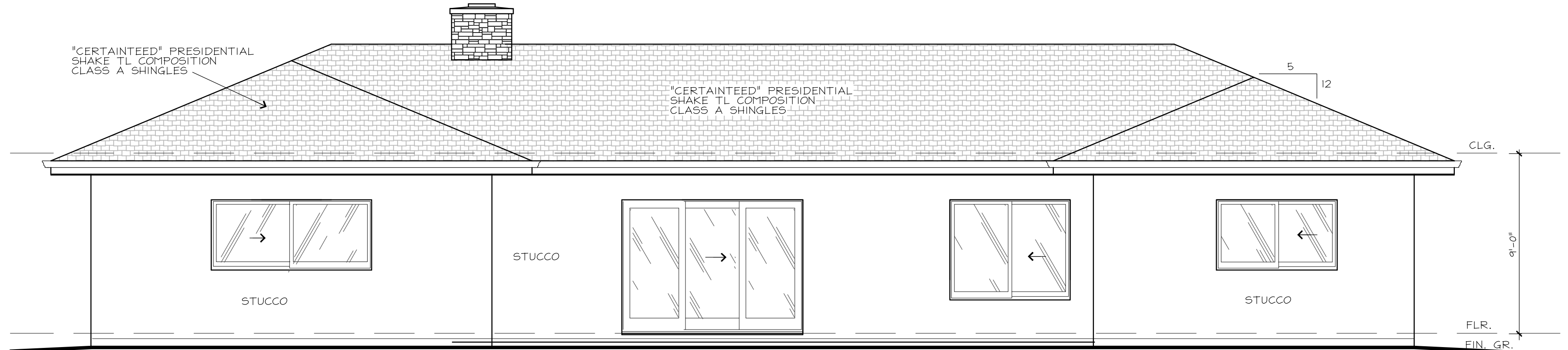
LEFT SIDE (SOUTHERLY) ELEVATION



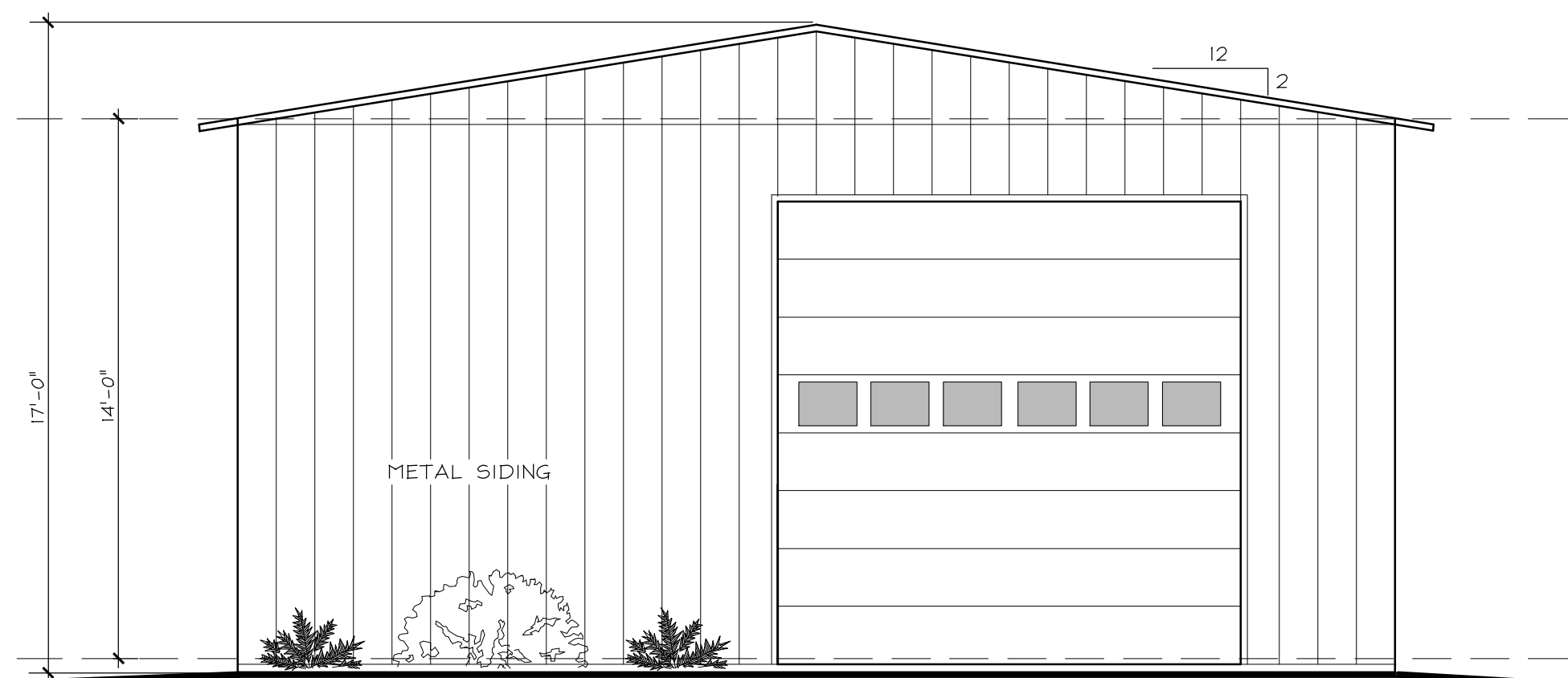
RIGHT SIDE (SOUTHERLY) ELEVATION



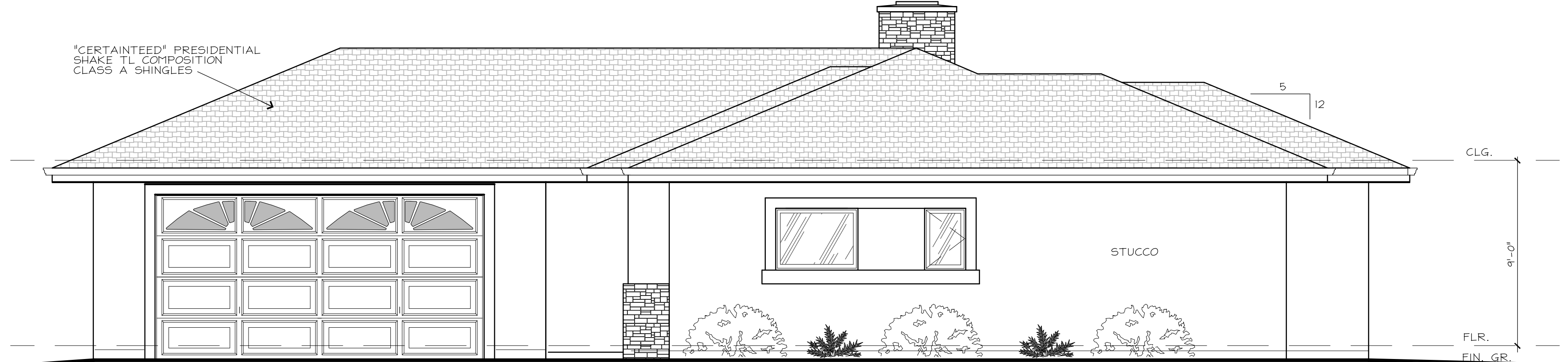
FRONT (WESTERLY) ELEVATION



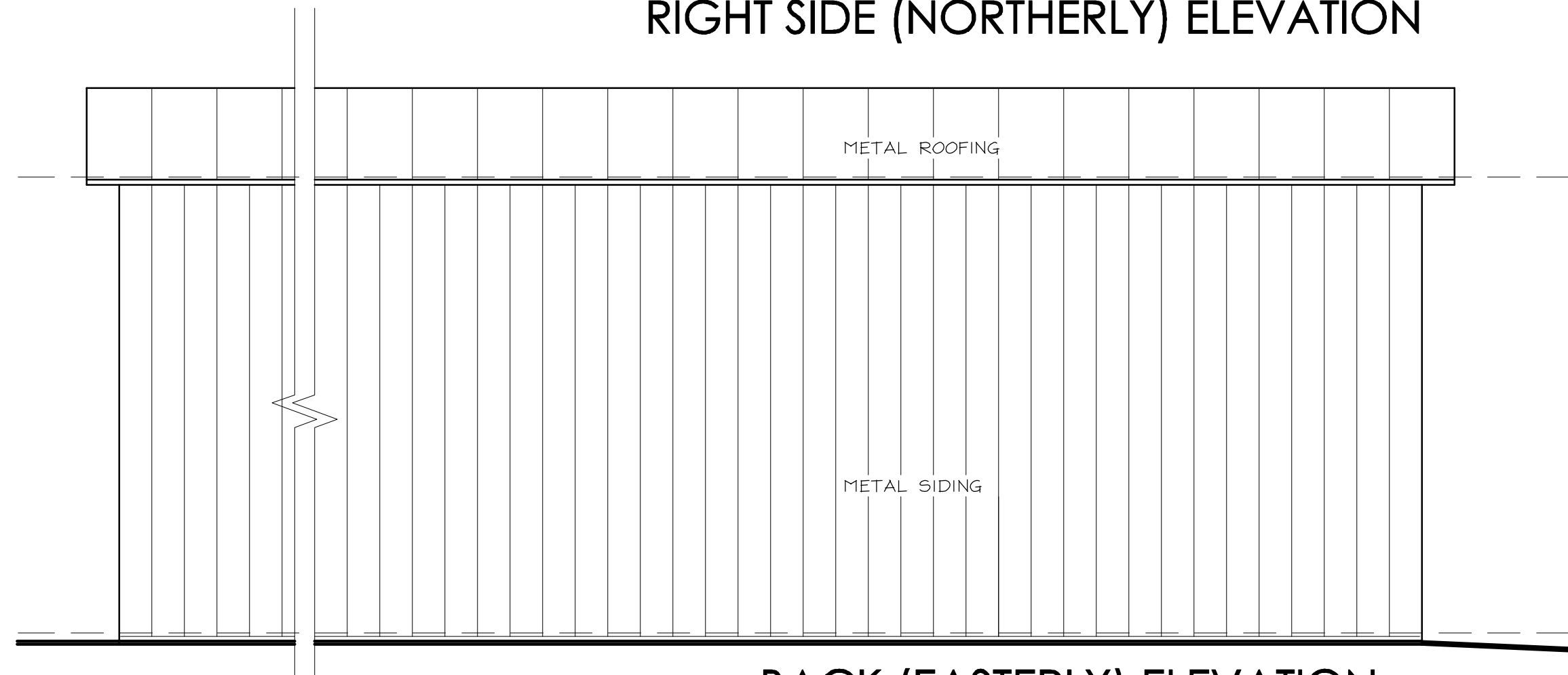
BACK (WESTERLY) ELEVATION



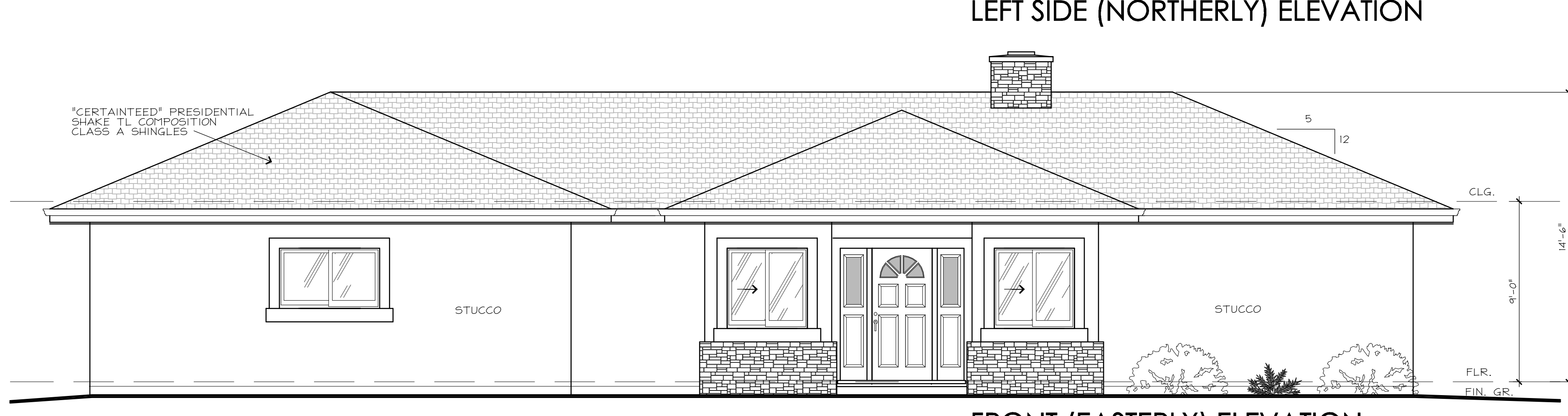
RIGHT SIDE (NORTHERLY) ELEVATION



LEFT SIDE (NORTHERLY) ELEVATION



BACK (EASTERLY) ELEVATION



FRONT (EASTERLY) ELEVATION

ELEVATIONS

SCALE 1/4"=1'-0"

REVISIONS

ARTHUR C. SAUER

Architect
C16061
1211 San Angelo Dr., Salinas, CA. Ph. 424-5370

PROPOSED RESIDENCE FOR

GREG HARROD
130 A LAGUNA PLACE, SALINAS, CALIF.

DATE 1/31/2020

PLOT SCALE 48

DRAWN AES

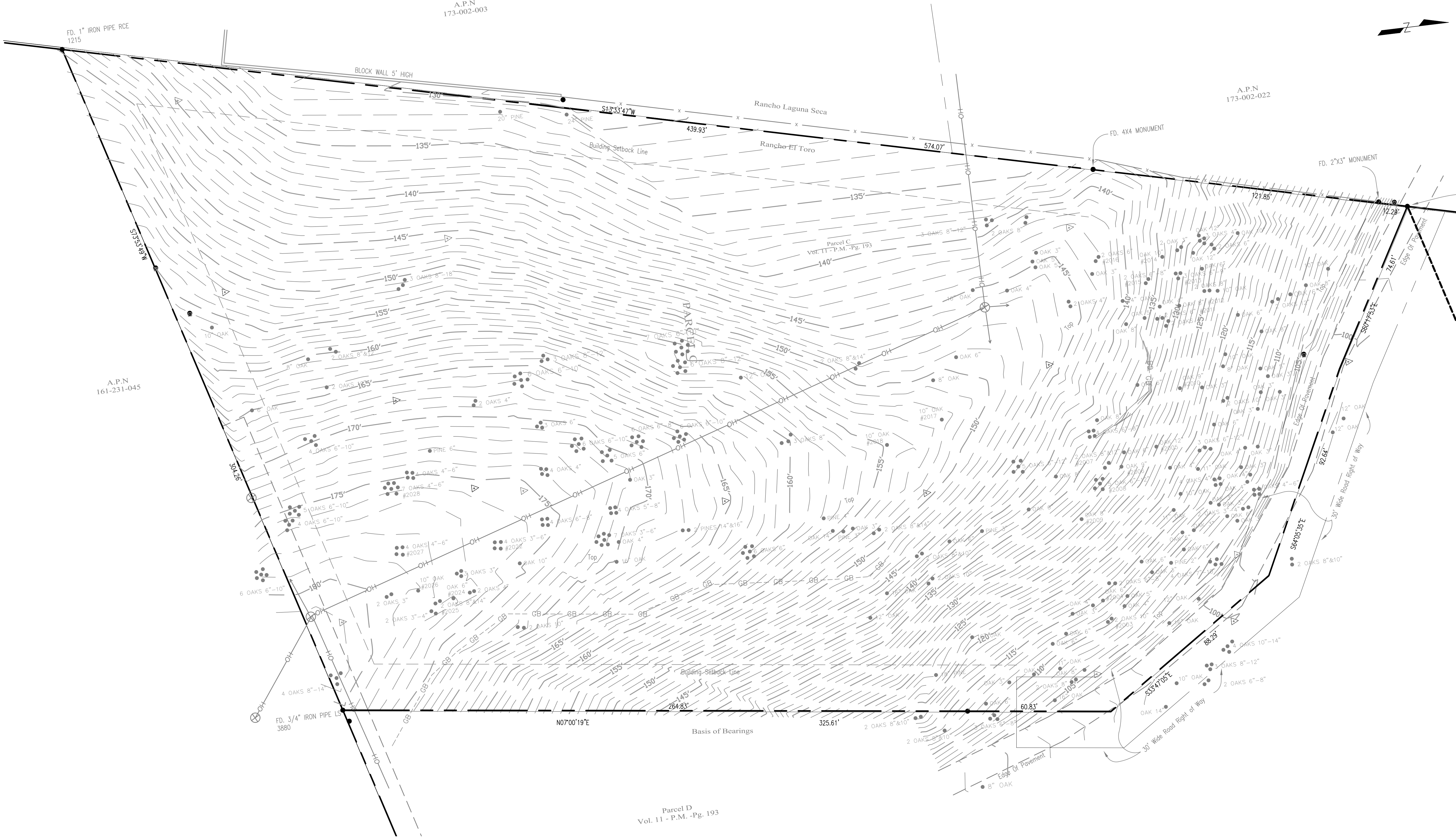
FILE# GH-ELEVS

SHEET 3P

OF SHEETS

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Drawing file: Z:\Projects\118196 Harrod - Laguna Place\Drawg\118196 XBase.dwg
Plotted: Jul 26, 2022 - 2:21pm

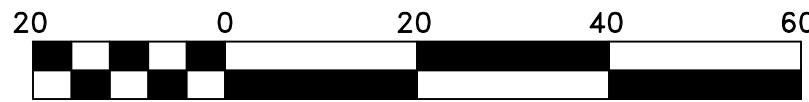


LEGEND

- 30"K TREE WITH SIZE
- △ 30"K SURVEYOR CONTROL POINT

TOPOGRAPHIC SURVEY

1"=20'



Scale 1" = 20'

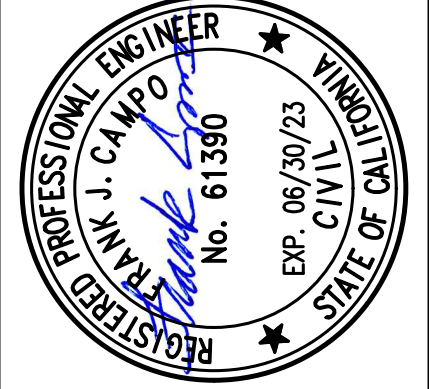
TOPOGRAPHIC SURVEY

PRIVATE DRIVEWAY
LAGUNA PLACE
APN# 161-231-036
LAGUNA PLACE, SALINAS, CA 93901
PREPARED FOR: Greg Harrod

SCALE:	AS NOTED
DATE:	01/22/2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C2

OF 7 SHEETS
PROJECT# 118196

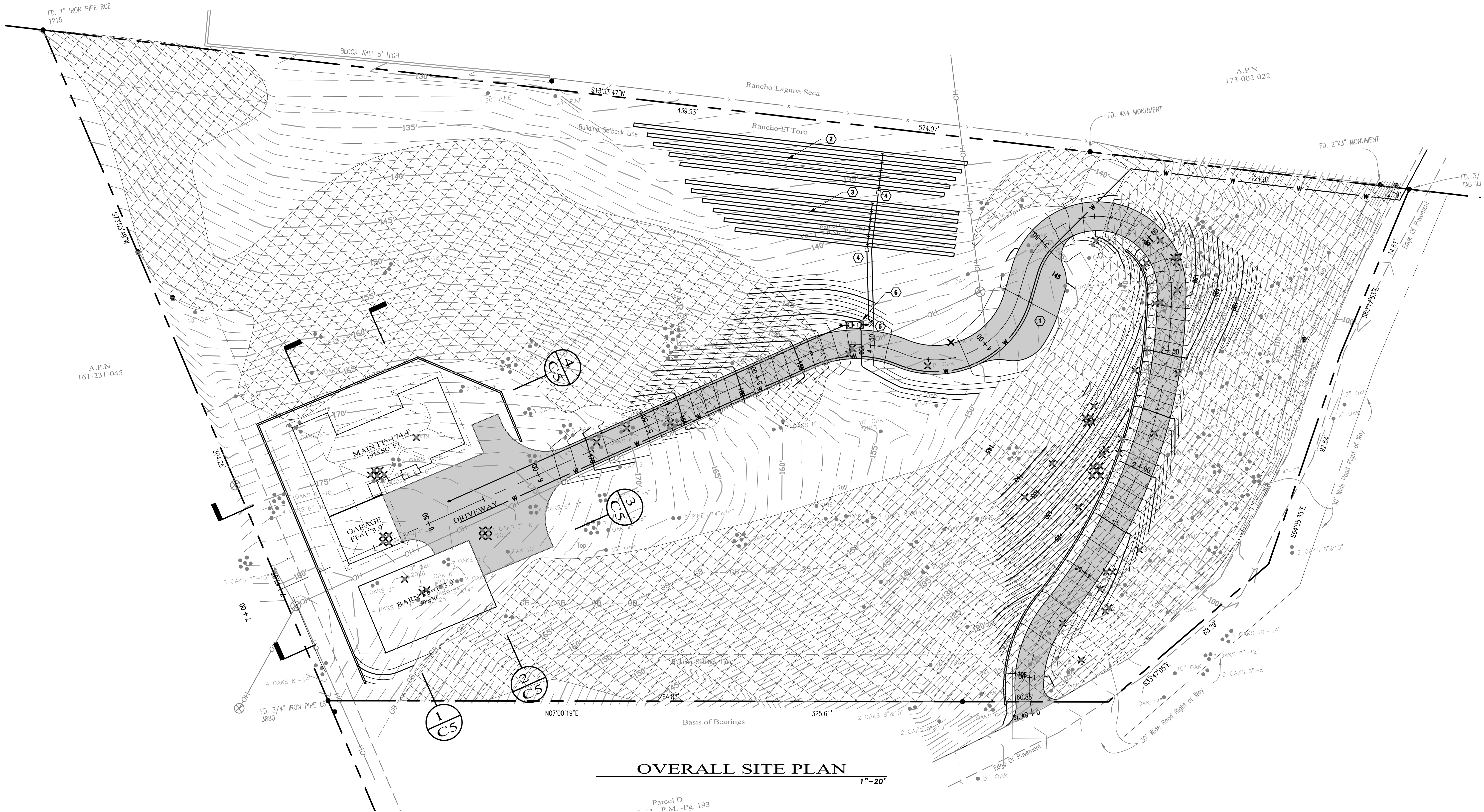


C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REV.	DATE	DESCRIPTION
1	07/28/22	Plan Check (HCDIS 02-01-21)
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THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

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Plotted: Jul 26, 2022 - 2:21pm



KEY NOTES

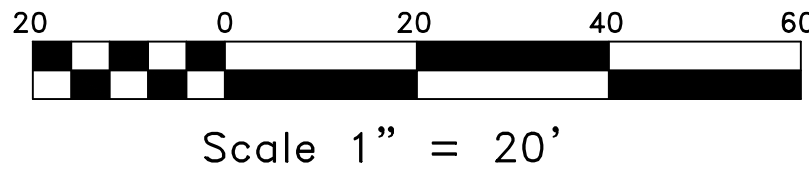
- ① FIRE DEPT TURN OUT
- ② PRIMARY LEACH FIELD (625LF TOTAL), SEE E/C6
- ③ PRIMARY LEACH FIELD (625LF TOTAL), SEE E/C6
- ④ DISTRIBUTION BOX
- ⑤ DIVERSION VALVE
- ⑥ 1500 GALLON SEPTIC TANK, SEE D/C6

LEGEND

- SLOPES EXCEED 25%
- 30"K TREE WITH SIZE
- 30"K TREE(S) OVER 6" IN DIAMETER TO BE REMOVED
- CLEAN OUT (C/C6)

OVERALL SITE PLAN

1"=20'



OVERALL SITE PLAN

PRIVATE DRIVEWAY
LAGUNA PLACE
APN# 161-231-036
LAGUNA PLACE, SALINAS, CA 93901
PREPARED FOR: Greg Harrod

SCALE:	AS NOTED
DATE:	01/22/2020
DESIGN BY:	FJC
DRAWN BY:	ECH
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C3
OF 7 SHEETS
PROJECT# 118196

C3 ENGINEERING INCORPORATED

Civil Engineering Land Development
Stormwater Management

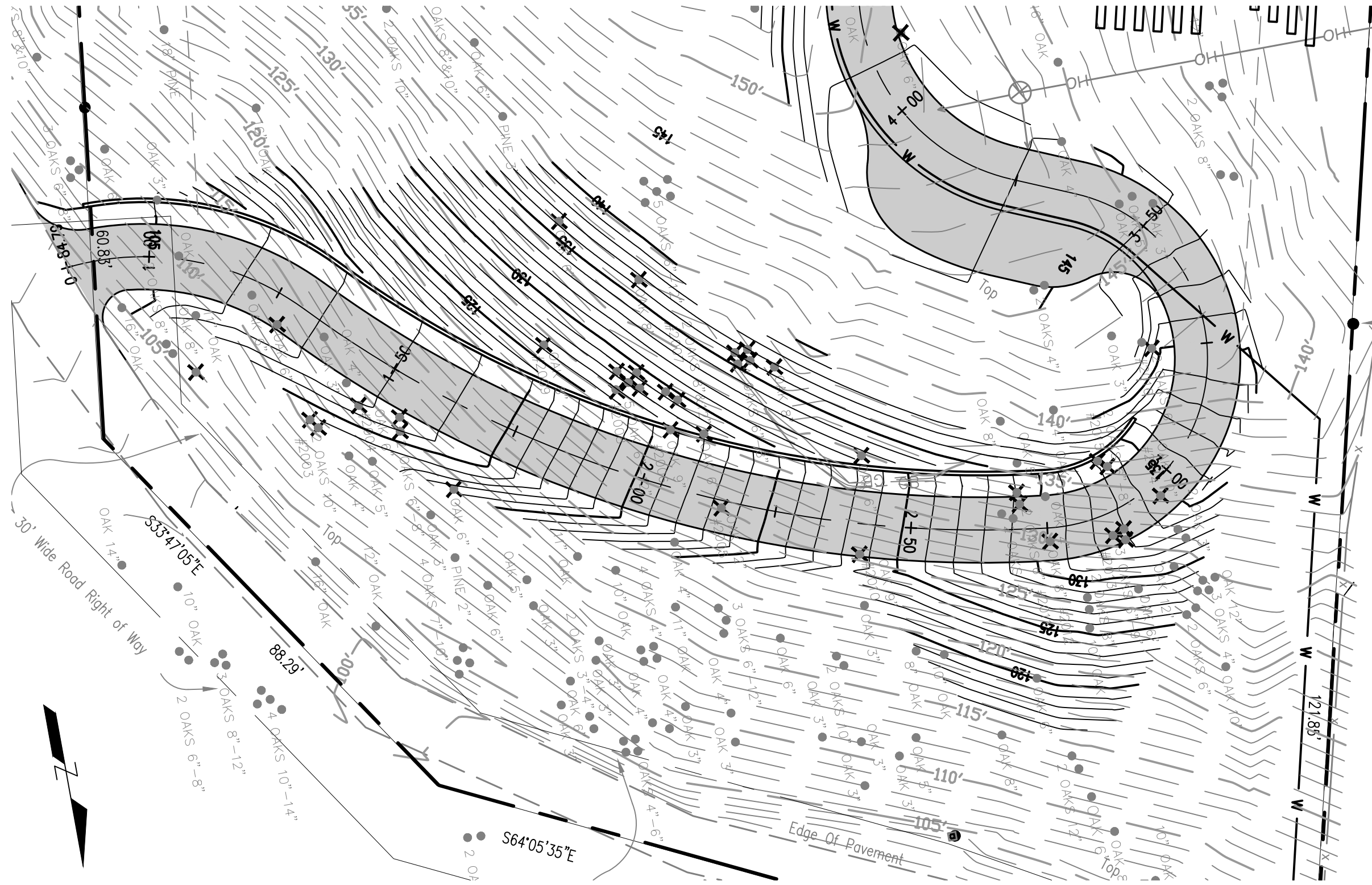
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net



REV.	DATE	DESCRIPTION	F/C BY
1	07/26/22	Plan Check (HODES 02-01-21)	
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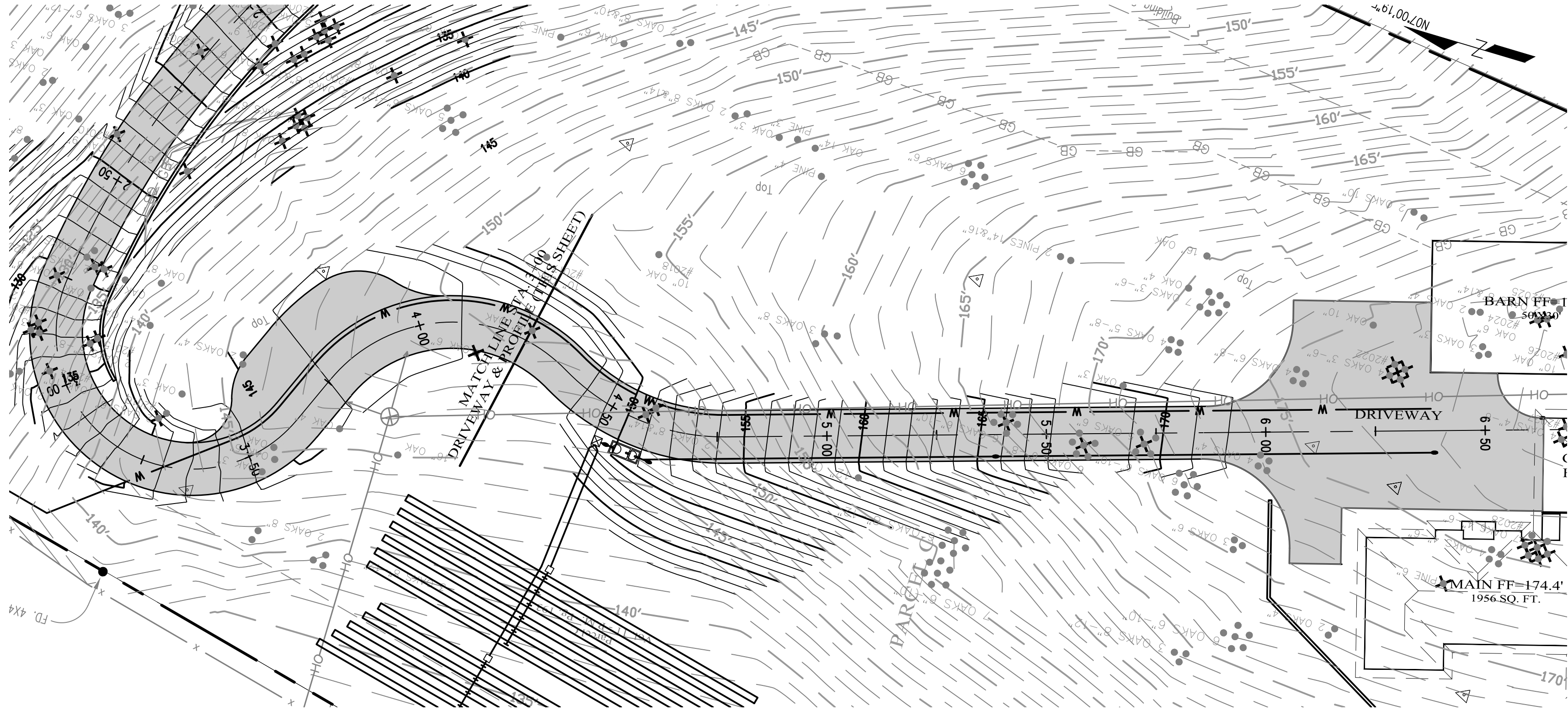


PLAN

1"=20'

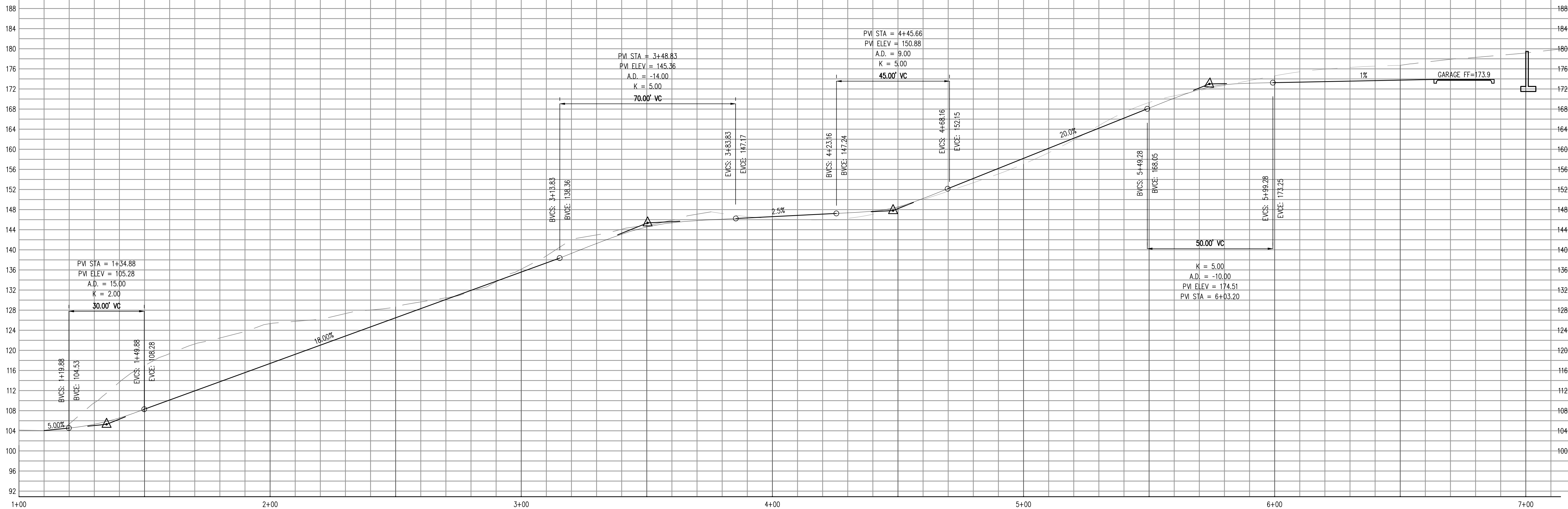
PAVEMENT LEGEND

2.5" AC PAVEMENT OVER 6" CLASS II AB @ 95%
RELATIVE COMPACTION,
(SEE DETAIL A/C6)



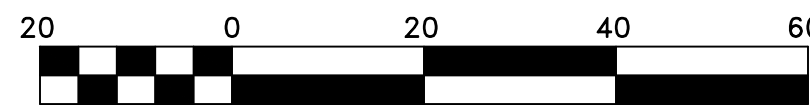
PLAN

1"=20'



DRIVEWAY PROFILE

HOR:1"=20' - VER:1"=10'

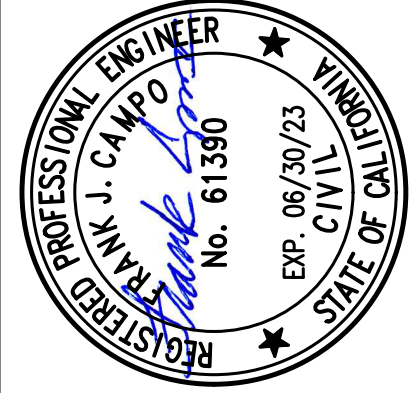


Scale 1" = 20'

C3 ENGINEERING
INCORPORATED

Civil Engineering, Land Development,
Stormwater Management

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



PRIVATE DRIVEWAY
LAGUNA PLACE
APN# 161-231-036
LAGUNA PLACE, SALINAS, CA 93901
PREPARED FOR: Greg Harrod

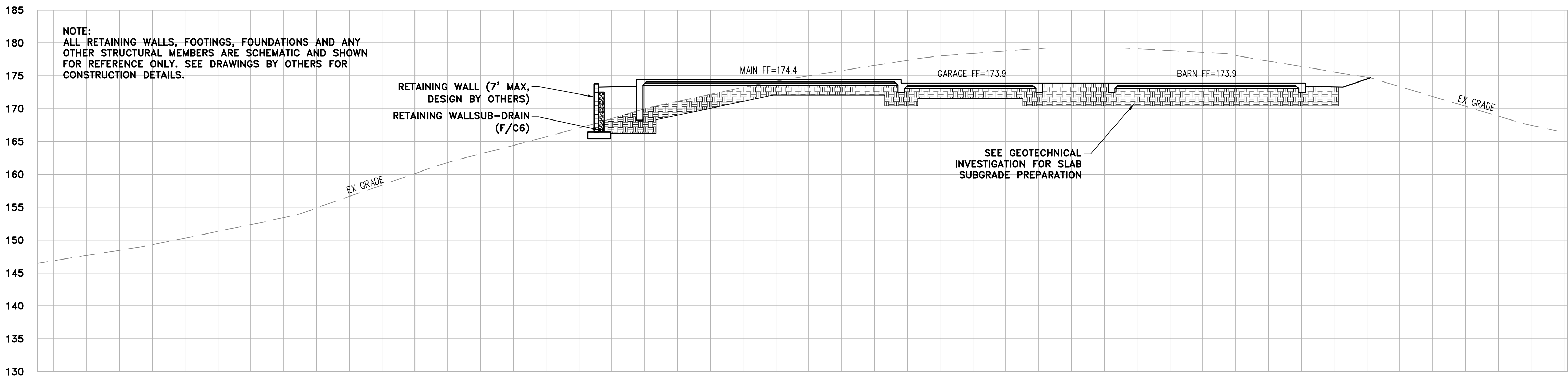
SCALE: AS NOTED
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DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER:

C1

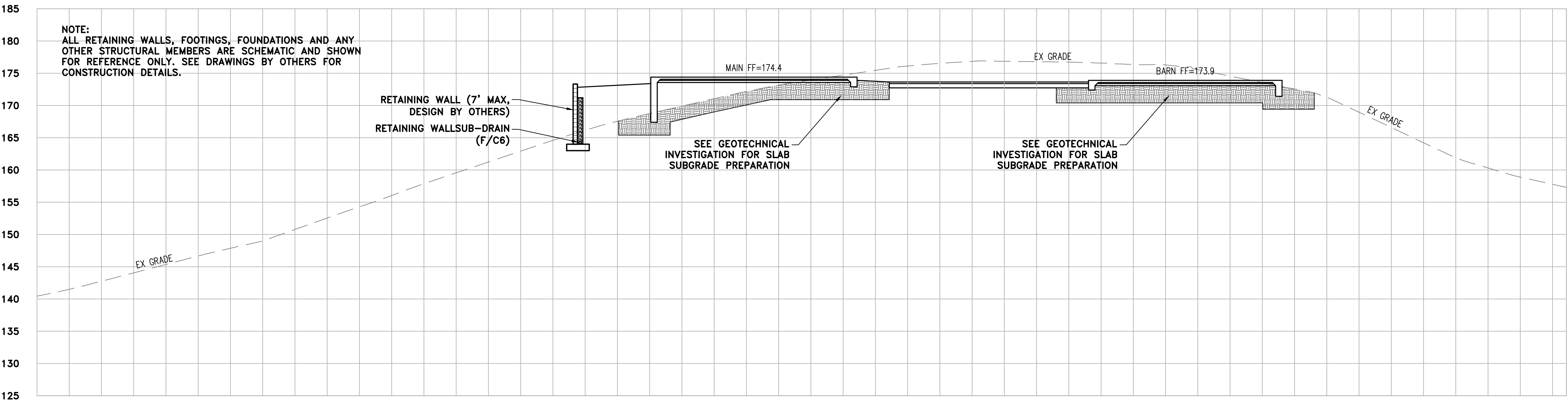
OF 7 SHEETS
PROJECT# 118196

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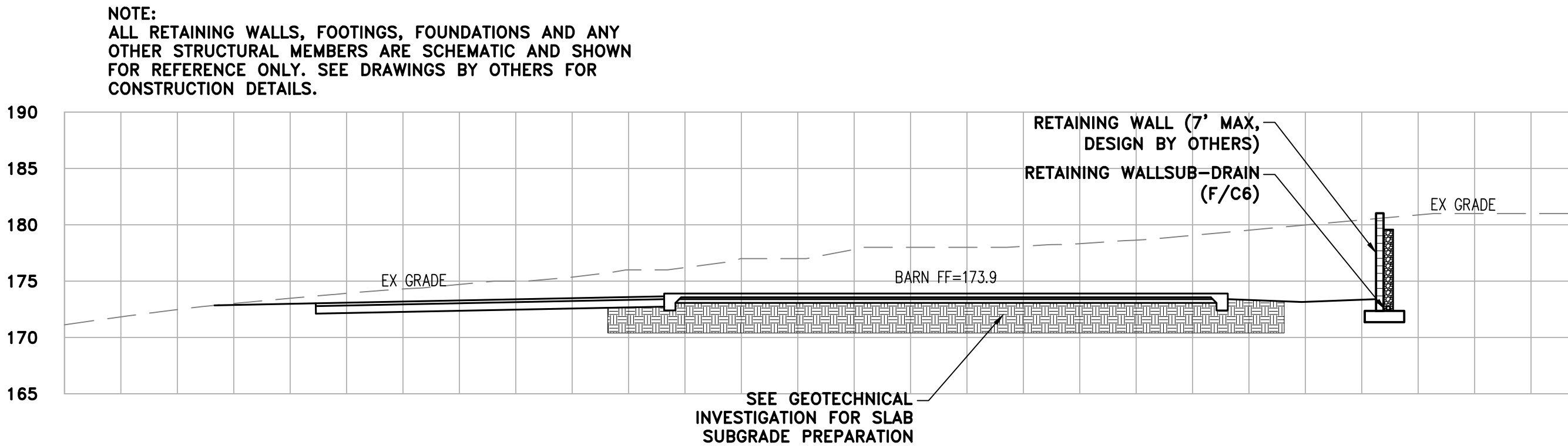
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Plotted: Jul 26, 2022 - 2:22pm



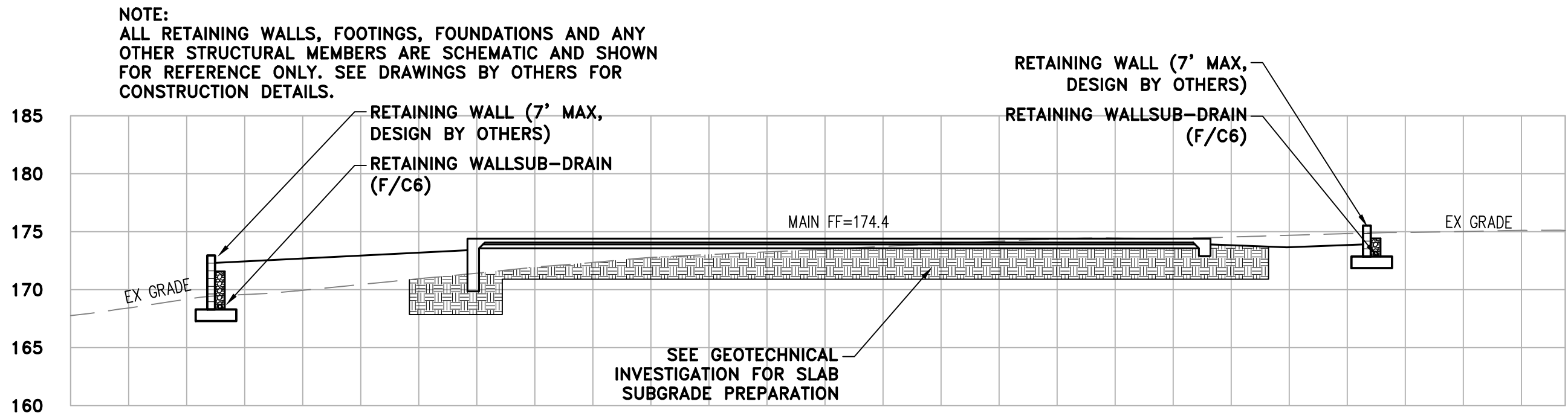
1 SECTION
C5 NTS



2 SECTION
C5 NTS



3 SECTION
C5 NTS

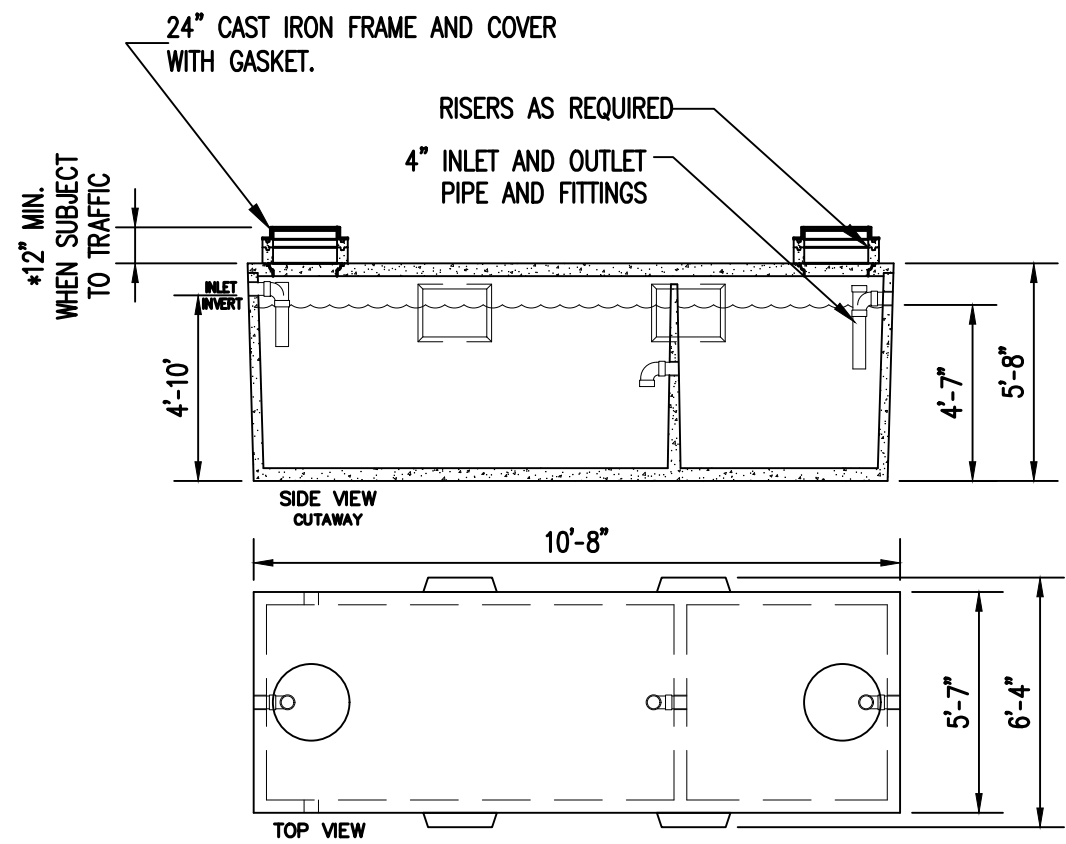


3 SECTION
C5 NTS

CROSS SECTIONS - ALT 1	
PRIVATE DRIVEWAY LAGUNA PLACE APN# 161-231-036 LAGUNA PLACE, SALINAS, CA 93901 PREPARED FOR: Greg Harrod	
SCALE: AS NOTED	
DATE: 01/22/2020	
DESIGN BY: FJC	
DRAWN BY: ECH	
CHECKED BY: FJC	
SHEET NUMBER:	
C5	
OF 7 SHEETS	
PROJECT# 118196	
C3 ENGINEERING INCORPORATED Civil Engineering, Land Development Stormwater Management 126 Bonifacio Place, Suite C, Monterey, CA 93940 Phone: (831) 647-1192 Fax (831) 647-1194 mail@C3Engineering.net	
REGISTERED PROFESSIONAL ENGINEER MARK J. CAMPO No. 61390 Exp. 06/30/23 CIVIL STATE OF CALIFORNIA	
F.C. Plan Check (HCD 02-01-21) 10/28/22 DATE DESCRIPTION REV.	
MADE IN THE USA	

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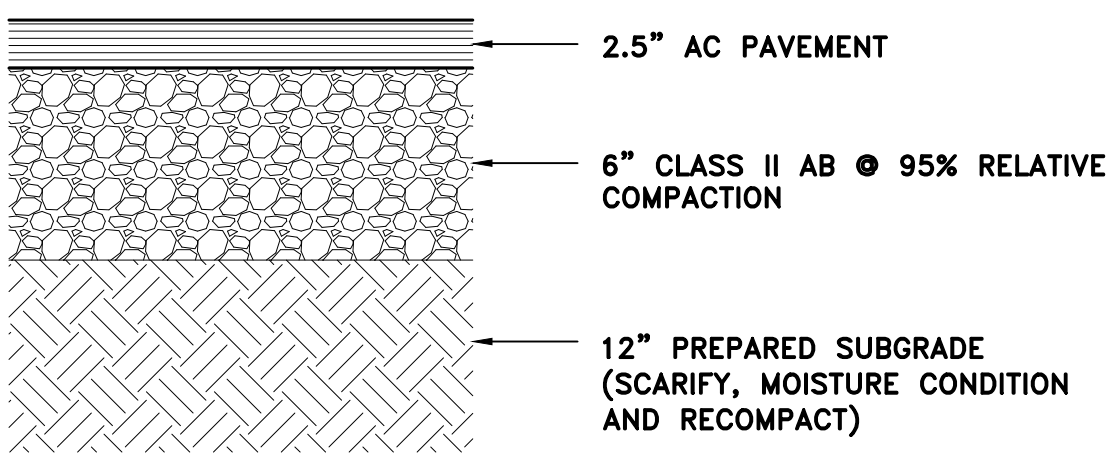


D
C6 SEPTIC TANK MODEL JP1500 NTS

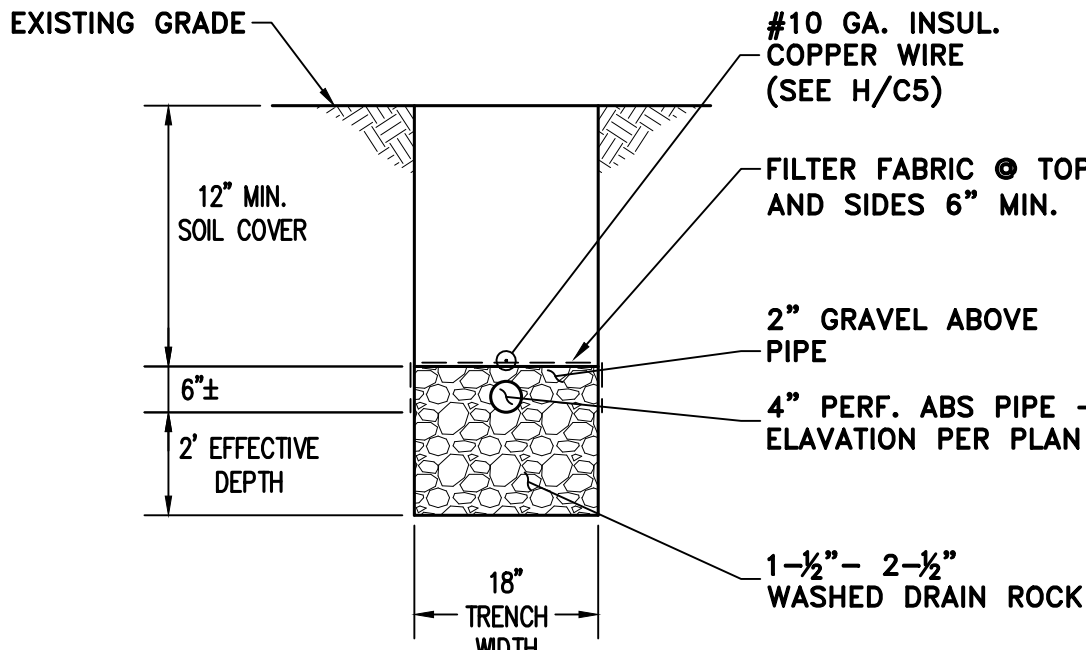
EXTERIOR AND INTERIOR CONCRETE SURFACES TO BE COATED WITH AN APPROVED BITUMINOUS MATERIAL.

SUITABLE NATIVE OR SUB-BASE SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS. THE EXCAVATION SHALL BE BEDDED WITH SUITABLE GRANULAR MATERIAL AND SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY, OR TO REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.



A
C6 A.C. PAVEMENT NTS



NOTES:

THE LEACH TRENCH SHALL BE EXCAVATED TO THE APPROPRIATE DEPTH PERPENDICULAR TO ANY SLOPE, FOLLOWING THE CONTOUR OF THE LAND SO AS TO MAINTAIN THE SAME TRENCH DEPTH FOR THE LENGTH OF THE TRENCH. ANY SMEARED TRENCH SIDEWALLS SHALL BE RAKED TO ROUGHEN THE SURFACE TO ENHANCE PERCOLATION. IF THE TRENCHES DO NOT FOLLOW THE NATURAL CONTOURS AND ARE CUT ACROSS SLOPES, THE BOTTOM OF THE TRENCH SHALL BE LEVEL.

THE MINIMUM SPACING BETWEEN TRENCHES (EDGE TO EDGE) SHALL BE TWICE THE EFFECTIVE DEPTH TO A MAXIMUM OF 10 FEET.

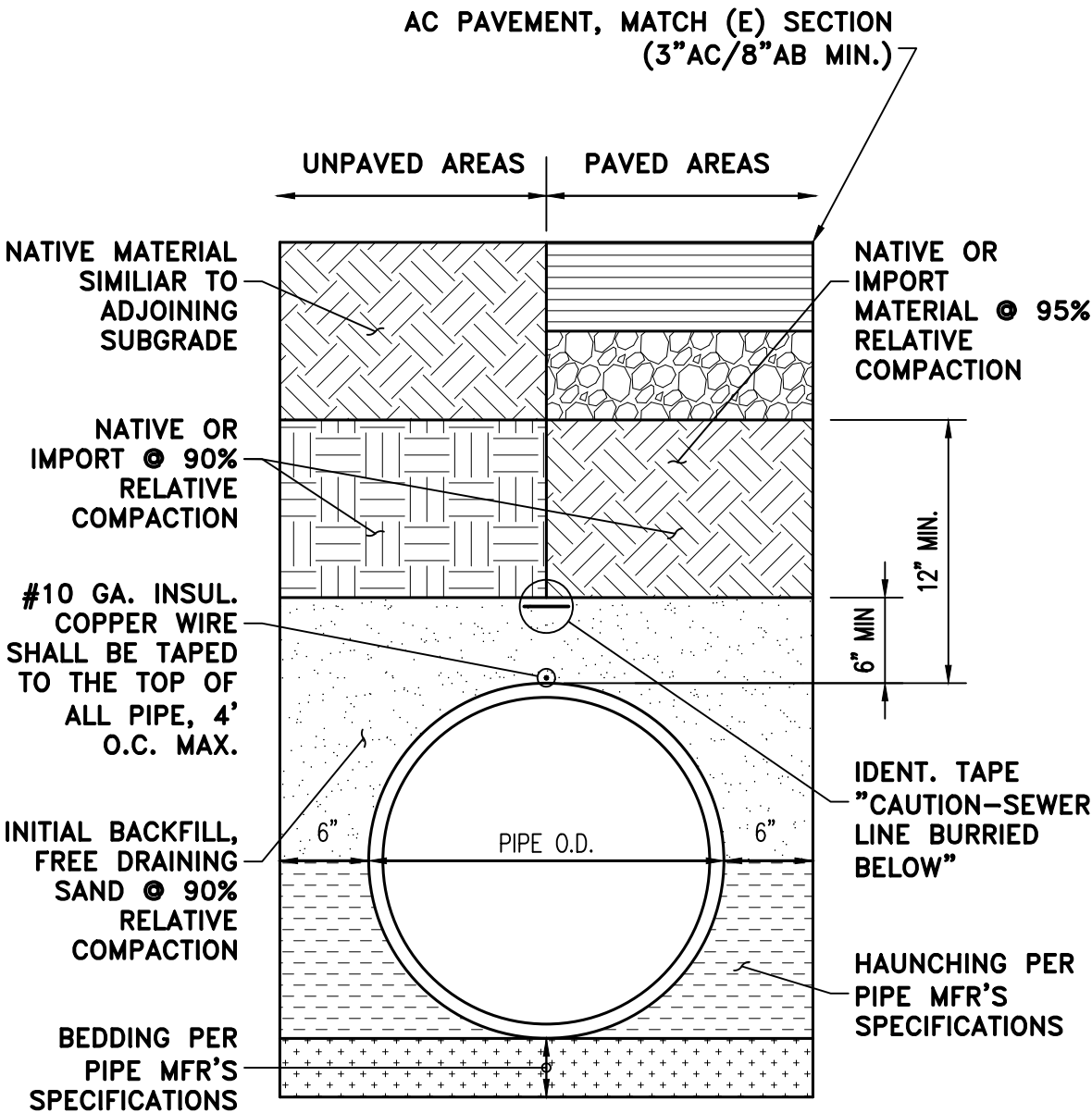
THE TOP OF THE BED OF ROCK AND THE LEACH PIPE SHALL BE LEVEL.

THE LEACH PIPE SHALL BE PLACED ON THE LEVEL ROCK BED WITH THE HOLES POINTED DOWN AND A CAP PLACED OVER THE END OF THE PIPE.

EARTH BACKFILL SHALL BE PLACED OVER THE LEACHFIELD 8" - 12" DEEP, AND SHALL BE MOUND TO ENSURE DRAINAGE AWAY FROM THE TRENCH. IF SETTLEMENT OCCURS AFTER INSTALLATION, ADDITIONAL BACKFILL MUST BE ADDED.

WHEN THERE IS MORE THAN ONE LEACH TRENCH, AN APPROVED EFFLUENT DISTRIBUTION DEVICE SHALL BE USED TO DISTRIBUTE EFFLUENT TO EACH TRENCH. "POP-OVER" DISTRIBUTION IS NOT PERMITTED.

E
C6 LEACH FIELD NTS

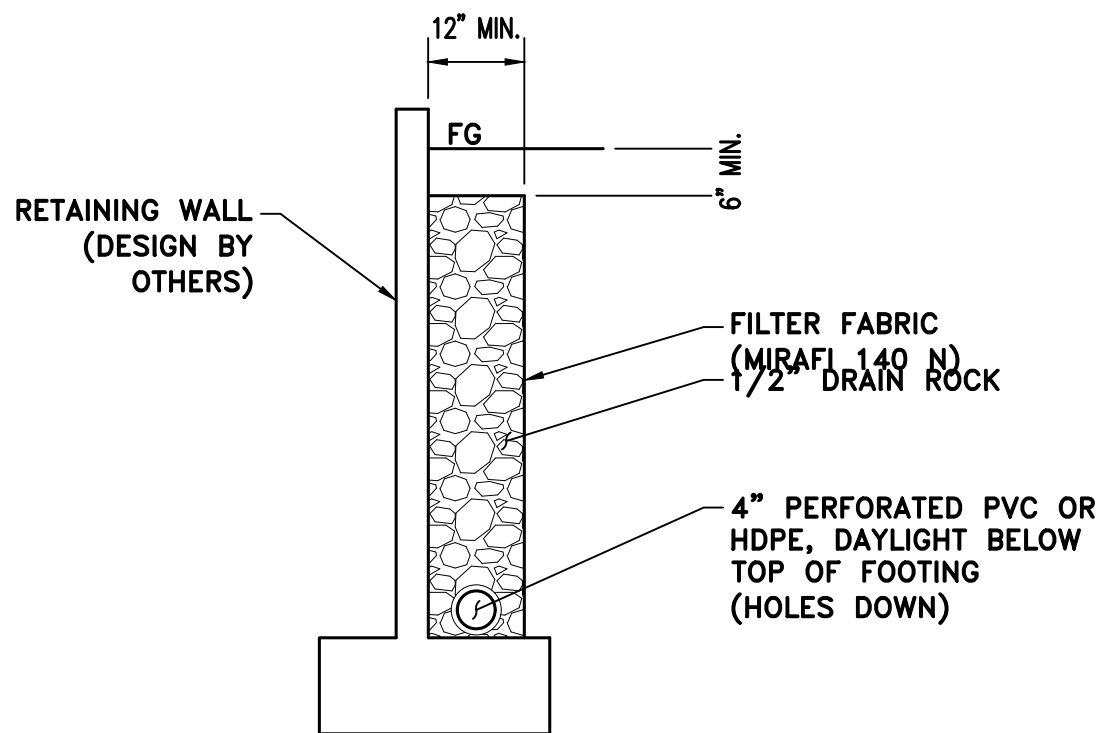


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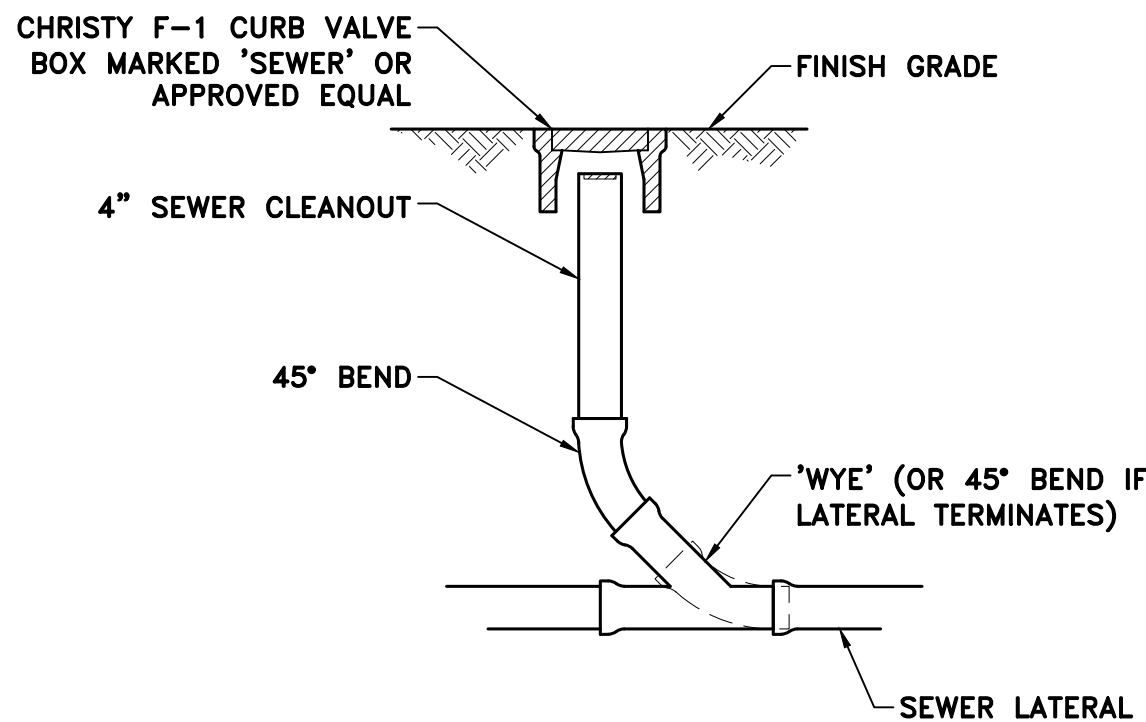
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

B
C6 TRENCH BACKFILL NTS



F
C6 RET. WALL SUBDRAIN NTS



C
C6 CLEAN-OUT @ GRADE NTS

C3 ENGINEERING INCORPORATED
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DETAILS
PRIVATE DRIVEWAY
LAGUNA PLACE
APN# 161-231-036
LAGUNA PLACE, SALINAS, CA 93901
PREPARED FOR: Greg Harrod

SCALE:	AS NOTED
DATE:	01/22/2020
DESIGN BY:	FJC
DRAWN BY:	ECH
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C6
OF 7 SHEETS
PROJECT# 118196

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EROSION CONTROL NOTES

AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILTING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES. IN ADDITION, ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT-OF-WAY FREE FROM DEBRIS AND DIRT. RECONSTRUCT ANY CURB, GUTTER OR SIDEWALK THAT IS DAMAGED DURING CONSTRUCTION.

SILT FENCE:

1. SILT FENCES SHALL BE INSTALLED ON LEVEL CONTOURS AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
2. THE ENDS OF THE SILT FENCE SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LADEN RUN-OFF FROM FLOWING AROUND THE FENCE.
3. SUFFICIENT AREA SHOULD EXIST BEHIND THE FENCE TO ALLOW PONDING WITHOUT FLOODING OR OVER TOPPING THE FENCE.
4. SILT FENCES SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE FENCE. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE FENCE ONCE IT REACHES ONE THIRD OF THE FENCE HEIGHT OR IF HEAVY RAINS ARE EXPECTED.
5. SILT FENCES SHALL NOT BE USED FOR CONCENTRATED FLOW.

GRAVEL BAG BARRIERS

1. GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
3. GRAVEL BAGS SHALL BE INSTALLED ON ALL ONSITE INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
2. RUN-OFF FROM CONSTRUCTION ENTRANCES SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
3. ALL VEHICLE LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE PUBLIC RIGHT-OF-WAY.
4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.

FIBER ROLL

1. FIBER ROLL SHALL BE INSTALLED ON LEVEL CONTOURS AND SHOULD REMAIN IN PLACE THROUGH THE RAINY SEASON AND OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
2. THE ENDS OF THE FIBER ROLL SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LADEN RUN-OFF FROM FLOWING AROUND THE ROLL.
3. FIBER ROLL BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE ROLL. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE ROLL.
4. FIBER ROLL SHALL NOT BE USED FOR CONCENTRATED FLOW.

SLOPE STABILIZATION

1. ALL EXPOSED SLOPES SHOULD TEMPORARILY STABILIZED UNTIL PERMANENT STABILIZATION CAN BE ESTABLISHED.
2. TEMPORARY SLOPE STABILIZATION CAN BE ACHIEVED BY SEEDING, MULCHING AND OR PLACEMENT OF GEOTEXTILES OR MATS.

STORMWATER MANAGEMENT

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:

1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:

1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:

1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

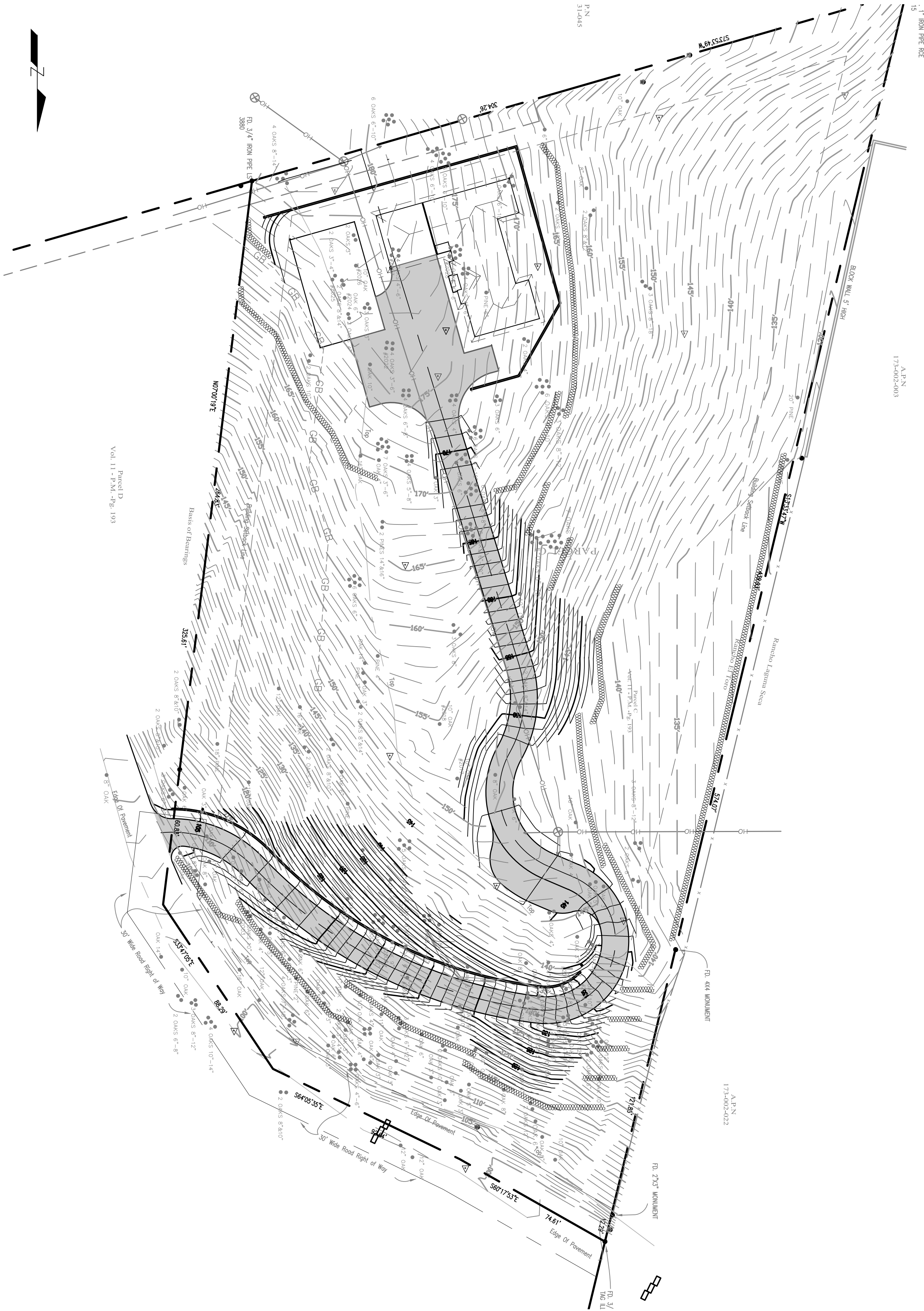
EARTH MOVING/GRADING:

1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

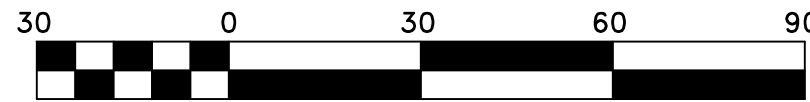
NOTE:

CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.



EROSION CONTROL PLAN

1"=30'



Scale 1" = 30'

LEGEND

- FIBER ROLL
(SEE DETAIL A/C5)
- GRAVEL BAG
(SEE DETAIL B/C5)
- INLET PROTECTION
- DRAINAGE FLOW
- SAMPLING LOCATION(S)
- S-1

BMP'S

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-6 STRAW MULCH
EC-7 GEOTEXTILES AND MATS
EC-8 WOOD MULCHING
EC-9 EARTH DIKES AND DRAINAGE SWALES
EC-10 VELOCITY DISSIPATION DEVICES
EC-15 SOIL PREPARATION/ROUGHENING
EC-16 NON-VEGETATIVE STABILIZATION

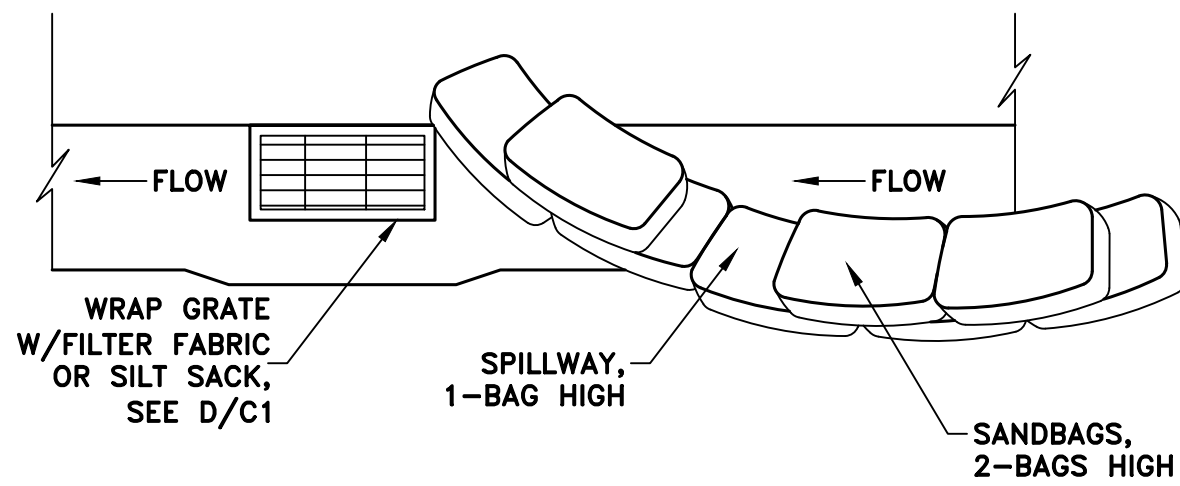
SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-3 SEDIMENT TRAP
SE-4 CHECK DAM
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 SANDBAG BARRIER
SE-9 STRAW BALE BARRIER
SE-10 STORM DRAIN INLET PROTECTION

NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

TRACKING CONTROL:
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2 STABILIZED ROADWAY
TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

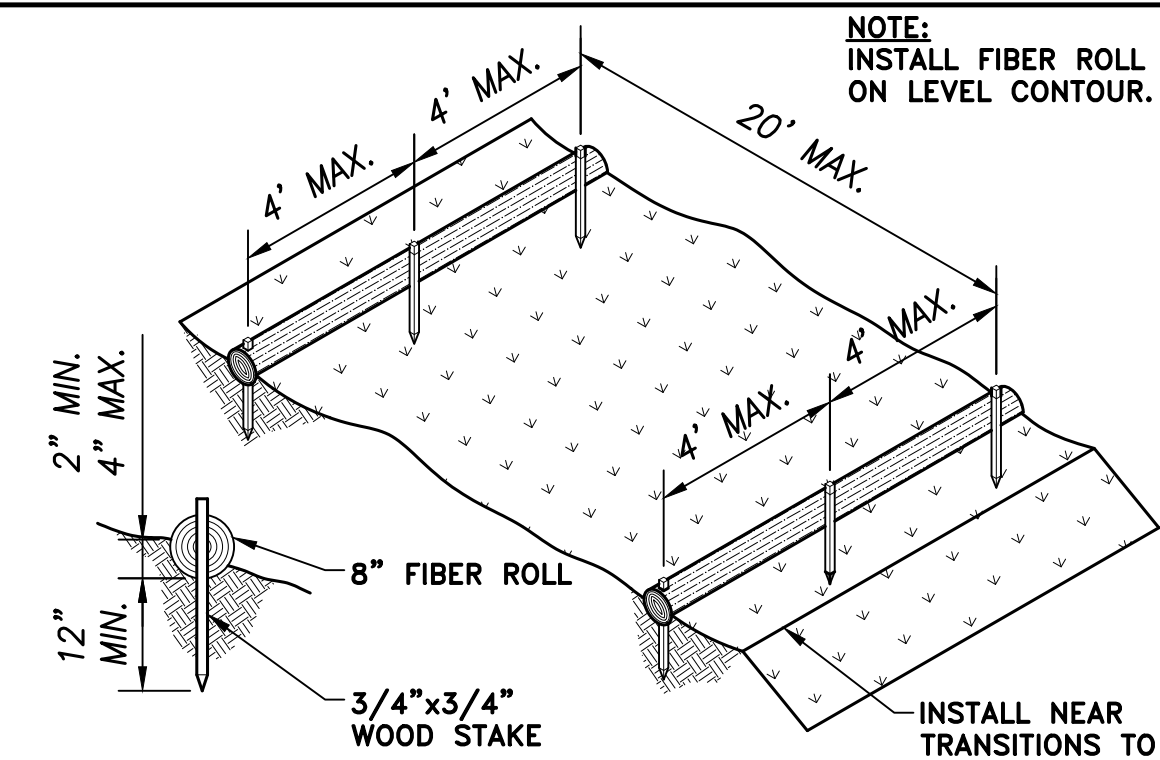


NOTES:

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

GRAVEL BAG BARRIER

NTS



FIBER ROLL

NTS

EROSION CONTROL

PRIVATE DRIVEWAY

LAGUNA PLACE

APN# 161-231-036

LAGUNA PLACE, SALINAS, CA 93901

PREPARED FOR: Greg Harrod

SCALE: AS NOTED

DATE: 01/22/2020

DESIGN BY: FJC

DRAWN BY: ECH

CHECKED BY: FJC

SHEET NUMBER:

C7

OF 7 SHEETS

PROJECT# 118196

C3 ENGINEERING INCORPORATED

Civil Engineering Land Development
Stormwater Management

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



Exhibit B

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103A Laguna Place
Amended Tree Resource Assessment
Forest Management Plan

Prepared for:

Mr. Ray Harrod

Prepared by:

Frank Ono
Urban Forester
Member Society of American Foresters 48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

July 3, 2024

Owner:

Mr. Ray Harrod
20435 Franciscan Way
Salinas, CA 93908 Engineer:

C3 Engineering
126 Bonifacio Place Ste. C
Monterey, CA 93940

Urban Forester and Arborist

Frank Ono, Member SAF#48004, ISA Certified Arborist #536
F.O. Consulting
1213 Miles Ave
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SUMMARY

This report is the latest report for this property and updates all reports to this date and amends forest management plans dated August 17, 2020, and April 30, 2024. Much of the site description information in the reports is the same and still applies to the design. This report also updates previous grading plans with septic areas and includes explanations for the additional tree removals.

Development proposed for this site located at 103A Laguna Place (APN161-231-036- 000), proposes the construction of a new 4061 square-foot single-family structure, garage, and metal barn, grading, septic area, and the installation of a driveway. A of the site 2020 analysis resulted in 32 live oaks and one pine tree affected by this new design, however, again time passed by with slight variations to the design for septic and grading. The number of trees for removal due to grading for the driveway entrance, retaining wall, and slopes to allow for driveway construction has now increased by 17 trees from the 2020 report. The new project as proposed now requires the removal of 49 Coast live oaks and one Monterey pine tree. This latest design was reviewed with the lens of development but also incorporates more vegetation removal to increase fire defensibility.

Assignment/scope of project

The development of this parcel may have various effects on the adjacent trees from the proposed construction. To ensure the protection of the tree resources on site, the property owner, Mr. Ray Harrod has requested a Tree Resource Assessment of the area of trees in proximity to the proposed development. To accomplish this assignment, the following tasks have been completed:

- Evaluate overall health, structure, and preservation suitability for trees six diameter inches or greater at 24 inches above grade, within or adjacent to proposed development areas.
- Review proposed conceptual building site plans and Engineering drawings prepared by C3 Engineering.
- Recommend tree preservation specifications.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

Limitations

This assignment is limited to the review of the construction footprint drawings for a 4061 square foot single-family structure, garage, septic area, metal barn, and driveway on a 2.6-acre parcel. I am to assess the site for preliminary effects from potential construction to trees within or adjacent to construction activities to be used along with other required documents for application for Use Permit. The assessment has been made of drawings submitted, field visits, and discussion with the project engineer. Previous drawings were also submitted to me or reviewed. Grading and erosion details discussed in this report are only those that relate to tree health.

PURPOSE

This report is a Tree Resource Assessment/Forest Management Plan prepared for this parcel due to proposed construction activities. The assessment is to review the existing trees and the condition of the oak forest on site to determine the trees or groups of trees affected by the proposed project. Oak trees are protected trees, as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance, and the Toro Area Land Use Plan.

GOAL

The goal of this plan is to protect and maintain the Toro Area's forested resources through adherence to development standards, which allow the protection and maintenance of its forest resources. Furthermore, it is the intended goal of this report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This Forest Management Plan is prepared for 103A Laguna Place by Frank Ono, Urban Forester, and Certified Arborist, (member S.A.F. #48004 and ISA CA #536) due to the proposed development. Monterey County's Zoning Ordinance Title 21 requires a Forest Management Plan when removal of native oak trees is necessary, regardless of size or amount to preserve and maintain the forest and its beneficial uses. The County also sometimes identifies Monterey pine trees as native tree species that may require special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 161-231-036
- 2) Location: 103A Laguna Place, Salinas, CA 93901
- 3) Parcel size: approximately 2.6 acres.
- 4) Existing Land Use: The parcel is undeveloped and zoned LDR/1-VS.
- 5) Slope: The parcel has varying terrain. The terrain is steep on slopes that make way to a softened ridge with mildly sloped areas. Slopes vary ranging from 10% on the softened areas to 30% or more on the steeper slopes.
- 6) Soils: According to the Natural Resource Conservation Service reports, soils on the property consist of the following soil type; Santa Ynez fine sandy loam, 15 to 30 percent slopes The Santa Ynez series consists of moderately well-drained soils that formed on terraces in alluvium derived from sandstone and granitic rock. Slopes are 2 to 30 percent. The vegetation consists of annual grasses, forbs, scattered oaks, and brush.
- 7) Vegetation: The vegetation type is oak woodland, chaparral, and grassland. There are an estimated 195 trees on the lot of various diameter classes. Oak canopy (primarily oaks) is estimated to cover approximately 56% of the lot; the remainder of the lot is covered by either chaparral-type plants, grasses, or rock formations. The perennial groundcover below the oaks consists of poison oak, blackberry, sticky monkey flower, and coffee berry.
- 8) Forest Condition and Health: The site is covered predominantly with Coast live oak as the canopy over-story interspersed with some scattered Monterey pines. The canopy cover is semi-open with areas moderately dense and varied in height consisting mainly of saplings and multiple stemmed groupings of oaks. The condition of the Monterey pines appears healthy. The Oak's condition varies but is considered mostly in fair condition. Oak twig borers (*Agrilus angelicus* (*Buprestidae*)) were observed at the time of my assessment on a few of the oaks but not at significant levels. No significant infestations of pests such as the California Oak Moth (*Phryganidia californica*) or diseases such as Sudden Oak Death (SOD) (*Phytophthora ramorum*) were apparent at the time of my assessment.

BACKGROUND/PROJECT DESCRIPTION

In July 2020, Mr. Ray Harrod contacted Ono Consulting to update a previously approved forest management plan for the site located at 103A Laguna Place, Salinas, CA 93901. That previous plan was written in 2014 for the previous owner (Siino) and the requested report updates the plan with new grading and tree removal details. Ono Consulting was again requested in March of 2024 for an additional updated plan with a proposed septic area, driveway grading, and results in additional tree removal.

Site visits were taken to the property during June and July 2014, April 2020, and April 2024 where trees were assessed for health and condition. During these site visits, the proposed improvements were assessed to the greatest extent feasible; to maintain the viewshed and general aesthetic quality of the area while complying with County codes. A study of the wooded area determines potential treatments necessary to safely complete the project and meet the goals of the landowner while maintaining the integrity of oak woodlands, i.e., old trees/forests, maintaining rare and representative habitats, riparian corridors, water quality and quantity, ecosystem functions, and natural connectivity. The assessment of the area concluded with a general opinion of the trees to be removed or preserved, based on the extent and effect of construction activity on the short and long-term health of the trees and for the integrity of this section of the woodland. Meetings and field reviews were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

- The site is forested mainly with Coast live oak (*Quercus agrifolia*) with a few Monterey pines (*Pinus radiata*). Oaks are in groupings throughout the lot with multiple stemmed trees and saplings consisting of many stems less than 6" in diameter located in upper portions of the slopes with taller larger trees at the bottom of the slope.
- According to random samples taken on the property, it is estimated that there are 75 trees per acre (a total of 195 on this 2.6-acre property consisting of five Monterey pines with the rest being coast live oaks). Spacing (where trees are located) averages approximately 20 feet apart or less with stem size ranging from 4" in diameter to approximately 20" in diameter.
- The project proposes development in an area that is moderately degraded and bordered by previous developments. There are "ranchette" style houses that dot the landscape of surrounding properties.
- Past grazing and soil disturbances appear to have impaired oak regeneration in areas on this site, along with some observed mortality of specific oaks and leaning and unstable trees on the slope, and roadway and new constructions on nearby parcels.
- Most of the trees on the property are of moderate size (less than 10" in diameter), many of which are within or near the building and driveway areas. No landmark-sized oaks (trees that measure over 24" in diameter) were observed (within or near construction areas) that will be required for removal or impacted by grading. Trees to be removed are located at the toe of the slope where the driveway entrance is to be installed, on slope faces that are to be graded, where the driveway will be installed, and the building footprint. Many of these oaks are multiple-stemmed oaks with stems measured in the 4"-6" diameter class.

- The driveway access areas and slope grading require a larger number of oaks for removal as well as trees for pruning to minimize limb or trunk damage to trees from required grading and excavation.
- The numbering system utilized between the reports has changed slightly, however, wherever possible the original tags were used when found.
- In reviewing the property and septic area one tree, (#2016.1) was saved by a slight relocation of the septic lines.
- The additional 17 trees for removal are due to several factors and are as follows:
 - Cut-and-fill process along the first third of the driveway (#'s 1998-2002)
 - Cut slopes located along the upper bank of the new driveway (#2008.2) and retaining wall and those trees located below the driveway impacted by grading cuts and more importantly, soil fills around their root collar (#'s 2012.1 – 2013.2).
 - Several trees also were not originally identified along or within the driveway and grading areas (#'s 2008.1, 2009.1, and 2009.20).
 - The parking area near the home and the house footprint also had trees that were not originally identified but were later identified in the last report (#'s 2021.2, 2023, 2029.1, and 2029.2).

PROJECT ASSESSMENT/CONCLUSION

Tree removal is unavoidable to build a 4061 square-foot single-family structure, garage, and metal barn, with development access complicated due to the site's steep slope and congested vegetation on its lower slope. Development with this site plan requires tree removal for the driveway, slope grading, and building footprints. The estimated required tree removal of 49 oak trees and 1 pine will consist of many smaller diameter trees ranging from 14" in diameter to 6" in diameter. No landmark-sized trees are to be removed.

Vegetation on this site is oak woodland type, primarily coast live oak with a fragmented and semi-open canopy. The applicant's count of 195 existing trees on the site is based on a sampling of five separate one-tenth-acre areas on site and determined to be representative of the site's tree cover. Only trees over 6 inches in diameter were counted. The proposed tree removal is necessary because of the grading required to access and build on this lot and requires vegetation removal to make the homesite site defensible from fire. No landmark-sized trees are proposed for removal. Tree removal evaluations are in the following areas:

- Air Movement- Removal of these trees would not result in adverse or significant changes to air movement as removal of the trees will have little or no effect on the movement of air in this vicinity.
- Erosion - Appropriate erosion control measures will be applied to address potential impacts.
- Water Quality - No watercourses are near the planned construction; tree removal at this site is unlikely to generate harmful substances that could be detrimental to the plant, animal, or human environment.
- Ecological Impacts - Negligible potential, the remaining native trees on the property will be retained.
- Noise Pollution – is not a significant factor.
- Wildlife Habitat - Negligible impact as portions of the surrounding sites are developed. Wildlife use in the area is being conditioned by surrounding residential and human use.

Short Term Impacts

Site disturbance will occur during construction. The steep slope upon which the driveway must be installed is a factor in the disturbance that must take place for the construction. Site impacts are to be confined to construction envelopes and immediate surroundings of the driveway and homesite where 49 oak and one pine tree will be removed and trimmed, and root systems reduced.

Long Term Impacts

No significant long-term impacts to the forest ecosystem are anticipated due to the remaining wooded area left untouched by development occupied by the proposed planned activities. The project as proposed is unlikely to reduce the availability of wildlife habitat over the long term due to the heavily oak-forested areas that surround the site.

RECOMMENDATIONS

Pre-Construction Meeting

Before the start of construction, a meeting and training session must be conducted to communicate and instruct personnel about tree retention and protection. The pre-construction meeting will include required tree protection and exclusionary fencing installed before grading, excavation, and construction procedures. Meeting attendees will be all involved parties including site clearance personnel, construction managers, heavy equipment operators, and tree service operators; a certified professional such as a Monterey County qualified forester or County qualified arborist will conduct training. A list of pre-construction attendees and the materials discussed will be maintained to be provided to the county. Meeting attendees must agree to abide by tree protection and instructions as indicated during the meeting.

Tree Removal

It anticipated no more than 49 Coast live oak trees over 6" in diameter and one Monterey pine would be removed by the proposed development.

Tree Retention

Oak trees should be assessed by a qualified professional for vigor, aesthetic value, and potential degree of remedial pruning required. Building locations should be staked in the field before the setting of the final building lines. Feasible modifications in building and/or road design should be conducted to retain as many trees as possible by adjusting road alignments to avoid as many trees as possible.

Tree Planting

Because it is recommended that replacement of removed trees be undertaken, replacement planting is necessary. As necessary, trees should be planted in areas with the greatest opening in the stand allowing minimum competition and maximum sunlight. Replacement trees should be five-gallon stock on a 1:1 ratio or greater with Coast live oak. If larger stock is available (such as 15-gallon size), then replanting will be performed on a 1:2 ratio. The thought is that larger stock will survive better from rodents and insects in such a rural area.

The spacing between replanted trees may be variable, planted in groupings to mimic multiple stemmed clusters that were removed, these groupings should be at least 8 feet apart and may consist of five trees per group. It is recommended that a temporary drip irrigation system be installed to water new trees. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Best Management Practices (BMP)

The following Best Management Practices are to be implemented:

- A. Do not deposit fill soil around trees, which may compact soils, and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill soil placed within the drip line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.
- B. Before any tree work, the absence of active bird or animal nesting sites must be verified by the tree contractor before any tree work commences. If evidence of active nesting sites is found then a wildlife biologist must be consulted for further advice.
- C. Pruning shall be conducted to prevent injury to a tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- D. Do not regularly irrigate within the drip line of oaks. Native live oaks are not adapted to summer watering and may develop crown or root rot from too much irrigation.
- E. Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.
- F. Oak material greater than 2 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- G. A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch shall be applied within 1 to 2 feet of the trunk. Under no circumstances should soil or mulch be placed against the root crown (base) of trees changing its soil grade. The best source of mulch would be from chipped material generated on-site.
- H. If trees near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection Standards

Before the commencement of any construction activity, the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment using temporary fencing set out to tree drip lines and through the wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones. Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain links, hay bales, or plastic mesh reinforced with dimensional lumber. Again, fencing shall be set to the tree dripline unless previously approved by a qualified professional. Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the base of the tree to protect the area within the tree drip line (no closer than 10-12 feet away from the base of a tree or 5 times (5X's) the trunk diameter, whichever is furthest).
- In cases where access or space is limited for tree protection, it is permissible to alter the distance after determination and approval by a qualified forester or arborist. Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots shall be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of the understory shall occur in tree preservation zones.
- The project architect and/or qualified arborist shall be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.
- Grade Stabilization from Loose Soils, if trenching occurs outside of the drip line and there may be a possibility of movement of loose soils falling down the slope, downslope areas must be protected from soil movement. The best approach would be the installation of a drift fence and/or installing straw wattles to prevent soil movement or drift.
- If at any time significant roots (2" or greater in diameter) are discovered: Halt excavation until appropriate mitigation measures are implemented. A determination, as required by law, for treatment of the area consistent with appropriate construction design approaches will be made to minimize effects, such as hand digging, bridging, or tunneling under roots.

Pruning

It is to be understood that the pruning of retained trees is expected for this site. Pruning shall conform to the following standards:

- Clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1-1/2 inch in diameter;
- Remove stubs, cutting outside the wound wood tissue that has formed around the branch;
- Interior branches shall not be stripped out.
- Reduce end weight on heavy, horizontal branches by selectively removing small-diameter branches, no greater than 3 inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
- Pruning cuts larger than 4 inches in diameter, except for deadwood, shall be avoided unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.).
- Pruning cuts that expose heartwood shall be avoided whenever possible.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.
- Do not paint pruning cuts.
- All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of worker's compensation and general liability insurance.
- All pruning shall be per the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- No more than 20 percent of live foliage shall be removed from the trees.
- Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

FUEL MANAGEMENT PLAN

The area must be placed in compliance with the requirements of California State Defensible Space Regulations conforming to California Public Resource Code (PRC) 4291.

Vegetation Management and Slash Removal

Before planting, the area must be prepared and maintained for fuel management and defensible space. A fuel ladder is a continuous line of vegetation from the ground into the canopy or upper branches of a tree that may allow a fire to climb into the canopy. The idea is to make the homesite defensible by breaking up the continuity of fuels in both vertical and horizontal directions. Deadfall and cut branches which are fuel for a fire must be removed from the treatment area. This may be done either by hauling it off or by hiring a tree service to chip. The following are management measures to be taken and maintained for trees within the disturbed and outlying area.

- Cut dry and dead grass to a maximum height of 4 inches. The exceptions are grasses and forbs which are isolated from other fuels or those necessary to minimize erosion and may be maintained at a height of 18 inches.
- Dead plants should be cut to ground level, do not remove them as roots may still be present to minimize potential soil erosion. Maintain all remaining live landscape plants with regular water, keeping dead branches, leaves, and needles removed.
- Remove limbs within ten (10) feet of chimneys.
- Horizontal Clearances (within 100 feet of structures)
 - Trees- must have a spacing of at least 10 feet between crowns on shallow or almost level slopes (an exception is that trees growing as clusters with continuous canopy or aggregate may be treated as an individual tree to make a shaded fuel break). Where slopes are steep (over 40 %) the spacing must be increased to 30 feet between crowns of individual trees or stands of trees intended to be a shaded fuel break.
 - Shrubs- must have a four-foot clearance on shallow or almost level slopes. Where slopes are steep (over 40 %) the spacing must be 40 feet between shrubs.
- Vertical Clearances of trees and large shrubs (within 100 feet of structures)
 - Trees and shrubs must have a vertical clearance of at least 6 feet from ground fuels on shallow or almost level slopes. Remove all limbs within 6 feet of ground fuel from the ground fuel's highest point and trim dead portions of tree limbs up to 10 feet. Where slopes are steep (over 40 %) the clearance must be higher up to 30 feet.
 - Shrubs- must have four-foot clearance on shallow or almost level slopes. Where slopes are steep (over 40 %) the clearance must be 40 feet from ground fuels.
- Remove from the area dead fallen material unless embedded in the soil.
- Remove all cut material from the area or chip and spread it on site.

AGREEMENT BY LANDOWNER

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fires.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.
2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.
3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (D.B.H.), or more than 1,000 years old.
4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed to reduce the fire hazard.
5. Thinning: Trees less than six inches in diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.
6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local or state fire authorities, the owner will;
 - A) Maintain a spark arrester screen atop each chimney.
 - B) Maintain spark arresters on gasoline-powered equipment.
 - C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
 - D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.
8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, under local fire ordinances and directives.
9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods that do not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice.
10. Irrigation: To avoid further depletion of groundwater resources, prevent root diseases, and maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over-watering around trees.
11. Exotic Plants: Care will be taken to eradicate and to avoid introduction of the following pest species:
 - A) Pampas grass
 - B) Genista (Scotch broom, French broom)
 - C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal falls within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An Amended Forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest Management Plan.

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area if proposed.

Compliance

It is further understood that failure to comply with this Plan will be considered as failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Report Prepared By:



Frank Ono, Member SAF #48004 and ISA Certified Arborist #536

July 3, 2024

Date

Recommendations Agreed to by the landowner:

Landowner

Date

Forest Management Plan approved by:

Director of Planning

Date

Tree Chart

The following trees were identified in the field that are in a position to be affected by the proposed construction. Oaks are Coast live oak (*Quercus agrifolia*), and Pines are Monterey pines (*Pinus radiata*). Trees indicated as multiple-stemmed have more than two stems, in this case, only the largest and smallest size stems are listed.

ID	Diameter	Diameter2	Species	Condition	Impacted	Comments
1998	16		Oak	Fair	x	Driveway
2001	6		Oak	Fair	x	Driveway
2004	6		Oak	Good	x	Grading
2004.2	6		Oak	Fair	x	Grading
2005	12		Oak	Fair	x	Driveway
2006	9		Oak	Fair	x	Driveway
2006.1	6		Oak	Fair	x	Driveway
2006.2	8	6	Oak	Poor	x	Grading Multiple stemmed
2006.3	8		Oak	Fair	x	Grading
2007	12	12	Oak	Fair	x	Grading
2008	6	6	Oak	Fair	x	Grading Multiple stemmed
2008.1	8		Oak	Poor	x	Grading
2008.2	6		Oak	Poor	x	Grading
2009	8		Oak	Fair	x	Grading
2010	9		Oak	Fair	x	Driveway
2010.1	6		Oak	Fair	x	Grading
2011	6	6	Oak	Fair	x	Grading
2012	8		Oak	Fair	x	Driveway
2013	9	6	Oak	Fair	x	Driveway Multiple stemmed
2013.1	6		Oak	Fair	x	Grading
2013.2	12		Oak	Fair	x	Grading
2014	10		Oak	Fair	x	Driveway
2015	8	6	Oak	Fair	x	Driveway
2016	6		Oak	Fair	x	Driveway
2016.1	16		Oak	Fair	x	Septic
2017.1	6		Oak	Fair	x	Driveway
2017.2	8		Oak	Fair	x	Driveway
2018.1	14	8	Oak	Fair	x	Driveway
2019.1	12		Oak	Fair	x	Grading
2020	10	6	Oak	Fair	x	Driveway Multiple stemmed
2020.1	8	6	Oak	Fair	x	Driveway Multiple stemmed
2021	10	6	Oak	Fair	x	Driveway Multiple stemmed
2021.2	8	6	Oak	Fair	x	Driveway Multiple stemmed
2022	6	3	Oak	Fair	x	Driveway Multiple stemmed
2024	6		Oak	Fair	x	Barn
2025	14	8	Oak	Fair	x	Barn
2026	10		Oak	Fair	x	Barn

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Tree Chart Continued

ID	Diameter	Diameter2	Species	Condition	Impacted	Comments
2027	6	4	Oak	Fair	x	Garage
2028	6	4	Oak	Fair	x	Garage Multiple stemmed
2028.1	6	4	Oak	Fair	x	House
2029	6		Pine	Good	x	House
2029.1	10	6	Oak	Fair	x	House
2029.2	10	6	Oak	Fair	x	Grading
1999	8		Oak	Fair	x	Grading
2000	6		Oak	Fair	x	Driveway
2002	6		Oak	Fair	x	Driveway
2012.1	8		Oak	Fair	x	Grading
2012.2	10		Oak	Fair	x	Grading
2023	10		Oak	Fair	x	Driveway

PHOTOGRAPHS

Site entrance –smaller diameter trees will need to be removed (2003)



The site marker is the centerline of the roadway prism where trees will need to be removed. Pictured are #2006-#2009 to the left, tree #2005 is directly behind the marker.

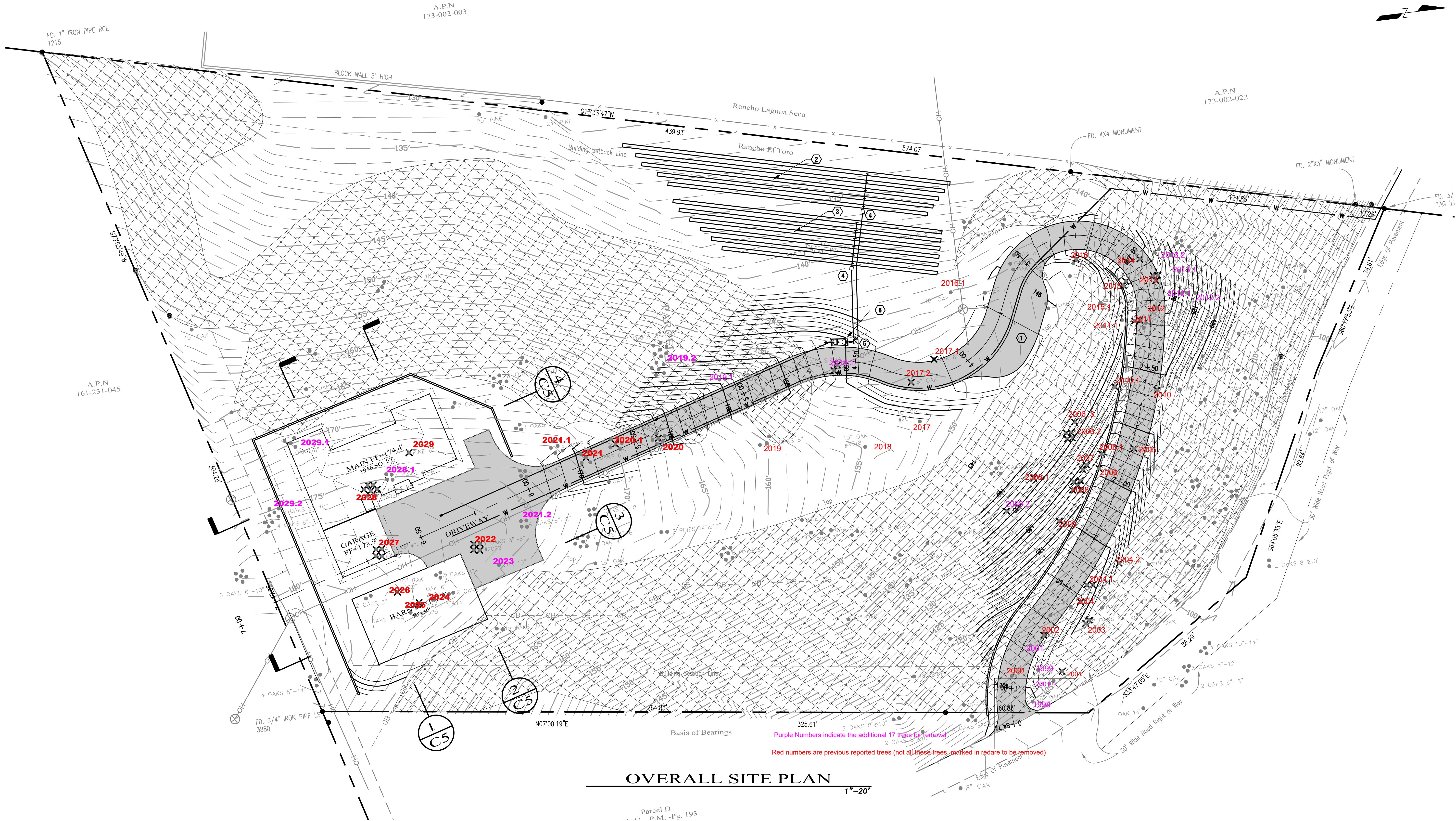
The upper slope road centerline will travel along tree line; tree #2017 is to the right.



The area for the structure will require tree removal (pictured are trees #2027, 2028, and 2029)

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\118196_Harrod - Laguna Place\Drawg\118196_XBase.dwg
Plotted: Jul 26, 2022 - 2:21pm



KEY NOTES

- ① FIRE DEPT TURN OUT
- ② PRIMARY LEACH FIELD (625LF TOTAL), SEE E/C6
- ③ PRIMARY LEACH FIELD (625LF TOTAL), SEE E/C6
- ④ DISTRIBUTION BOX
- ⑤ DIVERSION VALVE
- ⑥ 1500 GALLON SEPTIC TANK, SEE D/C6

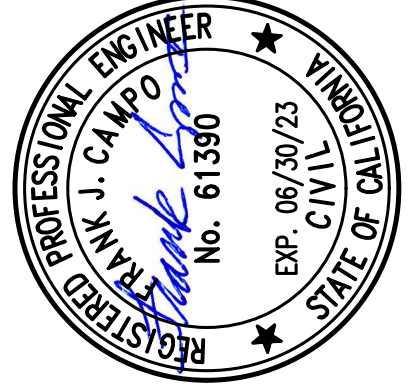
LEGEND

- SLOPES EXCEED 25%
- 30"K
- 30"K
- TREE WITH SIZE
- TREE(S) OVER 6" IN DIAMETER TO BE REMOVED
- CLEAN OUT (C/C6)

C3 ENGINEERING
INCORPORATED

Civil Engineering Land Development
Stormwater Management

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



OVERALL SITE PLAN

PRIVATE DRIVEWAY
LAGUNA PLACE

APN# 161-231-036
LAGUNA PLACE, SALINAS, CA 93901

PREPARED FOR: Greg Harrod

SCALE: AS NOTED
DATE: 01/22/2020
DESIGN BY: FJC
DRAWN BY: ECH
CHECKED BY: FJC
SHEET NUMBER:

C3

OF 7 SHEETS
PROJECT# 118196

Frank Ono
International Society of Arboriculture
Certified Arborist # 536
Society of American Foresters Professional Member 48004
1213 Miles Avenue
Pacific Grove CA, 93950
Telephone (831) 373-7086
Cellular (831) 594-2291

February 7, 2025

Son Pham-Gallardo
Senior Planner
Housing and Community Development
1441 Schilling Place South 2nd Floor, Salinas, CA 93901

RE: PLN180503 Harrod – Report Language Amendment - Tree Resource Assessment
103A Laguna Place

Ms. Gallardo;

This letter is an amendment to the wording in the Harrod Tree Resource Assessment Dated July 23, 2024, found on page 4 – Site Description number 6) Vegetation,

The wording change in that section is from “chaparral” to “coastal scrub”.

Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,



Frank Ono
Certified Arborist # 536
Society of American Foresters # 048004

C.C. Ray Harrod
Enclosures

INTRODUCTION

This Forest Management Plan is prepared for 103A Laguna Place by Frank Ono, Urban Forester, and Certified Arborist, (member S.A.F. #48004 and ISA CA #536) due to the proposed development. Monterey County's Zoning Ordinance Title 21 requires a Forest Management Plan when removal of native oak trees is necessary, regardless of size or amount to preserve and maintain the forest and its beneficial uses. The County also sometimes identifies Monterey pine trees as native tree species that may require special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 161-231-036
- 2) Location: 103A Laguna Place, Salinas, CA 93901
- 3) Parcel size: approximately 2.6 acres.
- 4) Existing Land Use: The parcel is undeveloped and zoned LDR/1-VS.
- 5) Slope: The parcel has varying terrain. The terrain is steep on slopes that make way to a softened ridge with mildly sloped areas. Slopes vary ranging from 10% on the softened areas to 30% or more on the steeper slopes.
- 6) Soils: According to the Natural Resource Conservation Service reports, soils on the property consist of the following soil type; Santa Ynez fine sandy loam, 15 to 30 percent slopes. The Santa Ynez series consists of moderately well-drained soils that formed on terraces in alluvium derived from sandstone and granitic rock. Slopes are 2 to 30 percent. The vegetation consists of annual grasses, forbs, scattered oaks, and brush.
- 7) Vegetation: The vegetation type is oak woodland, coastal scrub, and grassland. There are an estimated 195 trees on the lot of various diameter classes. Oak canopy (primarily oaks) is estimated to cover approximately 56% of the lot; the remainder of the lot is covered by either coastal scrub-type plants, grasses, or rock formations. The perennial groundcover below the oaks consists of poison oak, blackberry, sticky monkey flower, and coffee berry.
- 8) Forest Condition and Health: The site is covered predominantly with Coast live oak as the canopy over-story interspersed with some scattered Monterey pines. The canopy cover is semi-open with areas moderately dense and varied in height consisting mainly of saplings and multiple stemmed groupings of oaks. The condition of the Monterey pines appears healthy. The Oak's condition varies but is considered mostly in fair condition. Oak twig borers (*Agrilus angelicus buprestidae*) were observed at the time of my assessment on a few of the oaks but not at significant levels. No significant infestations of pests such as the California Oak Moth (*Phryganidia californica*) or diseases such as Sudden Oak Death (SOD) (*Phytophthora ramorum*) were apparent at the time of my assessment.

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Exhibit C

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MINUTES
Toro Land Use Advisory Committee
Monday, May 12, 2025

Site visit at 3:00 PM at 151 ROBLEY RD, SALINAS, CA 93908, AGUILAR CARLOS & KIMBERLY TRS

Attendees: Mike Weaver, Mike Mueller, Lauren Keenan, Tamara Schwartz, Stephen Hooper

Members Absent: Note: Applicants and/or their representatives were not there.

Site visit at 3:25 PM at 103 LAGUNA PL, A SALINAS, CA 93908, HARROD RAY M JR & LINDA (HARROD GREGORY MARK)

Attendees: Mike Weaver, Mike Mueller, Lauren Keenan, Tamara Schwartz, Stephen Hooper
Ray Harrod, Jr., Ray Harrod's son (Gregory)

Members Absent: None

ADJOURN TO REGULAR SCHEDULED MEETING

1. Meeting called to order by: Lauren Keenan at 4:00 pm
2. Roll Call

Members Present: Lauren Keenan, Mike Weaver, Mike Mueller, Tamara Schwartz, Stephen Hooper

Members Absent: None

3. Approval of Minutes:

Motion: Mike Weaver (LUAC Member's Name)

Second: Mike Mueller (LUAC Member's Name)

Ayes: 4

Noes: 0

Absent: 0

Abstain: Stephen Hooper, as he was not there, not on the Committee at the time.. Lauren Keenan abstained as well since she was not present ay that meeting.

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.

New Toro LUAC Member Stephen Hooper introduced himself and gave a brief history of his years of living in the Toro Planning Area. The other LUAC Members followed suit and welcomed Stephen.

5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)

None

B) Announcements

None

7. **Meeting Adjourned:** 5 pm

Minutes taken by: Mike Weaver

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:** AGUILAR CARLOS & KIMBERLY TRS

File Number: PLN240113

Project Location: 151 ROBLEY RD, SALINAS, CA 93908

Project Planner: MCKENNA BOWLING

Area Plan: TORO AREA PLAN

Project Description: An application for a Administrative Permit for a 3,229 square foot single family dwelling and 798 square foot accessory dwelling unit.

Was the Owner/Applicant/Representative present at meeting? Yes X No _____

(Please include the names of the those present)

Toro LUAC Members, Monterey County H&CD Planner: Hya Honorato, Applicant: Carlos Aguilar

Was a County Staff/Representative present at meeting? Hya Honorato (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

<p>The scheduled site visit for the Toro LUAC was disappointing as there was no address marking for the project entrance, there was no staff present and there was no applicant present. There was some red flagging, but no height poles visible.</p> <p>The flagging was in the distance, away from the landing spot below the dirt road entrance. The LUAC did see and wave a neighbor over, who said he was aware of the flagging for a house next door to him. He didn't know about the site visit, nor the application because he had not received notice. Nor was there any notice of an application posted at the project site. If there was, we did not see it.</p>			

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)
See above	Public Notice	This lot is likely the last undeveloped lot in the Chamisal housing area.
A proposed metal "Manufactured Home" in an area of subdivision of custom homes. The proposed flat roof, unlike any other home in the area.	(Is there a local H.O.A.?)	Applicant and his representative stated the new types of Manufactured homes, including this proposed one were real quality. This one would have wood siding attached to it. Applicant stated the metal Manufactured Home would be more fire resistant.
The private driveway entrance and its proximity to the subdivision and the nearby private Chamisal Tennis Club		Applicant, Carlos Aguilar, stated the private entrance has been relocated to comply with distance and safety regulations, especially in regard to access for fire trucks.

Concerns continued:

B-8 Zoning District and the request for an ADU in addition to the SFD.

ADDITIONAL LUAC COMMENTS

The B-8 Zoning District is a Monterey County regulatory overlay due to resource constraints including groundwater. Mike Weaver pointed out that the area is, and has been, in known groundwater overdraft. The Can and Will Serve letter from the private water company serving the Chamisal housing states that they will/can serve water as long as the water well is able. "The B-8 Zoning does not typically effect construction of the first single-family dwelling..."

Mike Weaver asked how a separate ADU, as in this application, is viewed by Monterey County H&CD in a B-8 Zoning overlay area?

Ms. Honorato provided an explanation: this parcel is zoned B-8 and the County does have restrictions for B-8, however California State Law was enacted to include ADU's across broad spectrum of land uses, zoning districts.

Carlos Aguilar said he is 70 years old and has Grandchildren. His purpose for the ADU is for a place for the Grandchildren when they come to visit.

RECOMMENDATION:

Motion by: Mike Mueller (LUAC Member's Name)

Second by: Lauren Keenan (LUAC Member's Name)

X Support Project as proposed

 Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Mueller, Keenan, Hooper

NOES: Weaver, Schwartz

ABSENT: None

ABSTAIN: None

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:** HARROD RAY M JR & LINDA (HARROD GREGORY MARK)

File Number: PLN180503

Project Location: 103 LAGUNA PL, A SALINAS, CA 93908

Project Planner: HYA HONORATO

Area Plan: TORO AREA PLAN

Project Description: An application for a Combined Development Permit consisting of: 1) Administrative Permit and Design Approval for a 2,041 square foot single family dwelling with 520 square foot attached garage and a 1,500 square foot barn; 2) an after-the-fact Use Permit for development on slopes in excess of 25% to partially clear Code Enforcement No. 18CE00070; and 3) Use Permit for removal of 49 Coast live oak trees.

Was the Owner/Applicant/Representative present at meeting? Yes X No _____

(Please include the names of the those present)

Toro LUAC, H&CD representative Hya Honorato, Ray Harrod Jr., Ray Harrod Jr.'s son (whom the house will be for)

Was a County Staff/Representative present at meeting? Hay Honorato _____ (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

No other members of the public. Ray Harrod Jr. provided a site visit walk uphill to the site where there were some poles indicating location. Also, he provided driveway access plans.			
This application comes to the Toro LUAC as a result of a County Code Enforcement Case for grading without a Permit, having to do with a proposed driveway to this site.			
Numerous oak trees will need to be removed to accommodate access to the site and the building of structures at the top.			Regarding the proposed removal of Oak Trees...Not sure a final count has been done, nor a mitigation measure. Possibly 49 oaks will need to be removed. Most appear as scrub oaks.

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)
Separate 1500 s.f. Barn		Reason is Ray's son is a Metal Fabricator and plans to move his equipment to the new barn. He will not be conducting business from there but will store and use his equipment there.
The location is a remote one, likely not visible to any neighbors. How old is this lot in Laguna Place?		Unsure of the age of the lot. However, the remoteness means neighbors likely won't see it.

<p>It is an old subdivision. The immediate area and surrounding houses number approximately 64 on a shared water well and water system. Per Ray Harrod Jr. the water is high in Arsenic as the health standard is no more than 10 ppb, and the current water is about 11 or 12 ppb. for Arsenic.</p>		<p>Per Ray Harrod, the County is exploring a way to reduce the arsenic content in County water systems. There was a meeting. Nothing has been finalized yet. When asked, he did say that that as far as he knows, all the houses on the Laguna Place water system would share a common water treatment facility.</p>
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ADDITIONAL LUAC COMMENTS

Mike Weaver said the County has previously explored POU/POE individual house water filters. However, at this time the County does not know how many old/unbuilt lots of record there are in Monterey County, among other questions. The County EHB is apparently looking into it and also going to provide environmental review on plans to implement something, not sure what yet.

Mike Weaver stated he liked the project plans and the helpful site visit. However, he would be abstaining from voting on this application as he felt it was premature given the current uncertainty of water treatment for arsenic and/or other carcinogens in this subdivision/housing area off Highway 68.

RECOMMENDATION:

Motion by: Schwartz (LUAC Member's Name)

Second by: Hooper (LUAC Member's Name)

4

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 4

NOES: 0

ABSENT: _____

ABSTAIN: Mike Weaver abstained as it is premature to plan for specific building plans when there is a non-potable water well/system at this time.

Exhibit D

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TORO

Laguna Seca
Rec. Area &
Campgrounds

Fort Ord
National
Monument

68

SECA PL

LASUNA PL

QUAIL RIDGE LN

AVENIDA
PRINCIPAL

CORTE DIEGO

PASEO BARRANCO

WARAVILLA
DR

CASIANO DR

LAURELES GRADE

ANTONIO PL

BARONET RD

LAURELES GRADE

CORTE CORDILLERA

CORTE CORDILLERA

AMINO DE CASANOVA

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

APPLICANT: HARROD

APN: 161231036000

FILE # PLN180503

 Project Site

 300 FT Buffer

 2500 FT Buffer



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