

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

In the matter of the application of:

FJUGSTAD (PLN180436)

RESOLUTION NO. 19-014

Resolution by the Monterey County Zoning
Administrator:

1. Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and
2. Approving a Combined Development Permit consisting of:
 - a) A Coastal Administrative Permit and Design Approval to allow the demolition of the existing single-family dwelling and construction of a 2,407-square foot single-family dwelling and attached 376 square foot garage, subject to 12 conditions of approval; and
 - b) A Coastal Administrative Permit for construction within 750 feet of a known archaeological site.

2692 15th Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-393-015-000)

The Fjugstad application (PLN180436) came on for a public hearing before the Monterey County Zoning Administrator on May 9, 2019. 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 AND EVIDENCE

1. **FINDING:** **CONSISTENCY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Carmel Area Land Use Plan, Carmel Area Implementation Plan – Part 4, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed.
EVIDENCE:
 - a) The proposed project consists of the demolition of the existing 1,100 square foot single-family dwelling and approximately 322 square foot garage and subsequent construction of a 2,407-square foot single-family dwelling and attached 376 square foot garage.
 - b) The property is located at 2692 15th Avenue, Carmel, Carmel Area Land Use Plan (LUP), Coastal Zone. The parcel is zoned Medium Density Residential, 2 single-family dwelling units per acre, with a Design Control zoning overlay (Coastal Zone) [MDR/2-D (CZ)]. A Single-family dwelling is identified as a principal use allowed subject to a Coastal Administrative Permit in each case within the MDR zoning district pursuant to Monterey County Code Section 20.12.040.A. The Design Control zoning overlay requires the

granting of a Design Approval for the proposed development (see Finding No. 5 below).

- c) The 6,191-sq. ft. parcel (.142 acre) is shown in its current configuration in Volume 1 of the 1964 Assessor's Map Book 9. Thus, the property is a legal lot of record.
- d) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Carmel Area Implementation Plan (Part 4); and
 - Monterey County Zoning Ordinance - Coastal (Title 20)
- e) No conflicts were found to exist with the above standards and policies. The County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
- f) The project site is developed with a single-family dwelling. The proposed development is for the demolition of the existing single-family dwelling and subsequent construction of a replacement single-family dwelling. The site is served by California American Water Company and the Carmel Area Wastewater District. The property is zoned for residential uses.
- g) The site is located within an area that is mapped 'high' in archaeological sensitivity and is in proximity to known resources on Carmel Point. Two reports have been prepared for the site by qualified archaeologists. Both reports have concluded that there is no surface evidence of the presence of significant archaeological resources at the site and the nearest known site is over 800 feet from the property. Despite the lack of surface evidence, and due to the proximity of the site to known sites, a Coastal Administrative Permit entitlement for development within 750 feet of known resources has been included. Standards required to grant the entitlement are met and the project is consistent with cultural resource policies of the Carmel Land Use Plan and Implementation Plan. No basement is proposed. See Finding 6 for Findings and supporting evidence.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180436.

2. 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, 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 RMA-Planning, Cypress Fire Protection Department, RMA-Public Works, RMA-Environmental Services, and Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) All necessary public facilities are available to the project site. Sewer service will be provided by the Carmel Area Wastewater District and water will be provided by California American Water Company with a Water Permit from the Monterey Peninsula Water Management District. The applicant has purchased water through the Malpas Water Company for residential use (**Exhibit C** of the Staff Report Malpas Water Company). The Environmental Health Bureau did not impose any conditions for project approval.
- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN180436.

- 3. 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 RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) 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 PLN180436.
- 4. FINDING:** **SITE SUITABILITY** - The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, and Cypress FPD (Fire Protection District). The site is physically suitable for use proposed.
- EVIDENCE:**
- a) The following technical reports have been prepared for the project that demonstrate that the site is suitable for development:
 - Geotechnical Investigation (LIB190076) prepared by Soil Surveys Group, INC, Salinas, California, October 24, 2018.
 - Preliminary Cultural Resources Reconnaissance (LIB180431) prepared by Susan Morley, Marina, California, July 2018.
 - Historical Assessment (LIB07022) prepared by Historic Preservation Associates, Carmel, California, January 2010.
 - Preliminary Cultural Resources Reconnaissance (LIB070021) prepared by Hampson & Breschini, September 1985.

All reports indicate that the site can be developed for the proposed residential use provided recommendations are incorporated. County staff has independently reviewed these reports and concurs with their conclusions. Conditions of approval have been incorporated where necessary to ensure that report recommendations are followed.
 - b) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- c) The project planner conducted site inspections on January 8, 2019 and March 11, 2019, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- d) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. Additionally, the project site is approximately 860 feet from a known archaeological site, CA-MNT-1286. An archaeological survey (LIB180431) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. Additionally, an archaeological survey prepared for the site September 25, 1985 (LIB070021 Hampson & Breschini) stated that the reconnaissance was negative with no cultural or archaeological artifacts observed. An archaeological study was prepared November 21, 2007 for a parcel in the vicinity, 2677 Walker Avenue, that also concluded that there was no evidence of potentially significant archaeological resources (LIB070615 Doane & Breschini). Furthermore, although the project site is located in an area of high sensitivity, the location of the demolition and subsequent construction would occur have been disturbed by previous site alterations and structural development associated with the existing residence. The proposed project is located largely within the existing footprint of the existing residential structure. No basement is proposed, and site disturbance is limited to removal of the existing structure and foundation and trenching for new foundations and utilities. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- e) Biological Resources – Data contained within the Monterey County Geographic Information System (GIS) indicates that the subject property is within an area that could be Monterey Pine habitat. However, the project site and surrounding neighborhood consists of developed small lot residential structures surrounded by landscaping. The project site and surrounding neighborhood is characterized by ornamental landscaping and many examples of non-native vegetation within the ornamental plant pallet, though there are examples of Monterey pine as a landscaping component in isolated instances. The subject lot does not have any Monterey pine trees or other native plants. Additionally, the site or surrounding neighborhood does not contain sensitive biological vegetation such as coastal terrace prairie, dune scrub, maritime chaparral, Monterey pine forest, oak savanna, redwood forest, or valley needlegrass grassland. Furthermore, critical habitat for special status animal species is not identified on the site. This information was confirmed during staff's onsite visits of January 8, 2019 and March 11, 2019.
- f) Hazards – The site is located in an area that is subject to strong seismic events. The geotechnical report prepared for the project provides recommendations for soils preparation and foundation design that will minimize hazards. A building permit is required for

the proposed development that will ensure minimum building safety standards are followed and geotechnical recommendations are incorporated in the design and construction. The site is not in a high fire hazard area and conditions recommended by the Fire Department will be incorporated in the building design. The site is well over 1,000 feet from the coastline and is not subject to tsunamis or other coastal hazards. The project replaces an existing single-family residential use with a new single-family residential use within a residential community.

- g) The project was referred to the Carmel Area Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on March 18, 2019 at which all persons had the opportunity to be heard and voted 3-0 to support the project as proposed. The LUAC noted no comments were made by any neighbor or the public.
- h) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180436.

5. FINDING:

DESIGN – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE:

- a) The proposed project involves demolition of an existing residential dwelling and construction of a replacement residential dwelling on a 6,191-square foot lot.
- b) Pursuant to Section 20.44, Title 20 (Coastal Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
- c) The proposed exterior colors and materials are consistent with the medium-density residential setting and other dwelling units in the general vicinity. The architectural style would be considered modern with influences derived from American mid-century architectural stylings. The two-story dwelling is characterized by crisp edges with the mass broken through the use of materials and color. The primary colors and materials for the new dwelling include dark bronze clad window frames, natural stone veneer, smooth stucco finish in beige or gray with horizontal wood siding in a different grey tone. Aluminum roof fascia coincides with the top of the flat roof and a similar roof fascia that defines the top of the garage and extends across the front elevation, thus further breaking this mass. The proposed dwelling and exterior finishes would be in contrast to many of the residential dwellings found in the neighborhood, particularly the flat roof and aluminum roof fascia elements whereas the majority of the dwellings

in the neighborhood feature gabled or pitched roofs. However, the neighborhood, and the Carmel Point area in general reflect an eclectic architectural palette that includes modern-style architecture. Furthermore, the Carmel Point, including the immediate neighborhood around the project site, are in transition, with new homes being of a larger scale and featuring different materials that are reflected in this proposed dwelling. Regardless, the color and materials palettes are complimentary to the eclectic architectural style found in the neighborhood, and the scale of this dwelling compliments the surrounding character as there are numerous two-story homes in the vicinity. Thus, the proposed dwelling would result in a residence that is similar to other residential structures present in the immediate area in the terms of scale and materials.

- d) Based on the evidence described above, the proposed structure and uses are consistent with the surrounding character (i.e., structural design features, colors, materials, and finishes) and scale of development in the vicinity. As proposed, the project is consistent with and compliments the character found in a residential community.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180436.

6. FINDING:

CULTURAL RESOURCES – Site planning and design features are incorporated to minimize and avoid impacts to archaeological resources.

EVIDENCE:

- a) A Preliminary Cultural Reconnaissance was conducted in July 2018 by Susan Morley (LIB180431). The report concluded that there were no cultural resources observed on the site. Furthermore, the report noted that the nearest known cultural resource, CA-MNT-1286, was 860 feet from the project site.
- b) An archaeological survey was conducted on the site in 1985 in conjunction with a permit for an addition to the existing dwelling on the site (LIB070021, Hampson & Breschini). This survey did not discover any cultural or archaeological artifacts.
- c) An archaeological study was prepared November 21, 2007 for a parcel directly behind the project site, 2677 Walker Avenue, that also concluded that there was no evidence of potentially significant archaeological resources (LIB070615 Doane & Breschini).
- d) The project includes minimal ground disturbance on a site that has been disturbed to accommodate the existing residential dwelling. The project proposal includes a moderately expanded footprint – 333.5 square feet - along a portion of the southern section. The project includes approximately 32.8 cubic yards of grading, which includes approximately 6.8 cubic yards of imported soil to raise a portion of the building pad. No soils would be exported.
- e) Other than proximity to known resources (860 feet), there is no evidence that any cultural resources would be disturbed. Several archaeological reports have been conducted that conclude that there is no evidence of resources at the site. The site is located inland from areas known to support Native American life as evidenced in background and records investigations through Northwest

Information Center at Sonoma State. The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- f) Tribal consultation took place on April 2, 2019. The Tribal chairperson for the Ohlone, Costanoan, Esselen Nation (OCEN) objected to all excavations in the Carmel Point area and all lands where the ancestors inhabited and would prefer to see no disturbance to the land; however, if development is allowed to proceed, a native American monitor is requested to ensure that any remains or artifacts are promptly identified and treated with appropriate dignity. The project is conditioned such that a tribal representative shall be on site during grading and excavation activities (Condition MM-1) and the applicant has agreed to this condition.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180436.

7. FINDING:

CEQA: Mitigated Negative Declaration – On the basis of the whole record before the Monterey Zoning Administrator, there is no substantial evidence that the proposed project as designed, mitigated and conditioned, 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 15060 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 Guidelines Section 15063. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN180436).
- c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment with the incorporation of the Mitigation measures (See condition MM-1). Accordingly, staff prepared a Mitigated Negative Declaration (MND).
- d) Pursuant to CEQA Guidelines Section 15105, the Initial Study and related Mitigated Negative Declaration were subject to a public review period of 30 days which commenced on April 5, 2019 and concluded on May 5, 2019. No public comments were made to Monterey County RMA during this review period. Furthermore, no outside agency comments were received during the 30-day review period.
- e) Issues that were analyzed in the Initial Study include: aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, tribal cultural resources, and utility/service systems. Less than

significant impacts with mitigation were identified for cultural resources. All other impacts were considered less than significant without the need for mitigation. Mitigation measures are incorporated into the project through the Conditions of Approval Condition (MM-1 Tribal Monitor).

- f) Mitigation includes having a tribal representative present on the site during site disturbance – grading and any excavation required to construct the foundation of the structure.
- g) Implementation of existing Monterey County policies and regulations already addressing grading and noise, and protection of cultural resources allows for incorporation of conditions of approval (see Condition No. 3), which, along with project design elements, would result in a less than significant impact.
- h) Less than significant impacts to air quality, geology and soils, greenhouse gas emissions, and noise levels were identified. All potential impacts have been addressed through implementation of existing policies and regulations, and where appropriate, through conditions of approval.
- i) The mitigation measure associated with this project would protect the potential cultural setting by having a tribal monitor on site during ground disturbance activities, including the removal of the existing building pad, excavation and re-compaction of the building site, and any trenching that may be required as part of the structure's foundation. Monitoring will minimize potential unanticipated impacts to archaeological and tribal cultural resources to less than significant by ensuring that any resources encountered are promptly identified, are treated with appropriate dignity, and are analyzed and documented appropriately. The project is for the replacement of a single-family dwelling in an urbanized residential area with access to public utilities and infrastructure, thus no contribution to any potential cumulative impacts are associated with this project.
- j) Evidence received and considered includes the project application materials, the Archaeological Reconnaissance (Planning File No. LIB180431, LIB070021 and LIB070615), County resources including the Monterey County Geographic Information System and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN180436) and are hereby incorporated herein by reference.
- k) Staff conducted site inspections on January 8, 2019 and March 11, 2019 to verify that the site is suitable for the scope and intent of this project.
- l) See also, supporting Finding Nos. 1 and 3.
- m) 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 PLN180436.
- n) Monterey County RMA-Planning, located at 1441 Shilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

8. **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) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 2, Local Coastal Program Shoreline Access Plan Central Section, in the Carmel Area Land Use Plan).
 - d) The project planner completed a site inspection on January 8, 2019 and March 11, 2019, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations of the proposed development to verify that the structures will not impact visual resources/access. See also Finding No. 1.
 - e) 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 PLN180436.
9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (i.e. development within 750 feet of an archaeological resource).

DECISION

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

1. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Report Plan; and
2. Approve a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval to allow the demolition of the existing single-family dwelling and construction of a 2,407-square foot single-family dwelling and attached 376 square foot garage, subject to 14 conditions of approval, including one (1) mitigation measure; and
 - b) Approve a Coastal Administrative Permit for construction within 750 feet of a known archaeological site.

The decision is subject to 14 conditions of approval, including one (1) Mitigation Measure, both of which are attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of May 2019.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON MAY 14 2019.

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 24 2019.

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 offices in Salinas.

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Monterey County RMA Planning

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

PLN180436

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN180436) allows the demolition of the existing 1,110 sq. ft. single-family dwelling construction of an approximately 2,410 square foot, two-story dwelling and approximately 380 square foot attached garage, driveway and patios totaling 1,035 square feet. The property is located at 2692 15th Avenue, Carmel (Assessor's Parcel Number 009-393-015-000), 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 RMA Chief of 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 19-014) was approved by the Zoning Administrator for Assessor's Parcel Number 009-393-015-000 on May 9, 2019. The permit was granted subject to 14 conditions of approval, including one (1) Mitigation Measure, 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 RMA Chief of 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

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. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

7. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

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

8. GRADING PLAN

Responsible Department: Environmental Services

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

9. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the project-specific geotechnical report and the approved grading plan. (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. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The stormwater control plan shall incorporate the measures identified on the completed the Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

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

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the 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.

12. MM1-Tribal Monitor during Grading / Excavation

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to prevent adverse impacts to potential cultural resources, a qualified tribal monitor shall be present during excavation and soil disturbing activities associated with the grading requirements for the replacement dwelling. 2) The monitor shall have the authority to temporarily halt work to examine any potentially significant materials. 3) If human remains are identified, work shall be halted to within a safe working distance, the Monterey County Coroner must be notified immediately and if said remains are determined to be Native American, the Native American Heritage Commission shall be notified as required by law. 4) If potentially significant, archaeological resources are discovered, work shall be halted in the area of the find until it can be evaluated. 5) If suitable materials are recovered, a minimum of two samples shall be submitted for radiocarbon dating in order to provide a basic chronology of the site. 6) If intact, significant features should be encountered, the tribal monitor in conjunction with an archaeologist shall recommend appropriate mitigation measures. Features are human burials, hearths, house floors, and/or caches of stone tools. If a feature is artifactual and cannot be moved, it must be documented in place, in situ. 7) A monitoring report shall be produced by the qualified archaeologist to document any findings and to evaluate the significance of the cultural resource. 8) If artifactual features are observed, the applicant shall retain a qualified archaeologist to monitor and ensure conduct of the requirements of the mitigation and monitoring plan.

Compliance or Monitoring Action to be Performed: Mitigation Measure Action 1:
Prior to issuance of a construction permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified tribal representative for review and approval. If additional measures are determined to be required to minimize impacts, they shall be formulated by the tribal monitor and a qualified archaeologist, reviewed and approved by the RMA-Planning Department, and implemented by the tribal monitor and a monitoring archaeologist. The requirements of this measure shall be included as a note on all grading and building plans.

13. 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.

14. SITE ACCESSABILITY

Responsible Department: RMA-Planning

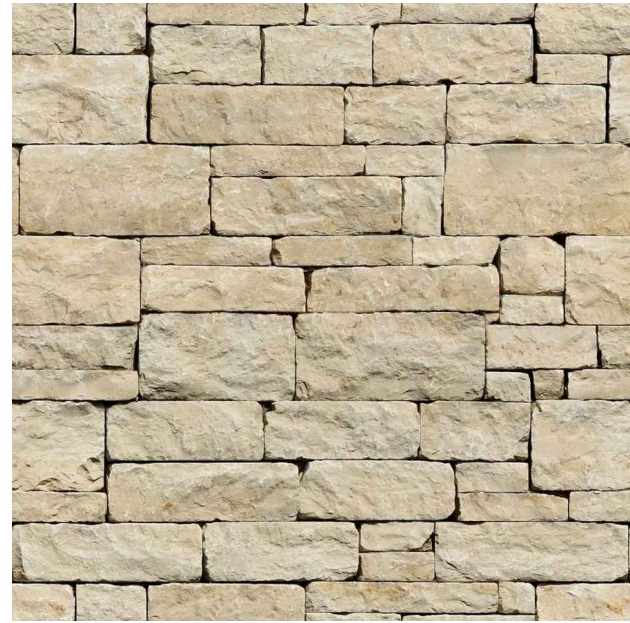
Condition/Mitigation Monitoring Measure: The applicant shall assure adequate and safe conditions for exiting maneuvers from the property. Sight distance from the driveway shall remain clear of obstructions for sight purposes so that any through traffic may be visually detected from the driveway prior to entering the public right of way.

Compliance or Monitoring Action to be Performed: Prior to issuance of any building permits, the applicant shall submit evidence to RMA - Planning that adequate sight-distance as viewed from the site's driveway is safe for local traffic conditions.

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PROPOSED MATERIALS



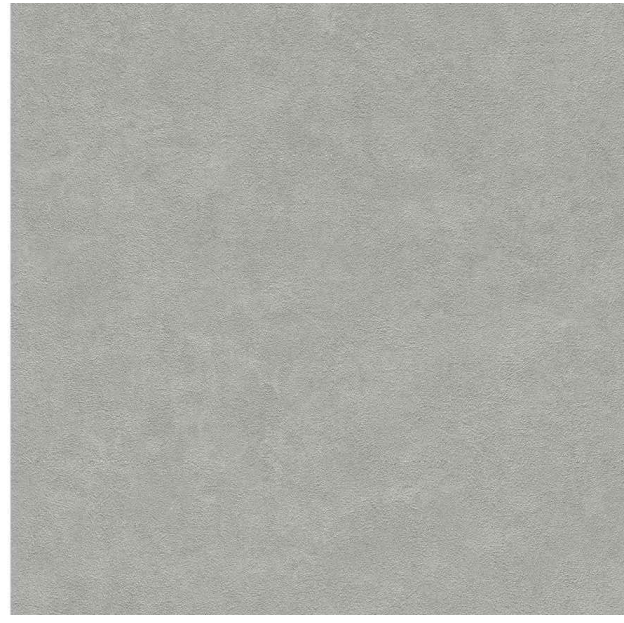
NATURAL STONE VENEER



HORIZONTAL WOOD SIDING



BEIGE STUCCO, SMOOTH FINISH



GRAY STUCCO, SMOOTH FINISH



ALUMINUM CLAD WINDOWS & DOORS,
DARK BRONZE FINISH



TAR & GRAVEL ROOF



DRIVEWAY PAVERS



FENCE & GATE - VERTICAL METAL FINES,
PAINTED DARK BRONZE COLOR



PATIO PAVERS

EXISTING SITE PHOTOS



VIEW OF (E) HOUSE FROM STREET LOOKING SOUTH



VIEW OF (E) HOUSE LOOKING SOUTHWEST



VIEW OF REAR OF HOUSE LOOKING NORTH

SHEET INDEX

G1.0 PROJECT INFORMATION
G1.1 CONSTRUCTION MANAGEMENT, GRADING & DRAINAGE
G1.2 BEST MANAGEMENT PRACTICES
G1.3 SURVEY

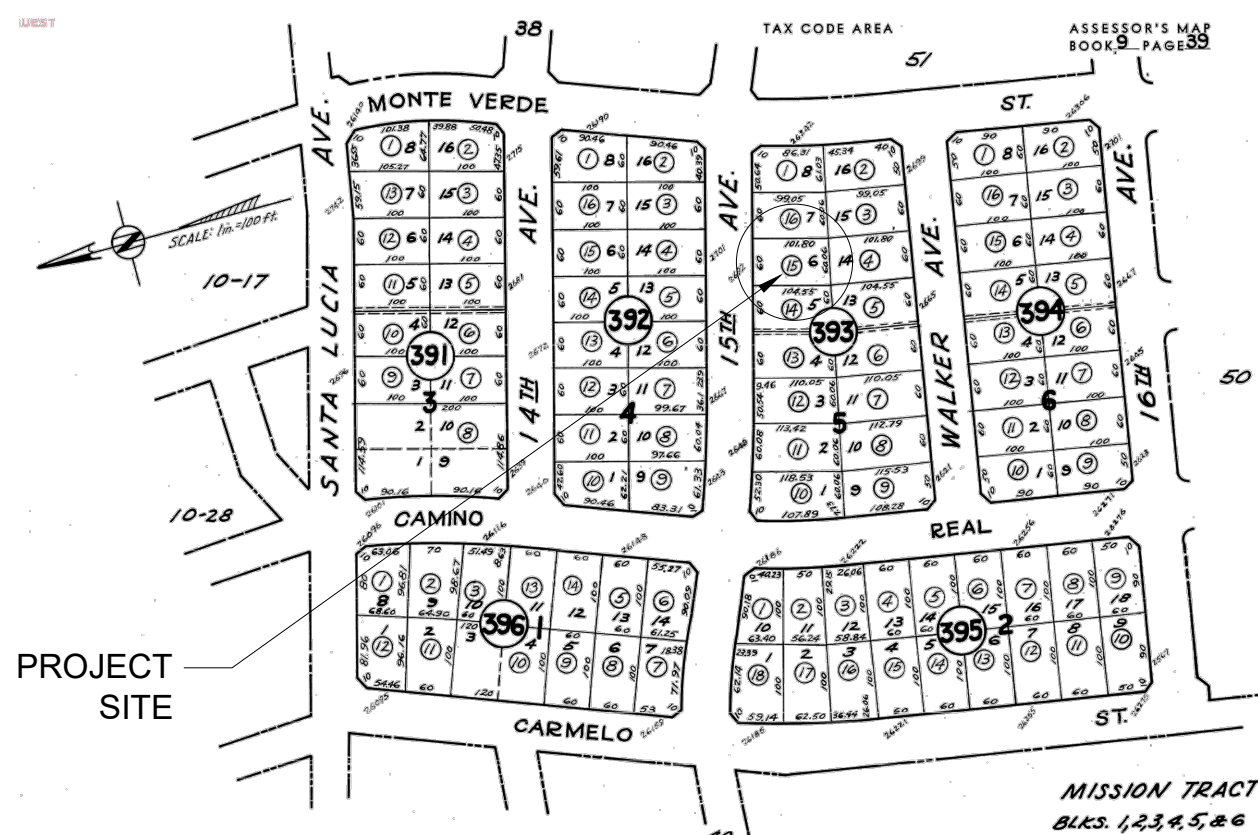
A1.0 EXISTING SITE PLAN
A1.1 PROPOSED SITE PLAN
A2.0 PROPOSED FIRST FLOOR PLAN
A2.1 PROPOSED SECOND FLOOR PLAN
A2.2 PROPOSED ROOF PLAN
A3.0 BUILDING ELEVATIONS
A3.1 BUILDING ELEVATIONS

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

PARCEL MAP



VICINITY MAP



SCOPE OF WORK

DEMOLITION OF AN (E) 1,110 SF ONE STORY SINGLE FAMILY HOME AND REMOVAL OF ALL EXISTING HARDSCAPE, DECKS, AND PATIOS.

CONSTRUCTION OF A NEW TWO STORY 2,407 SF HOUSE AND A 375.5 SF GARAGE. SCOPE OF WORK ALSO INCLUDES CONSTRUCTION OF A NEW DRIVEWAY AND 1,034 SF OF PATIOS. NEW EXTERIOR MATERIALS TO INCLUDE NATURAL STONE VENEER, HORIZONTAL WOOD SIDING, STUCCO, AND ALUMINUM CLAD WINDOWS.

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".

PROJECT TEAM

OWNER
GEIR FJUGSTAD
C/O EMERSON DEVELOPMENT GROUP
PHONE: (831) 238-9655

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GEOTECHNICAL
SOIL SURVEYS GROUP, INC.
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ARCHAEOLOGIST
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3059 BOSTICK AVE., MARINA, CA 93955
PHONE: (831) 645-9162

PROJECT INFORMATION

PROPERTY ADDRESS 2692 15TH AVE., CARMEL, CA 93923

APN 009-393-015-000

LAND USE DESIGNATION RESIDENTIAL - MEDIUM DENSITY

ZONING MDR/2-D(CZ)

TYPE OF CONSTRUCTION TYPE V-B

OCCUPANCY GROUP R-3 / SINGLE FAMILY RESIDENCE
U / GARAGE

YEAR BUILT 1950

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE 6,191 SF

ALLOWABLE SITE COVERAGE 35% OR 2,166.85 SF

(E) SITE COVERAGE:
(E) STRUCTURES 1,421.5 SF
(E) DECKS/PATIOS >24" 318 SF
(E) EAVES >30" 31 SF
TOTAL 1,770.5 SF

(P) SITE COVERAGE:
(P) STRUCTURES 1,755 SF
(P) DECKS/PATIOS >24" 411 SF
(P) EAVES >30" 0 SF
TOTAL 2,166 SF

ALLOWABLE BASE FLOOR AREA 45% OR 2,785.95 SF

(E) FLOOR AREA: 1,110 SF

(P) FLOOR AREA:
(P) MAIN LEVEL 1,380 SF
(P) UPPER LEVEL 1,027 SF
(P) GARAGE 375.5 SF
TOTAL 2,782.5 SF

(P) PATIOS 1,034 SF

ALLOWABLE HEIGHT ABV. A.N.G. 30'-0"

PROPOSED HEIGHT ABV. A.N.G. 21'-9"

MISCELLANEOUS

WATER SOURCE CAL AM

WASTE DISPOSAL SYSTEM SEWER - C.A.W.D.

TREES TO BE REMOVED NONE

GRADING ESTIMATES
(P) GRADING CUT 26.0 CU.YDS.
(P) GRADING FILL 32.8 CU.YDS.

(E) PARKING 1 SPACE (COVERED)

(P) PARKING 1 SPACE (COVERED)
1 SPACE (UNCOVERED)

AVERAGE NATURAL GRADE CALCULATIONS

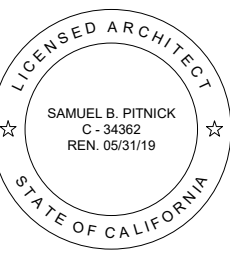
HIGHEST ELEVATION = 99.0'
LOWEST ELEVATION = 97.5'

$(99.0+97.5)/2 = 98.25'$ AVERAGE NATURAL GRADE (A.N.G.)

ALLOWABLE HEIGHT ABV. A.N.G. = 30'-0" OR 128.25'

PROPOSED HEIGHT ABV. A.N.G. = 23'-3" OR 121.5'

15TH
AVENUE
RESIDENCE
2692 15TH AVENUE
CARMEL, CA
93923



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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT
INFORMATION

Scale: SEE DWG.

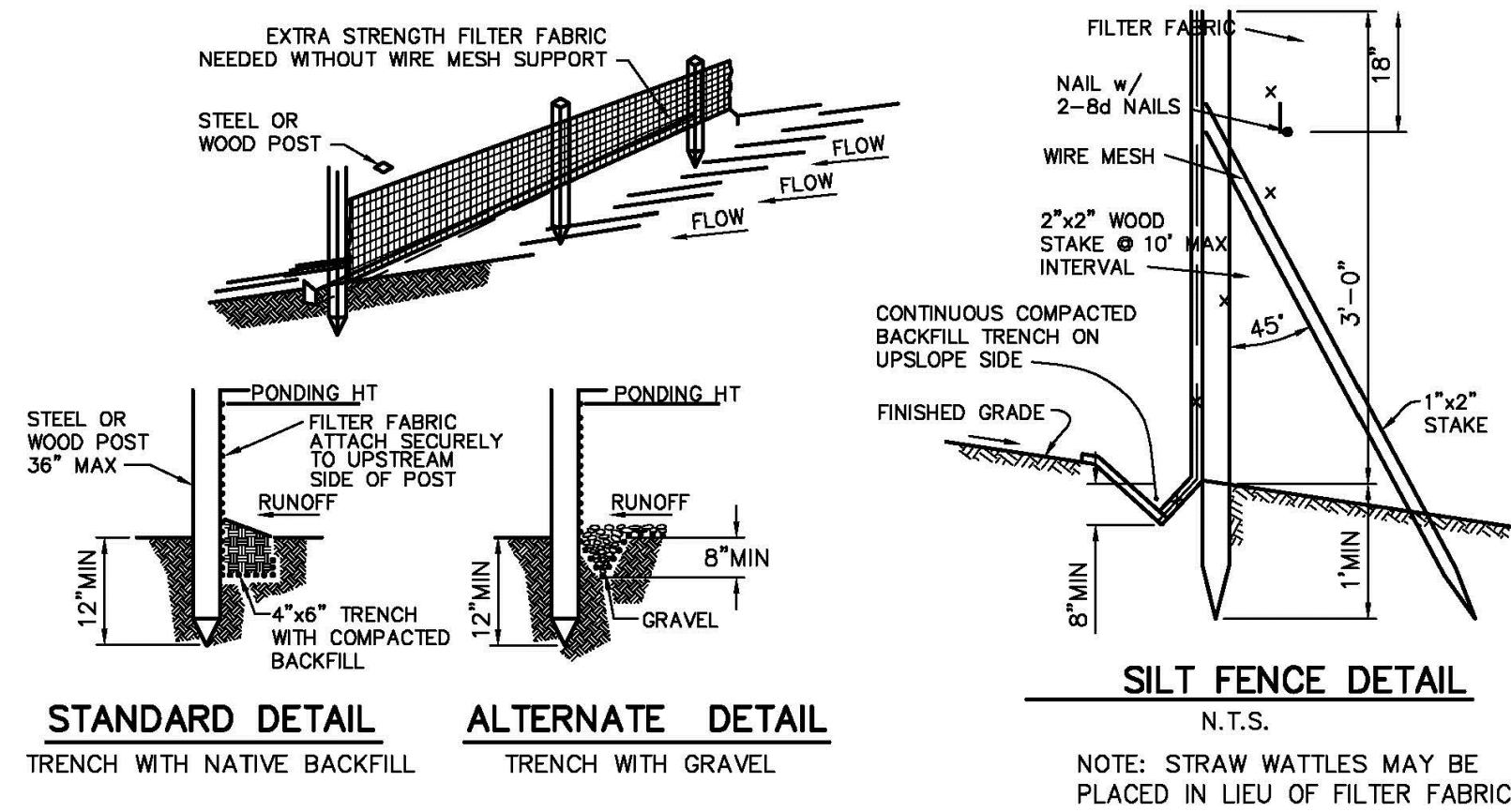
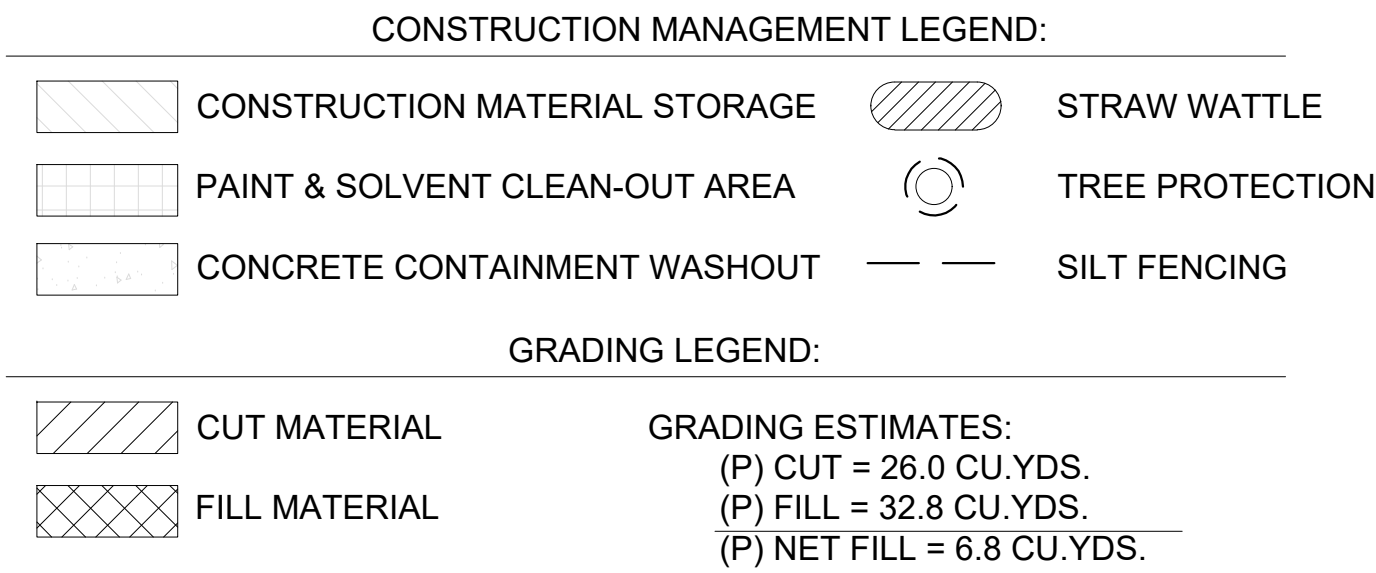
Drawn By: SBP

Job: -

G1.0

03/26/2019

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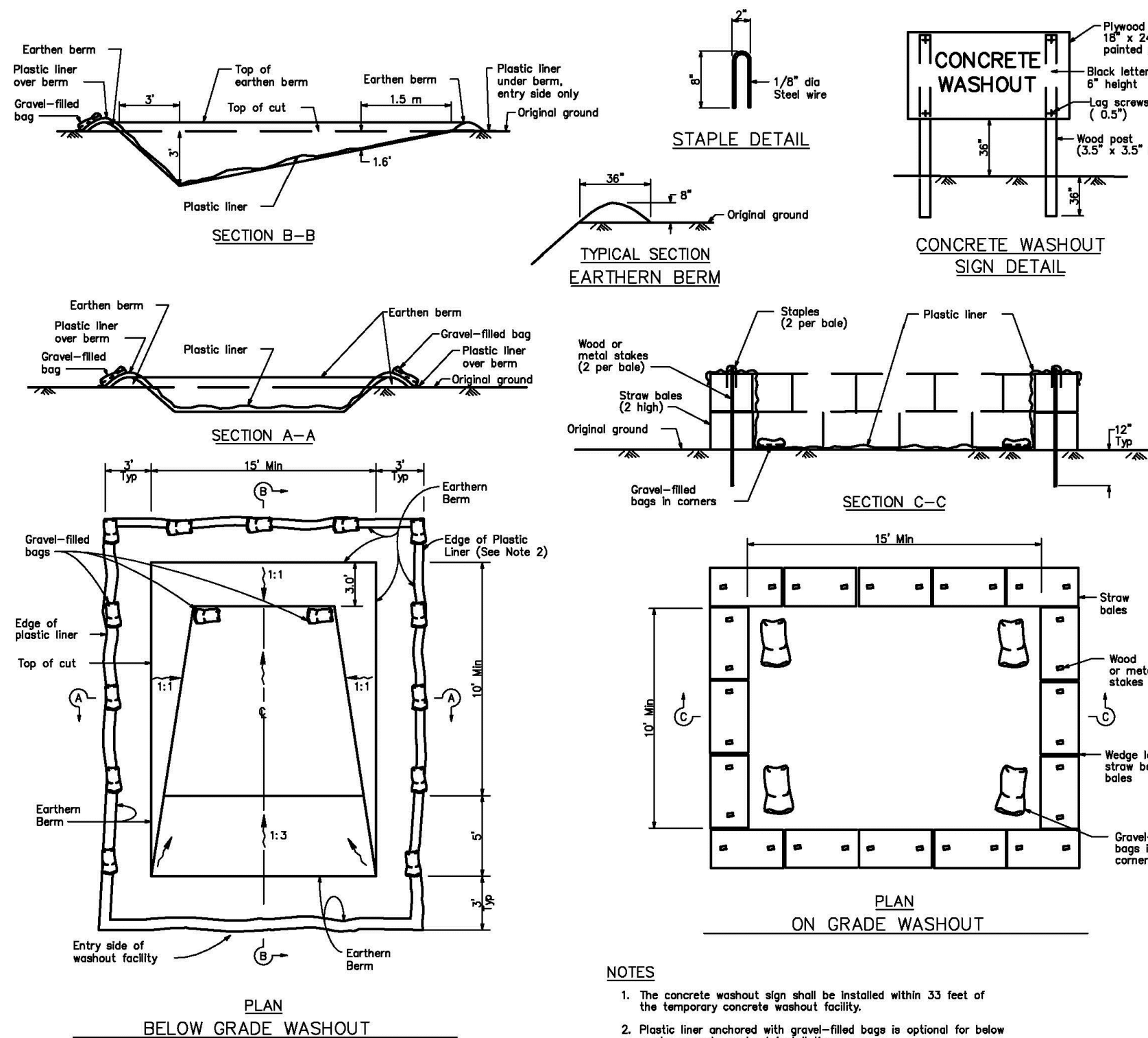


MAINTENANCE

- SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE- THIRD THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEED.
- SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

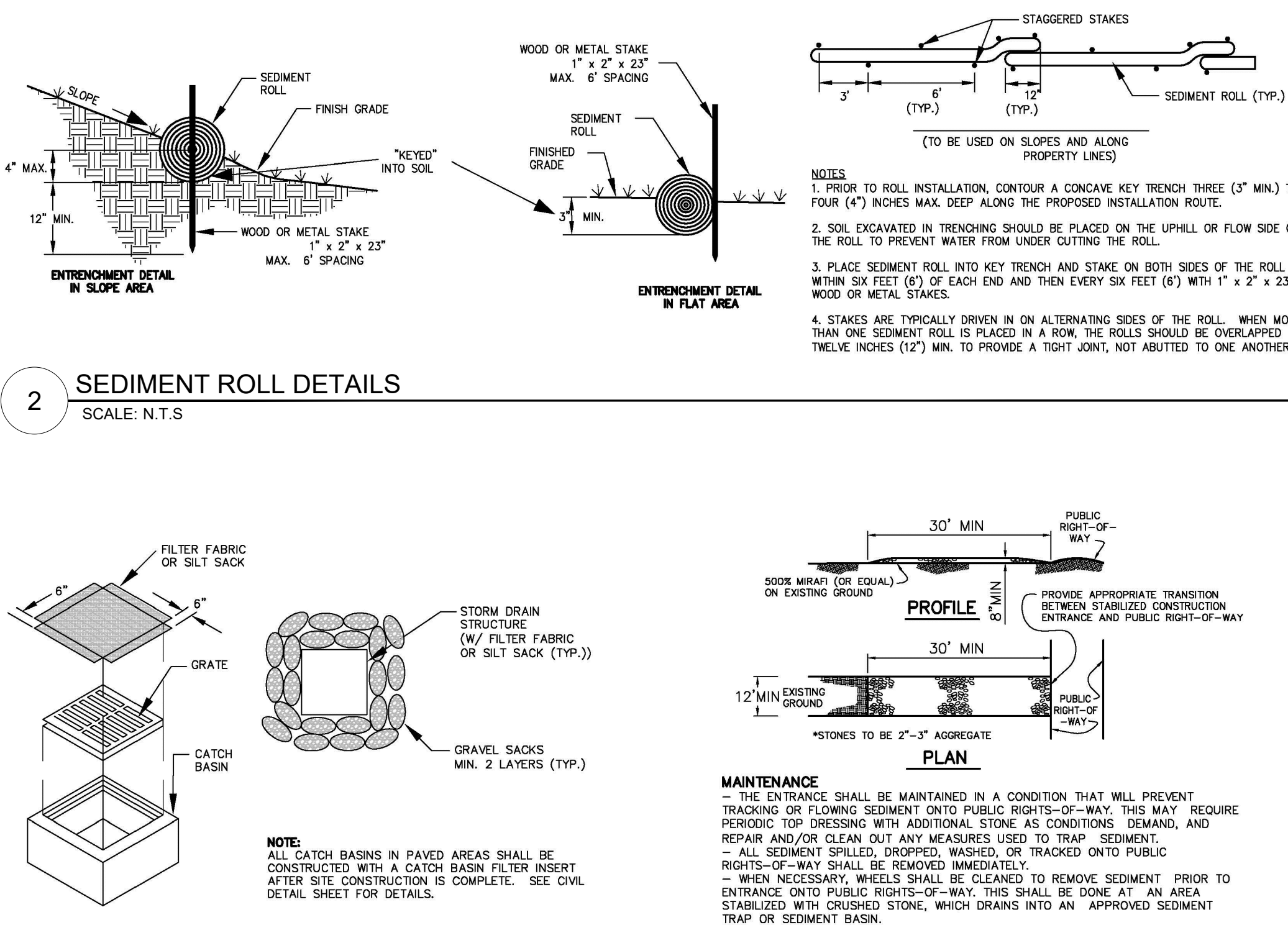
5 SILT FENCE DETAIL

SCALE: N.T.S.



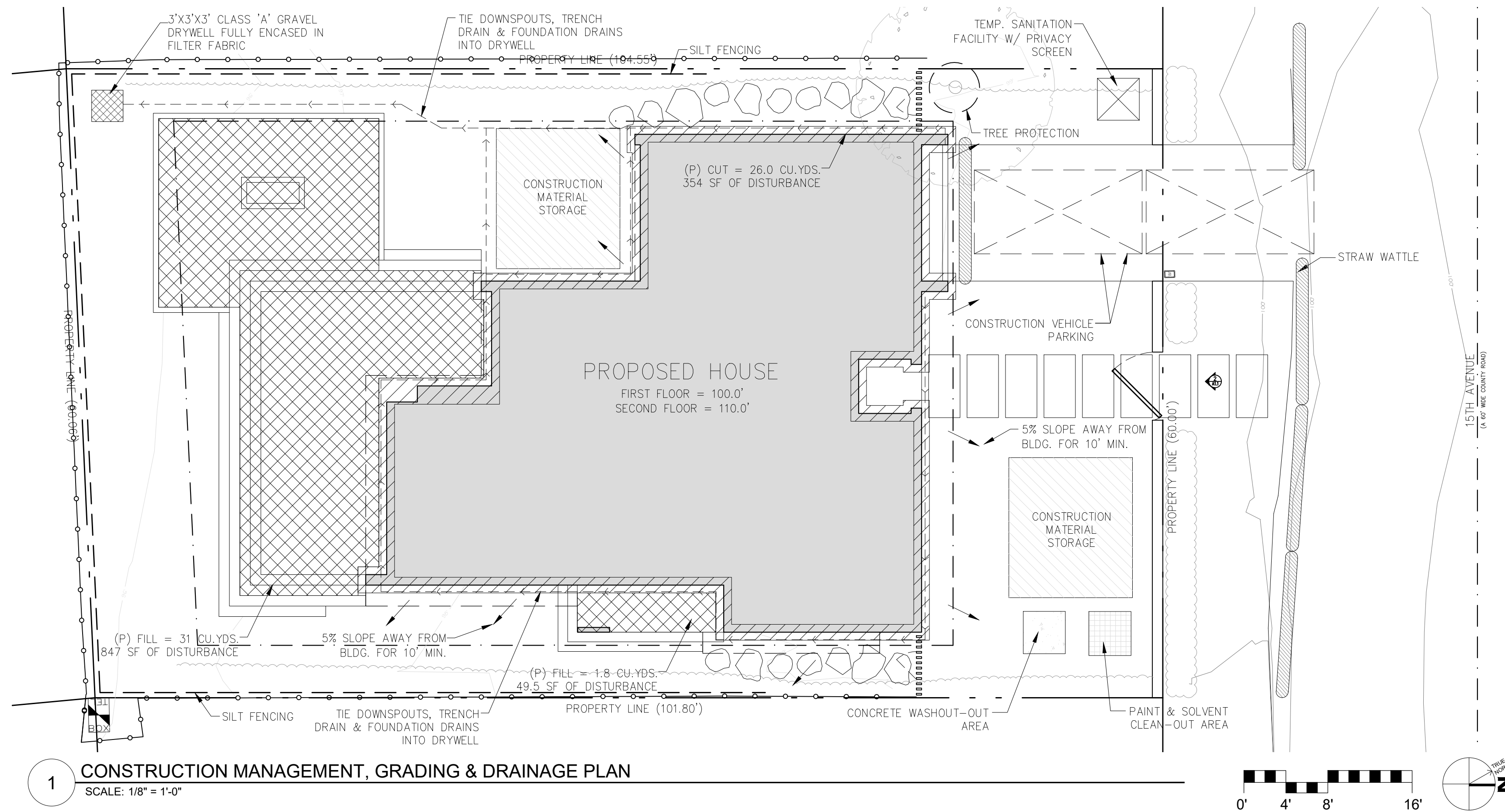
6 CONCRETE WASHOUT AREA

SCALE: N.T.S.



3 FABRIC INLET PROTECTION

SCALE: N.T.S.



1 CONSTRUCTION MANAGEMENT, GRADING & DRAINAGE PLAN

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

GENERAL NOTES

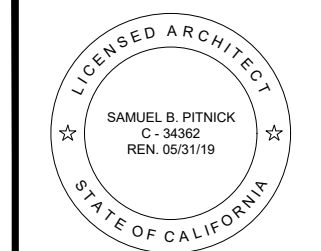
1. TREE PROTECTION SHALL BE IN PLACE PRIOR TO ANY PERMITS BEING ISSUED.
2. ALSO SEE BEST MANAGEMENT PRACTICES NOTES ON SHEET G1.2

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS APPROX. 12-16 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 7 AM AND 6 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
3. TWO TO THREE TRUCK TRIPS ARE ESTIMATED TO BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT.
4. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE RIO ROAD EXIT OFF OF HIGHWAY ONE.
5. THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
6. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
7. STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
8. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
9. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
10. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
11. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
12. DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
13. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
14. THE PROPOSED AMOUNT OF GRADING PER DAY WILL BE SIGNIFICANTLY LESS THAN THE POTENTIAL THRESHOLD FOR SIGNIFICANT IMPACTS OF 2.2 ACRES/DAY.CEQA TABLE 5-2.

15TH AVENUE RESIDENCE

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CARMEL, CA 93923



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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

GRADING & CONSTRUCTION MANAGEMENT

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.1

09/01/2018

NOT FOR CONSTRUCTION

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PAINTING AND PAINT REMOVAL

PAINTING CLEANUP:

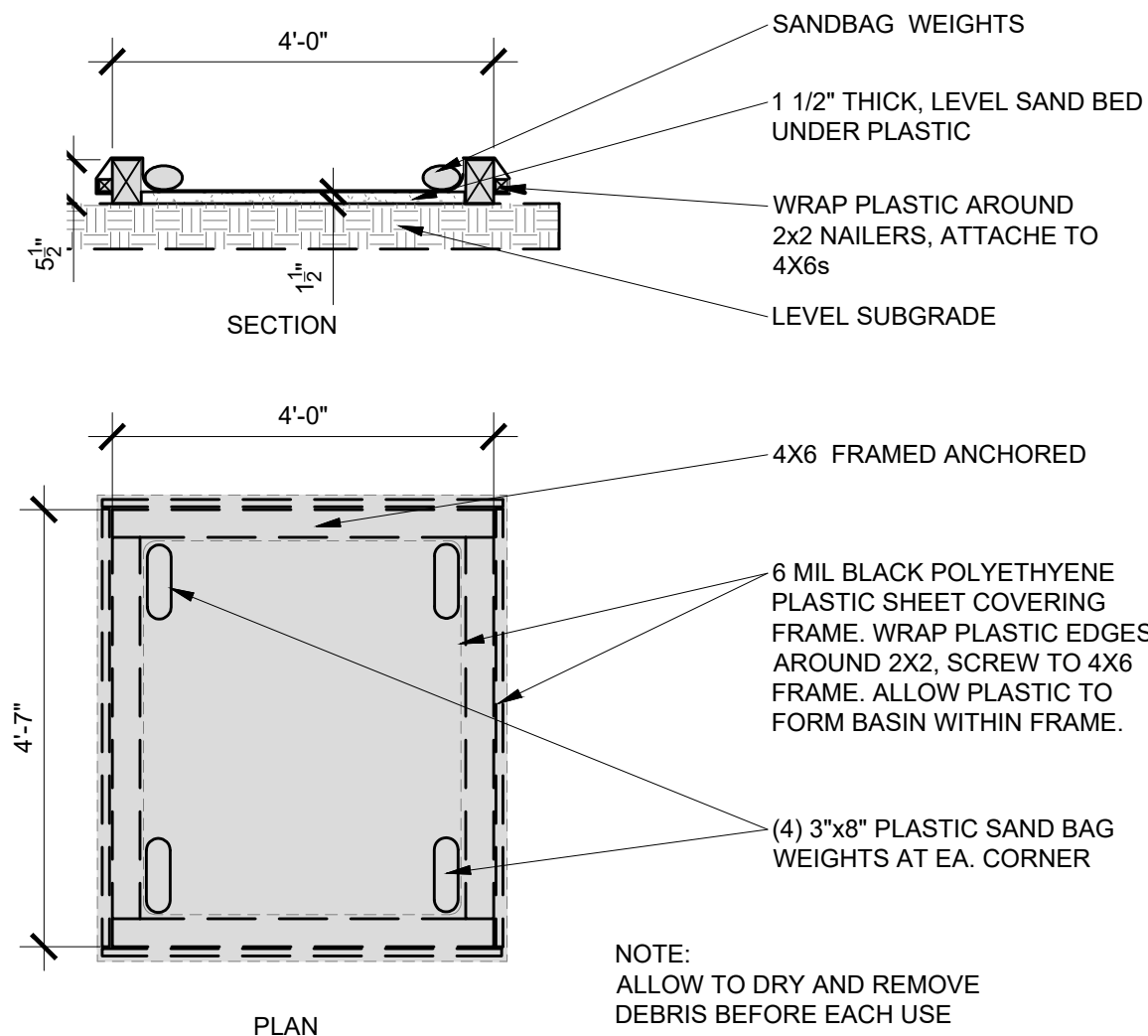
1. NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR SURFACE WATERS.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE. RINSE TO THE SANITARY SEWER ONCE YOU HAVE GAINED PERMISSION FROM THE LOCAL WASTEWATER TREATMENT AUTHORITY. NEVER POUR PAINT DOWN A DRAIN.
3. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND CLEAN WITH THINNER OR SOLVENT IN PROPER CONTAINER. FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF RESIDUE AND UNUSABLE THINNER / SOLVENTS AS HAZARDOUS WASTE.

PAINT REMOVAL:

4. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS HAZARDOUS WASTE.
5. PAINT CHIPS AND DUST FROM NON-HAZARDOUS DRY STRIPPING AND SAND BLASTING MAY BE SWEEPED UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH.

LANDSCAPE MATERIALS

1. CONTAIN STOCKPILED LANDSCAPING MATERIALS BY STORING THEM UNDER TARPS WHEN THEY ARE NOT ACTIVELY BEING USED.
2. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS. COVER OR STORE THESE MATERIAL WHEN THEY ARE NOT ACTIVELY BEING USED OR APPLIED.
3. DISCONTINUE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECAST RAIN EVENT OR DURING WET WEATHER.



1 PAINT & SOLVENT CLEAN OUT
SCALE: 1/2\"=1'-0"

EARTHWORK AND CONTAMINATED SOILS

EROSION CONTROL:

1. SCHEDULE GRADING AND EXCAVATION WORK FOR DRY WEATHER ONLY.
2. STABILIZE ALL DENUDED AREAS, INSTALL AND MAINTAIN TEMPORARY EROSION CONTROLS (SUCH AS EROSION CONTROL FABRIC OR BONDED FIBER MATRIX) UNTIL VEGETATION IS ESTABLISHED.
3. SEED OR PLANT VEGETATION FOR EROSION CONTROL ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED.

SEDIMENT CONTROL:

4. PROTECT STORM DRAIN INLETS, GUTTERS, DITCHES, AND DRAINAGE COURSES WITH APPROPRIATE BMP'S, SUCH AS GRAVEL BAGS, FIBER ROLLS, BERMS, ETC.
5. PREVENT SEDIMENT FROM MIGRATING OFFSITE BY INSTALLING AND MAINTAINING SEDIMENT CONTROLS, SUCH AS FIBER ROLLS, SILT FENCES, OR SEDIMENT BASINS.
6. KEEP EXCAVATED SOIL ON SITE WHERE IT WILL NOT COLLECT INTO THE STREET.
7. TRANSFER EXCAVATED MATERIALS TO DUMP TRUCKS ON THE SITE, NOT IN THE STREET.

CONTAMINATED SOILS:

8. 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 WELLS
 - BURRIED BARRELS, DEBRIS OR TRASH

PAVING AND ASPHALT WORK

1. AVOID PAVING AND SEAL COATING IN WET WEATHER, OR WHEN RAIN IS FORECAST BEFORE FRESH PAVEMENT WILL HAVE TIME TO CURE.
2. COVER STORM DRAIN INLETS AND MANHOLES WHEN APPLYING SEAL COAT, TACK COAT, SLURRY SEAL, FOG SEAL, ETC.
3. COLLECT AND RECYCLE OR APPROPRIATELY DISPOSE OF EXCESS ABRASIVE GRAVEL OR SAND. DO NOT SWEEP OR WASH IT INTO THE GUTTERS.
4. DO NOT USE WATER TO WASH DOWN FRESH ASPHALT CONCRETE PAVEMENT.

SAW-CUTTING & ASPHALT / CONCRETE REMOVAL:

5. 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.
6. SHOVEL, ABSORB, OR VACUUM SAW-CUT SLURRY AND SIPOSE OF ALL WASTE AS SOON AS FINISHED IN ONE LOCATION OR AT THE END OF EACH WORK DAY (WHICHEVER IS SOONER).
7. IF SAW-CUT SLURRY ENTERS A CATCH BASIN, CLEAN UP IMMEDIATELY.

CONCRETE, GROUT AND MORTAR APPLICATION

1. STORE CONCRETE, GROUT AND MORTAR UNDER COVER, ON PALLETS AND AWAY FROM DRAINAGE AREAS. THESE MATERIALS MUST NEVER REACH A STORM DRAIN.
2. 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.
3. COLLECT THE WASH WATER FROM WASHING EXPOSED AGGREGATE CONCRETE AND REMOVE IT FOR APPROPRIATE DISPOSAL OFFSITE.

DE-WATERING

1. 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.
2. PRIOR TO DEWATERING, NOTIFY AND OBTAIN APPROVAL FROM THE CITY'S ENVIRONMENTAL COMPLIANCE MANAGER BEFORE DISCHARGING WATER TO A STREET, GUTTER OR STORM DRAIN.
3. IN AREAS OF KNOWN CONTAMINATION, TESTING IS REQUIRED PRIOR TO THE 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.

MATERIALS & WASTE MANAGEMENT

NON-HAZARDOUS MATERIALS:

1. BERM AND COVER STOCKPILES OF SAND, DIRT OR OTHER CONSTRUCTION MATERIAL WITH TARPS WHEN RAIN IS FORECAST OR IF NOT ACTIVELY BEING USED WITHIN 14 DAYS.
2. USE (BUT DON'T OVERUSE) RECLAIMED WATER FOR DUST CONTROL.

HAZARDOUS MATERIALS:

3. 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.
4. 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.
5. 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.
6. ARRANGE FOR APPROPRIATE DISPOSAL OF ALL HAZARDOUS WASTES.

WASTE MANAGEMENT:

7. COVER WASTE DISPOSAL CONTAINERS SECURELY WITH TARPS AT THE END OF EVERY WORK DAY AND DURING WET WEATHER.
8. CHECK WASTE DISPOSAL CONTAINERS FREQUENTLY FOR LEAKS AND TO MAKE SURE THEY ARE NOT OVERFILLED. NEVER HOSE DOWN A DUMPSTER ON THE CONSTRUCTION SITE.
9. CLEAN OR REPLACE PORTABLE TOILETS AND INSPECT THEM FREQUENTLY FOR LEAKS AND SPILLS.
10. 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)
11. DISPOSE OF ALL LIQUID RESIDUES FROM PAINTS, THINNERS, SOLVENTS, GLUES, AND CLEANING FLUIDS AS HAZARDOUS WASTE.

CONSTRUCTION ENTRANCES AND PERIMETER:

12. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES RFOM SITE AND TRACKING OFF SITE.
13. SWEEP OR VACUUM ANY STREET TRACKING IMMEDIATELY AND SECURE SEDIMENT SOURCE TO PREVENT FURTHER TRACKING. NEVER HOSE DOWN STREETS TO CLEAN UP TRACKING.

EQUIPMENT MANAGEMENT & SPILL CONTROL

MAINTENANCE AND PARKING:

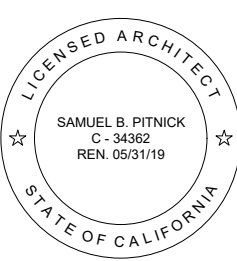
1. DESIGNATE AN AREA, FITTED WITH APPROPRIATE BMP'S FOR VEHICLE AND EQUIPMENT PARKING AND STORAGE.
2. PERFORM MAJOR MAINTENANCE, REPAIR JOBS, AND VEHICLE AND EQUIPMENT WASHING OFF SITE.
3. IF REFUELING OR VEHICLE MAINTENANCE MUST BE DONE ONSITE, WORK IN A BERMED AREA AWAY FROM STORM DRAINS AND OVER A DRIP PAN BIG ENOUGH TO COLLECT FLUIDS. RECYCLE OR DISPOSE OF FLUIDS AS HAZARDOUS WASTE.
4. 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.
5. DO NOT CLEAN VEHICLE OR EQUIPMENT ONSITE USING SOAPS, SOLVENTS, DEGREASERS, STEAM CLEANING EQUIPMENT, ETC.

SPILL PREVENTION AND CONTROL:

6. KEEP SPILL CLEANUP MATERIALS (RAGS, ABSORBENTS, ETC) AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
7. INSPECT VEHICLES AND EQUIPMENT FREQUENTLY FOR AND REPAIR LEAKS PROMPTLY. USE DRIP PANS TO CATCH LEAKS UNTIL REPAIRS ARE MADE.
8. CLEAN UP SPILLS OR LEAKS IMMEDIATELY AND DISPOSE OF CLEANUP MATERIALS PROPERLY.
9. DO NOT HOSE DOWN SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEANUP METHODS (ABSORBENT MATERIALS, CAT LITTER, AND OR RAGS)
10. SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. DO NOT TRY TO WASH THEM AWAY WITH WATER, OR BURY THEM.
11. CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
12. REPORT SIGNIFICANT SPILLS IMMEDIATELY. CONTRACTOR IS REQUIRED BY LAW TO REPORT ALL SIGNIFICANT RELEASES OF HAZARDOUS MATERIALS, INCLUDING OIL.

15TH AVENUE RESIDENCE

2692 15TH AVENUE
CARMEL, CA
93923



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REVISIONS	DATE

ARCHITECTURAL

BEST MANAGEMENT PRACTICES

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.2

09/01/2018

NOT FOR CONSTRUCTION

LOT 13

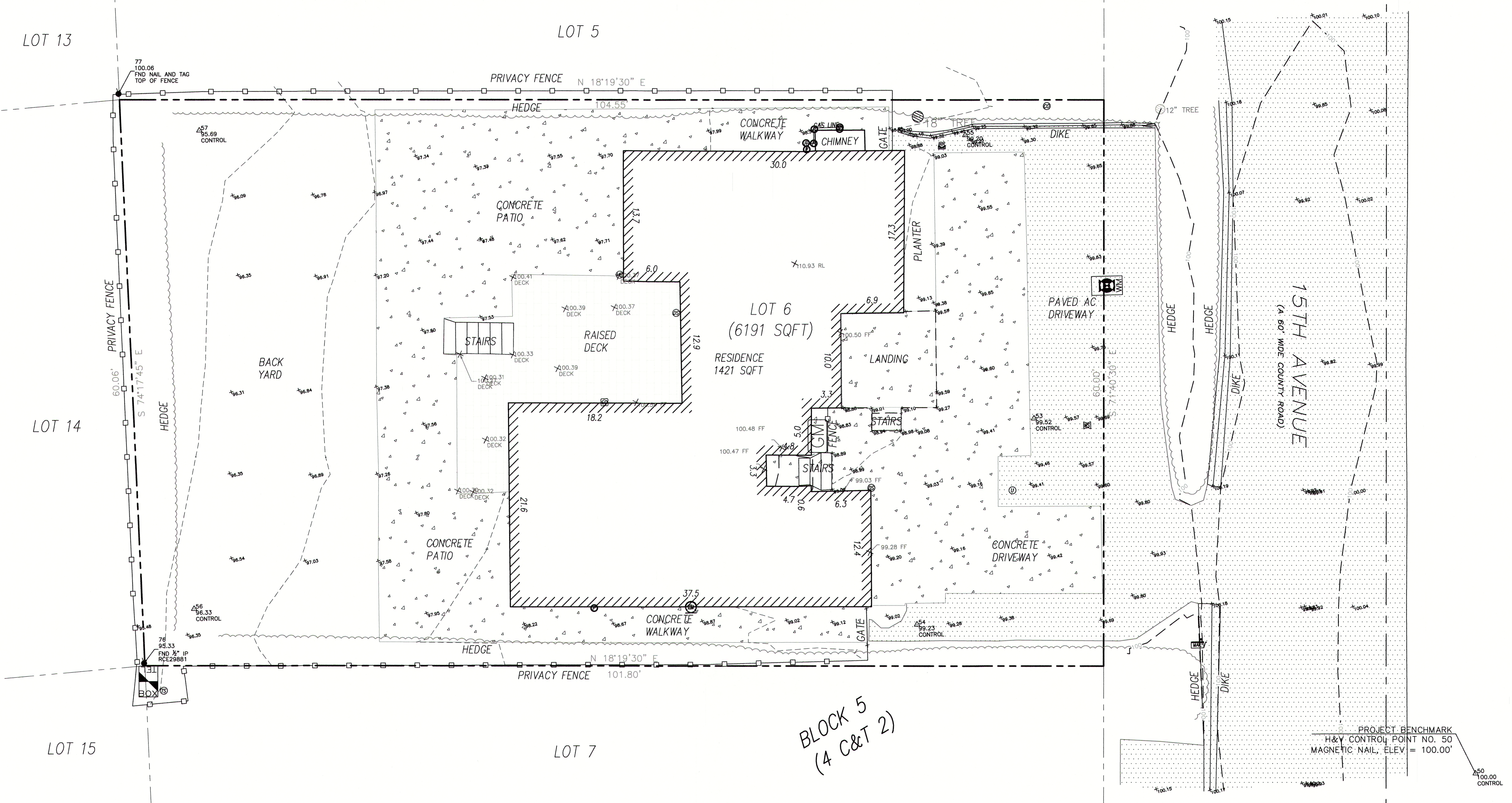
LOT 5

LOT 14

LOT 15

LOT 7

BLOCK 5
(4 C&T 2)

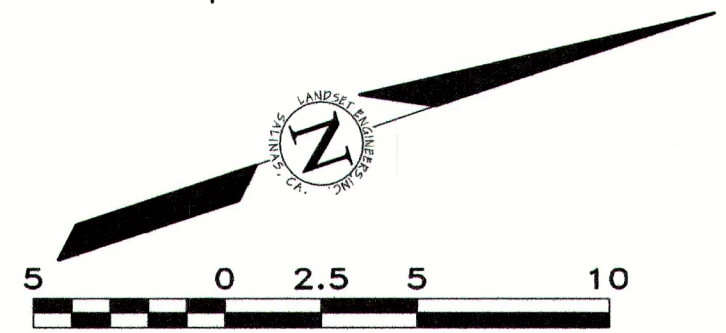


GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #50, A MAGNETIC NAIL LOCATED IN THE NORTHERLY EDGE OF 15TH AVENUE OPPOSITE THE NORTHEASTERLY PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (5/9/18) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.

LEGEND:

	ROADWAY CENTERLINE		CLEANOUT
	PROPERTY BOUNDARY LINE		CONDUIT
	ADJACENT PROPERTY BOUNDARY LINE		DOWNSPOUT
	MAJOR CONTOUR LINE (5' INTERVAL)		TELEPHONE SERVICE
	MINOR CONTOUR LINE (1' INTERVAL)		PIPE
	FENCE (TYPE AS MARKED)		HOSE BIB
	ASPHALT CONCRETE SURFACE		IRRIGATION BOX
	PORTLAND CEMENT CONCRETE SURFACE		UNKNOWN UTILITY
	STONE SURFACE		WATER SERVICE
	WOOD SURFACE		TELEPHONE BOX
	SPOT ELEVATION		MAILBOX
	FLOWLINE		GAS METER
	SURVEY H&V CONTROL POINT		WATER METER
	FINISH FLOOR, RIDGELINE		
	TREE (TYPE AND SIZE AS MARKED)		
	CENTER OF SYMBOL IS APPROX. CENTER OF TREE		



CONTACT INFORMATION:

PRIMARY:
EMERSON DEVELOPMENT GROUP, INC.
24576 PORTOLA AVENUE
CARMEL, CA 93923

SITE LOCATION:
2692 15TH AVENUE
CARMEL, CA 93923

No.	DATE	BY	REVISION
05/15/18	JK		RELEASED TO CLIENT

A.P.N.: 009-393-015

TOPOGRAPHIC MAP

LOT 6 OF BLOCK 5, AS SHOWN IN VOLUME 4
OF CITIES & TOWNS AT PAGE 2
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
EMERSON DEVELOPMENT GROUP, INC.

SCALE: 1"=5'

DATE: MAY 2018

JOB NO. 1813-01

SHEET 1

OF 1 SHEETS

APPROVED BY:

GUY R. GIRAUDO

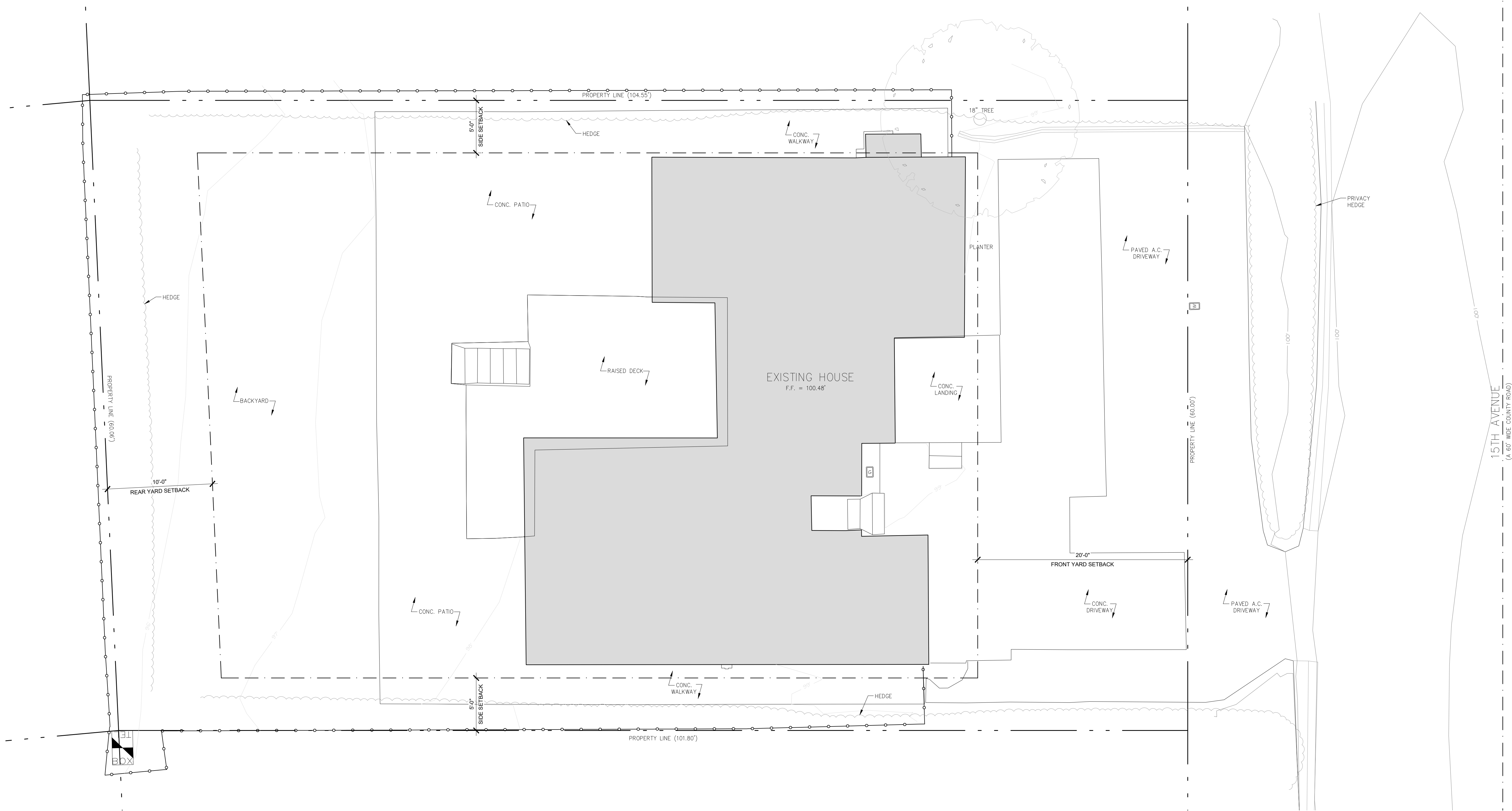
P.L.S. No. 8703

PROFESSIONAL LAND SURVEYOR - CALIFORNIA
GUY R. GIRAUDO
EXP. 12-31-19
No. 8703

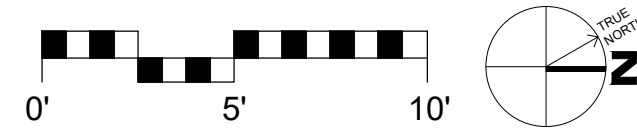
LANDSET
ENGINEERS, INC.

520-B Cray Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

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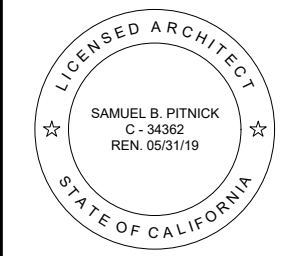


1 EXISTING SITE PLAN
SCALE: 1"=5'-0"



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15TH AVENUE RESIDENCE
2692 15TH AVENUE
CARMEL, CA 93923



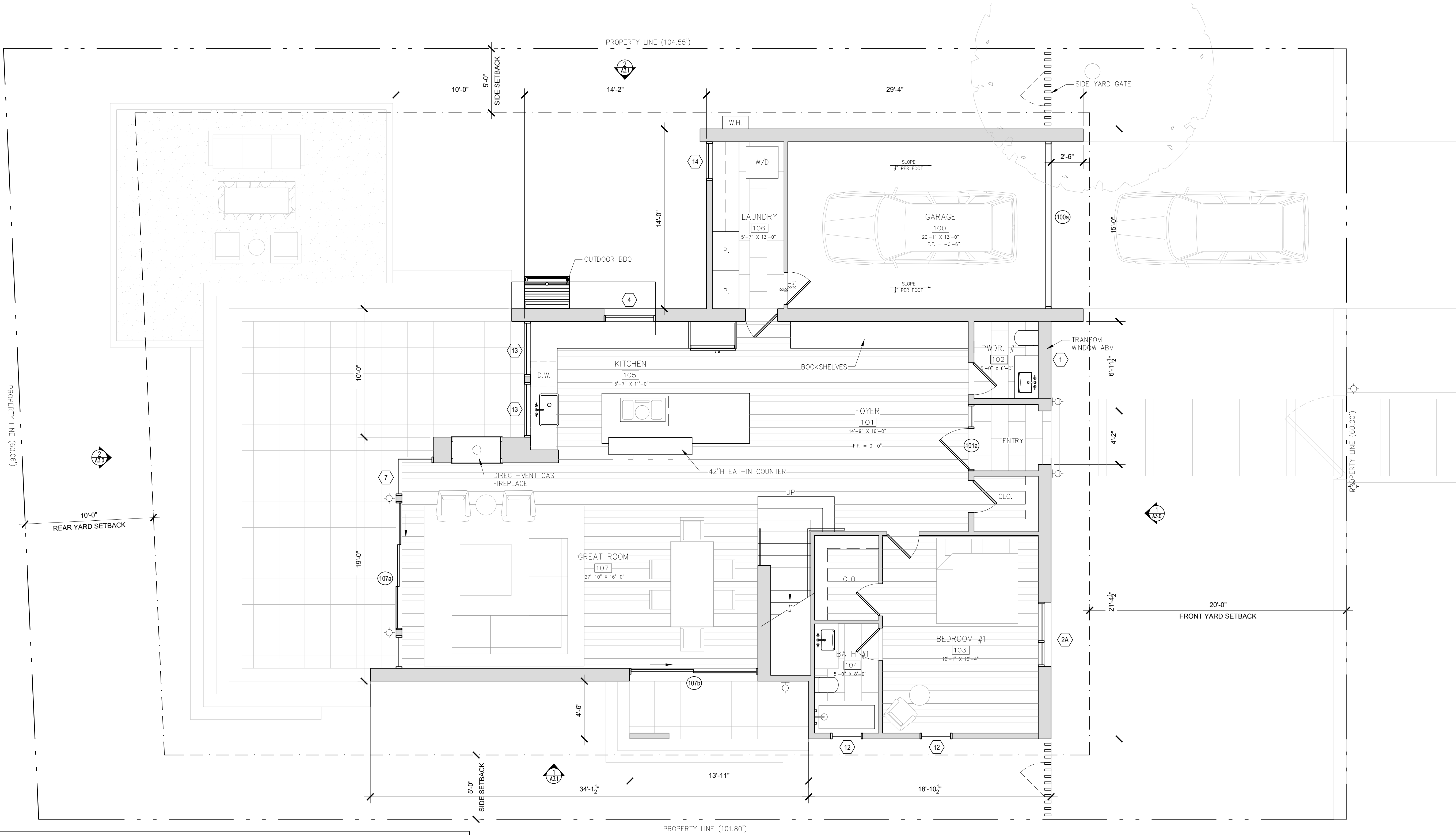
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ARCHITECTURAL
EXISTING SITE PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.0
09/01/2018

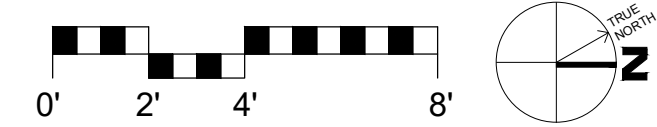
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WINDOW SCHEDULE						
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	COMMENTS
1	6'-0"	1'-6"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING
2A	5'-0"	5'-0"		GLASS	ALUM. CLAD	FIXED/CASEMENT TEMPERED GLAZING
2B	5'-0"	5'-0"		GLASS	ALUM. CLAD	FIXED/CASEMENT TEMPERED GLAZING
3	1'-6"	5'-0"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING
4	4'-0"	5'-6"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING
5	2'-6"	7'-0"		GLASS	ALUM. CLAD	FIXED/AWNING TEMPERED GLAZING
6	12'-0"	9'-6"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING
7A	3'-0"	9'-0"		GLASS	ALUM. CLAD	FIXED - CORNER TEMPERED GLAZING
7B	3'-0"	9'-6"		GLASS	ALUM. CLAD	FIXED - CORNER TEMPERED GLAZING
8	10'-0"	9'-0"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING
9	10'-0"	1'-6"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING
10A	2'-6 ³ / ₄ "	9'-0"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING
10B	2'-6 ³ / ₄ "	9'-6"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING
11	4'-0"	7'-6"		OBSC. GLASS	ALUM. CLAD	FIXED/AWNING TEMPERED GLAZING, OBSCURE UP TO 5'
12	2'-6"	5'-6"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING
13	4'-3"	5'-6"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING
14	3'-0"	5'-6"		GLASS	ALUM. CLAD	FIXED/CASEMENT TEMPERED GLAZING
15	5'-0"	2'-0"		GLASS	ALUM. CLAD	FIXED TEMPERED GLAZING

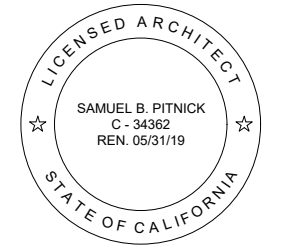
1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE						
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	COMMENTS
100a	12'-8"	8'-0"		WOOD	WOOD	OVERHEAD WOOD TO MATCH (P) SIDING
101a	3'-0"	7'-6"		WOOD	ALUM. CLAD	SWING
107a	10'-0"	7'-6"		ALUM. / GLASS	ALUM. CLAD	LIFT & SLIDE TEMPERED GLAZING
107b	10'-0"	7'-6"		ALUM. / GLASS	ALUM. CLAD	LIFT & SLIDE TEMPERED GLAZING
207a	3'-0"	7'-6"		ALUM. / GLASS	ALUM. CLAD	SWING TEMPERED GLAZING



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ARCHITECTURAL

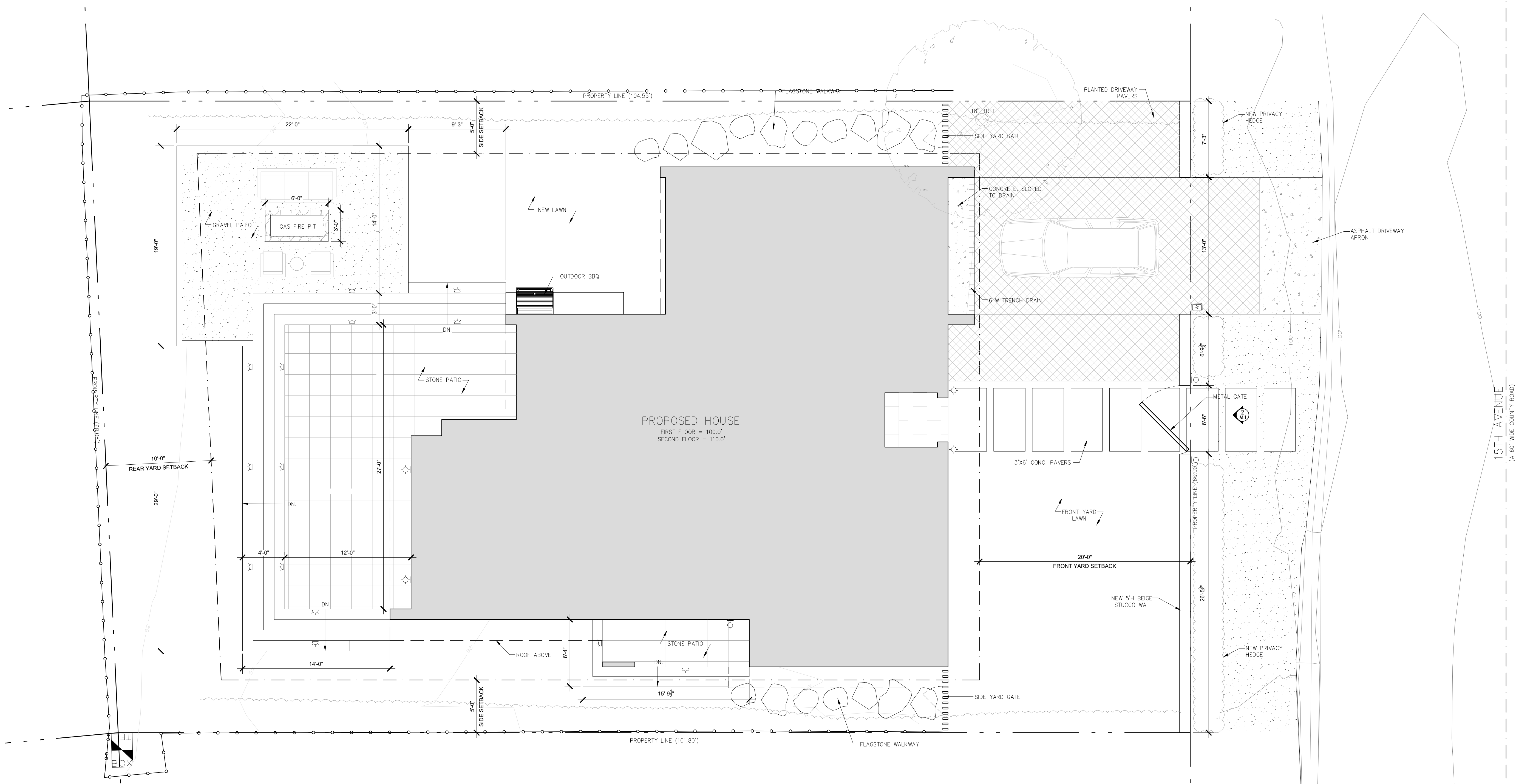
PROPOSED
FIRST
FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

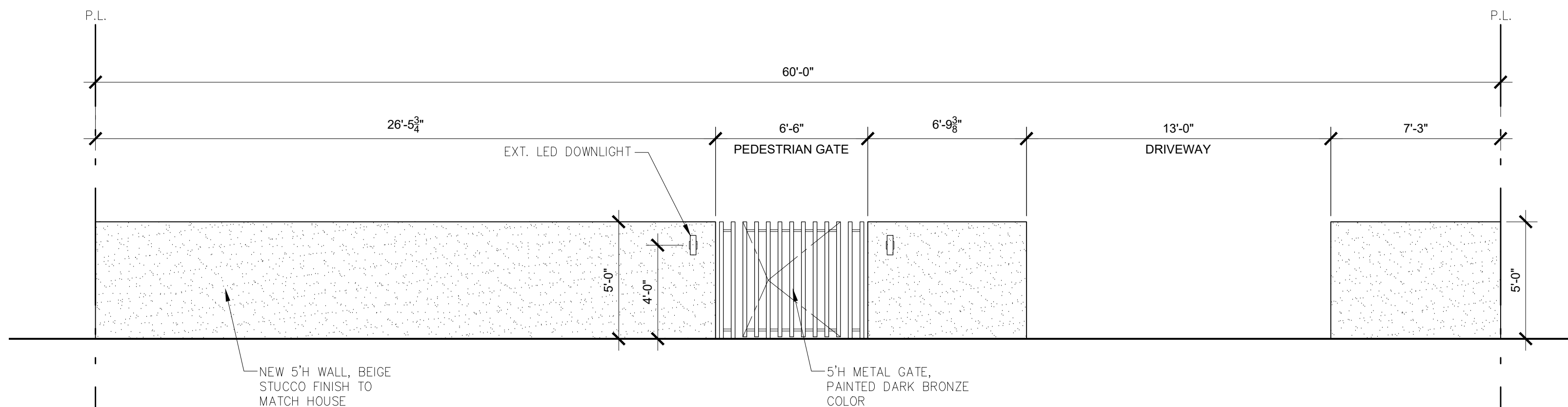
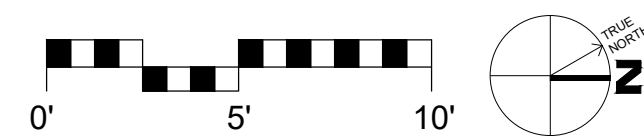
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09/01/2018

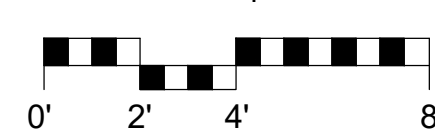
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1 PROPOSED SITE PLAN
SCALE: 1"=5'-0"



2 PROPOSED FRONT WALL & GATE ELEVATION
SCALE: 1/4"=1'-0"



SITE WORK NOTES

- ALL NEW LIGHTING AT GARAGES, EXTERIOR, SITE, AND DECORATIVE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ENERGY COMMISSION & ALL COMPLIANCE DOCUMENTS.
- ALL PROPOSED LANDSCAPING TO BE NATIVE, DROUGHT-TOLERANT SPECIES.

SITE PLAN MATERIAL LEGEND

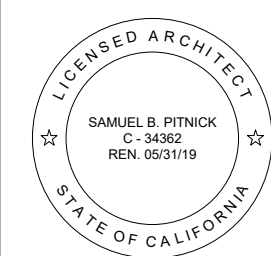
- ASPHALT DRIVEWAY APRON
- PLANTED DRIVEWAY PAVERS
- STONE PATIO PAVERS
- GRAVEL / DECOMPOSED GRANITE

SITE LIGHTING LEGEND

- EXTERIOR LED DOWNLIGHT, SHIELDED
- LED RECESSED STEP / LOW WALL LIGHTING

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15TH AVENUE RESIDENCE
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CARMEL, CA 93923



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REVISIONS DATE

REVISIONS	DATE

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PROPOSED SITE PLAN

Scale: SEE DWG.

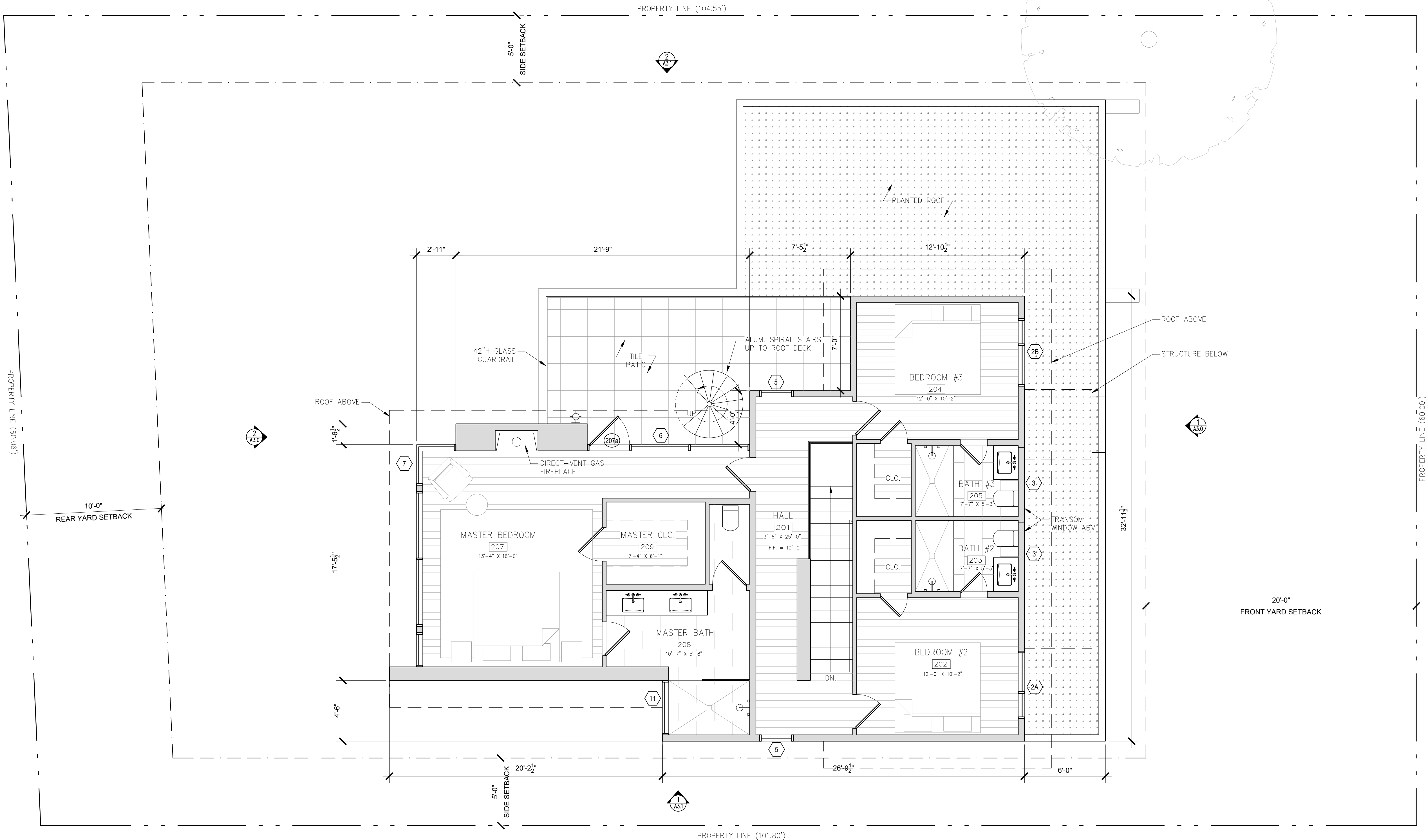
Drawn By: SBP

Job: -

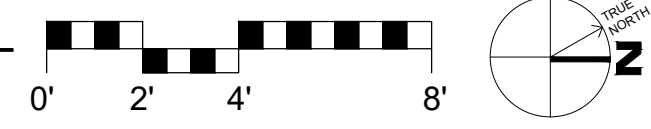
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03/26/2019

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



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2692 15TH AVENUE
CARMEL, CA 93923



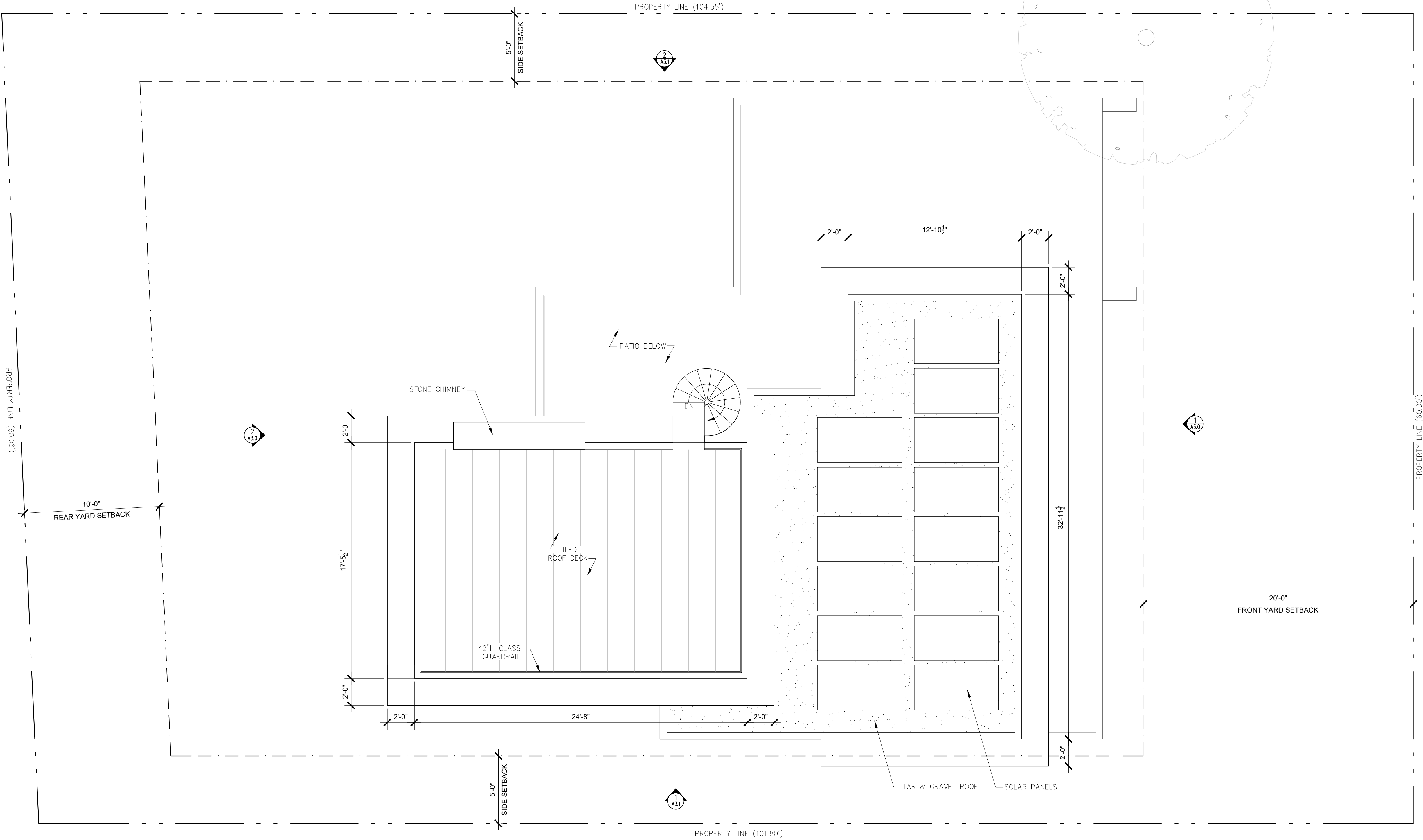
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REVISIONS	DATE

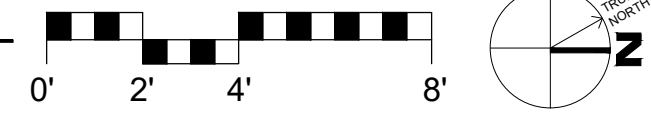
ARCHITECTURAL
PROPOSED SECOND FLOOR PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.1
09/01/2018

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



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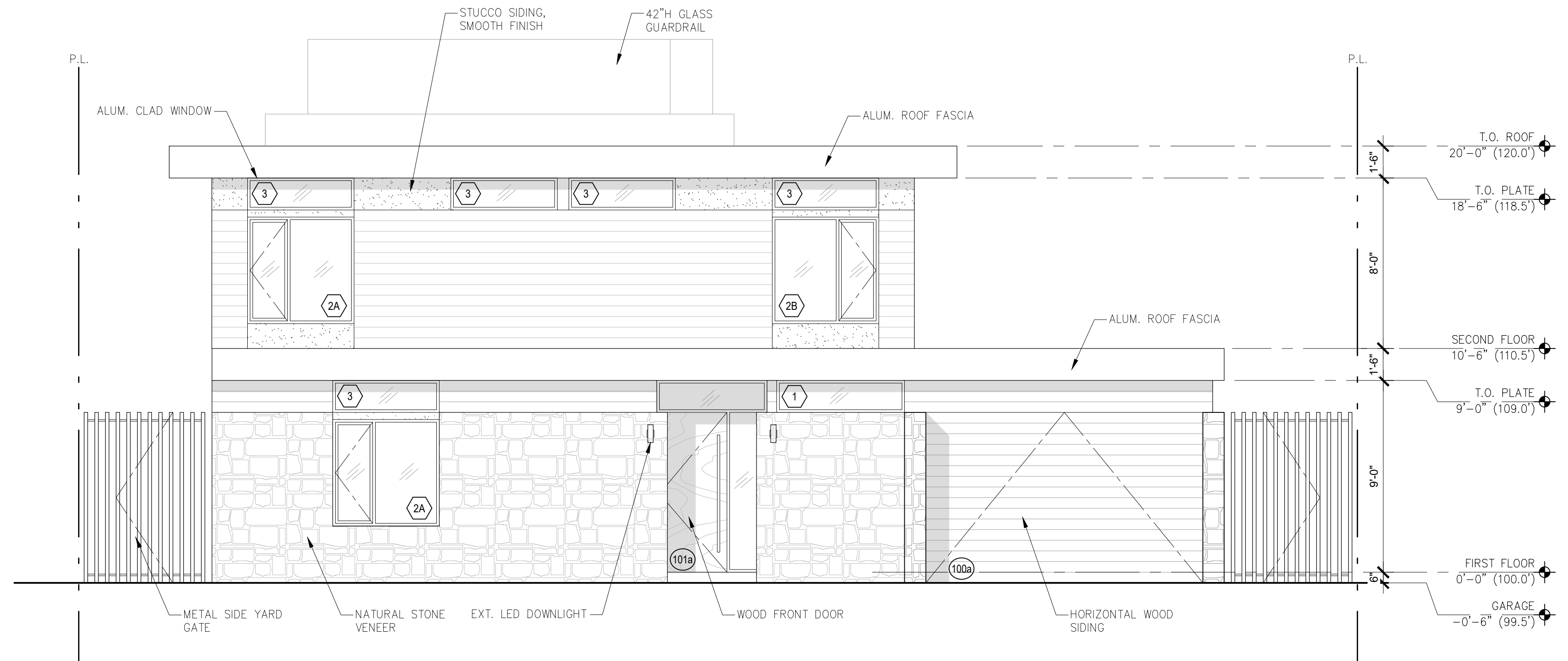
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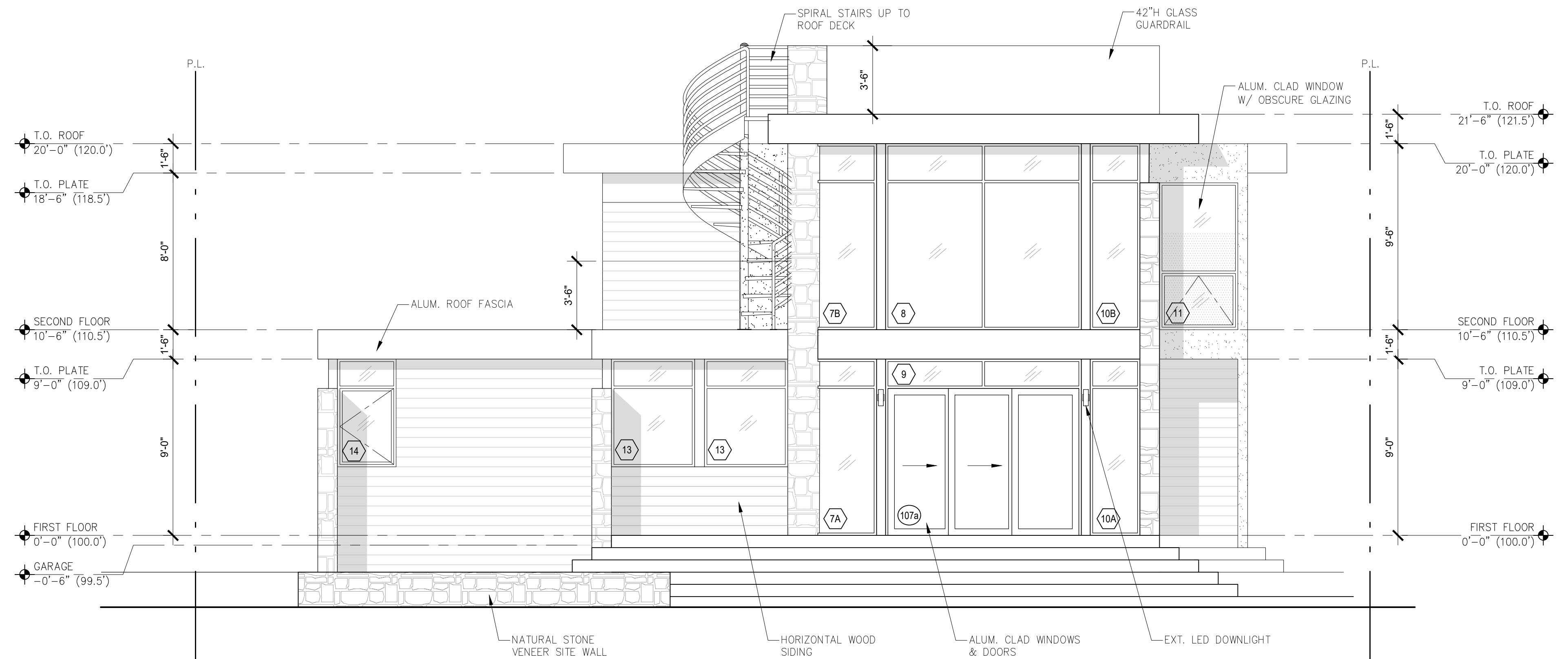
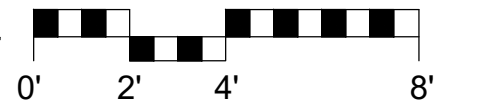
ARCHITECTURAL
PROPOSED ROOF PLAN
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.2
09/01/2018

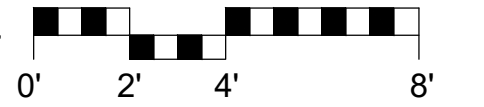
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1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

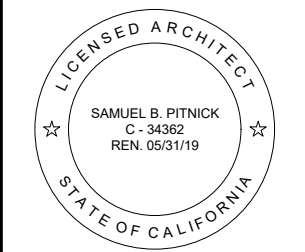


2 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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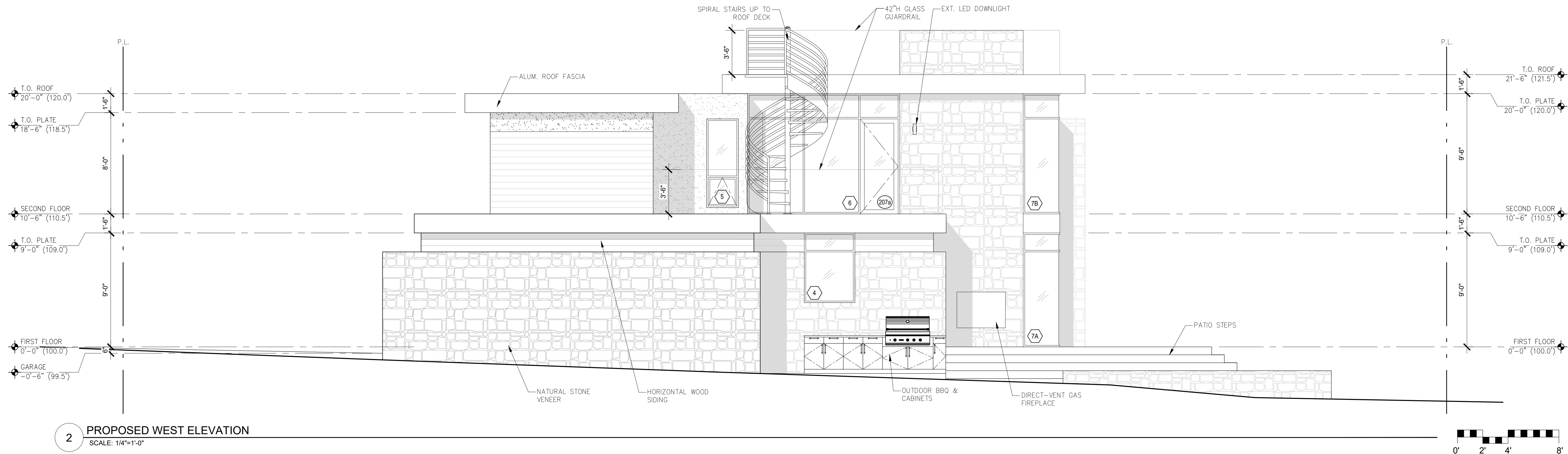
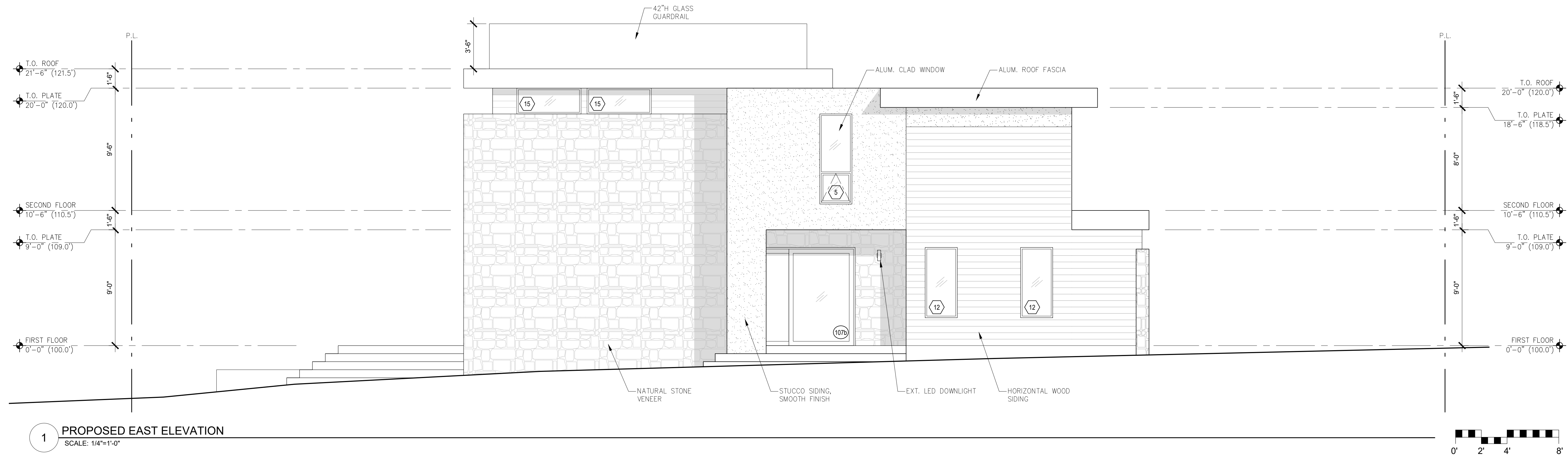
REVISIONS	DATE

ARCHITECTURAL
BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

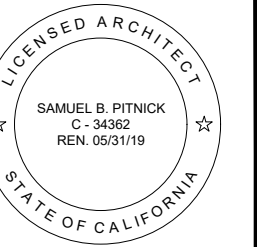
A3.0
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REVISIONS DATE

ARCHITECTURAL

BUILDING
ELEVATIONS

Scale: SEE DWG.

Drawn By: SBP

Job: -

A3.1

09/01/2018