

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

In the matter of the application of:

GIANOS (PLN170246)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Mitigated Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for the demolition and construction of a 2,992-square foot, three-level single family dwelling with attached garage and below-grade basement; and
 - b. Coastal Development Permit to allow development within 750 feet of a known archaeological resource.
- 3) Adopting a Mitigation Monitoring and Reporting Program.

[PLN170246, Gianos, 26339 Isabella Avenue,
Carmel, Carmel Area Land Use Plan, Coastal Zone
(APN: 009-463-010-000)]

The Gianos application (PLN170246) came on for public hearing before the Monterey County Planning Commission on August 8, 2018. 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) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 General Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);
 - Carmel Area Land Use Plan

No conflicts were found to exist, a Mitigated Negative Declaration was prepared to mitigate for impacts to Archaeological and Tribal Cultural

Resources. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) The property is located at 26339 Isabella Avenue in Carmel, on the west side of Highway 1 (APN: 009-463-010-000), Carmel Area Land Use Plan. The .15-acre property is zoned Medium Density Residential, maximum of two units per acre, a Design Control overlay, and subject to an 18-foot height restriction in the Coastal Zone [MDR/2-D(18) (CZ)].
- c) The .15-acre lot (6,748 square feet) was created with map entitled “Map of Addition No. 7, Carmel-by-the-sea, Monterey County, California,” filed for record on May 4, 1910 in the office of the County Recorder of the County of Monterey in Volume 2 of Maps, “Cities and Towns,” on page 24. Therefore, it is a legal lot of record.
- d) Coverage. Allowable site coverage in the Medium Density Residential zoning designation is 35% or 2,362-square feet for the subject parcel; project plans show the proposed three-level structure to be 2,023.5-square feet, or 31.2%. The proposed FAR is shown to be 44% which meets the allowable 45% FAR in MDR/2; the subterranean basement (1,369-square feet) is not counted towards the floor area ratio (FAR) because it is completely below grade. Therefore, the proposed project meets coverage and FAR allowances for its zoning designation.
- e) Design. The proposed project site and surrounding area are designated “D,” or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed single family dwelling was designed to complement the context of the site and surrounding area. The new house will incorporate a dormer, different roof lines (i.e. hip, arch) with gable accents and eaves of moderate overhang. Colors and materials include: dormer fronting Isabella Avenue to be composed of natural wood shingles; a taupe color is proposed for the body (stucco) of the residence. The proposed design would be adding massing and would change its relationship to exterior spaces (one story to three-level house); however, the design is in conformance with coverage and height limitations. During staff’s site visit, staff observed other homes in the neighborhood with a similar architectural design and layout, including partial and full second-stories. The colors and materials proposed for the subject project will not disrupt the overall character of the neighborhood.
- f) Parking. Pursuant to Chapter 20.58 (Regulations for Parking) under Monterey County Zoning Ordinance Title 20, all residential developments shall have at least 1 covered parking space; covered parking shall count toward the two (2) required parking spaces. The project proposes to add a one-car garage and has space for one (1) additional parking space outside of the front setback. Therefore, this project meets the parking requirements listed under Residential Use.
- g) Hazards. The subject property is located within 660 feet of an active/potentially active fault. The Geotechnical Report identified the Cypress Point Fault (CPF) as trending through the far northeast corner

of the site. Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault. In order to ascertain the susceptibility of the proposed project to geologic hazards, specifically a reduced setback from an active/potentially active fault, Geologic and Geotechnical Reports were prepared. Additionally, a Seismic Survey for the subject parcel was also prepared to look for geophysical evidence of faulting, seismic refraction and shear wave profiling. The engineering geologist concluded that a 15-foot wide building foundation-fault setback is reasonable mitigation for fault surface rupture along the northeastern side of the projected fault surface trace shown. In a follow-on letter, the same author maintained that the established 15-foot foundation setback from the CPF applies to foundations for habitable structures and does not prohibit other improvements from being placed within that setback zone. Haro, Kasunich and Associates, Inc. has developed geotechnical recommendations for foundations, retaining walls, slabs-on-grade, subgrade preparation beneath flatwork, and site drainage. RMA-Environmental Services has conditioned the project to meet the described setback reduction.

The Carmel Area Land Use Plan does make a provision to deed restrict development proposed in locations determined to have significant hazards (Section 2.7.3); however, given the relevant background information provided in the Geologic Evaluation, RMA-Planning will not utilize this exaction.

- h) Visual Resources. Policy 5.3.2.4 in the Carmel Area LUP, requires that existing visual access from scenic viewing corridors and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1, be permanently protected as an important component of shoreline access and public recreational use. A site visit was conducted on September 21, 2017 and it was determined that the demolition and construction of a single-family dwelling will not cause a significant impact to the visual resources of the Carmel area. Although the project proposes to add another story (two visible stories, instead of single story), the height will adhere to the 18-foot height restriction. The subject property, located on the eastern side of Isabella Avenue, is not visible from Scenic Road; the subject parcel is over 300 feet north of Scenic Road. Furthermore, no trees are proposed for removal and existing vegetation on the parcel's west (front) side will also remain.
- i) Archaeological Resources. The project is located in a recorded archaeological site, CA-MNT-17. Significant archaeological resources have been found, including human remains at multiple sites in this neighborhood. The subject project is within 750 feet of a known archaeological resource and has a high archaeological sensitivity. Carmel's key policy on Archaeological Resources is such that when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites (Chapter 2.8, Section 2.8.2).

A supplemental archaeological report was required to address the current project proposal. In addition to background research, this supplemental archaeological assessment consisted of the project archaeologist observing Engineering Geologist Craig Harwood hand excavate two 3" auger bores, one in the front and one in the back of the existing residence. No cultural materials were noted with either bore to a depth of about 9.5 feet. Most of the soil from the auger bores was screened through 1/8" mesh and no shell or other cultural materials were noted at any time. The background research conducted by the archaeologist established that nine previously recorded prehistoric or historic sites are located about 1 kilometer or .6 of a mile from the parcel and that the subject parcel is included in the boundary of CA-MNT-17-a recorded archaeological site in the Carmel neighborhood.

Due to the findings of the Phase II Archaeological Report, the scope of the project (e.g. depth of basement), high archaeological sensitivity of the area, and compelling evidence found near the subject site, staff determined that a categorical exemption was not appropriate for the proposed project. Staff recommended an Initial Study be prepared for the project. Pursuant to CEQA Section 21082.3, staff consulted the appropriate California Native American tribe (OCEN). The outcome of the consultation with OCEN was a recommendation to have a Native American monitor from OCEN, approved by the OCEN Tribal Council, be present onsite during any ground disturbance for the project. The OCEN letter received by staff on May 2, 2017, states that OCEN objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value. Staff applied three mitigation measures addressing archaeological and tribal cultural resources to mitigate impacts of development to a less-than-significant level. The applicant is not in agreement with one of the three mitigation measures. Specifically, the applicant is not in agreement with having an on-site monitor from OCEN and insist that Condition Number 10/ Mitigation Measure #3 (PDSP003-NON-STANDARD CONDITION [MM#3 PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES] [OCEN MONITOR]) is burdensome, redundant and premature. However, this mitigation measure is appropriate for the development being proposed and suitable given the area's sensitivity to archaeological resources. In addition to being within a recorded archaeological site (CA-MNT-17), the project is also in close proximity to a parcel where archaeological findings were made and where cultural artifacts were recovered at a considerable depth. Although the subject parcel yielded two negative archaeological reports, both reports contained language recommending an archaeological monitor be present during excavation. Since the implementation of CEQA, along with the passage of Assembly Bill 52 (AB 52 Native Americans), onsite monitors have been used to mitigate impacts to cultural and tribal cultural resources to a less than significant level in Monterey County. AB 52, Section 21080.3.2 (a) states that as part of the consultation process, the parties may propose mitigation measures, including, but not limited to, those recommended mitigation measures capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives

that would avoid significant impacts to a tribal cultural resource. Because the applicant has opted not to remove the basement proposal altogether, staff finds it reasonable to recommend two monitors- limited to excavation up to six feet- as conditions of approval/mitigation measures to minimize impacts.

The following mitigation measures were incorporated to mitigate the impacts of the project to a less than significant level:

1. PDSP001-NON-STANDARD CONDITION (MM#1 CULTURAL RESOURCES: ARCHAEOLOGICAL MONITOR)
2. PDSP002-NON-STANDARD CONDITION (MM#2 CULTURAL RESOURCES: NEGATIVE REPORT)
3. PDSP003-NON-STANDARD CONDITION (MM#3 PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES) (OCEN MONITOR)

These mitigation measures/non-standard conditions, have been applied with the following intentions: 1) mitigate impact(s) to archaeological and tribal cultural resources to a less than significant level; 2) properly identify and manage recovered human remains and artifacts; and 3) establish process by which a conservation easement may protect resource in perpetuity, if necessary. Through Condition Number 3 (Condition of Approval/Mitigation Monitoring and/or Reporting Plan), staff will require a project-specific Archaeological Monitoring Plan. Specifically, the plan should address 1. Description of cultural resources present; 2) monitoring procedures; 3) the evaluation process; 4) Native American participation; and 5) treatment of human remains. Additionally, it should include a training component whereby the project archaeologist conducts a cultural resource awareness and response training for construction personnel prior to the commencement of any construction activity.

- j) LUAC. The proposed design was reviewed by the Carmel Area Land Use Advisory Committee on October 16, 2017 and the vote was: 2 ayes, 1 no, and 1 absent, to approve the new additions as proposed with colors and materials to match the existing home. A LUAC member was opposed to below-ground excavation of the site (for basement) and suggested wooden window frames be used to enhance design and keep rustic appearance for this location. It was also determined that the cut and fill stated on the application (20 cubic yards) did not account for basement excavation; the total grading will involve approximately 700 cubic yards.
- k) Staking and flagging was installed in time for staff's site visit on September 21, 2017.
- l) 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 PLN170246.

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: RMA- Planning, Cypress FPD, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, RMA-Water Resources Agency. There has been no indication from

these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

b) Staff identified potential impacts to Cultural, Tribal Cultural, and Geology/Soils resources. The following reports have been prepared:

- "Preliminary Archaeological Assessment," (LIB 130216) prepared by Gary S. Breschini, Ph.D., December 6, 2011.
- "Supplemental Archaeological Assessment," (LIB180234) prepared by Gary S. Breschini, Ph.D, September 29, 2017.
- "Geologic Evaluation," (LIB180247), prepared by Craig S. Harwood, November 22, 2016.
- "Geotechnical Investigation," (LIB180246) prepared by Haro, Kasunich and Associates, Inc., December 19, 2017.

The above-mentioned technical reports by third-party 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 used them as supporting evidence for the Initial Study. The mitigation measures incorporated for this project are modeled after recommendations made in some of these reports regarding archaeological resources.

- c) Staff conducted a site inspection on September 21, 2017 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 RMA - Planning for the proposed development can be found in Project File PLN170246.

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 has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Cypress FPD, RMA-Public Works, RMA-Environmental Services, RMA-Water Resources Agency, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public and private facilities are available: Public water supply is from CAL-AM (additional water credits were obtained from the Malpas Water Company) and wastewater collection/treatment is serviced by the Carmel Area Wastewater District.

c) Staff conducted a site inspection on September 21, 2017, 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 RMA - Planning for the proposed development found in Project File PLN170246.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 21, 2017 and researched County records to assess if any violation exists on the subject property; none were found.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170246.
5. **FINDING:** **CEQA (Mitigated Negative Declaration)**- On the basis of the whole record before the Monterey County Planning Commission, 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 judgement 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 offices of RMA-Planning and is hereby incorporated by reference (PLN170246).
 - c) The Initial Study identified potentially significant effects, but the applicant has agreed to most proposed mitigation measures that would 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 and is designed to ensure compliance during project implementation. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Program" (Condition No. 3).
 - e) The Draft Mitigated Negative Declaration ("MND") for PLN170246 was prepared in accordance with CEQA and circulated for public review from July 6, 2018 through August 6, 2018.
 - f) 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 the fish and wildlife resources upon which the wildlife depends. 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).

- g) Monterey County RMA-Planning, located at 1441 Schilling Place, S. 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.

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) Figure 3 – Carmel Area Local Coastal Program, Carmel Area Land Use Plan does not portray the subject parcel as a property designated for trails or where lateral access is required.

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

EVIDENCE: a) Section 20.86.030. of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.

- b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal by an applicant or an aggrieved person who has exhausted all County appeals, or by any two (2) members of the California Coastal Commission because this project is between the sea and the first through public road paralleling the sea.

DECISION

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

1. Adopt a Mitigated Negative Declaration; and
2. Approve a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval for the demolition and construction of a 2,992-square foot, three-level single family dwelling with attached garage and below-grade basement; and
 - b) Coastal Development Permit to allow development within 750 feet of a known archaeological resource, subject to the attached conditions attached hereto.
3. Adopt a Mitigation Monitoring and Reporting Program.

In general conformance with the attached plans and subject to twenty (20) conditions of approval, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 8th day of August, 2018 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON_____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

(Coastal Projects)

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 RMA-Planning and RMA-Building Services Department office in Salinas.

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170246

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170246) consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of an existing single family dwelling and construction of a 2,992-square foot, three-level single family dwelling with attached garage and 2) Coastal Development Permit for development within 750-feet of a known archaeological site. The property is located at 26339 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-010-000), 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 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 009-463-010 on August 8, 2018. 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 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 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 Performed: shall provide proof of recordation of this notice to the RMA - Planning.

3. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall enter into an agreement with the County to implement a Condition
Monitoring Measure: 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 Within sixty (60) days after project approval or prior to the issuance of building and
Monitoring grading permits, whichever occurs first, the Owner/Applicant shall:
Action to be Performed:

- 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.

4. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-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 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 issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-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 RMA-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 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.

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

Responsible Department: RMA-Planning

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

6. 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.

7. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;

2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;

3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

8. PDSP001-NON-STANDARD CONDITION (MM#1 CULTURAL RESOURCES: ARCHAEOLOGICAL MONITOR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present during soil disturbing activities. These activities include, but are not limited to: grading AND basement/foundation excavation. If at any time, potentially significant archaeological

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

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

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to the RMA-Planning Department a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include: specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall be submitted to the RMA-Planning Department for review and approval. Should the RMA-Planning Department find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

9. PDSP002-NON-STANDARD CONDITION (MM#2 CULTURAL RESOURCES: NEGATIVE REPORT)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the project site's proximity to a recorded prehistoric site and because the project includes excavation for a subterranean basement, there is a potential for human remains to be accidentally discovered. If remains are uncovered, all work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

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

Mitigation Measure Monitoring Action No. 2b. If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (150 feet) of the find and the following shall occur:

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

10. PDSP003-NON-STANDARD CONDITION (MM#3 PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACE)

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 3a:
Prior to issuance of a construction permit for grading and/building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that an OCEN-approved onsite Cultural Resources Monitor has been retained to monitor the appropriate construction activities. This Monitor shall be retained for the duration of any project-related grading or excavation of basement up to a depth of six (6) feet.

Mitigation Measure Action 3b:

Prior to issuance of construction permit for grading and/or building, include a note on all grading, demolition and construction plans. The note shall state: "Stop work within 50 meters (165 feet) of uncovered resource(s) and immediately contact Monterey County RMA-Planning." Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner and the OCEN Monitor to determine a strategy for either return to the OCEN tribe or reburial. Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe or reburied according to OCEN's request. Uncovered artifacts associated with a skeletal finding shall be reburied in consultation with the OCEN tribe along with the remains with which it was found and a conservation easement shall be required to be recorded over the affected portion of the parcel.

11. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

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

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

12. 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.

13. 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.

14. 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.

15. 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.

16. AS-BUILT 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 geologic evaluation. (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.

17. GEOLOGIC PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geologic recommendations have been incorporated into the approved plans. (RMA-Environmental Services)

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

18. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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

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

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

19. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

20. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management

Agency (RMA) 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 for review and approval.

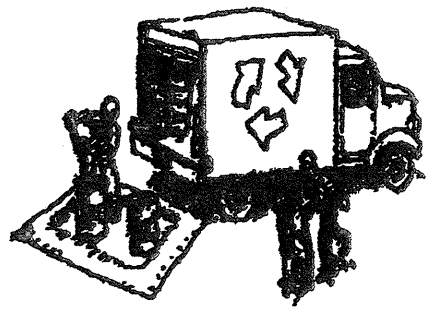
2. On-going through construction phases Owner/Applicant/Contractor shall implement the

approved measures during the construction/grading phase of the project.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthwork & Contaminated Soils



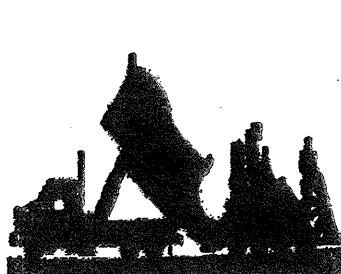
Erosion Control

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

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
 - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

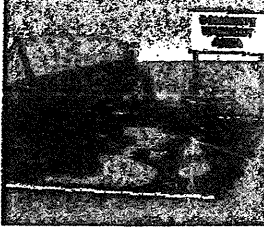
Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.

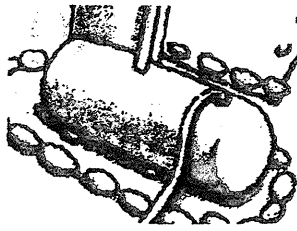
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess alternative gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, Grout & Mortar Application



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

Dewatering

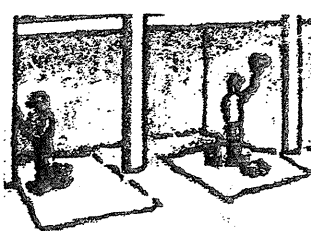


- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end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

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.

- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

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

Paint removal

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

Landscape Materials



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

LOT DATA

ZONING	MDR
OCCUPANCY	R-3
CONSTRUCTION TYPE	VN
NUMBER OF STORIES	2 + Basement

LOT AREA	6,748 S.F.	
ALLOWABLE LOT COVERAGE @ 35%	=	2,362 S.F.
PROPOSED LOT COVERAGE @ 31.2%	=	2,023.5 S.F.
ALLOWABLE FLOOR AREA RATIO@ 45%	=	3036.6 S.F.
PROPOSED FLOOR AREA RATIO:		
UPPER FLOOR	=	969 S.F.
MAIN FLOOR	=	2,023 S.F.
TOTAL	=	2,992 S.F.
BASEMENT (NOT INCLUDED, COMPLETELY SUBTERRANEAN)	=	1,369 S.F.

SETBACKS		
FRONT	=	20'-0"
SIDE	=	5'-0"
REAR	=	38'-0"

Storm drain polluters may be liable for fines of up to \$10,000 per day!

GENERAL NOTES

1. General Contractor shall carefully study and compare Contract Documents with each other & shall at once report to the Architect any errors, inconsistencies or omissions discovered. Contractor shall field-verify all dimensions & shall notify the owner & the Architect of any discrepancies prior to commencing work. Do not scale drawings; dimensions shall have precedence at all times.
2. Provide adequate under-floor ventilation per UBC. Provide adequate ventilation for gas appliances per UBC.
3. Vents: Attic and foundation vents, pipes, and other misc. openings to the outside to be covered with non-corrosive metal screens with maximum 1/4" openings, to prevent migration of rodents and insects.
4. All shower walls to be finished with smooth, non-absorbent surface over waterproof gypboard, to height of 70" above drain, minimum.
5. Exterior stucco walls shall have a 3 1/2" weep screed at or below the foundation plate line and 4" min. above grade, to allow trapped water to drain to the exterior. Provide two layers grade D paper when applied over wood base sheathing. (UBC 2506.4 & 5 and UBC Standard 14-1).
6. Stone veneer shall be anchored per UBC 1403.6.
7. Door thresholds shall be maximum height of 1".
8. All exterior stud walls to be 2 x 4 @ 16" o.c. unless otherwise noted, construction grade or better. Walls containing plumbing or vents also to be 2 x 6 @ 16" o.c. All structural beams, joists, girders, rafters, headers, etc. shall be D.F. #1 or better.
9. Plaster, gypsum lath shear walls must be blocked when height to length is greater than 1 1/2 to 1. (UBC 2513.4)
10. Provide wall bracing in conformance with the minimum requirements of UBC Sec. 2320 and Table 23-IV-C-1 for seismic zone 4.
11. Provide one-hour fire assembly under stair spaces, and at common wall between garage and house.
12. Double joists at all parallel walls typical, and double parallel rim joists.
13. Provide tempered glass where glazing is within 24" of any door and less than 60" above floor, or within 18" of floor, per UBC 2406.4. Glazing in doors @ tub/shower shall be tempered.
14. Windows to be operable wood casement. One window in each bedroom to have a clear opening of 5.7 sq.ft. with net clear height of 24" and net clear width of 20". Sill must be within 44" of floor.
15. Skylights shall meet requirements of UBC 2409; skylights to be dual-glazed with one layer fully-tempered & one layer laminated glass. Skylights to meet requirements of ICBO Evaluation report # ICBO-NER-216.
16. Bathrooms, toilet compartments, laundry rooms shall have an openable window area of not less than 1/20th of the floor area with a minimum of 1 1/2 s.f. or a mechanical ventilation system capable of providing 5 air changes per hour.

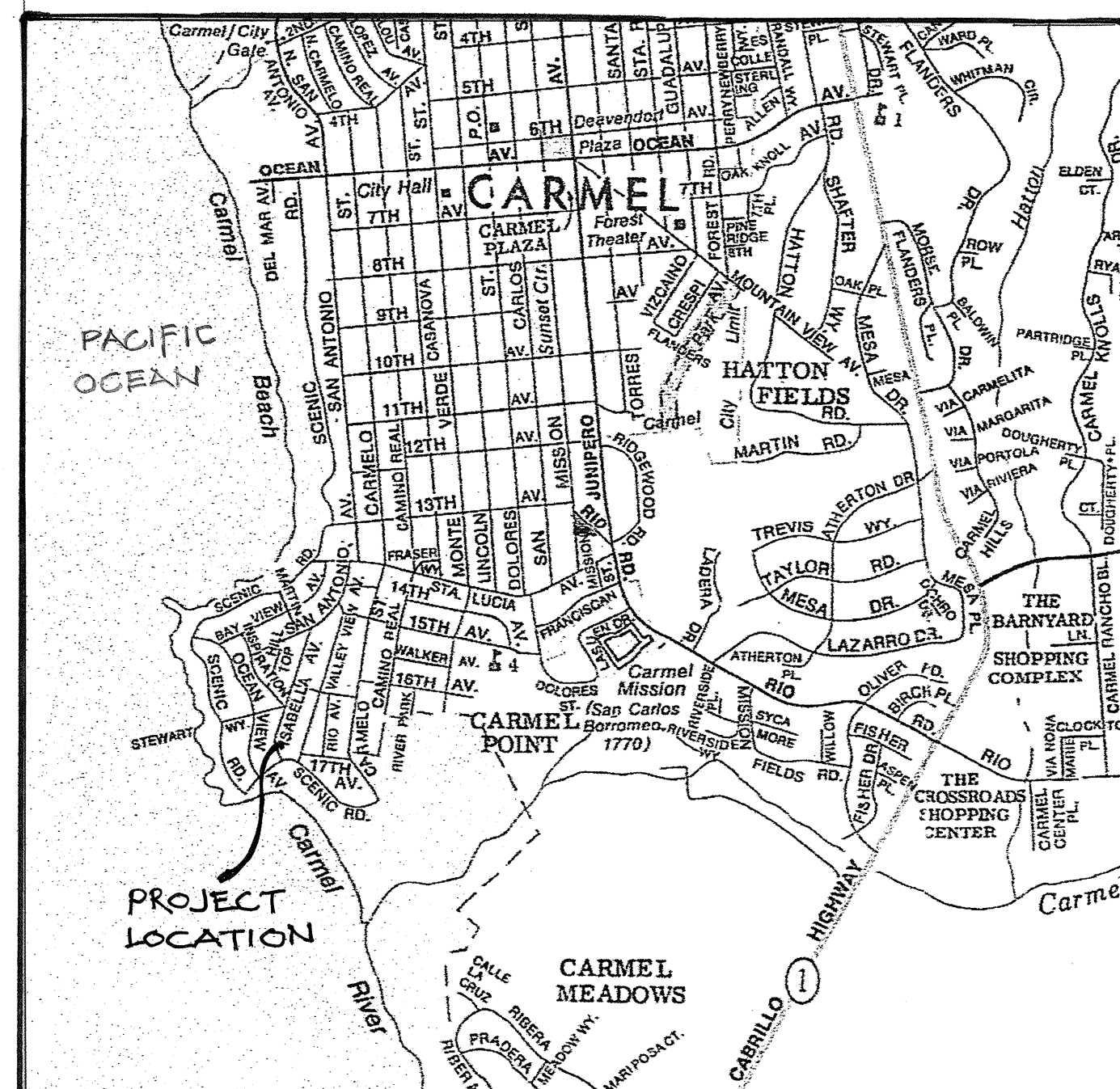
17. All toilets shall be ultra-low flush with 1.6 gal/flush maximum. All faucets to be 2 gal/minute maximum. All shower heads to be 2.5 gal/minute maximum. Water pressure in building shall be limited to 50 psi or less. All hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
18. Solder of water pipes to be less than 2% lead. The use of plumbing pipelines as an electrical ground is prohibited. All hot water pipes to be insulated R-4 at entire length. Supply pipes to be copper; waste pipes to be cast iron.
19. Dryer: vent through exterior wall.
20. Non-removable backflow prevention devices to be installed on all exterior hose bibs. (UPC 603)
21. Pressure relief valve with drain to outside to be installed at water heaters. (UPC 608)
22. Showers and tub/showers to be provided with pressure balance or thermostatic mixing valve controls. (UPC 410.7)
23. Fireplace gas outlet control valves shall be located in the same room as the outlet, outside the hearth, but not more than 4' from the opening. (UPC 1211.14)
24. Prefabricated metal wood-burning fireplaces shall meet the requirements in CABO report ER-4837.
25. Handrails to be not less than 34" nor more than 38" above nosing of treads. Guardrails to be 36" min. height. Open guardrails & stair railings shall have intermediate rails or ornamental pattern such that a sphere 4" in diameter cannot pass through, per UBC Sec. 509. No open treads.
26. Required smoke detectors shall receive their primary power from the building wiring, with battery backup. The detector shall emit a signal when the batteries are low.
27. All hoses used in connection with any construction activities shall be equipped with a shutoff nozzle. When an automatic shutoff nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shutoff nozzle.
28. No person may tap into any fire hydrant for any purpose other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the Monterey Co. Health Department.
29. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other subpotable water approved by the Monterey Co. Health Department and appropriate for such use.

A NEW RESIDENCE FOR
MR & MRS. PHILLIP GIANOS
26339 ISABELLA AVE.
CARMEL, CA 95010
APN. 009.463.010

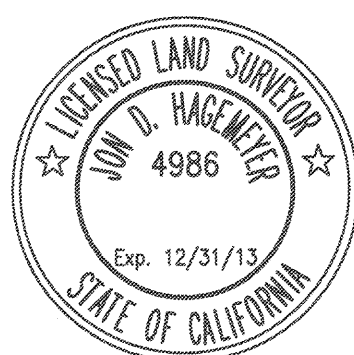
STEPHEN WILMOTH
ARCHITECT
4114 EL PASO DRIVE, PUEBLO BEACH, CA 93953
(831) 625-5399

DATE: 7.19.17

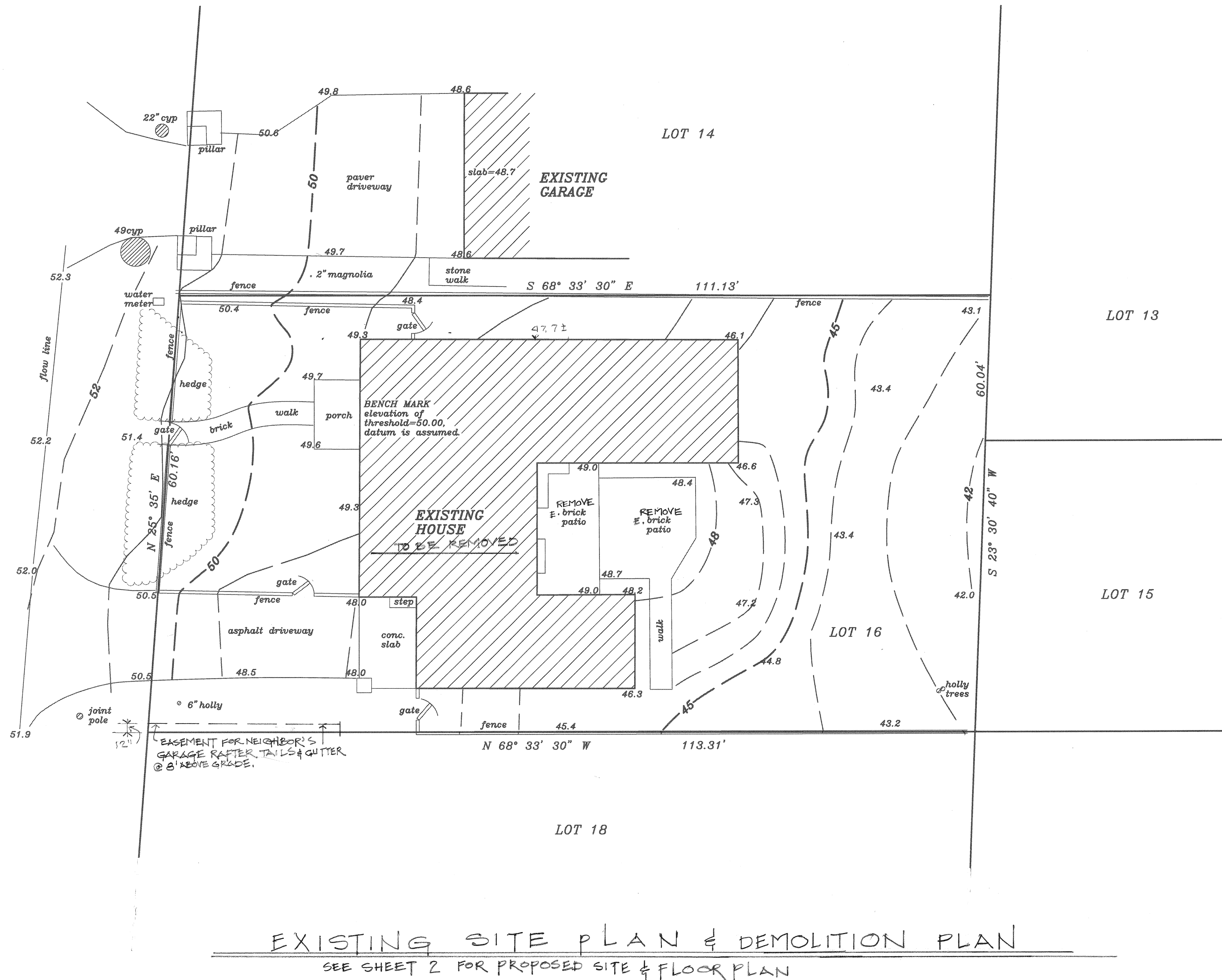
SHEET
COVER SHEET



VICINITY MAP



This map correctly represents a survey made by me or under my direction in February, 2013.



NOTES: NO TREES TO BE REMOVED.

1. Elevation datum is assumed.
2. Points found or set are so indicated, others are shown for reference only.
3. Record data is shown in parenthesis (.....)
4. Check for direction of tree growth in field where pertinent to location of improvements.
5. Distances and elevations are expressed in feet and decimals thereof.
6. Only native trees 6" or larger have been located.
7. Easements may exist that don't show on this map.
8. Relationship of topographic features to boundary lines is approximate.

TOPOGRAPHIC MAP

of Lot 16 and the South 1/2 of Lot 14, Block B-6, Addition No. 7 to Carmel-by-the-Sea, Monterey County, California.

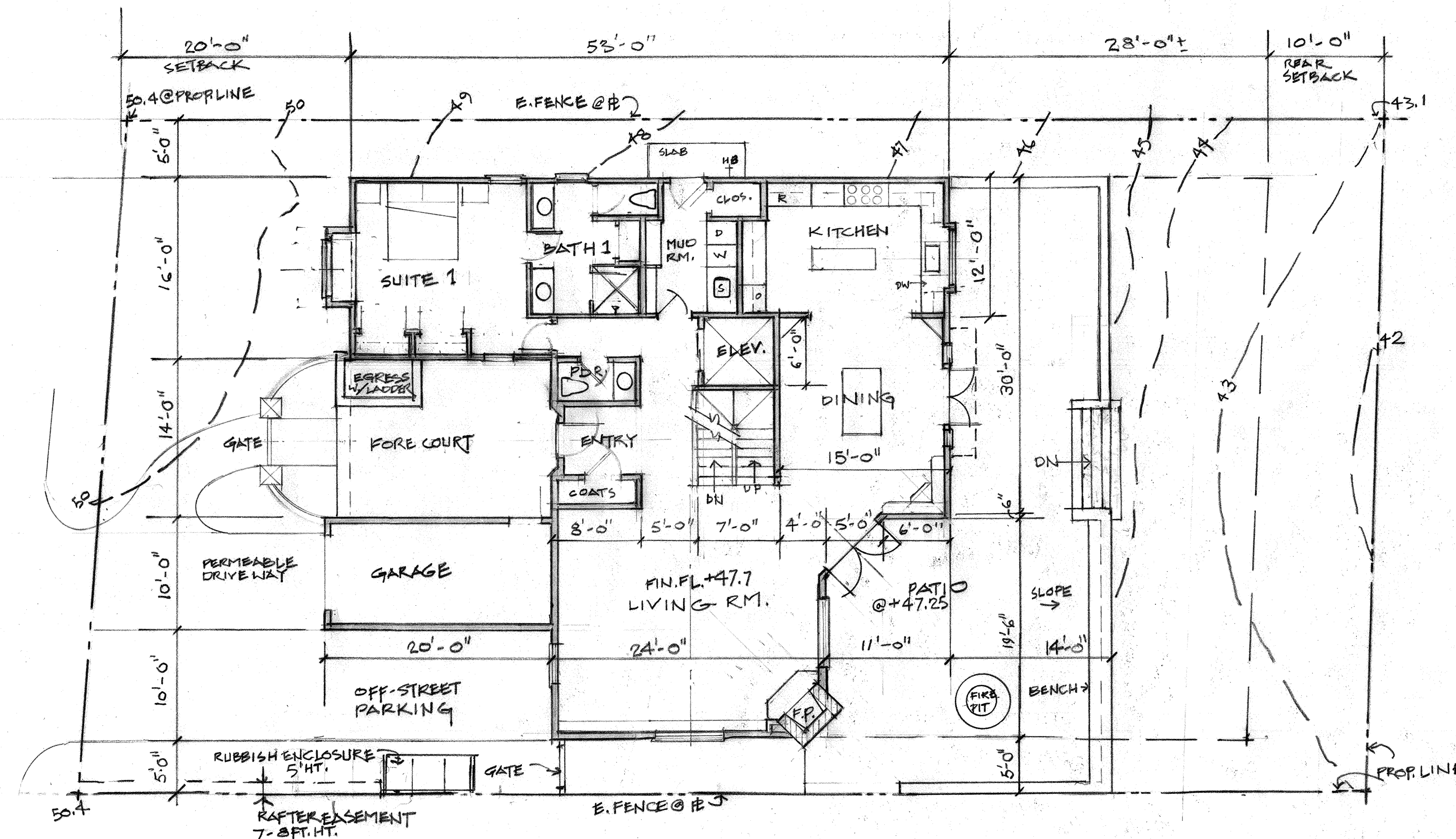
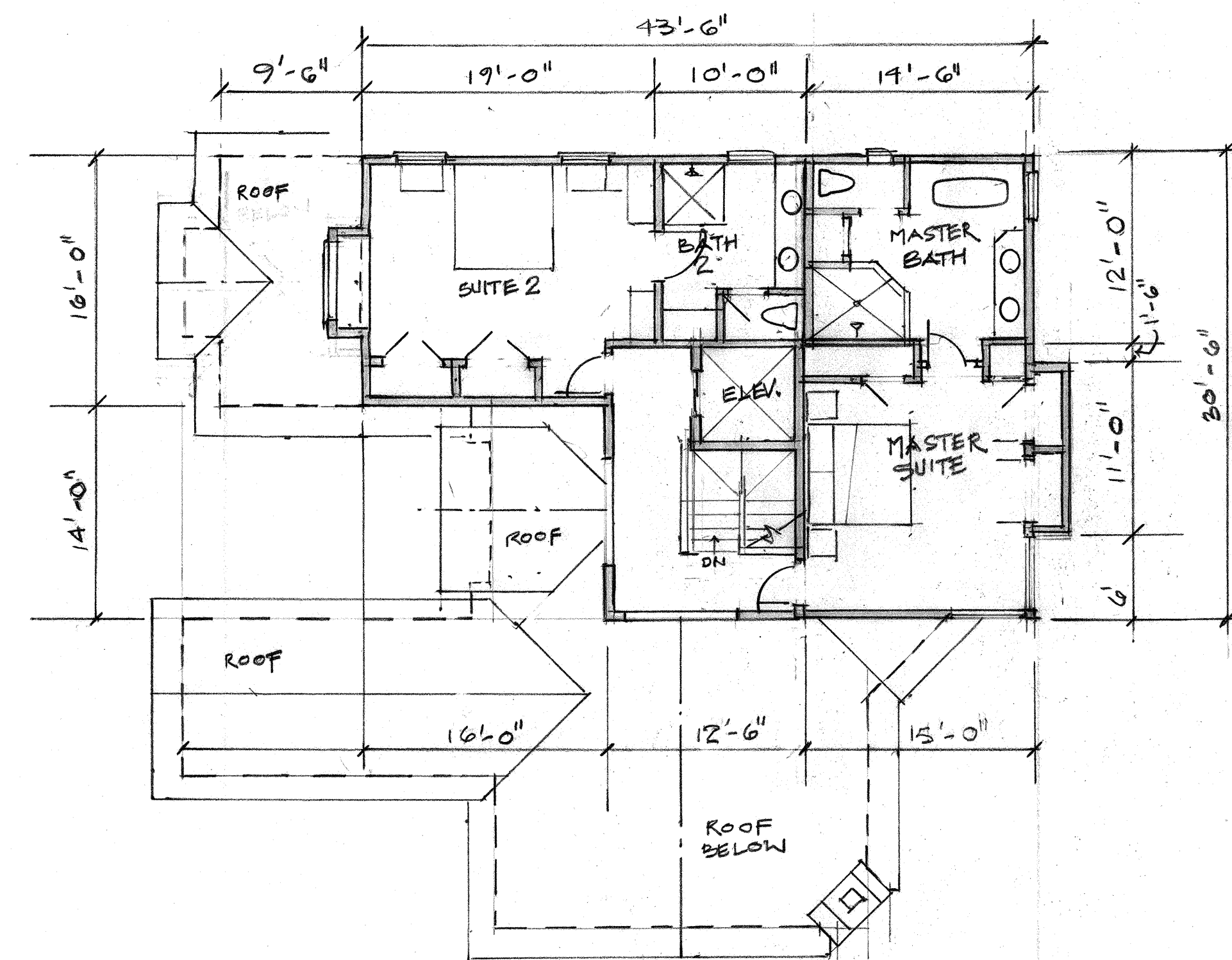
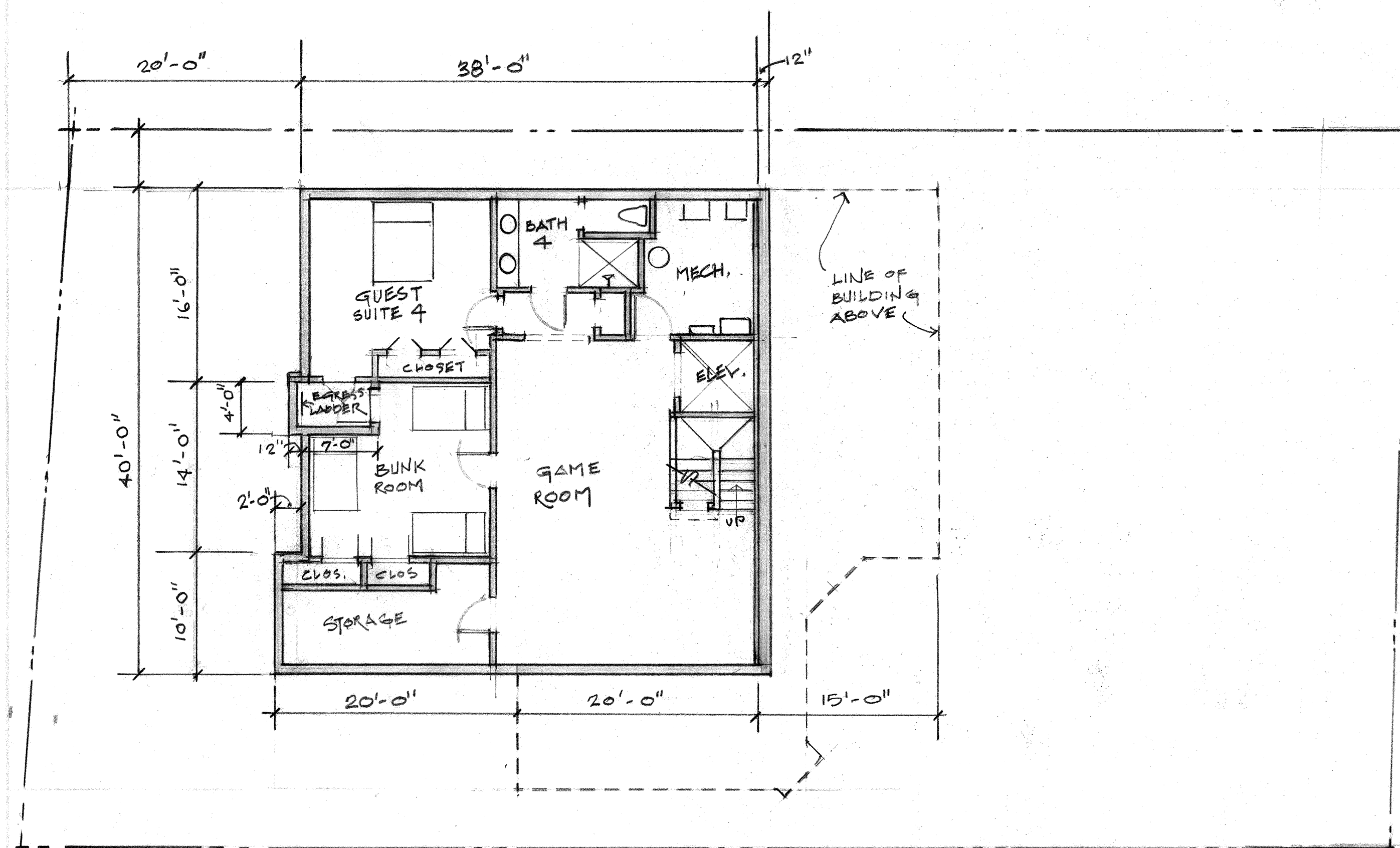
Jon D. Hagemeyer Licensed Land Surveyor
Carmel, California
Scale: 1" = 8' W.O. 5593 February, 2013

A NEW RESIDENCE FOR
MR. & MRS. PHILLIP GIANOS
26339 ISABELLA AVE.
CARMEL, CA.
A.P.N. 009-463-010

STEPHEN WILMOTH
4114 EL BOSQUE DR
PESERO (831) 926-5396

DATE: 3-20-17
6-14-17

SHEET
1



MAIN FLOOR AREA	2023.5 S.F. INCLUDES STAIRS & ELEV.
UPPER FLOOR AREA	969 S.F. EXCLUDES STAIRS
TOTAL	2992.5 S.F.
MAX. ALLOWED	3036.0 S.F.

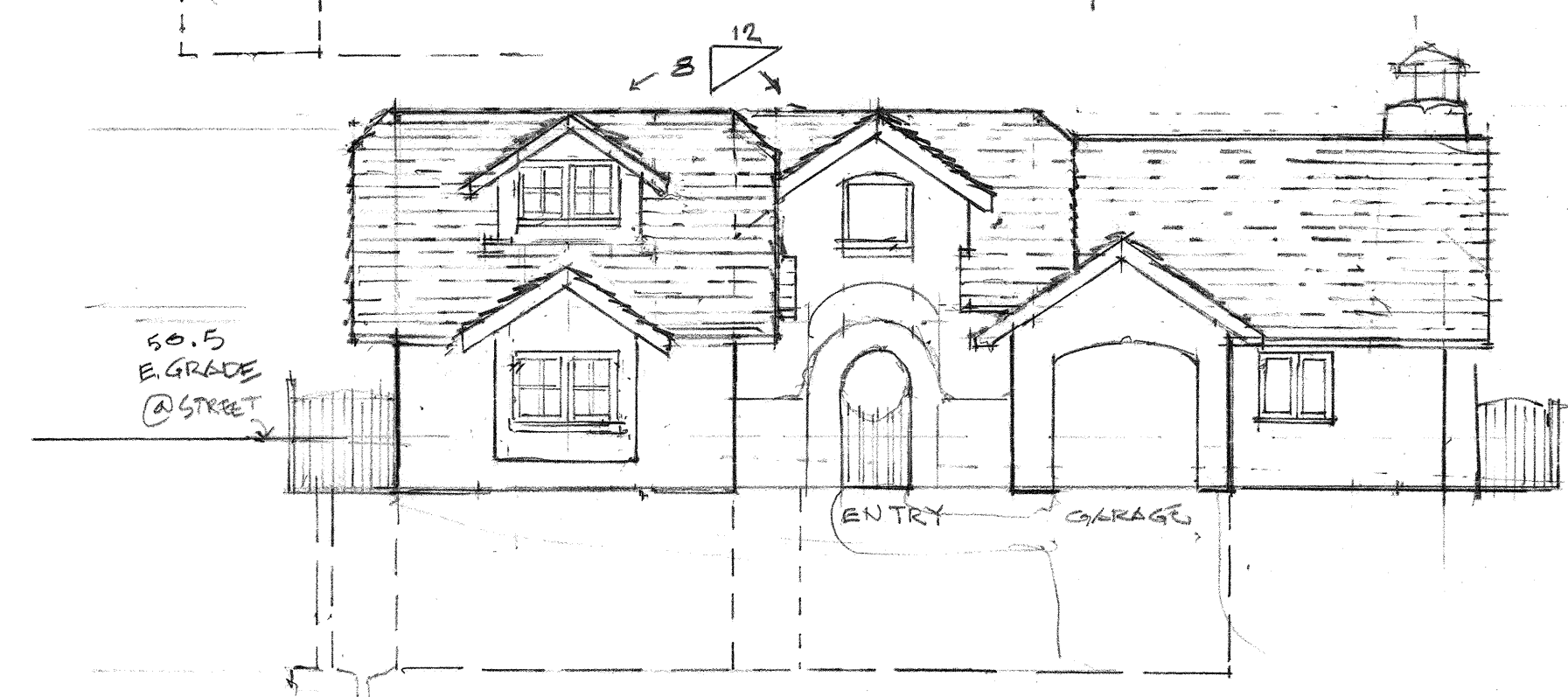
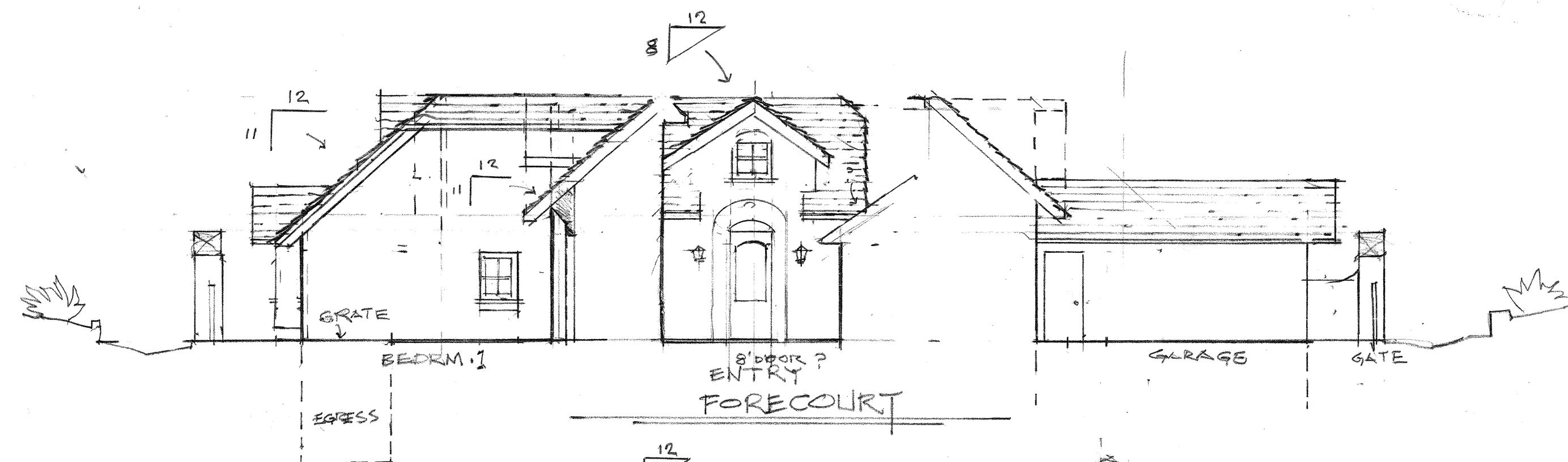
A NEW RESIDENCE FOR
MR. & MRS. PHILLIP GIANOS
26339 ISABELLA AVE.
CARMEL, CA.
APN. 009-463-010

STEPHEN WILMOTH
ARCHITECT
4114 EL BOSQUE DR. PEBBLE BEACH, CA 93953
(831) 625-5399

DATE: 6.16.17
7.27.17

SHEET

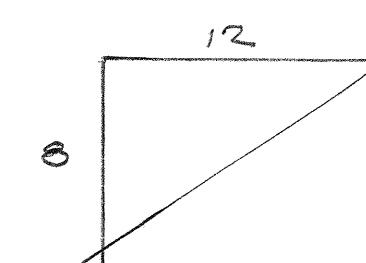
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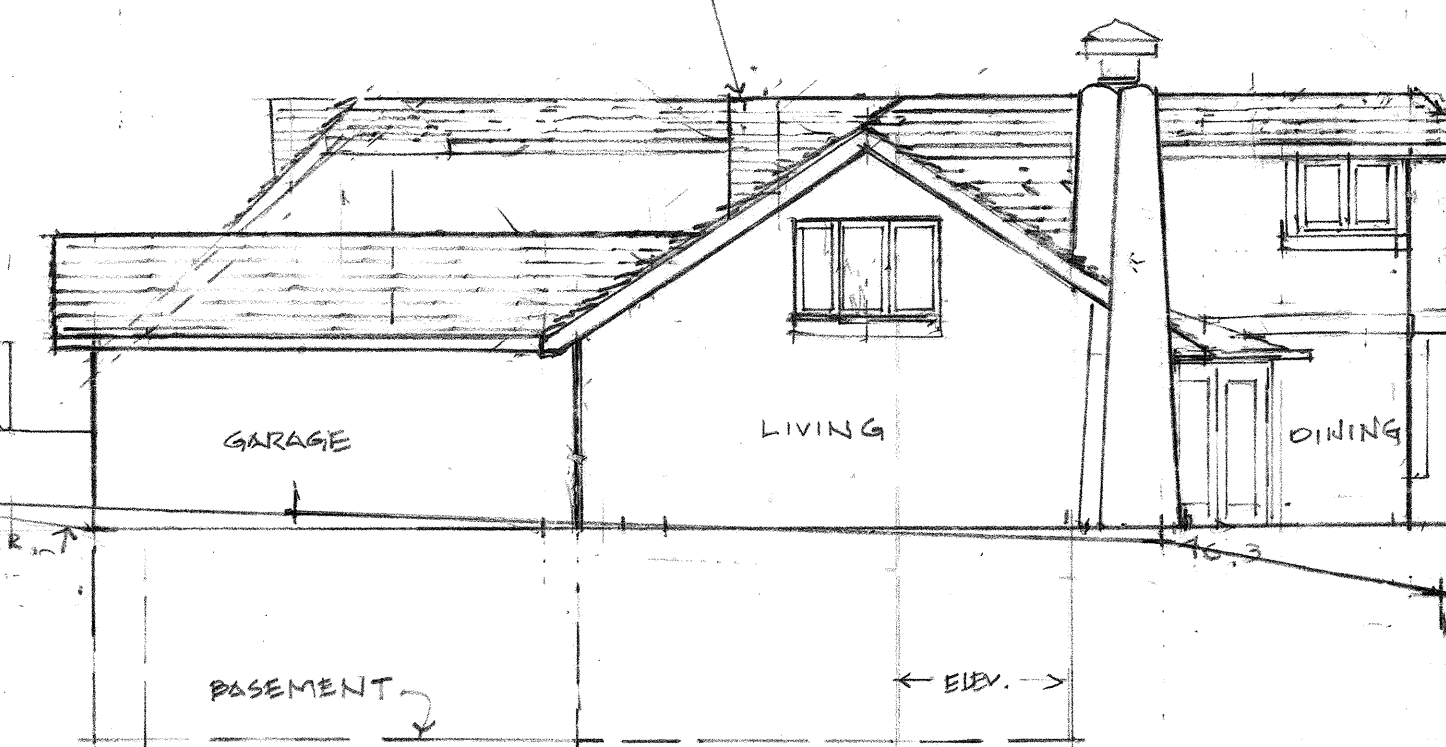
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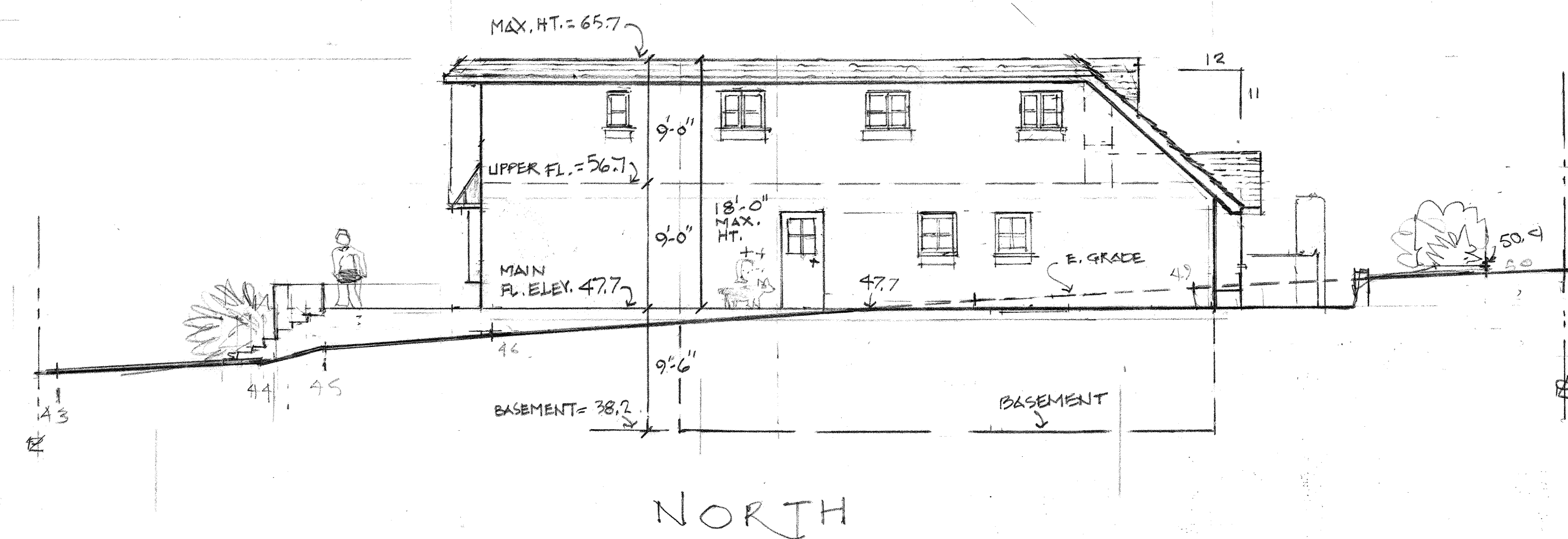
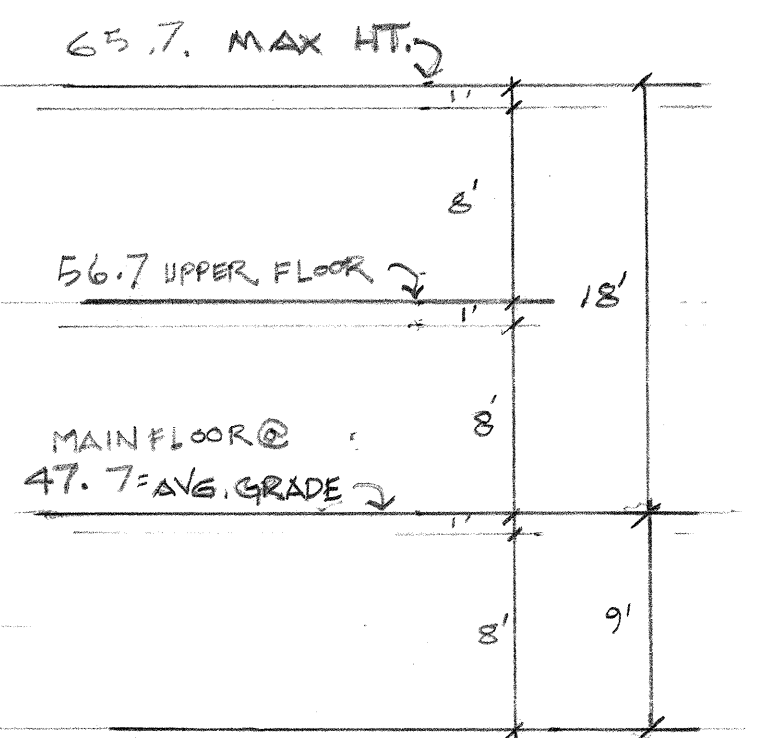
EAST



ROOF @ ENTRY



SOUTH



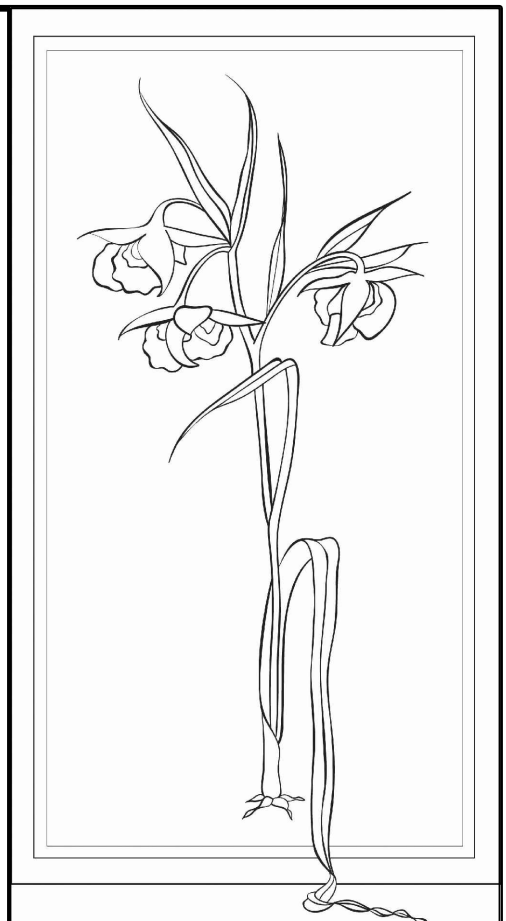
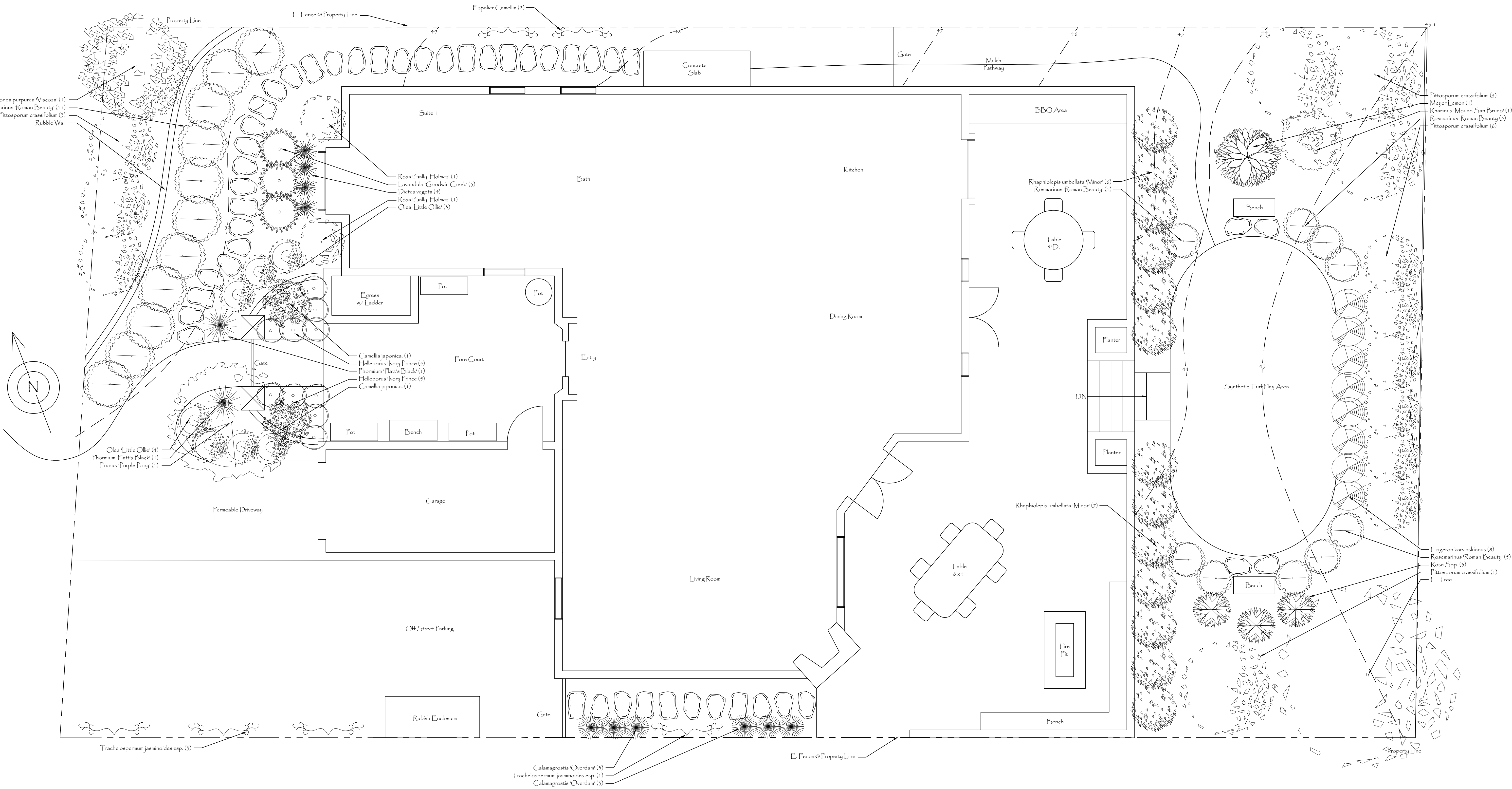
NORTH

GIANOS EXTERIOR ELEVATIONS 26339 ISABELLA AVE. CARMEL, CA.

STEPHEN WILMOTH
4114 EL BOSQUE DR.
PEBBLE BEACH, CA 93953
(831) 225-5309

DATE: 1.25.17
2.23.17
3.9.17
7.19.17

SHEET:
3
PRELIMINARY



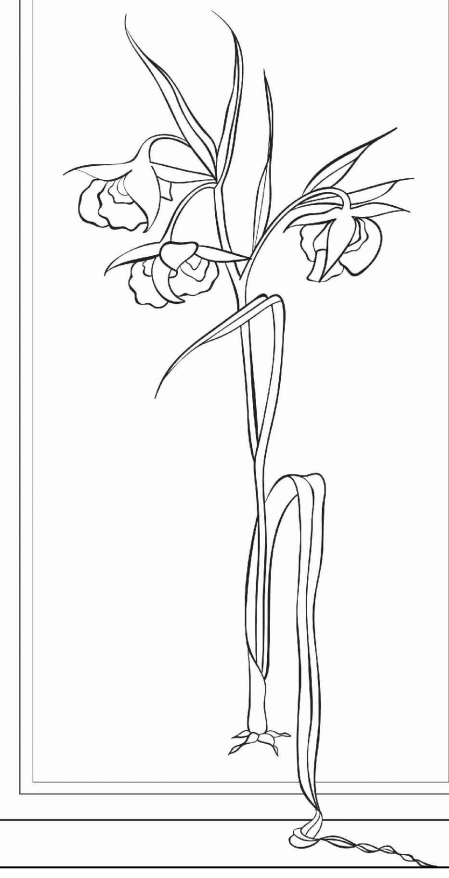
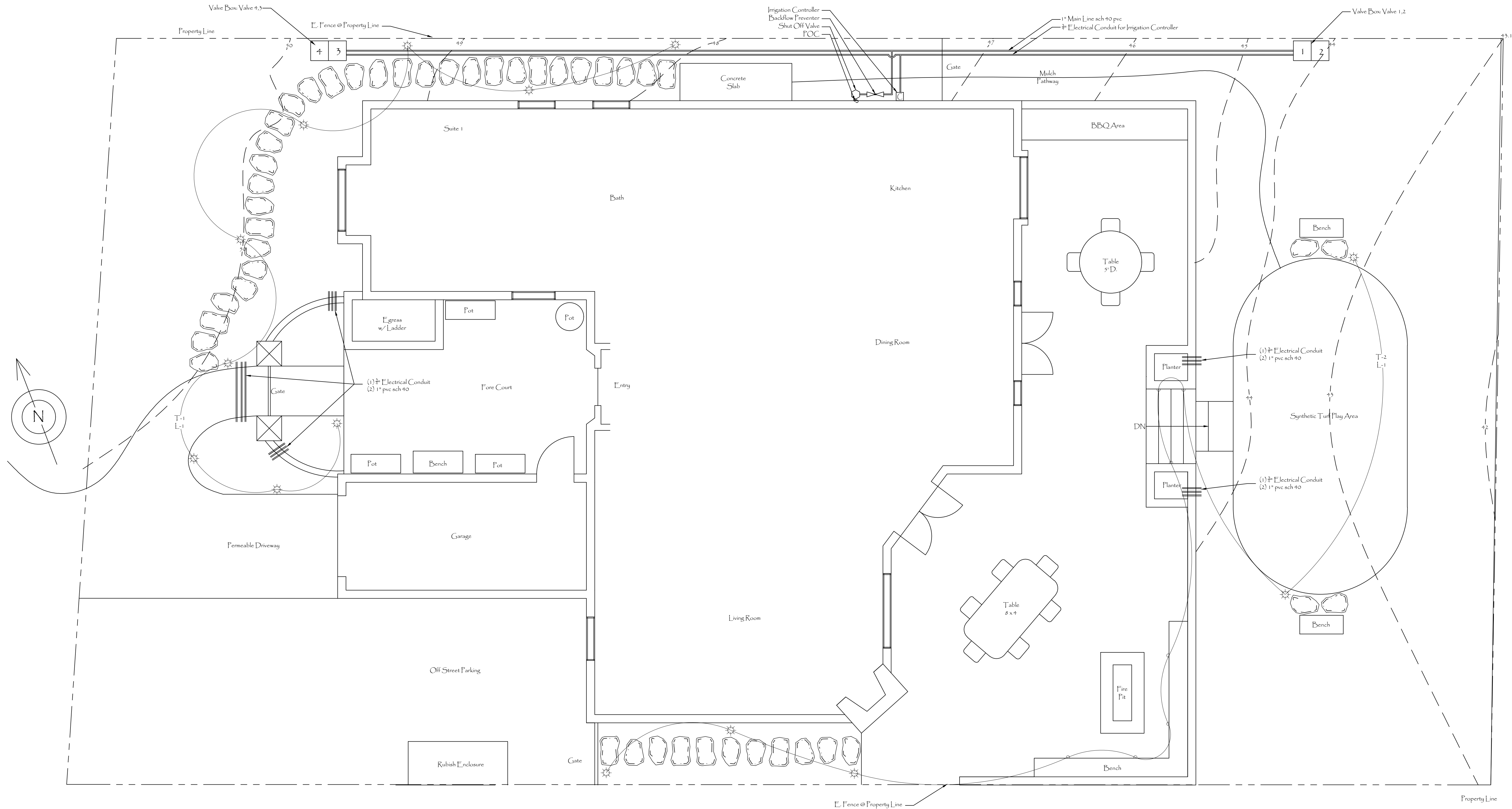
Michelle Comeau
Landscape Design
&
Installation
P.O. Box 6327
Carmel, Ca. 93921
P: 831-620-0111
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michelle@comeaudeesign.com

Landscape Plan Prepared For:
Gianos Residence
26339 Isabella Ave.
Carmel, Ca. 93923
APN: 009 463 010

Sheet Title:
Planting Plan
Date: 7.31.17
Scale: $\frac{1}{4}'' = 1'-0''$
Drawn By: GM
Revised: 8.2.17
Sheet: L-1
of: 3

I, Michelle Comeau, certify that this landscape and irrigation plan complies with all County Landscape Requirements including the use of native, drought tolerant, non-invasive species, limited turf and the use of low flow water conserving irrigation fixtures.

Michelle Comeau
Michelle Comeau



Michelle Comeau
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Gianos Residence
26339 Isabella Ave.
Carmel, Ca. 93923
APN: 009463010

Landscape Plan Prepared For:

Sheet Title:
Irrigation Lighting Plan

Date: 8.1.17

Scale: $\frac{1}{4}" = 1'-0"$

Drawn By: GM

Revised: 8.2.17

Sheet: L-2

of: 3



I, Michelle Comeau, certify that this landscape and irrigation plan complies with all County Landscape Requirements including the use of native, drought tolerant, non-invasive species, limited turf and the use of low flow water conserving irrigation fixtures.
Michelle Comeau
Michelle Comeau



MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION

P.O. BOX 6327 ■ CARMEL, CA 93921
831.620.0111 ■ FAX 831.620.0105
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LICENSE NO. 582326

Gianos Plant List

Qty	Size	Botanical Name	Common Name
6	5g	Calamagrostis 'Overdam'	Overdam Feather Reed Grass
2	5g	Camellia japonica	Common Camellia
2	15g	Camellia sasanqua 'Espalier'	Espalier Camellia
1	15g	Citrus x meyeri	Mejer Lemon
4	5g	Diets vegeta	Fortnight Lily
1	15"	Dodonea viscosa 'Purpurea'	Purple-Leafed Hop-Bush
8	1g	Erigeron karvinskianus	Santa Barbara Daisy
10	1g	Helleborus 'Ivory Prince'	Lenten Rose
3	5g	Lavendula 'Goodwin Creek'	Goodwin Creek Lavender
7	5g	Olea 'Little Ollie'	Dwarf Olive
2	5g	Phormium 'Platt's Black'	Platt's Black New Zealand Flax
13	15g	Pittosporum Crassifolium	Karo
1	24"	Prunus 'Purple Pony'	Purple Pony Cherry Plum
1	5g	Rhamnus 'Mound San Bruno'	Coffeeberry
13	5g	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorne
2	5g	Rosa 'Sally Holmes'	Sally Holmes Climbing Rose
3	5g	Rosa Spp.	Rose
20	1g	Rosmarinus 'Roman Beauty'	Roman Beauty Rosemary
4	5g	Trachelospermum jasminoides 'Esp.	Star Jasmine

MAWA Calculations

ET_o - Annual Net Reference evaporation (inches)
0.7 - E.T Adjustment Factor
LA - Landscape Area (sq.ft.)
0.62 - Conversion Factor to Gallons per square foot
SLA - Portion of the Landscape Area Identified as Special Land Area (sq.ft.)
0.3 - The Additional E.T Adjustment Factor for the SLA (1.0 - 0.7 = 0.3)
323,851 - Gallons-per-Acre-Foot
748 - Hundred-Cubic-Feet/Year

E_t to Monterey = 36 in.
LA = 1,383 sq.ft.
SLA = 0

$$\frac{(ET_o \times .62) [(7 \times LA) + (3 \times SLA)]}{748} = \text{Gallons/Year}$$

$$\frac{(36 \times .62) [(7 \times 1,383) + (3 \times 0)]}{748} = 21,608.00 \text{ Gallons/Year}$$

$$\frac{(36 \times .62) [(7 \times 1,383) + (3 \times SLA)]}{748 \text{ gallons per cubic ft.}} = 28.9 \text{ Hundred-Cubic-Feet/Year}$$

$$\frac{(36 \times .62) [(7 \times 1,383) + (3 \times SLA)]}{323,851 \text{ gallons per acre ft.}} = .06 \text{ Acre-Ft.}$$

ETWU Calculations

ET_o - Annual Net Reference evaporation (36 in)
PF - Plant Factor
HA - Hydrozone Area (sq.ft.)
0.62 - Conversion Factor to Gallons per square foot
SLA - Portion of the Landscape Area Identified as Special Land Area (sq.ft.)
IE - Irrigation Efficiency (.81)

$$\frac{(ET_o)(.62)(PF \times HA + SLA)}{IE} = ETWU$$

Hydrozone Area (Drip/Low) = 1,383 sq.ft.
Plant Factor = .2 = 1,383 x .2 = 276.6 sq.ft.
IE = .81
SLA = 0

$$(36 \times .62) \frac{[(276.6) + (0)]}{.81} = 7,621.87 \text{ gallons/year}$$

PLANTING NOTES:

1. Plant quantities are for contractors convenience only. Contractor is responsible for actual plant quantities and shall be verified from the planting plan. To meet the planting requirements, contractor may need to engage in contract with growers to ensure plant availability.

2. Contractor to notify landscape designer in the event of plant unavailability immediately.

3. Conditions permitting, the retention of water in planting pits for more than 1 hour shall be corrected by the contractor.

4. All plant material shall match specification per species and comply with ANZSI Z601 "Standard for Nursery Stock", and shall be inspected by landscape designer.

5. Plant materials may be adjusted in the field as directed by landscape designer at no extra cost to owner.

6. Contractor shall erect tree protection barriers around existing trees to be saved on site, creating a tree protection zone, contractor shall be responsible for damage to existing trees.

7. Contractor shall provide an allowance of \$2,000 for additional material.

8. Top dress all planter areas with 2" of 1/2" redwood or fir bark dressing free of all dirt, sticks, dust or debris. Provide a 1 pint sample and source to Landscape Designer prior to ordering.

9. Erosion control blanket/jute to be applied to all slope areas according to manufacturers specifications.

10. All trees to be staked with two lodgepole stakes 10' x 2" a batter board and cinch ties, or with guy wires as necessary.

11. All plants to be planted with 1/3 top soil, 1/3 organic planting mix, 1/3 harvest supreme organic amendment.

12. All plants to be planted with organic fertilizer inoculated with appropriate mycorrhizae.

13. No plant substitutions unless approved by designer.

14. All irrigation lines to be SCH 40 PVC main lines.

15. All valve wires to be sleeved with 3/4" electrical conduit, SCH 40.

16. All direct burial low voltage wires to be sleeved with 3/4" electrical conduit, SCH 40 PVC.

17. All Stepping stones to be set on individual pads of concrete, 2" thick, trowelled to the exact size of the stepping stones.

IRRIGATION LEGEND

CONTROLLER
Weathermatic SL 1600 with Smart link Air Card, Flow Sensor and Master Valve
DRIP VALVE
1" 7911 Remote Control Valve, Nelson Plastic Valve Box
1" Brass Ball Valve Matco
1" # 9754 Wilkins Reduced Pressure w/ Y Strainer
1" Main Line, SCH 40, 18" Deep
3/4" B x 401 Champion Bent Nose Garden Valve

VALVE DETAIL

STATION #	TYPE	LOCATION
1	DRIP	Backyard Plants
2	Extra	NA
3	DRIP	Plants in Front Yard
4	DRIP	Pots

IRRIGATION TIME TABLE

SPRING (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3, 4 T, F 30 MIN

SUMMER
VALVES 1, 2, 3, 4 T, F 30 MIN

FALL
VALVES 1, 2, 3, 4 T, F 30 MIN

WINTER (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3, 4 T, F 30 MIN

Lighting Legend

SYMBOL QTY MANF. MODEL DESCRIPTION ACCESSORIES

□	2	FX Luminaire	FX Transformer 500W	See Transformer Schedule
☼	14	FX Luminaire JS-	1 LED 5- 10 Watts-	Pathway Lights
▷	7	FX Luminaire PO-RD-	1 LED- 10 Watts-	Wall Lights

TRANSFORMER SCHEDULE

SYMBOL MODEL WATTAGE CAPACITY WATTAGE
USED PRIMARY AREA ILLUMINATED SWITCH CODE

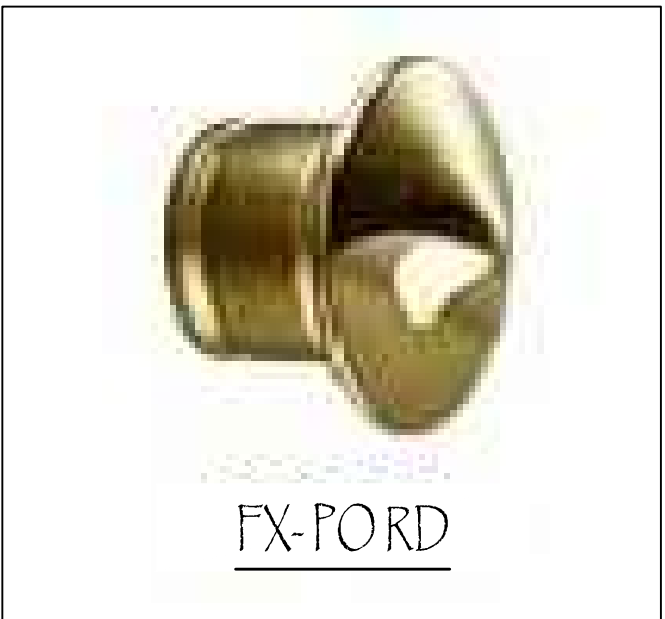
T1	FX-Transformer	300w	90 w	Front Yard	SW1
T2	FX-Transformer	300w	40w	Backyard	SW2
T2	FX-Transformer	300w	50w	Backyard	SW2

TRANSFORMER DETAIL

TRANS	Line	QTY	Fixture
T1	Line 1	9	FX-JS
T2	Line 1	7	FX-PO-RD
T2	Line 1	5	FX-JS

NOTE: Transformer shall have photocell and motion control options

Lighting Fixtures



WILKINS
a **ACE** company

Model 975XL
Reduced Pressure Principle Assembly

SPECIFICATION SUBMITTAL SHEET

FEATURES
Sizes: □ 3/4" □ 1" □ 1 1/4" □ 1 1/2" □ 2"

Maximum working water pressure 175 PSI
Maximum working water temperature 180°F
Hydrostatic test pressure 350 PSI
End connections Threaded ANSI B1.20.1

OPTIONS
(Suffixes can be combined)
□ - with full port QT ball valves (standard)
□ L - less ball valves
□ U - with union ball valves
□ MS - with integral relief valve monitor switch
□ P - for reclaimed water systems
□ S - with bronze "Y" type strainer
□ BMS - with battery operated monitor switch
□ FDC - with fire hydrant connection; 2" only
□ TCJ - with test cocks up
□ V - with union swivel elbows
□ SE - with street elbows
□ FT - with integral male 45° flare SAE test fitting

ACCESSORIES
□ Air gap (Model AG)
□ Repair kit (rubber only)
□ Thermal expansion tank (Model WXTP)
□ Soft seated check valve (Model 4D)
□ Shock arrester (Model 1250)
□ QT-SET Quick Test Fitting Set
□ Ball valve handle locks

APPLICATION
Designed for installation on potable water lines to protect against both backsiphonage and backpressure of contaminated water into the potable water supply. Assembly shall provide protection where a potential health hazard exists.

STANDARDS COMPLIANCE
• ASSEB Listed 1013
• IAPMOB Listed
• UL® Classified (less shut-off valves or with OS&V valves)
• C-UL® Classified
• CSA-B Certified
• AWWA Compliant C511
• Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California

MATERIALS
Main valve body Cast Bronze ASTM B 594
Access covers Cast Bronze ASTM B 594
Fasteners Stainless Steel, 300 Series
Elastomers Silicone (FDA Approved)
Polymers Buna Nitrile (FDA Approved)
Springs Noryl™, NSF Listed
Stainless steel, 300 series

Relief Valve discharge port:
3/4" - 1" - 0.63 sq. in.
1 1/4" - 2" - 1.10 sq. in.

DIMENSIONS & WEIGHTS (do not include plug.)

MODEL SIZE	DIMENSIONS (approx. in.)												WEIGHT									
	A		B		C		D		E		F		G		H		I					
3/4"	10	12	350	14	350	730	190	210	24	3	10	310	89	5	127	19	300	460	10	43	10	3.5
1"	11	13	375	15	375	750	195	215	24	3	10	315	91	5	127	19	305	465	10	43	10	3.5
1 1/4"	12	14	400	16	400	775	200	220	24	3	10	320	93	5	127	19	310	470	10	43	10	3.5
1 1/2"	13	15	425	17	425	800	205	225	24	3	10	325	95	5	127	19	315	475	10	43	10	3.5
2"	14	16	450	18	450	825	210	230	24	3	10	330	97	5	127	19	320	480	10	43	10	3.5
2 1/2"	15	17	475	19	475	850	215	235	24	3	10	335	99	5	127	19	325	485	10	43	10	3.5
3"	16	18	500	20	500	875	220	240	24	3	10	340	101	5	127	19	330	490	10	43	10	3.5
3 1/2"	17	19	525	21	525	900	225	245	24	3	10	345	103	5	127	19	335	495	10	43	10	3.5
4"	18	20	550	22	550	925	230	250	24	3	10	350	105	5	127	19	340	500	10	43	10	3.5

DOCUMENT # 97-21331 (01)
REVISED 11/04

Page 1 of 2



Michelle Comeau

Landscape Design

&

Installation

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Carmel, Ca. 93921
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michelle@comeaudeSIGN.com

Landscape Plan Prepared For:

Gianos Residence
26339 Isabella Ave.
Carmel, Ca. 93923
APN: 009463010

Sheet Title:

Notes

Date: 8.2.17

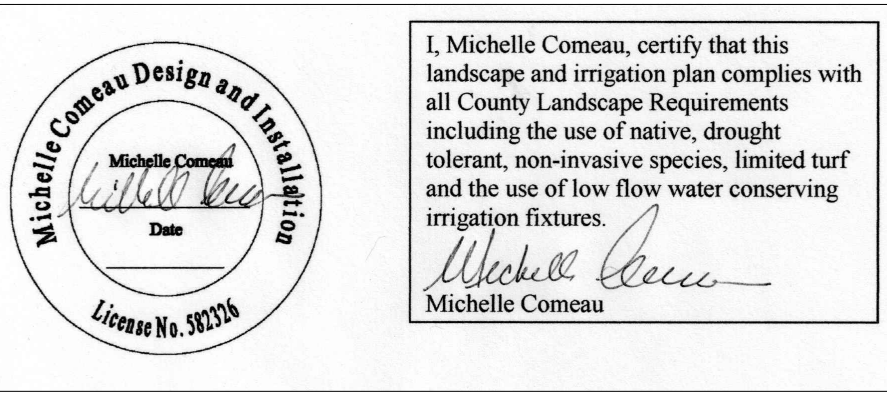
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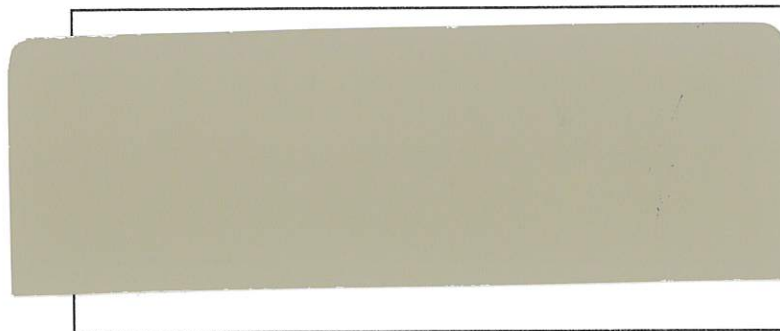
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Sheet: L-3

of: 3



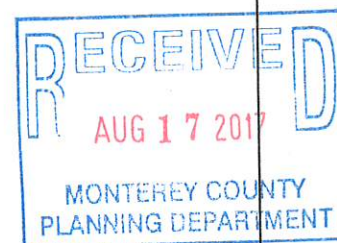
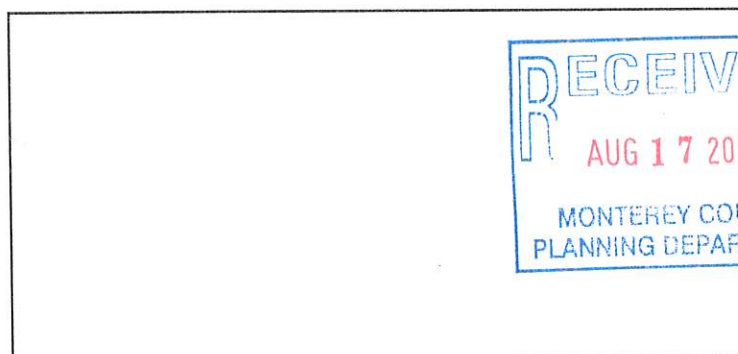
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Materials: Stucco & Wood Colors: TAUPE THROUGHOUT EXTERIOR
Description: ONLY ONE COLOR



Materials: SHINGLES Colors: NATURAL WOOD SHINGLES
Description: TO MATCH EXISTING



Materials: _____ Colors: _____
Description: _____

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