

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

In the matter of the application of:

**WALNUT COVE LLC (PLN180240)**

**RESOLUTION NO. 19-021**

Resolution by the Monterey County Zoning  
Administrator:

1. Finding that the project involves demolition of a single family dwelling, which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 (l) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Coastal Administrative Permit to demolish an existing 2,775 square foot single family dwelling.

[PLN180240, Walnut Cove LLC, 24418 and 24424 San Juan Road, Carmel, Carmel Land Use Plan, Coastal Zone (APNS: 009-013-011-000 and 009-013-012-000)]

**The WALNUT COVE LLC application (PLN180240) came on for a public hearing before the Monterey County Zoning Administrator on June 13, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator 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 Monterey County General Plan (General Plan);
  - Carmel Area Land Use Plan (CAR LUP);
  - Carmel Area Coastal Implementation Plan, Part 4 (CIP)
  - Monterey County Zoning Ordinance (Title 20);
- The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

Due to a request for public hearing, the Coastal Administrative Permit has been referred for consideration by the Zoning Administrator. The request for hearing includes contentions that the structure to be demolished is historic, that the demolition will impact a seasonal creek easement, impact trees, involve the use or release of hazardous materials, have construction related impacts, whether the demolition automatically grants approval to future development and that the future development on the two parcels should be included with this application.

Concerns raised in the review of the project have been addressed. The structure being demolished is not historic; there is no seasonal creek or easements on the site and best practices will be required to ensure that the demolition does not impact the Pescadero canyon downslope from the subject property; no trees will be removed and conditions have been added requiring tree protection measures during demolition, compliance with Monterey Bay Air Resources District Rule 439 (hazards), and approval of a construction management plan prior to issuance of construction permits. This application does not include the construction of any new development. Future development on either property would be analyzed for consistency and conformity with the County's current regulations and would be subject to a Coastal Administrative Permit, which is discretionary.

- b) Allowed Use. The properties are currently located on 24418 and 24424 San Juan Road within Carmel, subject to the Carmel Land Use Plan within the Coastal Zone. The parcels are zoned Medium Density Residential with a maximum of 2 units per acre with a Design Control Overlay zoning district within the Coastal Zone or "MDR/2-D (CZ)." Title 20 Section 20.12.040 allows for the demolition of a single family dwelling subject to a Coastal Administrative Permit. The project does not include any development; therefore, a Design Approval is not required. The project involves the demolition of an existing single family dwelling that traverses over two parcels (see subsequent Evidence "c"). The project is an allowed use as defined in Title 20. This project does not include any future development of structures on any of the subject parcels.
- c) Lot Legality. A request for a parcel legality determination was submitted to the County on April 10, 2017 (Monterey County Project File No. PLN170346). County staff determined that the parcel, known as APN: 009-013-001-000, were two legal lots of record and qualified for two unconditional Certificates of Compliance (COC) pursuant to Government Section 66499.35 (a) of the Subdivision Map Act and Section 19,14,050.A.1 of Title 19 of the Monterey County Code. Subsequently, two COCs were granted and recorded, memorializing the two legal lots of record creating two new parcel numbers. The subject parcels, 24418 San Juan Road (APN: 009-013-011-000, 0.21 acres) and 24424 San Juan Road (APN: 009-013-012-000, 0.234 acres), are identified as Lot 11 and Lot 12, in Block Numbered 306, on "Licensed Surveyor's Map of Re-Subdivision of Blocks 305 and 306, Third Addition Carmel Woods," filed for record on June 21, 1938, in Volume 3 of Surveys, Page 164. Therefore, the subject properties are legal lots of record.
- d) Legal Non-conforming (setbacks). The existing single family dwelling is currently sited on two contiguous lots. Pursuant to Title 20 Section 20.68.010, this development is legal non-conforming as to setbacks. The project is to demolish the existing dwelling, resulting in two vacant parcels that conform to current County regulations.
- e) Public Access. As demonstrated in Finding 5 below, the project is consistent with the applicable public access regulations.
- f) Cultural Resources. CAR LUP Key Policy 2.8.2 states that areas considered archaeologically sensitive shall be maintained and

protected for their scientific and cultural heritage values. CIP Section 20.146.090.B and C requires submittal of an archaeological survey for any development project located within a moderate archaeological sensitivity zone of which requires environmental assessments or on 2.5 acres or larger. The subject property, as identified in the Monterey County Geographic Informational System (GIS), is designated as moderate archaeological sensitivity. In accordance with regulation above, an archaeological survey was not required in this case. The subject properties are approximately 0.2 acres each (see Evidence “c” above) and is categorically exempt from CEQA (see Finding 6), and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County’s standard project condition of approval (Condition No. 4), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- g) The project was not referred to the Carmel Highlands/Incorporated Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the project does not propose a lot line adjustment involving conflicts, a variance, or a Design Approval subject to review by the Zoning Administrator or Planning Commission.
- h) Staff conducted a site inspection on April 9, 2019 to verify that the project on the subject property conforms to the plans submitted.
- i) 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. PLN180240.
- j) See Finding 2, Evidence “b.”

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

**EVIDENCE:**

- a) The project includes the demolition of an existing single family dwelling located within a residentially zoned neighborhood.
- b) The project was reviewed by 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. The following reports have been prepared and submitted with the application:

- Historical Assessment (LIB190147) prepared by Seth A. Bergstein, Pacific Grove, CA dated June 4, 2019

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

- c) Staff conducted a site inspection on April 9, 2019 to verify that the site is suitable for the project.
- d) 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 PLN180240.

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

**EVIDENCE:**

- a) The project was reviewed by RMA-Planning, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Environmental Health Bureau. 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) Existing potable water is provided by California American Water Company and wastewater services are provided by Carmel Area Wastewater District for the subject property. However, the project is for the demolition of a single family dwelling and would not result in intensification of existing uses. Any future development on either property would need to provide evidence of available water credits and obtain a water permit if necessary.
- c) Seasonal Creek Easement/Hazardous Materials. Concerns were raised about possible debris and pollution impacting a seasonal creek that borders the property and the potential for release of hazardous materials resulting from the proposed demolition. The site is located within a residential neighborhood at the northern end of the Carmel area (“Carmel Woods”). The northern end of the Carmel Woods neighborhood backs up to a slope that leads down to the Pescadero Canyon riparian area. There are no seasonal creeks or easements on the subject properties. A standard condition of approval (Condition No. 8) for erosion control has been applied to the project. The erosion control plan would need to be in conformance with Monterey County Code Chapter 16.12, which is intended to eliminate and prevent conditions of accelerated erosion that have led to, or could lead to, degradation of water quality, loss of fish habitat, damage to property, loss of topsoil or vegetation cover, disruption of water supply, or increased danger from flooding. Additionally, a demolition/deconstruction condition (Condition No. 5) has been incorporated into the project to limit the amount of particulate emissions from the removal of the building pursuant to Monterey Bay Air Resources District Rule 439. With these conditions in place, the project will not significantly impact the Pescadero Canyon or result in release of hazardous materials.
- d) Construction Impacts. The subject property is located in Carmel Woods neighborhood where lots are relatively small and roads are narrow. Temporary construction activities could create short-term nuisances from traffic and noise generated by the project. The project application was reviewed by RMA-Public Works. A standard condition of approval (Condition No. 11) for a construction management plan was recommended and has been incorporated into the project. Implementation of this condition would minimize traffic,

identify the duration of construction, proposed haul routes and estimated number of truck trips resulting from the project. Hours of activity will be limited to normal business hours Monday through Saturday and such activities will occur over a short period of time (approximately two weeks).

- e) The project also includes the removal of an existing driveway. RMA-Environmental Services reviewed the project and applied a standard condition of approval (Condition No. 9) to prevent conditions of accelerated erosion as defined in Monterey County Code Chapter 16.12. Further, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance, the project has been conditioned for weekly inspections to occur during the rainy season (Condition No. 10).
- f) 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. PLN180240.

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 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 PLN180240.

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

- EVIDENCE:**
- a) No 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 CIP 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 project site is not described as an area where the Local Coastal Program requires public access (Figure 3, Local Coastal Program Public Access, in the Carmel Area Land Use Plan.
  - d) 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 PLN180240.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 (l) categorically exempts the demolition of single family dwellings

- b) The project is to demolish an existing 2,775 square foot single family dwelling; therefore, the project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (l) of the CEQA Guidelines.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historic resource. Monterey County Assessor's records indicate the single family dwelling was built in 1943. The applicant submitted a Phase 1 Historic Assessment (See Finding 2, Evidence "b"). The report concluded that the home does not carry any historic features and is not considered a historic resource. Staff conducted a site visit on April 9, 2019 and found the architectural style of the home is a ranch style similar to the existing homes within the neighborhood. It is not an exceptional design and there has been no indication of a historically significant event at the property as outlined within the Historic Assessment. Further, the project does not involve a designated a hazardous waste site, development located near or within view of a scenic highway.

The project is to demolish a 2,775 square foot single family dwelling that traverses over two legal lots of record (see Finding 1, Evidence "c"), which qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (l) of the CEQA Guidelines. Monterey County records show that there are two separate discretionary applications on each of these respective lots, which would be subject to CEQA. The demolition of the single family dwelling would create temporary construction impacts; however, the Construction Management Plan and Hours of Operation conditions (see Finding 3, Evidence "d") would minimize these impacts. The construction timeframe has not been specified for the discretionary applications to construct the single family dwellings; however, if the timeframe were to occur at the same time or at separate timeframes, the impact would remain the same. The demolition would still need to occur prior to the installation and construction of the single family dwellings, and the projects would still create temporary construction impacts through the demolition and construction. There is not any substantial evidence that identifies the demolition would result in any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. No adverse environmental effects were identified during staff review of the demolition application.

The construction of two single family dwellings on these two legal lots of record is reasonably foreseeable as applications have been submitted. Construction of two single family dwellings would be categorically exempt pursuant to CEQA Guidelines section 15303. No sensitive biological resources would be affected by the construction, even with the removal of up to four oak trees on the two parcels. None of the exceptions found in CEQA Guidelines section 15300.2 are foreseeable for the construction of the two single family dwellings. The combination of demolition and the reasonably foreseeable construction of two single family dwellings is therefore

considered to allow the demolition to proceed under CEQA Guidelines section 15301.

- d) 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 PLN180240.
- e) See evidence for Finding 1, 2 and 3.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 Section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Coastal Commission. The proposed project is not located between the sea and the first through public road, or involve development located on tidelands or within the underlying zone as a conditional use. Therefore, the project would not be appealable to the Coastal Commission.

### **DECISION**

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

1. Find that the project involves demolition of a single family dwelling, which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 (l) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Administrative Permit to demolish an existing 2,775 square foot single family dwelling, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of June, 2019.



Mike Novo, Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUN 13 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 **JUN 24 2019**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE BUT IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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.

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



# Monterey County RMA Planning

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

PLN180240

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit (PLN180240) to demolish an existing 2,775 square foot single family dwelling. The property is located at 24418 and 24424 San Juan Road, Carmel (Assessor's Parcel Number 009-013-011-000 & 009-013-012-000), Carmel 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 Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Coastal Administrative Permit (Resolution Number 19-021) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 009-013-011-000 and 009-013-012-000 on June 13, 2019. The permit was granted subject to 11 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 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 Monitoring Action to be Performed:** Prior to the issuance of a building permit, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

### 3. 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.

### 4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County 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 Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County 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.

## 5. 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.

## 6. PD029 - HOURS OF OPERATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Hours of operation shall be Monday through Friday during normal business hours, which is 8am to 5pm. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use and on an on-going basis, the Owner/Applicant shall demonstrate compliance with the hours of operation to the RMA Chief of Planning.

## 7. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a building permit, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

## 8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** RMA-Planning

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

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

## 9. 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 note 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.

## 10. WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The owner/applicant shall schedule weekly inspections with RMA-Environmental Services during the rainy season, October 15th to April 15th, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance. This inspection requirement shall be noted on the erosion control plan. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** During construction, the owner/applicant shall schedule weekly inspections with RMA-Environmental Services in the rainy season (October 15th to April 15th).

## 11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

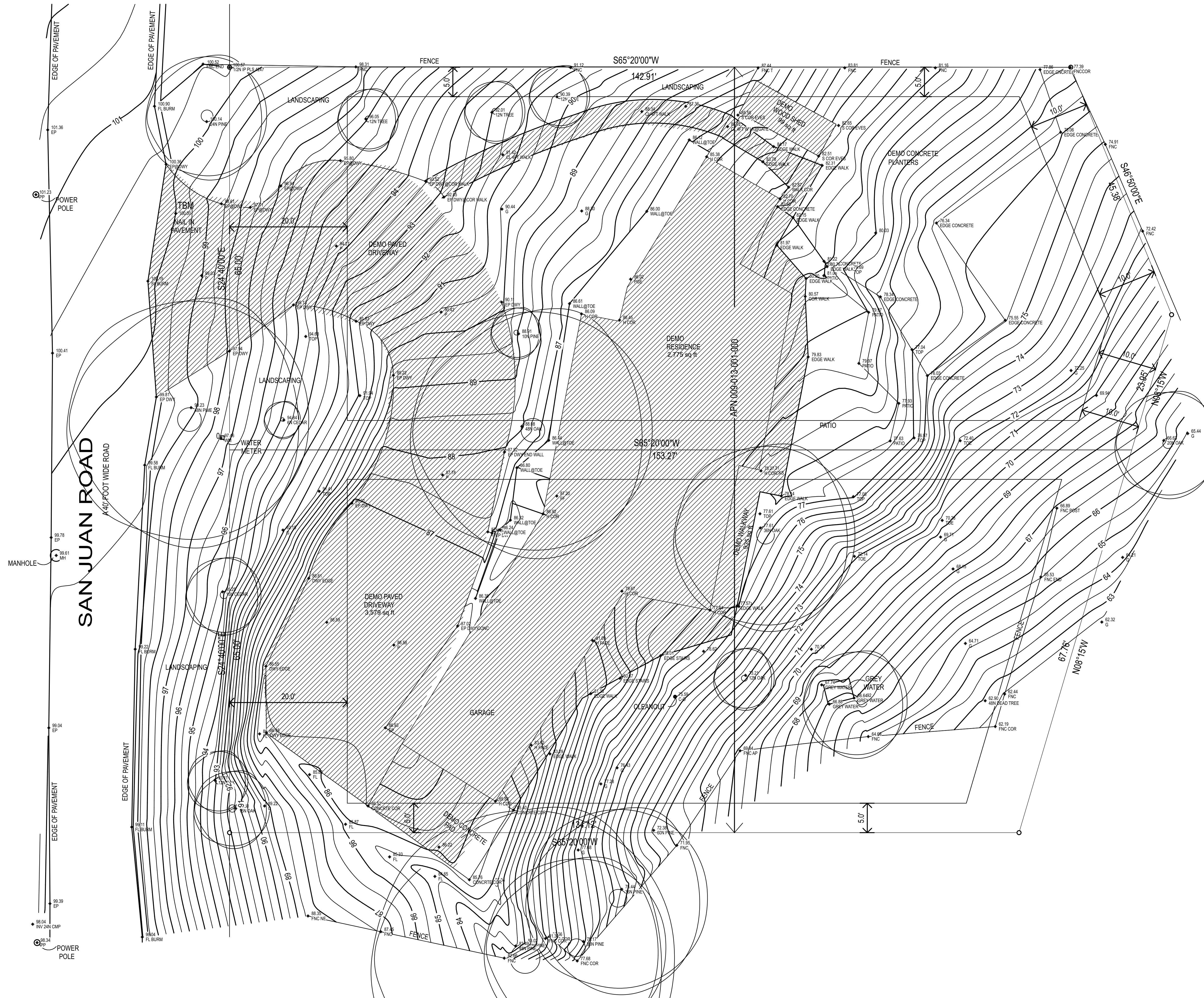
**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning and RMA - Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

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 a 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.





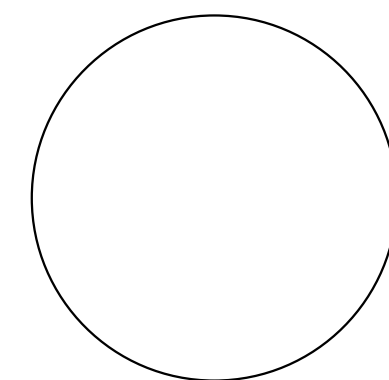
DEMOLISH:

HOUSE -	2775 SQ FT
DRIVEWAY -	3579 SQ FT
CONC. WALK -	935 SQ FT
SHED -	99 SQ FT

# SILCON

# Constructors, Inc.

Silcon Constructors Inc.  
Chad Brown  
VP / Design+Build  
3160 Ocean Terrace  
Marina CA, 93933  
831.274.2550



**FRED & SILVIA MIRANDA**  
24424 SanJuan Rd  
Carmel CA 93923  
009-013-012

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1" EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
Date:	6/4/19	
Scale:	AS NOTED	
Drawn:		
Job:		
Sheet		

## A0.1

Plotted On: 6/4/19

## DEMOLITION PLANS