

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Pietro Family Investments LP (PLN150598)

RESOLUTION NO. 16-016

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopting the Mitigated Negative Declaration;
and
- 2) Approving a Design Approval and Coastal
Development Permit to allow additions to an
existing single-family dwelling within 750
feet of a known archaeological resource,
based on the findings and evidence and
subject to 18 conditions of approval (**Exhibit
B**); and
- 3) Adopting a Mitigation Monitoring and
Reporting Plan (program).

[26324 Valley View Avenue, Carmel CA
(Assessor's Parcel Number 009-463-016-000),
Carmel Area Land Use Plan]

The Pietro Family Investments LP application (PLN150598) came on for public hearing before the Monterey County Zoning Administrator on May 12, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Design Approval and Coastal Development Permit to allow additions to an existing single-family dwelling within 750 feet of a known archaeological resource.
EVIDENCE: a) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150598.
2. **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;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 26324 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-016-000), Carmel Area Land Use Plan. The parcel is zoned "MDR/2-D (18) (CZ)" [Medium Density Residential/2 units per acre - Design Control District, 18 foot height limit in the Coastal Zone], which allows for residential development. The project proposes additions to an existing single-family dwelling and detached guesthouse. The guesthouse will become part of the addition to the main house and will no longer be a guesthouse. Currently, the attached guesthouse has a legal nonconforming rear setback of 8 feet, 11 inches from the rear property line. The rear setback will continue to maintain the existing rear setback. The new second story addition is shown to be 18 feet measured from the average natural grade; therefore, the project does not exceed the 18-foot height limit. Therefore, the project is consistent with the site development standards for the Medium Density Residential District.
- c) Design Approval Pursuant to Chapter 20.44, Design Control Zoning Districts require design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. Although not located in the public viewshed, the project is in a Design Control District which requires the project to be consistent with the neighborhood character. The Local Coastal Plan requires the project to be subordinate to and blend with the character of the neighborhood. The architecture of the project has been designed to maintain a low-profile building, maintaining the neighborhood character and the subordinate theme required by the LCP. The proposed colors and materials for the project include off-white stucco exterior with Carmel stone entrance, grey-stained cedar window frames and clay tile roofing materials. The colors proposed are similar to those used in the surrounding neighborhood. There are a few houses on Valley View Avenue that have second stories over a garage similar to this project. Therefore, the proposed project is architecturally compatible with the neighborhood and meets all the site development standards of the zoning district in which it is located.
- d) Archaeology The parcel is located within 750 feet of a known archaeological resource. Pursuant to Section 20.146.090 of the Carmel Area Land Use Plan, Coastal Implementation Plan, a Coastal Development Permit is required for development proposed within 750 feet of a known archaeological resource. Key Policy 2.8.2 of the Carmel Area Land Use Plan states that "Carmel's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources." According to site records, the project parcel is located between three known and recorded archaeological sites. A Preliminary Cultural Resources Reconnaissance of the site was prepared by Susan Morley, M.A., dated September 2015. According to the reconnaissance, the parcel was methodically inspected for evidence of significant prehistoric or historic

material remains. Although the reconnaissance did not reveal any artifacts on the parcel, based upon the known abundance of sites throughout the neighborhood on Scenic Point, and the proposed plans requiring excavation and grading of soils, the archaeologist is requiring an archaeological monitoring program development by the archaeologist before construction begins. An Initial Study was prepared recommending mitigation measures including this monitoring program. (See Finding #7)

- e) The proposed project does not include any Environmentally Sensitive Habitat Areas (ESHA) located on the site, there is no tree removal and the parcel is not located within a public viewshed. The proposed project is consistent with site development standards of Section 20.12.060 regarding parking, setbacks, and building height requirements.
- f) The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee on March 7, 2016. The LUAC recommended approval of the project by a vote of (4-0 vote). Their only concern was the rear setback of the guesthouse. Condition #8 requires that a 10-foot setback be maintained.
- g) The project planner conducted a site inspection on February 4, 2016, to verify that the project on the subject parcel conforms to the plans listed above.

3. 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: RMA-Planning, Carmel Highland Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

Staff identified potential impacts to Biological Resources and Archaeological Resources. The following reports and research have been prepared:

- "Preliminary Cultural Resources Reconnaissance" prepared by Susan Morley, M.A., Marina, CA, dated September 2015;
- "Geotechnical Investigation" prepared by Haro, Kasunich, Watsonville, CA, dated September 2015.

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.

The Preliminary Cultural Resources Reconnaissance did not identify evidence of cultural resources on the site, but given the site location's proximity to recorded sites, monitoring is recommended. Therefore, a Mitigated Negative Declaration was prepared and circulated. Mitigation measures include on-site monitoring by the archaeologist and an OCEN tribal monitor (See Finding #7).

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:** a) The project was reviewed by the RMA-Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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) The project was review by the Environmental Health Bureau and it was determined that the residence will be served by a public sewer connection provided by Carmel Area Wastewater District (CAWD), and water will be provided by Cal-Am.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County RMA-Planning and Building Services records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on February 4, 2016, and researched County records to assess if any violation exists on the subject property.
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 20.146.130 of the Monterey County 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 3 in the Carmel Area Land Use Plan).
7. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed 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) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project

- may have a significant effect on the environment.
- b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the office of RMA-Planning and is hereby incorporated by reference (PLN150598).
 - c) The Initial Study identified several potentially significant effects to archaeological resources; and therefore, 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.
 - d) 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 Monterey County 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 (See Condition #8).
 - e) The Draft Mitigated Negative Declaration ("MND") for PLN150598 was prepared in accordance with CEQA and circulated for public review from March 7, 2016 to April 7, 2016 (SCH# 2016031024:).
 - f) Issues that were analyzed in the Mitigated Negative Declaration include: air quality, cultural resources, and greenhouse gas emissions.
 - g) This parcel sits in an area bounded by three known prehistoric sites. The surface soils were examined under the existing residence and in the backyard between the main house and guesthouse. During the surface survey there was the presence of midden-like soil. Midden soils are dark, greasy soils that could be the result of human habitation. However, no other evidence for cultural resources are apparent in the surface soils on the project parcel. The topsoil has been turned from years of gardening. The proposed plans include significant excavation for the new garage and for the foundation in the rear yard. Based upon the background research, and the parcel being located at the intersection of three recorded sites, and as the existence of cultural resources are known in this neighborhood, especially the known presence of Native American burials, the archaeologist is recommending on-site monitoring.
 - h) Mitigation measures include preconstruction meetings, on-site, to be supervised by a professional archaeologist and a Tribal monitor during any ground-disturbing activities such as demolition, excavation and driveway removal. (Conditions #18, #19, #20/Mitigation Measures #1, #2, #3).
 - i) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN150598) and are hereby incorporated herein by reference.
 - j) Staff analysis contained 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 Game (CDFG)

regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game 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 potential elimination of important examples of the major periods of California history or prehistory. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

- k) The County has considered the comments received during the public review period and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.
- l) Monterey County RMA-Planning, located at 168 W. Alisal, 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.

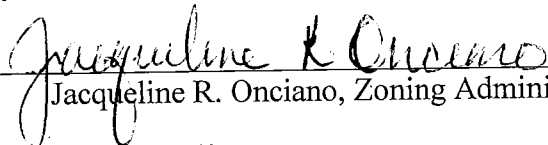
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
EVIDENCE: Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Adopt a Mitigated Negative Declaration;
- 2) Approve a Design Approval and Coastal Development Permit to allow additions to an existing single-family dwelling within 750 feet of a known archaeological resource, based on the findings and evidence and subject to 18 conditions of approval (**Exhibit B**); and
- 3) Adopt a Mitigation Monitoring and Reporting Plan (program).

PASSED AND ADOPTED this 12th day of May 2016 upon motion of


Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 13 2016**

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 **MAY 23 2016**

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 RMA-Planning and RMA-Building Service's office in Salinas, CA.

Monterey County RMA Planning

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

PLN150598

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval allows a first and second story addition to an existing single family dwelling; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 26324 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-016-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - 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. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 16-016) was approved by the Zoning Administrator for Assessor's Parcel Number 009-463-016-000 on May 12, 2016. The permit was granted subject to 18 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-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 RMA - 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.

(RMA - 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 RMA – 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. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-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. (RMA - 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 RMA - 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 RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

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

Responsible Department: RMA-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 RMA - 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 RMA - 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. (RMA - 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 RMA - 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 RMA - 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. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

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

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on April 28, 2019 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

8. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

9. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Investigation. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

10. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the project Geotechnical Investigation prepared by Haro, Kasunich and Associates, Inc. The grading plan shall also address the requirements of Monterey County Code Chapter 16.08, and the geotechnical inspection schedule shall be included on the plan. The applicant shall provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

11. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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. This inspection requirement shall be noted on the Erosion Control Plan.(RMA - Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

12. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

13. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

14. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Valley View Avenue.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances

15. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both 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 RMA-Planning Department and the Department of Public Works 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.

16. MITIGATION MEASURE #1: PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure #1:
An on-site pre-construction meeting shall be held between the applicant, the archaeologist, an OCEN Tribal monitor, and the contractor to discuss and assure the understanding of the mitigation measures required of this permit and scheduling of construction with regard to monitoring. (RMA - PLANNING DEPARTMENT)

Compliance or Monitoring Action to be Performed: Monitoring Action #1:
Prior to issuance of any permits, the pre-construction meeting between all parties involved shall be conducted with a letter summarizing what was discussed and submitted to RMA-Planning.

17. MITIGATION MEASURE #2: ON-SITE MONITORING REQUIRED

Responsible Department: RMA-Planning

Condition/Mitigation Mitigation Measure #2:

Monitoring Measure: A professional archaeologist and a Tribal Monitor shall supervise soil disturbing activities such as demolition, excavation and driveway removal. If, at any time, potentially significant archaeological resources are discovered, the Tribal monitor and/or the archaeologist are authorized to temporarily halt work until the find has been evaluated and, if determined significant, until mitigation measures have been formulated and implemented with the concurrence of the County. A sampling of soil may be screened during monitoring to facilitate resource identification and data recovery. A least two single specimen radiocarbon dates shall be obtained. (RMA - PLANNING DEPARTMENT)

Compliance or Monitoring Action #2:
Monitoring
Action to be Performed: Prior to issuance of any grading/building permits, a copy of a signed agreement between the applicant, archaeologist and Tribal monitor shall be submitted to RMA-Planning Department for review and approval.

18. MITIGATION MEASURE #3 - IF REMAINS FOUND

Responsible Department: RMA-Planning

Condition/Mitigation Mitigation Measure #3:

Monitoring Measure:

If archaeological resources or human remains are unexpectedly discovered during construction, the following steps shall 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 remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
- If the coroner determines the remains to be Native American:
 - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours.
 - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoan/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
 - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, 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 descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
 2. The descendent identified fails to make a recommendation; or
 3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. (RMA - PLANNING DEPARTMENT)

Compliance or
Monitoring
Action to be Performed:

Monitoring Action #3:

Prior to issuance of any permits, the language of this mitigation measure shall be placed on the construction plans.

SHEET INDEX

A1	TITLE SHEET AND SITE DATA
A2	SITE SURVEY
A3	PROPOSED SITE PLAN
A4	EXISTING FLOOR PLAN
A5	PROPOSED FLOOR PLAN
A6	EXISTING ELEVATIONS - HOUSE
A7	PROPOSED ELEVATIONS - HOUSE
A8	EXISTING ELEVATIONS - GUEST HOUSE
A9	PROPOSED ELEVATIONS - GUEST HOUSE
A10	PROPOSED FLOOR PLAN

SITE INFORMATION

SCOPE OF WORK:

REMODEL AND ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE, NEW PATIO, DRIVEWAY, TERRACING WALL, AND UNDERGROUND ELECTRICAL SERVICE.

CONSTRUCTION TYPE:

V-8

OCCUPANCY:

R-3

FIRE SPRINKLERS:

YES

WATER:

CAL-AM (B)

SEWER:

CARMEL AREA WASTE WATER DISTRICT (B)

PROPERTY AREA:

6,073 SQUARE FEET

TREE REMOVAL:

NONE

GRADING:

375 CUBIC YARDS CUT +/-

PARKING:

2 COVERED PARKING SPACES (B) AND (F)

FLOOR AREA CALCULATIONS:

EXISTING
(B) HOUSE, MAIN LEVEL 2,170 SF
(B) GARAGE, ATTACHED 431 SF
TOTAL (B) HOUSE 2,601 SF
(B) HOUSE, MAIN LEVEL 2,170 SF
(F) HOUSE, ADDITIONS 1,103 SF
(F) GARAGE, REBUILT 483 SF
TOTAL (F) SF 3,273 SF (14,256 SQ. FT.)
ADDS 1,139 SQUARE FEET.
NOTE: MAX. ALLOWABLE FLOOR AREA = 3,898 SF (14,559)

IMPERVIOUS COVERAGE CALCULATIONS:

EXISTING
(B) HOUSE, MAIN LEVEL 2,136 SF
(B) HOUSE, GARAGE 490 SF
(B) DRIVEWAY, PATIOS 1,359 SF
TOTAL (B) 4,144 SF
PROPOSED
(B) HOUSE AND GARAGE 2,975 SF
(F) PATIOS, DRIVEWAY 1,410 SF
TOTAL (F) 4,385 SF

PROJECT DATA

PROPERTY ADDRESS:

26324 VALLEY VIEW AVENUE
CARMEL, CALIFORNIA 93928

A.P.N.:

009-143-01440

JOINING:

AD-2-D-112 (C) SINGLE FAMILY RESIDENTIAL

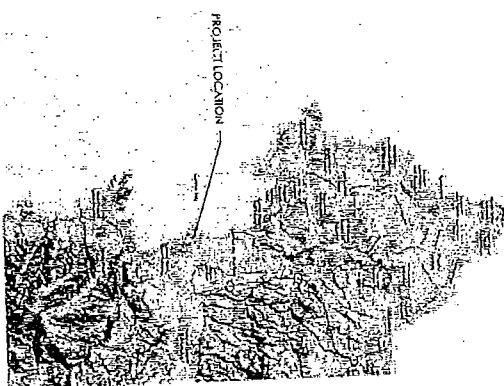
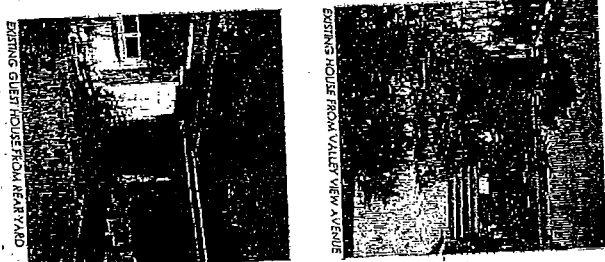
OWNER:

WILEY HEINO
PIETRO FAMILY TRUST

ARCHITECT:

ADAM JESELNICK ARCHITECT
3500 LOMA LANE
CARMEL, CA 93928
PHONE: (831) 820-5144
CONTACT: ADAM JESELNICK, AIA
EMAIL: adam@jeselnick.com
BARRYSON DRIVE, CARMEL
CONTACT: (831) 820-5144
EMAIL: barryson@jeselnick.com

CONTRACTOR:



VICINITY MAP

PIETRO REMODEL + ADDITION
26324 VALLEY VIEW AVENUE
CARMEL, CALIFORNIA 93928



ADAM JESELNICK
ARCHITECT

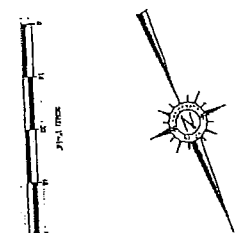
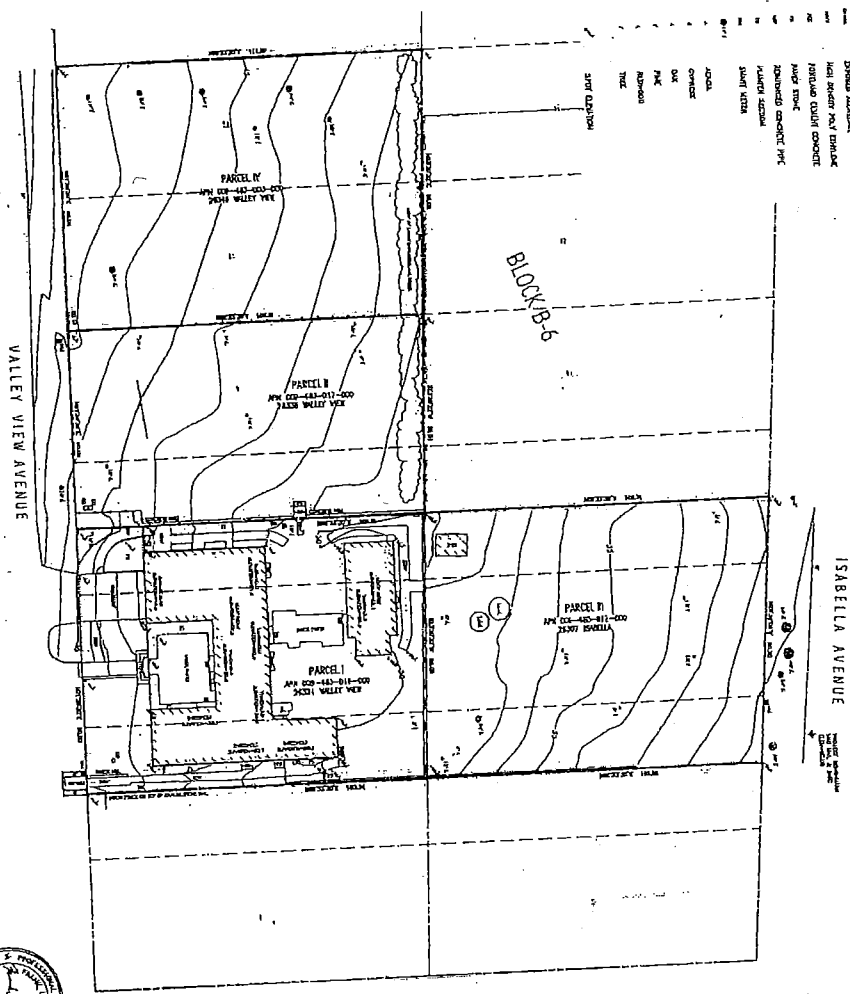
TITLE SHEET

10-01-2015

AS NOTED

A1

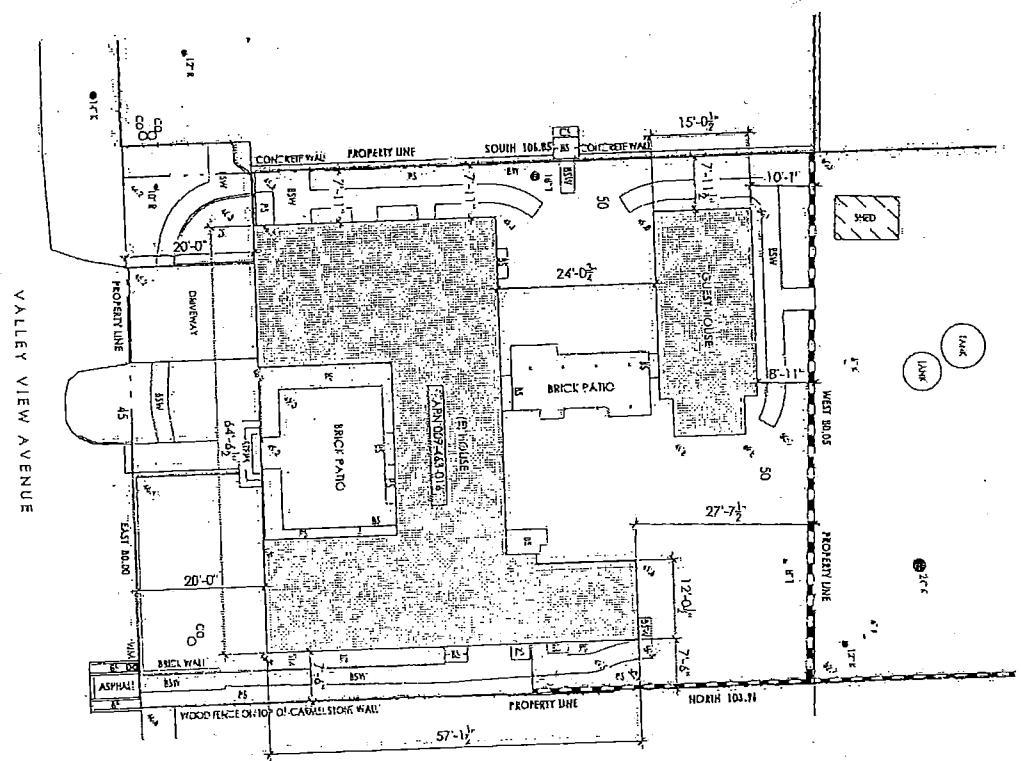
ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ALUMINUM BOLTS	100	PCS	0.15	15.00
2	STEEL SCREW 1/4"	100	PCS	0.10	10.00
3	STEEL SCREW 1/2"	100	PCS	0.15	15.00
4	STEEL SCREW 3/4"	100	PCS	0.20	20.00
5	STEEL SCREW 1"	100	PCS	0.25	25.00
6	STEEL SCREW 1 1/4"	100	PCS	0.30	30.00
7	STEEL SCREW 1 1/2"	100	PCS	0.35	35.00
8	STEEL SCREW 1 3/4"	100	PCS	0.40	40.00
9	STEEL SCREW 2"	100	PCS	0.45	45.00
10	STEEL SCREW 2 1/2"	100	PCS	0.50	50.00
11	STEEL SCREW 3"	100	PCS	0.55	55.00
12	STEEL SCREW 3 1/2"	100	PCS	0.60	60.00
13	STEEL SCREW 4"	100	PCS	0.65	65.00
14	STEEL SCREW 4 1/2"	100	PCS	0.70	70.00
15	STEEL SCREW 5"	100	PCS	0.75	75.00
16	STEEL SCREW 5 1/2"	100	PCS	0.80	80.00
17	STEEL SCREW 6"	100	PCS	0.85	85.00
18	STEEL SCREW 6 1/2"	100	PCS	0.90	90.00
19	STEEL SCREW 7"	100	PCS	0.95	95.00
20	STEEL SCREW 7 1/2"	100	PCS	1.00	100.00
21	STEEL SCREW 8"	100	PCS	1.05	105.00
22	STEEL SCREW 8 1/2"	100	PCS	1.10	110.00
23	STEEL SCREW 9"	100	PCS	1.15	115.00
24	STEEL SCREW 9 1/2"	100	PCS	1.20	120.00
25	STEEL SCREW 10"	100	PCS	1.25	125.00
26	STEEL SCREW 10 1/2"	100	PCS	1.30	130.00
27	STEEL SCREW 11"	100	PCS	1.35	135.00
28	STEEL SCREW 11 1/2"	100	PCS	1.40	140.00
29	STEEL SCREW 12"	100	PCS	1.45	145.00
30	STEEL SCREW 12 1/2"	100	PCS	1.50	150.00
31	STEEL SCREW 13"	100	PCS	1.55	155.00
32	STEEL SCREW 13 1/2"	100	PCS	1.60	160.00
33	STEEL SCREW 14"	100	PCS	1.65	165.00
34	STEEL SCREW 14 1/2"	100	PCS	1.70	170.00
35	STEEL SCREW 15"	100	PCS	1.75	175.00
36	STEEL SCREW 15 1/2"	100	PCS	1.80	180.00
37	STEEL SCREW 16"	100	PCS	1.85	185.00
38	STEEL SCREW 16 1/2"	100	PCS	1.90	190.00
39	STEEL SCREW 17"	100	PCS	1.95	195.00
40	STEEL SCREW 17 1/2"	100	PCS	2.00	200.00
41	STEEL SCREW 18"	100	PCS	2.05	205.00
42	STEEL SCREW 18 1/2"	100	PCS	2.10	210.00
43	STEEL SCREW 19"	100	PCS	2.15	215.00
44	STEEL SCREW 19 1/2"	100	PCS	2.20	220.00
45	STEEL SCREW 20"	100	PCS	2.25	225.00
46	STEEL SCREW 20 1/2"	100	PCS	2.30	230.00
47	STEEL SCREW 21"	100	PCS	2.35	235.00
48	STEEL SCREW 21 1/2"	100	PCS	2.40	240.00
49	STEEL SCREW 22"	100	PCS	2.45	245.00
50	STEEL SCREW 22 1/2"	100	PCS	2.50	250.00
51	STEEL SCREW 23"	100	PCS	2.55	255.00
52	STEEL SCREW 23 1/2"	100	PCS	2.60	260.00
53	STEEL SCREW 24"	100	PCS	2.65	265.00
54	STEEL SCREW 24 1/2"	100	PCS	2.70	270.00
55	STEEL SCREW 25"	100	PCS	2.75	275.00
56	STEEL SCREW 25 1/2"	100	PCS	2.80	280.00
57	STEEL SCREW 26"	100	PCS	2.85	285.00
58	STEEL SCREW 26 1/2"	100	PCS	2.90	290.00
59	STEEL SCREW 27"	100	PCS	2.95	295.00
60	STEEL SCREW 27 1/2"	100	PCS	3.00	300.00



TOPOGRAPHIC SURVEY

[illegible]

1 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

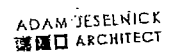


A2
EXISTING SITE PLAN
10-01-2015
1/8" = 1'-0"

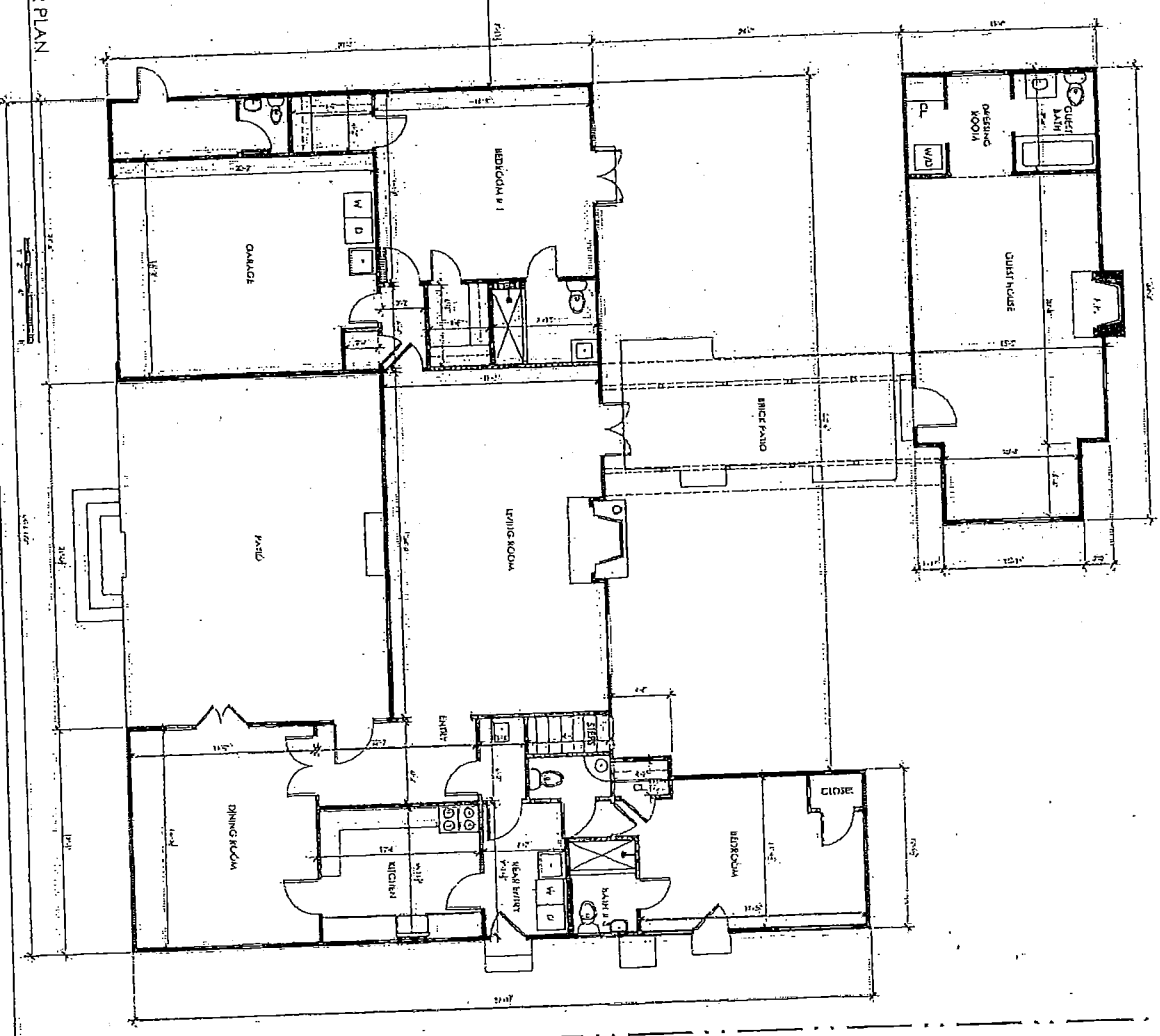
VALLEY VIEW RESIDENCE
26324 VALLEY VIEW AVENUE
CARMEL, CALIFORNIA 93923



ADAM JESELNICK
ARCHITECT



1
EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"



A4

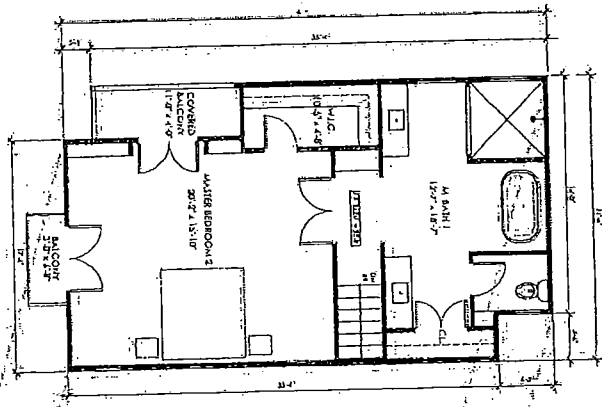
EXISTING
FLOOR PLAN
10-01-2015
1/4" = 1'-0"

VALLEY VIEW RESIDENCE
26324 VALLEY VIEW AVENUE
CARMEL, CALIFORNIA 93923

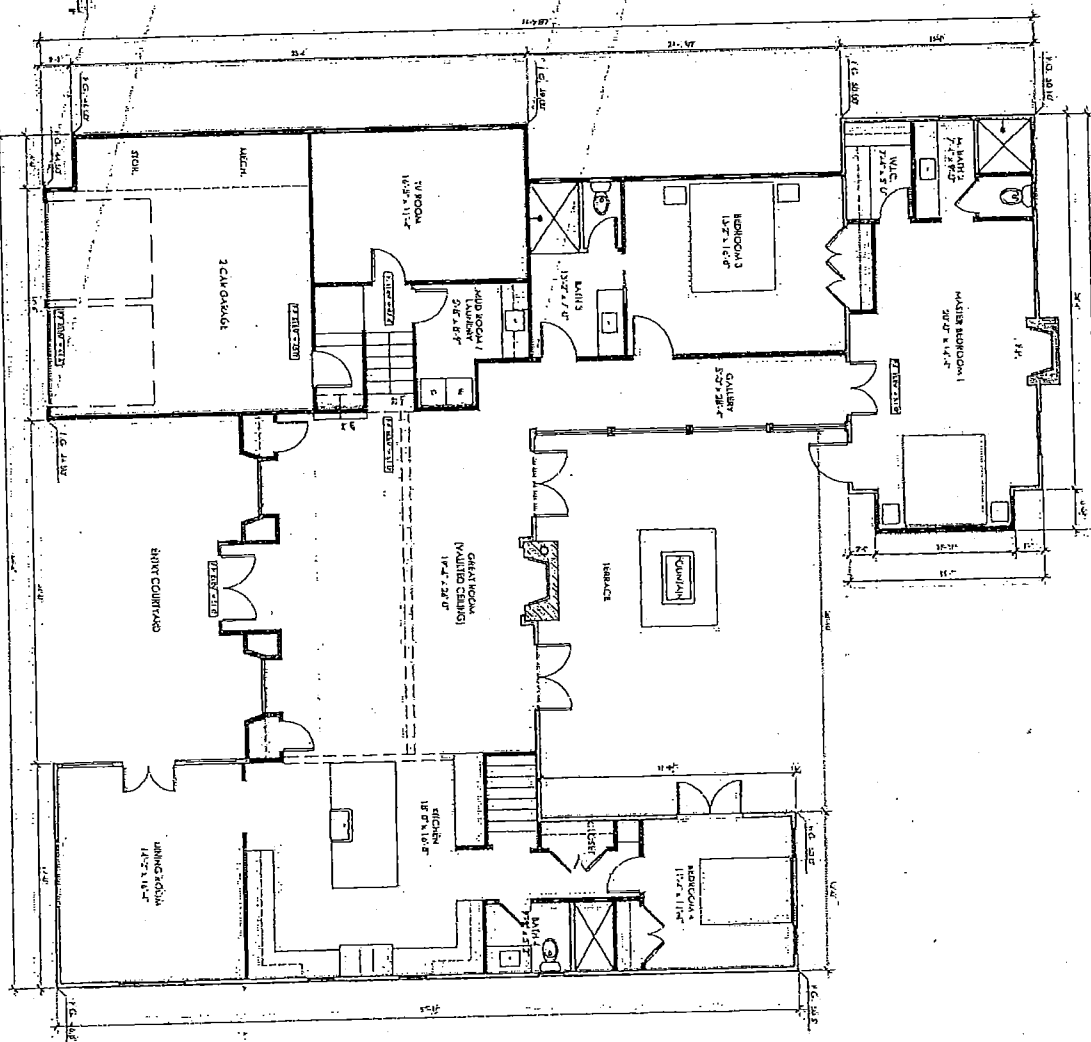


ADAM JESENICK
ARCHITECT

2 PROPOSED FLOOR PLAN (UPPER LEVEL)
SCALE 1/8" = 1'-0"



1 PROPOSED FLOOR PLAN (LOWER LEVEL)
SCALE 1/8" = 1'-0"



VALLEY VIEW RESIDENCE

26324 VALLEY VIEW AVENUE
CARMEL, CALIFORNIA 93923



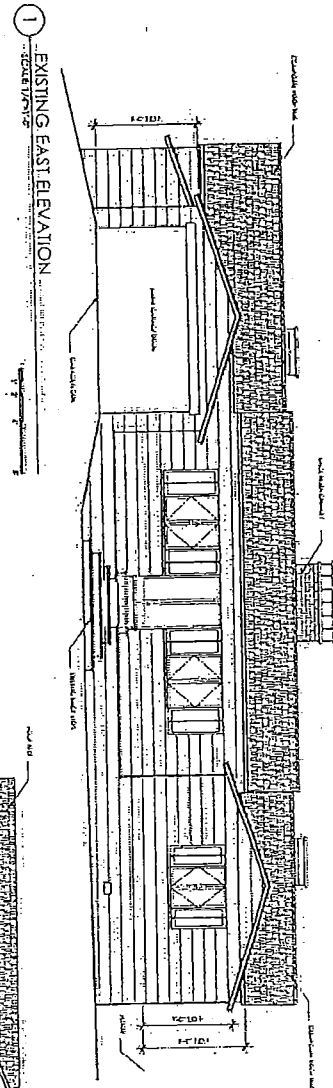
ADAM JESELNICK
ARCHITECT

PROPOSED
FLOOR PLANS

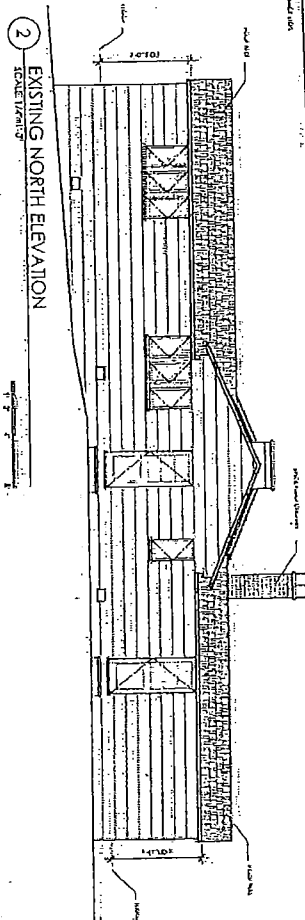
10-01-2015

1/8" = 1'-0"

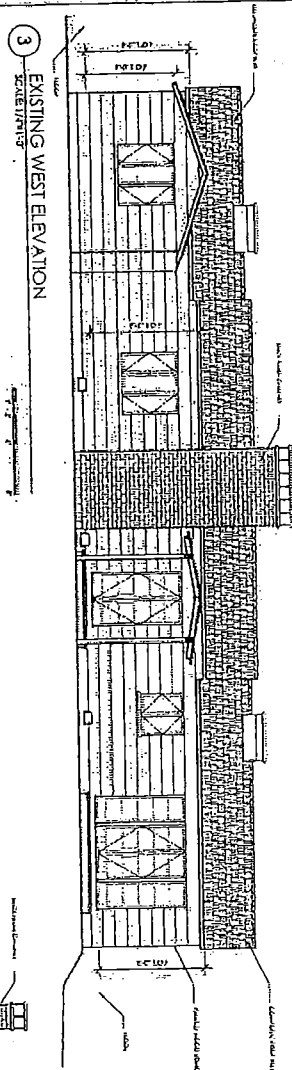
A5



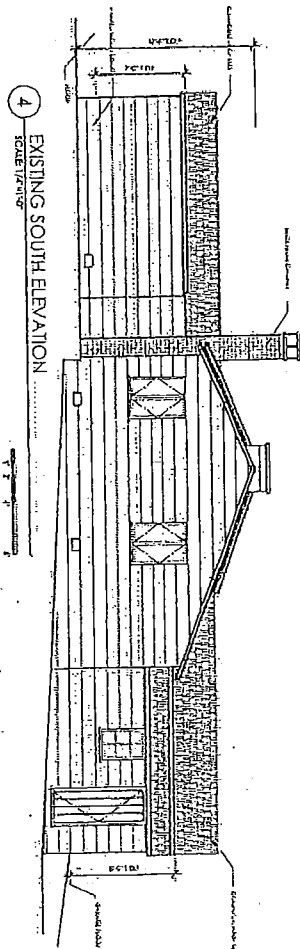
1 - EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

VALLEY VIEW RESIDENCE

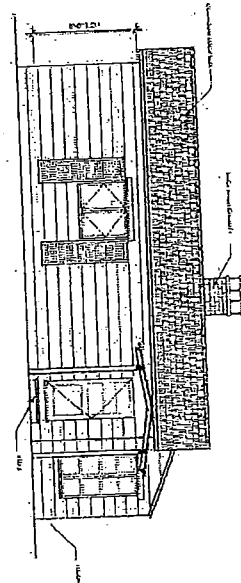
26324 VALLEY VIEW AVENUE
CARMEL, CALIFORNIA 93923



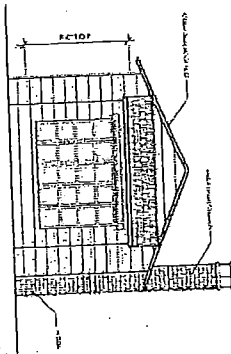
ADAM JESELNICK
ARCHITECT

A6

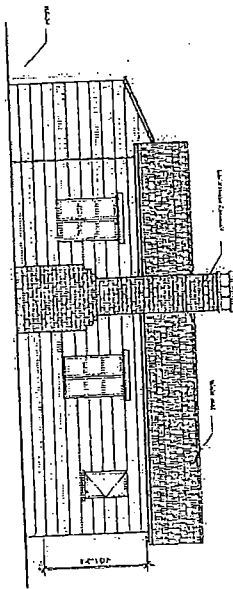
EXISTING
EXTERIOR
ELEVATIONS
10-01-2015
1/4" = 1'-0"



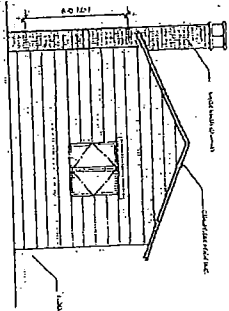
1 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

VALLEY VIEW RESIDENCE
26324 VALLEY VIEW AVENUE
CARMEL, CALIFORNIA 93923



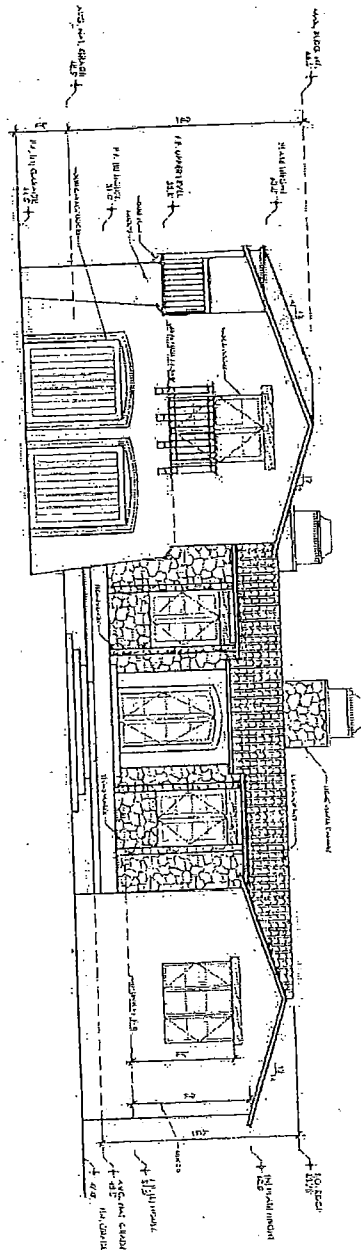
ADAM JESELNICK
ARCHITECT

EXISTING
EXTERIOR
ELEVATIONS

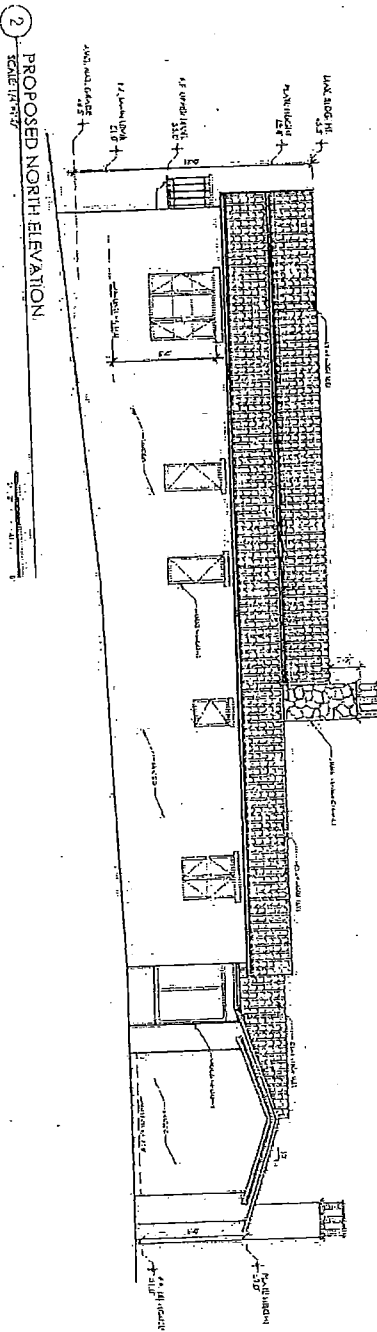
10-01-2015

1/4" = 1'-0"

A6



1
PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"



2
PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"

VALLEY VIEW RESIDENCE
26324 VALLEY VIEW AVENUE
CARMEL, CALIFORNIA 93923



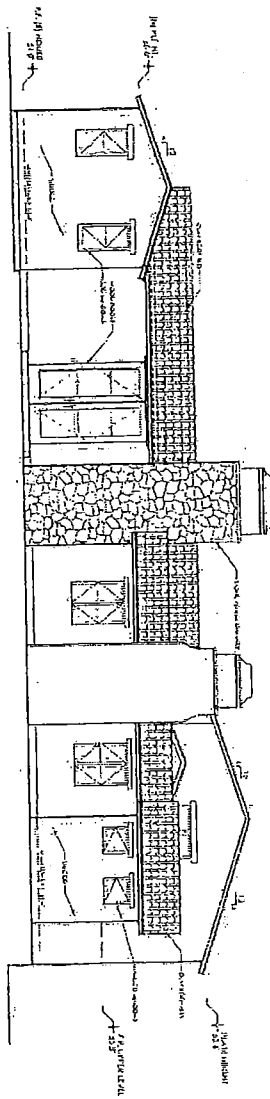
ADAM JESELNICK
ARCHITECT

PROPOSED
EXTERIOR
ELEVATIONS

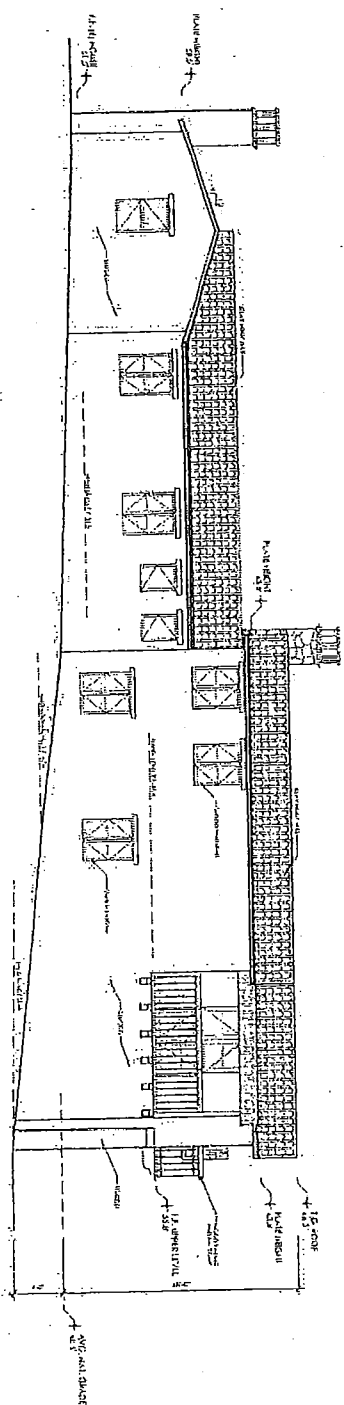
10-01-2015

1/4" = 1'-0"

A8



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



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

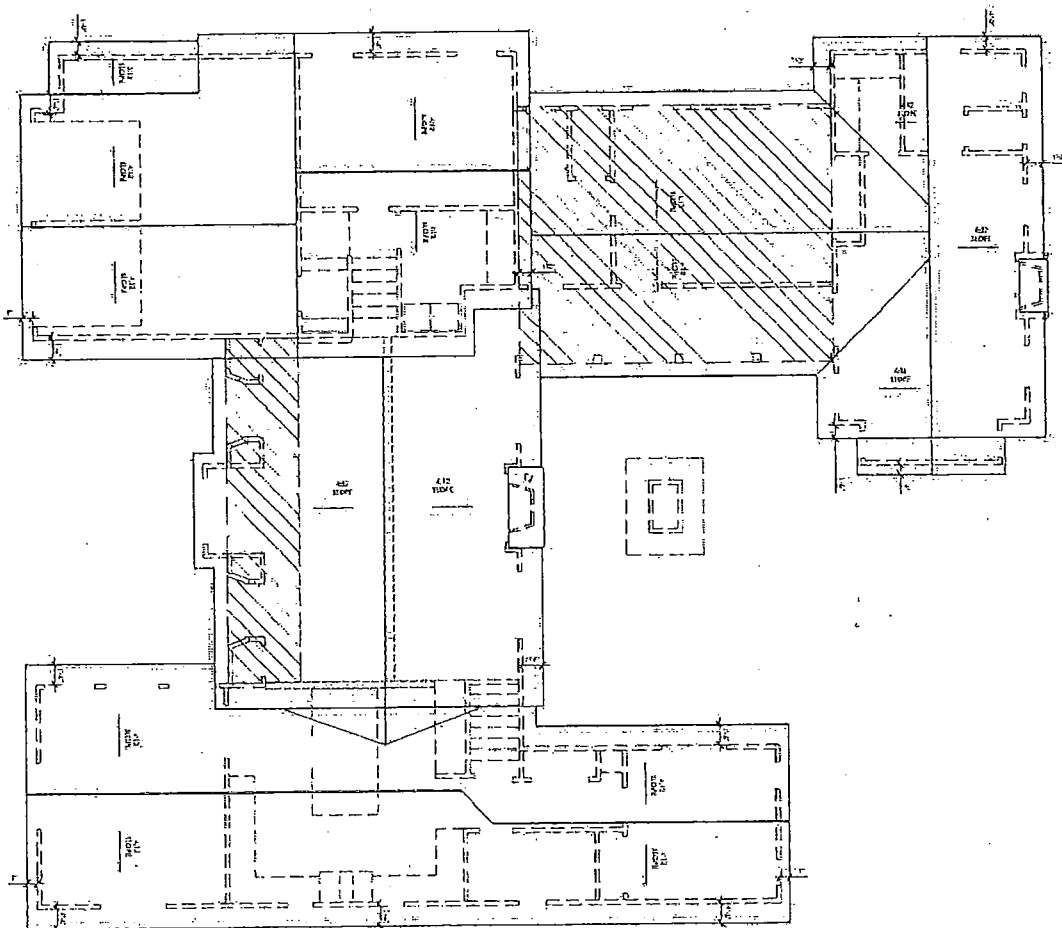
VALLEY VIEW RESIDENCE
CARMEL, CALIFORNIA 93923



ADAM JESELNICK
ARCHITECT

A9

PROPOSED
BUILDING
ELEVATIONS
08-04-2015
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

A10

10-01-2015

PROPOSED
ROOF PLAN

PIETRO REMODEL + ADDITION

26324 VALLEY VIEW AVENUE
CARMEL, CALIFORNIA 93923



ADAM JESELNICK
ARCHITECT