

Exhibit A

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EXHIBIT A

DRAFT RESOLUTION

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

In the matter of the application of:

YEUNG GABRIEL M. TR (PLN210268)

RESOLUTION NO. 22 -

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of:
 - a. a Coastal Administrative Permit and Design Approval to allow demolition of a 292 square foot detached garage, alterations to an existing residence including an existing patio to create a 160 square foot bathroom addition, construction of a 773 square foot detached garage, and a 633 square foot detached art studio, and associated site improvements including installation of 685 square foot ground-mounted solar system;
 - b. a Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
 - c. a Coastal Development Permit to allow development within 50 feet of a coastal bluff.
- 3) Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan.

[PLN210268] 62 Yankee Point Dr., Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 243-152-005-000)

The YEUNG application (PLN210268) came on for a public hearing before the Monterey County Zoning Administrator on November 7, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** - The project and/or use, as conditioned and/or mitigated, is consistent with the policies of the Monterey County

1982 General Plan, Carmel Area Land Use Plan, Carmel Coastal Implementation Plan – Part 4, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development.

- EVIDENCE:** a) 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 (LUP);
 - Carmel Coastal Implementation Plan (CIP, Part 4); and
 - Monterey County Zoning Ordinance - Coastal (Title 20).

No conflicts were found to exist. The County finds that the project is consistent with the text, policies, and regulations in the applicable documents.

- b) The project site is currently developed with a 2,153-square-foot single-family dwelling, a 292-square-foot detached garage, a 248-square-foot guesthouse, and associated site improvements. detached guesthouse, and associated site improvements (driveway, retaining walls, landscape, hardscape, and internal walkways). The Proposed Project includes alterations to the existing single-family dwelling, demolition of the 292-square-foot garage, and construction of a 773-square-foot detached garage, a 633-square-foot detached non-habitable writing studio, and associated site improvements. Alterations to the existing residence include an internal remodel, enclosing an existing patio on the south wing of the residence with a glass dome to create an approximately 160-square-foot bathroom addition, and installation of an exterior door on the southern façade. The proposed site modifications include the installation of 260 feet linear feet of landscaping walls, fencing, and gates, 685 square feet of ground-mounted solar, and new driveway materials to replace an existing driveway. The project also involves development within 750 feet of known archaeological resources and within 50 feet of a coastal bluff. Grading associated with the project would involve approximately 207 cubic yards of cut and 215 cubic yards of fill. The existing 249-square-foot guesthouse would remain on site and not be modified or altered as part of the project.
- c) Allowed Uses. The property is located 62 Yankee Point Dr., Carmel [Assessor's Parcel Number (APN): 243-152-005-000], Carmel Area Land Use Plan, Coastal Zone. The parcel is split zoned Low-Density Residential, 1 unit per acre, Design Control Overlay, 20 foot height limit (“LDR/1-D(CZ)”) and Resource Conservation, Design Control Overlay, 20-foot height limit, within the Coastal Zone (“RC-D(CZ)”) All existing and proposed development is sited within the portion of the property zones LDR/1-D, which allows the development a single-family dwelling and accessory structures with the granting of a Coastal Administrative Permit. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see subsequent Evidence “g”). Development within 750 feet of known archaeological resources and within 50 feet of a coastal bluff is also allowed, subject to the granting of a Coastal Development Permit in each case (see Finding Nos. 8 and 9 and supporting evidence). Therefore, as proposed, the project involves an

allowed land use for this site.

- d) Lot Legality. The subject 0.65-acre property (Assessor's Parcel Number 243-152-005-000) is identified in its current configuration and under separate ownership in both the 1964 and 1972 Assessor's Parcel Map, Books 143, Page 15. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Public Access. As proposed and conditioned, the development is consistent with applicable public access policies of the Carmel Area LUP. See Finding No. 5 and supporting evidence.
- f) Legal Non-Conforming. The main residence was constructed in 1969 and was subject to the allowances and site development standards of the 1967 Zoning Ordinance and its One-Family Residence or "R-1" zoning district. The R-1 zoning district allowed for the construction of the first single-family dwelling as a principally allowed use, and established setbacks of 20 feet (front) and six feet (side and rear). The current zoning district (LDR) establishes setbacks of 30 feet (front) and 20 feet (sides and rear). The north and south wings of the residence are setback from the side property lines by approximately 10 to 12 feet, meeting the R-1 standards but conflicting with current LDR standards. Therefore, the proposed residence is legal non-conforming as to setbacks. Title 20 section 20.68.040 requires that the enlargement, extension, reconstruction or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations, may be permitted if the enlargement, extension, reconstruction, or structural alteration conforms to all the regulations of the district in which they are located has legal non-confirming setbacks. Though the proposed 160 square foot addition (patio enclosure) would typically be required to comply with the current 20-foot side setback (per Title 20 section 20.68.040), the proposed improvements are being done on a historically significant residence and therefore is allowed, subject to the granting of an exception to the required setback. See subsequent evidence "g".
- g) Development Standards. Development standards for the LDR zoning district are identified in Title 20 section 20.14.060. Required setbacks in this LDR district for main structures are 30 feet (front) and 20 feet (side and rear). As a structurally attached addition, the proposed patio enclosure is subject to the site development standards of the main residence. The proposed enclosure meets all setbacks except the southern side setback as it will be setback approximately 4 feet from the property line. Although the 160-square-foot bathroom addition encroaches into the required side 20-foot setback, the proposed alteration would be made to an existing residence that retains historical significance and is listed on the local historical resource registry. Therefore, pursuant to Title 20 section 20.64.300, the Zoning Administrator grants an exception to zoning district's setback regulation to allow the proposed improvements to a historically significant single-family dwelling.

For accessory structures, required setbacks are 50 feet (front), six feet (front one-half side), 1 foot (rear one-half side), and one foot (rear).

As shown on the attached plans, the proposed accessory structures,

including the internal landscape walls that exceed 6 feet in height, meet the required setbacks of 50 feet (front), six feet (front one-half side), one foot (rear one-half side), and one foot (rear).

The maximum allowed height for main structures in the LDR zoning district is 30 feet above average natural grade, unless superseded by the subject zoning district. In this case, the property's zoning district establishes a maximum height of 20 feet for main structures. Non-habitable accessory structures are limited to 15 feet above average natural grade. As shown on the attached plans, the proposed development complies with their respective height limits.

At 0.64 acres, the maximum allowed building coverage is 4,154 square feet or 15% of the total property size. The existing development has a building site coverage of approximately 10% (2,693 square feet). Implementation of the proposed project will result in a building site coverage of 13.5% (3,807 square feet). Therefore, subject to granting a setback exception, the proposed project meets the required site development standards.

h) Design, Neighborhood Compatibility, and Visual Resources.

Pursuant to Title 20 Chapter 20.44, the proposed project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed garage and art studio would have exterior colors and materials of gray board-formed concrete exteriors and natural wood and anodized aluminum windows. The proposed garage would have a green, vegetated roof, and would incorporate a horizontal wood garage door. The patio would be enclosed with a steel framed, glass dome, which would be placed on top of the existing patio wall (white stucco). Alterations to the existing residence also include replacing an exterior porthole window with a door to access the proposed outdoor sitting space. As proposed, an existing original door would be either repurposed for exterior access or a new door, matching the original, would be installed. The proposed colors and materials would be compatible with the existing white stucco residence and consistent with the surrounding residential setting. Additionally, Condition No. 5 has been applied to require that new exterior lighting be installed in a manner that is downlit, unobtrusive, and harmonious with the surrounding environment. Complying with Carmel Area LUP Policy 2.2.3.6, as proposed and conditioned, the proposed development would be subordinate to the environment through the use of appropriate exterior materials and earth-tone colors that give the general appearance of natural materials. Further, Yankee Point Drive, as well as the subject property, are not identified on Map A of the Carmel Area Land Use Plan, "General Viewshed", and therefore, no impacts to visual resources, as seen from common public viewing areas, will occur. Also see Finding No. 5 and supporting evidence.

i) The project planner reviewed the project via the County's GIS records, and conducted a site visit on September 9, 2022 to verify that

the proposed project conforms to the applicable plans and Monterey County Code.

- j) Cultural Resources. County records identify that the project site is located in an area of high archaeological sensitivity, and a known archaeological site (CA-MNT-97) is located on the parcel outside of the development footprint. Therefore, a Coastal Development Permit is required to allow development within 750 feet of known archaeological resources. The project site is considered sensitive for archaeological resources due to the presence of known resources on-site and within the vicinity. In 1947 abalone and limpet shells were documented on the subject property. This resource was recorded as CA-MNT-97. A survey of an adjacent parcel in 1988 identified additional artifacts, including a suite of marine shells, fire-altered rock, and ground stone fragments. In November 2021, the Project Archaeologist conducted a pedestrian survey and observed the presence of marine shells over the entire property with low to moderate concentrations along the southern and western portions of the property. The site boundary of CA-MNT-97 was expanded to encompass the identified marine shell midden and areas of archaeological deposit. No lithic debitage or flaked stone tools, vertebrate faunal bone, groundstone, or formal artifacts were encountered. In addition to the varying degrees of disturbance have occurred on site since the property was developed in 1969, the Project Archaeologist notes that the low variability of the marine shell and lack of other artifactual materials encountered within the on-site archaeological deposit indicates that the on-site portions of CA-MNT-97 are of limited importance for archaeological research and cannot answer important regional research questions. Therefore, the Project Archaeologist determined that the portion of CA-MNT-97 that occupies the project site is not eligible for the California Register of Historical Resources Criterion 4 (Information Potential).

The previous iteration of the project included a bocce ball court along the northern property line. This site improvement was removed following consultation with local Native American Tribes. As proposed, no development is sited in areas where midden was identified, consistent with Carmel Area LUP Policy 2.8.3.4. Although additional cultural resources (specifically intact artifacts) were not identified on the project site, unanticipated discoveries are possible in unexcavated portions of the project site because of the proximity of the site to known archaeological resources. This potential impact on archaeological resources would be less than significant with the implementation of standard County Condition No. 3, Mitigation Measure No. 1 (onsite archaeological monitor and construction awareness training, as described below), Mitigation Measure 2 (Archaeological Mitigation Plan), and Mitigation Measure 3 (onsite tribal monitor). By incorporating these mitigation measures, the draft IS/MND concluded that the proposal would not adversely affect a cultural or historical (archaeological) resource. See Finding No. 4 and supporting evidence.

- k) Historic Resources. The project site does not include any structures

listed on the California Register of Historic Places. However, on October 24, 2023, the Monterey County Board of Supervisors adopted Resolution No. 23-545 to list the primary residence, known as the “June Haas House”, on the Monterey County Register of Historic Resources. A Phase I and Focused Phase II Historical Assessment (Monterey County Library No. LIB220321) was prepared to evaluate whether the project would impact the historic resource onsite. The Project Historian describes the home as significant historically under the California Register of Historic Resources Criterion 2, “Associated with the lives of persons important to local, California or national history” for its association with the noted architect Mark Mills. Additionally, Project Historian describes the home as significant under the California Register of Historic Resources Criterion 3, “Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values”, as a high-quality representation of Mills Organic design. Consistent with Secretary of the Interiors Standards for the Treatment of Historic Properties’ Rehabilitation Standards #2 and #5, all proposed rehabilitation work would be compatible with the size, scale, proportions, and massing to protect the integrity of the subject property and its environment. Further, the glazed dome addition would visually resemble the semicircular form of other windows found at the terminus of the cruciform wings of the residence but would be more spherical or dome-like in appearance to differentiate the old from the new, as called for in Rehabilitation Standard #9. In accordance with Monterey County Code Chapter 18.25, the proposed work will not adversely affect the significant architectural features of the designated resource or adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site. Condition No. 12 has been applied to require that the property be rezoned with a Historic Resource Zoning Overlay, pursuant to Title 20 section 20.54.080. Also see subsequent evidence “n”.

- l) Development within 50 Feet of a Coastal Bluff. The proposed bathroom addition will be setback approximately 15 feet from the adjacent coastal bluff. Title 20 section 20.70.120.B.1, requires a Coastal Development Permit for improvements to any structure within 50 feet of a coastal bluff edge because they involve risk of environmental impact. The project, as proposed and conditioned, is consistent with applicable policies of the Carmel Area Land Use Plan regarding protection of coastal bluff resources. See Finding No. 7 and supporting evidence.
- m) Land Use Advisory Committee. The project was referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on May 15, 2023, reviewed the proposed project and voted 5 – 1 – 1 (5 yes, 1 no, and 1 abstention) to support the project as proposed. LUAC members found that the proposal enhanced the subject lot and neighborhood, maintained the privacy of adjoining properties, and complemented the original architect's “Organic” design. One member

- of the LUAC raised concerns about the use of cement (industrial look). The LUAC requested that exterior lighting plans be submitted. Standard Condition No. 5 has been applied and requires the submittal of exterior lighting plans prior to the issuance of construction permits.
- n) Historic Resource Review Board. On October 3, 2024, the Monterey County Historic Resource Review Board (HRRB) considered the prepared draft Initial Study/Mitigated Negative Declaration and recommended the Zoning Administrator approve the project as proposed. Through the adoption of HRRB Resolution No. 24-006, the Board found that the proposed rehabilitation work was consistent with the purposes of Monterey County Code Chapter 18.25 and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site. At this meeting, the HRRB also recommended that the Applicant/Owner consider removing the non-native New Zealand Christmas tree that is directly adjacent to the patio proposed to be enclosed to ensure that the tree does not impact the historic structure. Though this tree was once slated for removal, the Applicant has considered the HRRB’s recommendation and has decided to retain the tree and only trim it at this time. On October 3, 2024, the HRRB also recommended that the HCD-Chief of Planning determine that the subject property, containing the “June Haas House”, qualifies for a Historic Property (Mills Act) contract, including granting an exception to the value cap limitation for residential properties, and that the Board of Supervisors approve said Historic Property Contract. The Board of Supervisors will consider the Historic Property Contract for the subject property in December 2024.
- o) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210268.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed use.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Carmel Highlands Fire Protection District. County staff reviewed the application materials and plans, as well as the County’s GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development.
- b) The following technical reports have been prepared:
- “Geotechnical Investigation” (Monterey County Library No. LIB220313), prepared by Belinda Taluban, Salinas, CA, February 3, 2022.
 - “Arborist Report” (Monterey County Library No. LIB220318), prepared by Patric Krabacher, Monterey, CA, June 22, 2022.
 - “Phase I Cultural Resource Inventory” (Monterey County Library No. LIB220319) prepared by Reilly Murphy, Santa Cruz, CA, December 2021.
 - “Phase II Cultural Resource Inventory” (Monterey County

Library No. LIB220320) prepared by Reilly Murphy, Santa Cruz, CA, April 2022.

- “Cultural Resources Monitoring Plan” (Monterey County Library No. PLN230198) prepared by Reilly Murphy, Santa Cruz, CA, May 2023.
 - “Focused Phase II Historic Assessment” (Monterey County Library No. LIB220321) prepared by Kent Seavey, Pacific Grove, CA, October 22, 2020.
 - “Biological Report” (Monterey County Library No. LIB240132) prepared by John Wandke, Monterey, CA, April 2024.
 - “Geological Evaluation of Coastal Bluff Erosion” (Monterey County Library No. LIB230133) prepared by Craig Harwood, Ben Lomond, CA, May 2024.
- c) County staff independently reviewed the above referenced reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the property is not suitable for the use proposed.
- d) According to the County’s GIS database, the project site is located within an area of moderate erosion risk and low risk for landslide, surface rupture, liquefaction, or lateral spreading. Although the Geotechnical Investigation prepared for the project (Monterey County Library No. LIB220213) found potentially unsuitable soil conditions, including loose soils to a depth of one foot and moderately to highly expansive soils at footing depths, the report also found that the site would be suitable for the proposed structures provided the report recommendations are implemented. These recommendations include reinforced spread footing foundations installed to a minimum of 18 inches below the lowest adjacent grade, recompaction of loose soil, and sub-excavation of soil to a depth of 2 feet and extending a minimum of 5 feet in all directions outside the proposed building foundations. All recommendations of the geotechnical report are required to be implemented into the final construction plans pursuant to Monterey County Code section 16.080.110.
- e) The project planner reviewed submitted plans and conducted a site visit on September 9, 2022, to verify that the project conforms to the plans listed above and that the project area is suitable for this use.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210268.

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

EVIDENCE: a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Carmel Highlands Fire Protection District.

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 utility facilities are available to the project site. Environmental Health Bureau (EHB) staff reviewed the project application and did not require any conditions. Potable water service is currently provided to the site by the Carmel Riviera Mutual Water Company (CRMWC), and the proposed development would continue to use this same connection. EHB staff confirmed there are no capacity or quality issues with the CRMWC. The subject property contains an existing on-site wastewater treatment system (OWTS). No alterations to the OWTS are proposed. To comply with Monterey County Local Agency Management Program, an OWTS Reserve Area Site Plan was prepared on March 10, 2023 by Taluban Engineering, Inc. This plan indicates that there is adequate area for a future alternative OWTS drip-dispersal system. EHB conditioned the project to require a deed restriction be recorded in the subject property title. This deed restriction would notify future property owners that any future replacement or expansion of the existing onsite wastewater treatment system may require the installation and ongoing use of an alternative onsite wastewater treatment system.
- c) The project planner reviewed submitted plans and conducted a site visit on September 9, 2022, to verify that the project, as proposed and conditioned/mitigated, would not impact public health and safety.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210268.

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

- EVIDENCE:**
- a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.
 - b) Monterey County as Lead Agency, through HCD-Planning, prepared an initial study pursuant to CEQA. The initial study is on file in the offices of HCD-Planning and is hereby incorporated by reference (HCD-Planning File No. PLN210268).
 - c) There is no substantial evidence, based upon the record as a whole, that the project may have a significant effect on the environment. The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that avoid the

- effects or mitigate the effects to a point where clearly no significant effects would occur. Based upon the analysis of the initial study, HCD-Planning prepared a mitigated negative declaration.
- d) The Draft Initial Study and Mitigated Negative Declaration for HCD-Planning File No. PLN210268 was prepared in accordance with the CEQA Guidelines; filed with the County Clerk on July 24, 2024, and circulated the draft IS/MND for public review and comment from July 24 through August 24, 2024 (State Clearinghouse Number 2024070922).
 - e) Resource areas that were analyzed in the IS/MND included: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.
 - f) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (HCD-Planning File No. PLN210268) and are hereby incorporated herein by reference.
 - g) The County identified potentially significant impacts to cultural resources, land use and planning, and tribal cultural resources. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant. Measure No. 1 would require that the Applicant/Owner retains a qualified archaeological to conduct a Cultural Awareness Training and monitor initial ground-disturbing activities. Should unique archaeological resources be identified during construction or ground disturbing activities, Mitigation Measure No. 2 would require that an archaeological mitigation plan be prepared and implemented by a qualified archaeologist. The goal of the archaeological mitigation plan would be to avoid disturbance of resources to the extent feasible and document any unique archaeological resources that would be directly impacted by construction activities. Mitigation Measure No. 3 would require that the Applicant/Owner retains a tribal representative traditionally and culturally affiliated with the project site to monitor initial project-related grading and excavation. These mitigation measures have been incorporated into the project as conditions of approval (Condition Nos. 12, 13, and 14). All other standard topics of environmental analysis were found to have less than significant impacts or no impacts.
 - h) Pursuant to Public Resources Code section 21080.3.1 et seq., Monterey County HCD-Planning initiated consultation with The Esselen Tribe of Monterey County (ETMC), the Ohlone/Costanoan-Esselen Nation (OCEN), and the KaKoon Ta Ruk Band of Ohlone-Costanoan on March 28, 2023. EMTC and OCEN requested consultations, which were conducted on July 31, 2023, and July 28, 2023, respectively. The previous project plans included a bocce ball court along the northern property line.

During the consultation, ETMC requested that an archaeological and tribal monitor be on-site for ground-disturbing activities. Additionally, ETMC raised concerns about the siting and required excavation for the bocce ball court and requested that it be re-designed if cultural resources or artifacts were encountered during construction. In response to these concerns, the bocce ball court has been removed from the Proposed Project. The OCEN representative requested that OCEN monitor all ground-disturbing activities and be included in any resource recovery program or reburial. Due to the presence of known cultural resources in the vicinity, Mitigation Measure Nos. 1 through 3 would require that any inadvertently discovered artifacts or human remains are treated with appropriate dignity and respect.

- i) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval (Condition No. 16).
- j) Analysis contained in the initial study and the record as a whole indicate the project would not result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a state filing fee plus the County recording fee, unless CDFW determines that the project will have no effect on fish and wildlife resources. In this case, for purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. Although no comments from CDFW have been received, the project will be required to pay the state fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (Condition No. 6).
- k) Pursuant to CEQA Guidelines Section 15073(e), no public agencies submitted comments on the Initial Study and Mitigated Negative Declaration. Additionally, no members of the public commented on the draft Initial Study.
- l) The Monterey County Zoning Administrator considered the Mitigated Negative Declaration, along with the Combined Development Permit, at duly noticed public hearings held on November 7, 2024.
- m) Monterey County HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

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 the Local Coastal Program (LCP), 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) Per Figure 3, Public Access, Carmel Area Land Use Plan, the subject property site is located within an area designated as “inappropriate for beach access” but appropriate for lateral (visual) public access. The proposed structures will primarily be sited behind (west) of an existing hedge and will not exceed the height of the existing main residence. Accordingly, new development will not block ocean views when viewed from Yankee Point Drive. Additionally, the proposed garage would have a vegetated or “green” roof, which would help the structure blend in and be subordinate to the environment. The six-foot-tall grape-staked wood front property line fence and gate would allow for a visual passthrough to the Pacific Ocean as the stakes would be placed 4 to 5 inches apart. Finally, the project would be conditioned to require that the landscape plan be reviewed and approved before issuance of any construction permit from HCD-Building Services. The final landscape plan will require that on an on-going basis, all landscaping be maintained and not block, diminish, or decrease ocean views. Planting of new trees is discouraged in this case. As sited, designed, and conditioned, the project, consisting of new accessory structures, restoration of the historically significant residence, and on-going maintenance of the landscaping (including existing on-site trees), will retain and enhance existing public views of the shoreline from Yankee Point Road (Carmel Area LUP Policy 5.3.3.4.c). Therefore, as proposed and conditioned, the project ensures compliance with Carmel Area LUP policies relating to public (visual access). Further, no evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The project planner conducted a site visit on September 9, 2022 to verify that the project, as proposed and conditioned and mitigated, would not impact public access. Based on this site inspection, the proposed development would not introduce new public viewshed obstructions from surrounding roadways, would not significantly obstruct public visual access to the shoreline from major public viewing corridors, and would not be visible from Highway 1. As proposed, the project will not result in adverse impacts to the public viewshed or scenic character in the project vicinity and is consistent with the applicable visual resource and public access policies of the Carmel Area Land Use Plan.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210268.

6. **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) County staff reviewed records of Monterey County HCD-Planning and HCD-Building Services, and is not aware of any violations existing on the subject property.
 - b) Staff conducted a site inspection on September 9, 2022, to assess and confirm that no violations exist on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210268.

7. **FINDING:** **DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF**
– There is no feasible alternative which would allow development be positioned in an area more than 50 feet of the coastal bluff and the project, as designed and conditioned, will not create a geologic hazard or diminish the stability of the area.

- EVIDENCE:**
- a) The proposed bathroom addition is located approximately 16 feet from the coastal bluff and therefore requires the granting of a Coastal Development Permit.
 - b) Sand Loss Analysis. The County did not require a Sand Loss Analysis as the project will have no effect on the sand supply or transport of the ocean. The elevation of the proposed building site is approximately 45 feet above mean sea level, and the project site does not generate or receive measurable sands to or from the ocean.
 - c) Shoreline Erosion, Bluff Retreat, and Clearance of Structures. Per the geologic and geotechnical reports prepared for the project site (Monterey County Document Nos. LIB220213 and LIB230133), development of the project site would not create a geologic hazard or diminish the stability of the area. The reports identified and concluded that the site is underlain with bedrock, the bluff is stable, the historical bluff recession rate is slow, and enclosure of the patio, which requires no ground disturbance, would not impact or undermine the coastal bluff. Based on available historical aerial photos, approximately three to four feet of bluff retreat has occurred between 1929 and 2023. The prepared Geological Report (Monterey County Library No. LIB230133) found that the “nearly vertical, underlying bedrock platform is well indurated (hard), resistant and stable. The geologist determined that the past coastal bluff erosion at the site is largely due to surface runoff over the bluff crest and seepage acting within the marine terrace deposits that are in the upper portion of the bluff face, as opposed to surf action at the base of the bluff”. The geological report estimates that 3 to 4 feet of bluff erosion occur over 94 years (1926 through 1960s) and anticipates that only 1.5 to 2 feet of bluff erosion may occur over the next 50 years or up to 4 feet over the next 100 years (project lifetime). The proposed bathroom addition is located approximately 15 feet from the coastal bluff, an area of the parcel not threatened by the projected amount of bluff recession. No other development is proposed within 50 feet of the coastal bluff. Further, the project site is well above the projected elevation of sea level rise. As designed and located, the project would comply with applicable policies of the Carmel Area LUP Chapter 2.7,

Hazards. Specifically, consistent with LUP Policy 2.7.4.1, implementation of the proposed project will conform to the site's topographic and minimizes grading.

- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210268.

8. **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 CEQA Guidelines Section 15074(f), when a non-elected decision-making body within a local lead agency adopts a negative declaration, that adoption may be appealed to the agency's elected decision-making body. Therefore, and 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 within 300 feet of the top of the seaward face of any coastal bluff and involves conditionally allowed uses (i.e., within 750 feet of known archaeological resources and within 50 feet of a coastal bluff).

DECISION

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

- 1) Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and
- 2) Approve a Combined Development Permit consisting of:
 - a. a Coastal Administrative Permit and Design Approval to allow demolition of a 292 square foot detached garage, alterations to an existing residence including an existing patio to create a 160 square foot bathroom addition, construction of a 773 square foot detached garage, and a 633 square foot detached art studio, and associated site improvements including installation of 685 square foot ground-mounted solar system;
 - b. a Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
 - c. a Coastal Development Permit to allow development within 50 feet of a coastal bluff.
- 3) Adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan.

All work must be in general conformance with the attached plans and this approval is subject to sixteen (16) conditions (including three mitigation measures), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 7th day of November, 2024.

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN210268

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit allows: 1) a Coastal Administrative Permit and Design Approval to allow demolition of a 292 square foot detached garage, alterations to an existing residence including an existing patio to create a 160 square foot bathroom addition, construction of a 773 square foot detached garage, and a 633 square foot detached art studio, and associated site improvements including installation of 685 square foot ground-mounted solar system; and 2) a Coastal Development Permit to allow development within 750 feet of known archaeological resources. The property is located at 62 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-152-005-000), Carmel Area Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number _____) was approved by Monterey County Zoning Administrator for Assessor's Parcel Number 243-152-005-000 on November 7, 2024. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD- Planning."

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

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

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

Responsible Department: Planning

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

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

If the coroner determines the remains to be Native American:

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

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

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

(HCD - Planning)

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

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

4. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected .

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

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

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

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

7. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection(s) to (Yankee Point Drive). The design and construction is subject to the approval of the RMA. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the RMA-PWF, obtain an encroachment permit from the RMA prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

8. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a stormwater control plan to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by HCD-Environmental Services.

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

9. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

10. EHSP01 – DEED RESTRICTION: FUTURE ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Owner shall record a deed restriction indicating that any future replacement or expansion of the existing onsite wastewater treatment system on the property may require the installation and ongoing use of an alternative onsite wastewater treatment system. The Property shall be subject to any and all applicable federal, state and/or local laws, regulations and ordinances in effect at the time of permit issuance regarding the permitting, operation and maintenance or monitoring of onsite wastewater treatment systems. The single exception to this term is that an alternative onsite wastewater treatment system will be subject to an annual operating permit from the Monterey County Health Department, Environmental Health Bureau upon adoption of any State or regional regulations and/or any local ordinance authorizing such a permit. Owner agrees to disclose the contents of the Deed Restriction to any potential purchaser of the subject Property and to any person or entity to whom the Property herein described shall be conveyed. Owner is responsible to reimburse EHB for costs associated with preparation of the Deed Restriction. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final inspection of construction permits, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

11. 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 and drainage control plan

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall provide certification from the licensed practitioner(s) to HCD-Environmental Services for review and approval

12. PDSP001 - REZONE WITH "HR" OVERLAY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Title 20 section 20.54.080(G) states "As a condition of approval of an application for demolition or alteration of an identified historic resource, rezoning to add an "HR" combining district or to modify an existing "HR" zoning district, shall be required to place only the designated site within the "HR" District."

The project site does not include any structures listed on the California Register of Historic Places. However, on October 24, 2023, the Monterey County Board of Supervisors adopted Resolution No. 23-545 to list the subject property's residence, known as the "June Haas House", on the Monterey County Register of Historic Resources. Therefore, Title 20 section 20.54.080(G) applies.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or construction permits, the Property Owner shall submit a written request to rezone the subject property with an HR zoning overlay.

13. MM001 - On-Site Archaeological Monitor and Cultural Awareness Training

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts to cultural resources that may be discovered during development onsite, a qualified archaeological monitor (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall conduct a cultural resource awareness and response training for construction personnel prior to the commencement of any grading or excavation activity, and shall be present and observe all soil disturbance for all grading and excavation activities. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of HCD-Planning, and implemented.

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

1a: Prior to the issuance of permits from Building Services, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 2, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

1b: Prior to the issuance of permits from Building Services, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include a pre-construction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities for which the archaeological monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall include provisions requiring the monitor be present and observe all soil disturbance for all grading and excavation, and authorizing the monitor to stop work in the event resources are found. In addition, the contract shall authorize the monitor to prepare a report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. The contract shall also detail the preparation of a cultural resource awareness and response training program for construction personnel which includes a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community. The contract shall be submitted to HCD-Planning for review and approval. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

1c: Prior to the commencement of any grading or excavation activity, the owner/applicant shall submit evidence that the project archaeologist has conducted a cultural resource awareness and response training for construction personnel. The evidence shall consist of the training materials provided to the construction crew, a list of attendees, and written verification from the qualified archaeologist.

1d: During the course of construction, if any archaeological resources are discovered the owner/applicant shall adhere to the requirements of Mitigation Measure No. 2, and if any human remains are discovered County Standard Condition PD003(B).

1e: A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University.

14. MM002 - Archaeological Mitigation Plan

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project parcel is located in Carmel Highlands and has been identified to be located within a known archaeological site. To ensure potential impacts to archaeological resources are less than significant and if unique archaeological resources are identified during construction, work shall be halted on the parcel until the find can be evaluated and an archaeological mitigation plan can be formulated and implemented, with the concurrence of HCD-Planning. Data recovery shall be implemented during the construction and excavation monitoring. The archaeological mitigation plan shall be prepared by a qualified archaeologist in accordance with Monterey County Coastal Implementation Plan section 20.146.090.D.4. In preparing the plan the archaeologist shall consult with the tribal cultural monitor for the treatment of any cultural resources with appropriate dignity, and the final disposition of any artifacts, and submit the plan to HCD-Planning for review and approval. The goals of the plan are to avoid disturbance of resources to the extent feasible and document any unique archaeological resources that would be directly impacted by construction activities.

- Measures to avoid disturbance of resources include re-siting or re-designing approved project components if feasible, or capping/covering the resource in a non-destructive manner. If neither avoidance measures are feasible, on-site relocation, following consultation with HCD-Planning and the Tribal Monitor, shall be considered and implemented if feasible.
- In accordance with Carmel Area Land Use Plan Policy 2.8.3.4, avoidance shall be pursued prior to considering excavation and recovery.
- If avoidance is determined infeasible, the qualified archaeologist shall formulate measures for their treatment and recovery that document the unique resource prior to removal.

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

2a: If unique archaeological resources are identified during the course of construction, the qualified archaeologist shall convene with the applicant, project designer(s), and HCD-Planning, and the tribal cultural monitor to assess whether avoiding unique resources is feasible. If avoidance of resources is determined to be infeasible by the qualified archaeologist, with concurrence from HCD-Planning, the qualified archaeologist shall document this in a letter report and submit it to HCD-Planning. If avoidance of resources is feasible, the qualified archaeologist shall incorporate those avoidance measures in the archaeological mitigation plan, and the owner/applicant shall submit revised plans to HCD-Planning incorporating any feasible re-design/avoidance for review and approval.

2b: If unique archaeological resources are identified during the course of construction, and after the completion of Mitigation Measure 2a, the qualified archaeologist shall prepare an archaeological mitigation plan in accordance with Monterey County Coastal Implementation Plan section 20.146.090.D.4. The qualified archaeologist shall consult with the tribal cultural monitor for recommendations regarding treatment with appropriate dignity and disposition of any cultural resources, and submit the plan to HCD-Planning for review and approval. Beyond avoidance, measures in the plan may include testing, evaluation, and documentation by a qualified archaeologist, and placement of an archaeological protection easement, based on the recommendations of the qualified archaeologist.

2c: The Owner/Applicant shall be required to adhere to the approved archaeological mitigation plan on an on-going basis.

2d: Within one year of the completion of all field work, the qualified archaeologist shall submit a final technical report to HCD-Planning demonstrating compliance with Mitigation Measures 1 and 2, and the County's standard condition of approval (PDSP003(B)). This report shall also document how the measures in the archaeological mitigation plan were adhered to, or if any other follow up action is required to ensure compliance with this mitigation plan.

15. MM003 - On-Site Tribal Monitor

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure that Tribal Cultural Resources incur a less than significant impact if encountered, a Tribal monitor approved by the appropriate Tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with Assembly Bill 52 requirements, or other appropriately NAHC-recognized representative, shall be on-site and observe all project-related excavation to identify findings with Tribal cultural significance. This Tribal monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Monterey County Condition PD003(B) as applicable. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with state law if human remains are discovered.

Compliance or Monitoring Action to be Performed: 3a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure 3 including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

3b: Prior to issuance of a construction permit for grading and/or building, the owner/applicant shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor approved by the appropriate Tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with Assembly Bill 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal monitor shall be retained for the duration of any project-related excavation.

3c: Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within 1 year to a representative of the appropriate local Tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the fieldwork. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University. Artifacts associated with a finding of human remains shall be reburied in accordance with state law and penalty for violation pursuant to California Public Resources Code, Section 5097.994.

3d: Prior to final building inspection, the Tribal monitor or other appropriately NAHC-recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

16. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

10/16/2024 3:25:02 PM Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

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SCOPE OF WORK

Renovation of the existing 3,996 SF historical single-family residence. Master bathroom addition: Installation of a glass dome structure over an existing walled patio space, renovate the space into a full master bathroom. Renovate an existing full bathroom and add a new exterior door. Renovate existing kitchen interior, closet area, and an upper-level bathroom. Site buildings and development includes:

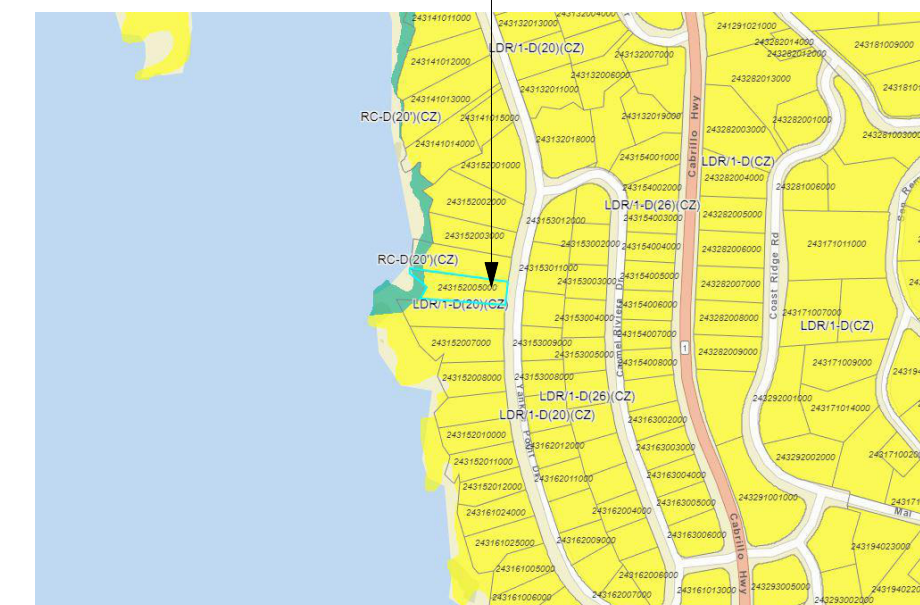
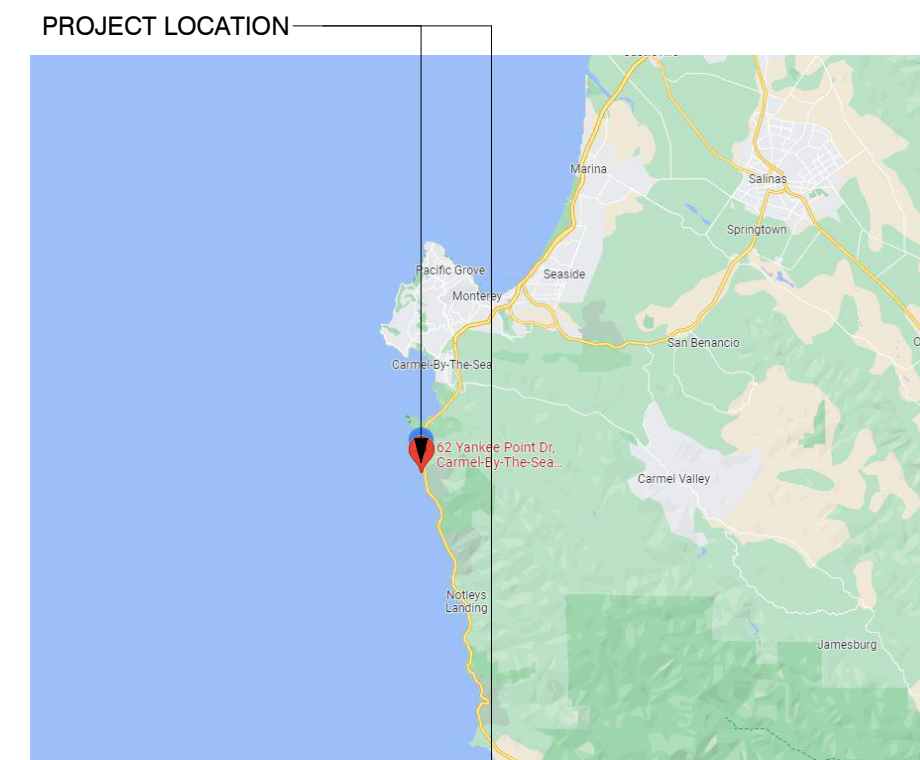
Demolish existing garage. Construct a new 773 SF two-car- garage and a 633 SF writing studio structure. Construct new landscape design with associated retaining/landscape walls and solar panels installations.

PROJECT DATA

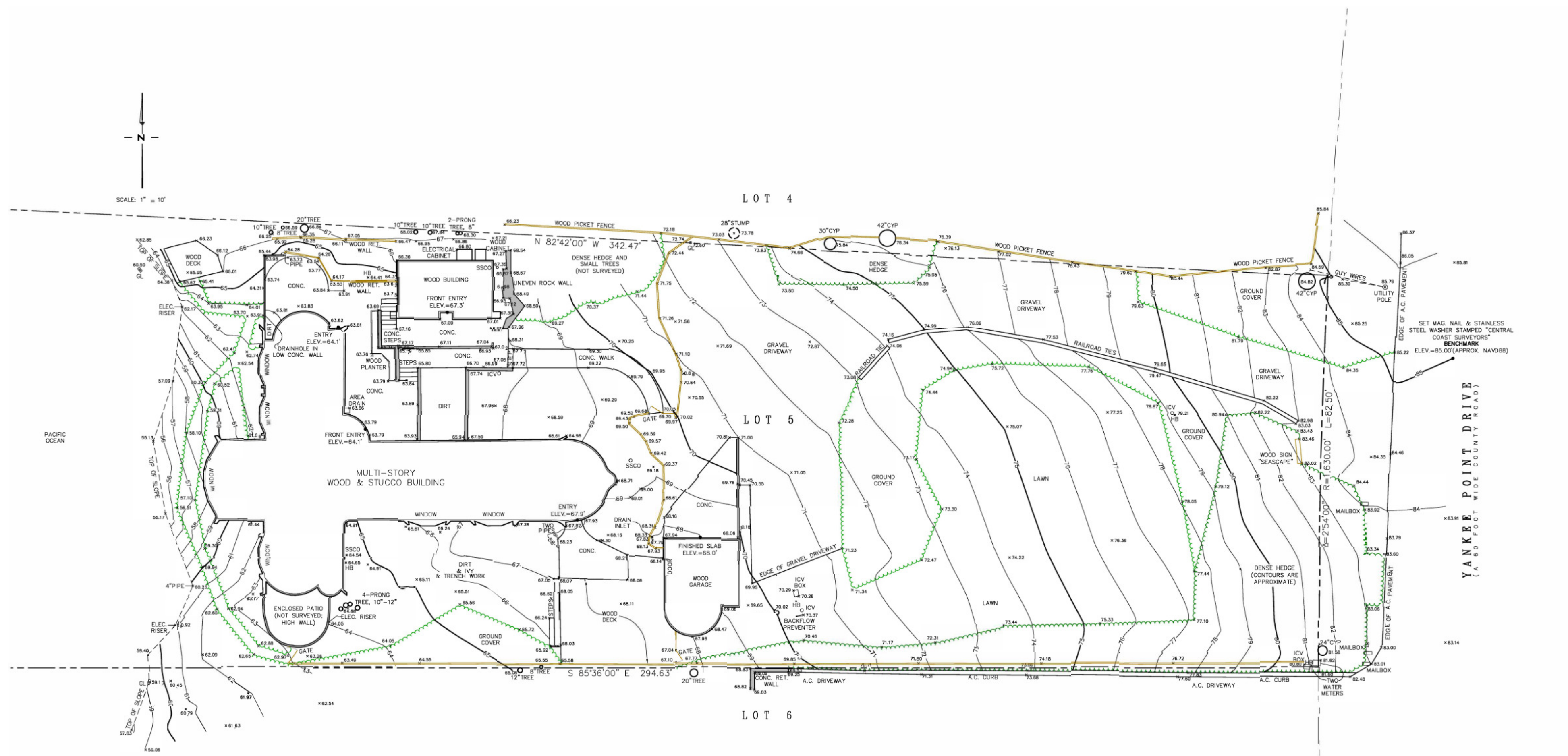
CLIENT NAME	GABRIEL YEUNG c/o Studio Schicketanz	
ARCHITECT	Studio Schicketanz P.O. Box 2704 Carmel, CA 93921 Phone: 831.622.9000 Ext. 24 Contact: Kumaresh Sekaran E-Mail: buildingpermits@studioschicketanz.com	
SURVEYOR	CENTRAL COAST SURVEYORS 6 Harris Court, Monterey, California 93940 Phone: 831.394.4930 E-mail: mail@ccsurveyors.com	
PROPERTY ADDRESS	62 Yankee Point Dr Carmel, CA 93923	
APN/ LOT SIZE:	243-152-005-000 / (0.6531123)	(28,450 SF)
ZONING:	RC-D(20)(CZ) LDR-1-D(20)(CZ)	
UTILITIES	(CARMEL RIVIERA MUTAL WATER CO.)	
WATER SOURCE:	SEPTIC & LEACH FIELD	
SEWER:	PG&E / PHOTOVOLTAIC ARRAY	
ELECTRICITY PROVIDER:	PG&E / PHOTOVOLTAIC ARRAY	
BUILDING CODE DATA	R-3 ; U (GARAGE)	
OCCUPANCY GROUP:	V-B	
TYPE OF CONSTRUCTION:	YES	
SPRINKLERS:	YES	



SITE IMAGES



VICINITY MAP

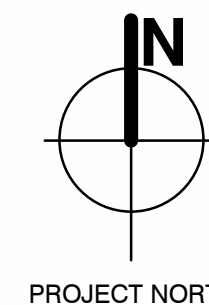


NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE PAVEMENT OF YANKEE POINT DRIVE, AS SHOWN. ELEVATION = 85.00 FEET (APPROX. NAVD88)
- CONTOUR INTERVAL = ONE FOOT.

LEGEND:

- GL GROUND LIGHT
- HS HOSEBOX
- ICV IRRIGATION CONTROL VALVE
- SSCD SANITARY SEWER CLEANOUT
- DENOTES WOOD FENCE
- DENOTES LIMIT OF GROUND
- COVER DENOTES LIMIT OF
- DENSE BRUSH DENOTES
- CONC. RETAINING WALL



TOPOGRAPHICAL SURVEY BY CENTRAL COAST SURVEYORS

ZONING REGULATIONS

SETBACKS:	
MAIN STRUCTURE	
Front	30'
Side	20'
Rear	20'
ACCESSORY STRUCTURES (HABITABLE)	
Front	50'
Side	6'
Rear	6'
ACCESSORY STRUCTURES (NON-HABITABLE)	
Front	50'
Side	6'
Rear	1'

BUILDING HEIGHT:

MAX. ALLOWED HEIGHTS:	
Main Structure	20'
Accessory Str. (Habitable)	15'
Accessory Str. (Non-Habitable)	15'

LOT COVERAGE: 15% OF 28,450 = 4,267.5 SF

EXISTING

EXISTING MAIN RESIDENCE	= 2153.43 SF
EXISTING GUEST HOUSE	= 248.34 SF
EXISTING GARAGE	= 292.05 SF
EXISTING TOTAL	= 2,693.82 SF
EXISTING W/ NO GARAGE	= 2,401.77 SF
REMAINING AFTER GARAGE DEMO (4154.25-2401.77)	= 1,752.48 SF

PROPOSED

PROPOSED WRITING STUDIO	= 533.41 SF + 48.75 SF ROOF OVERHANG = 582.16 SF
PROPOSED GARAGE	= 772.65 SF
PROPOSED TOTAL	= 1354.81 SF

REMAINING SITE COVERAGE = 397.67 SF

TREE REMOVAL

NONE

GRADING

CUT = 207 CY

FILL = 215 CY

TITLE PROJECT DATA, PROPOSED DEVELOPMENT & VICINITY MAP

YEUNG RESIDENCE

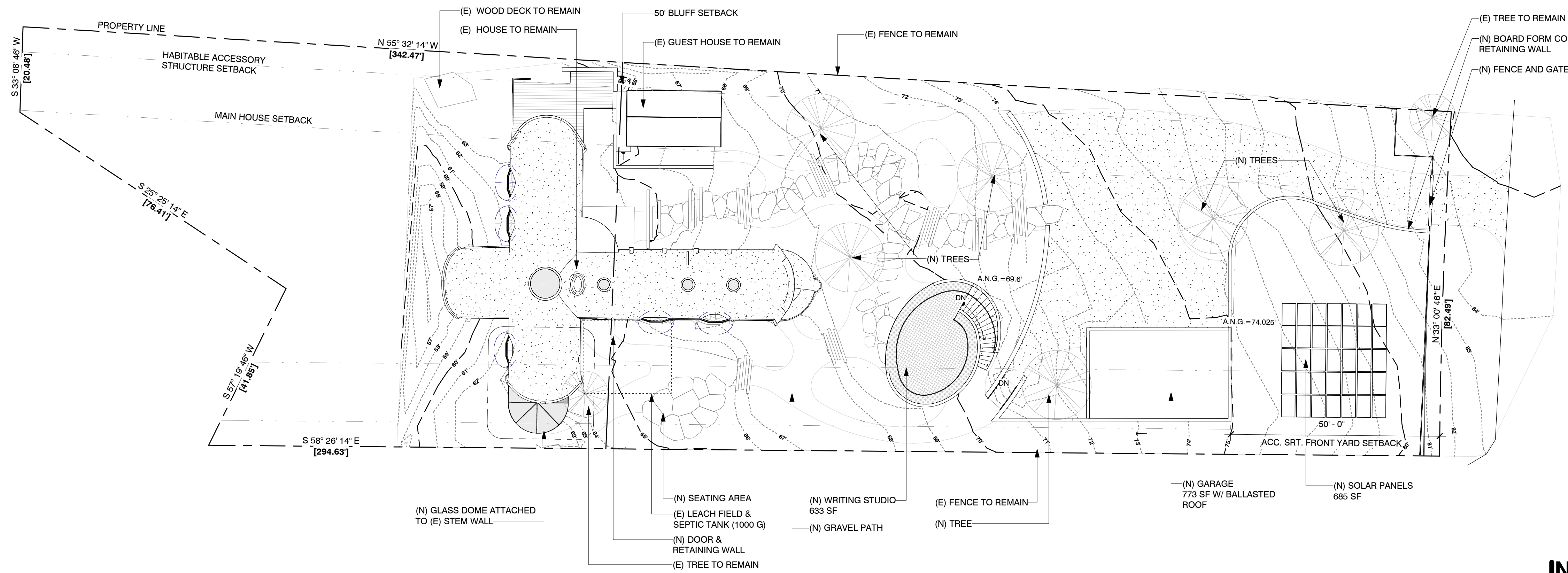
GABRIEL YEUNG 62 Yankee Point Dr Carmel, CA 93923 APN 243-152-005-000

DATE	04/09/24	SHEET
SCALE	As indicated	00
DRAWN BY	HL	
JOB NUMBER	1919	

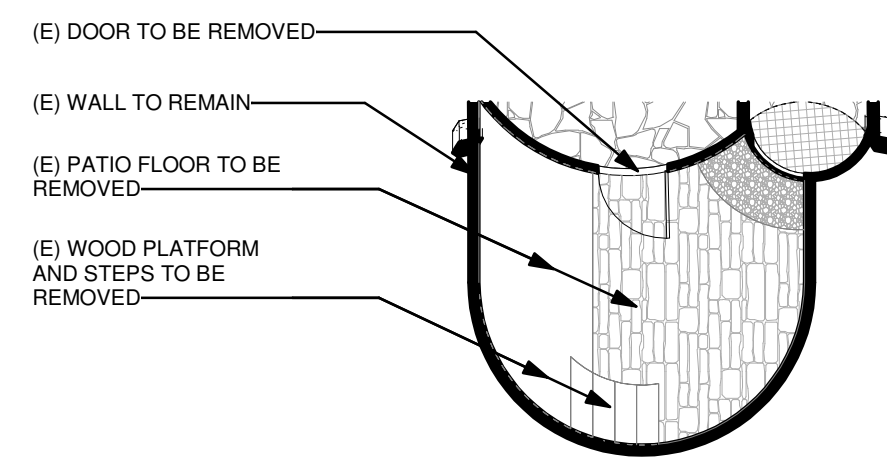
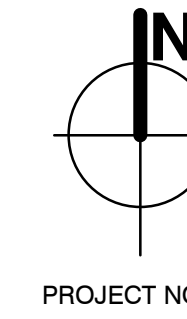
STUDIO SCHICKETANZ
P.O. Box 2704, Carmel, CA, 93921 831.622.9000

04/09/24

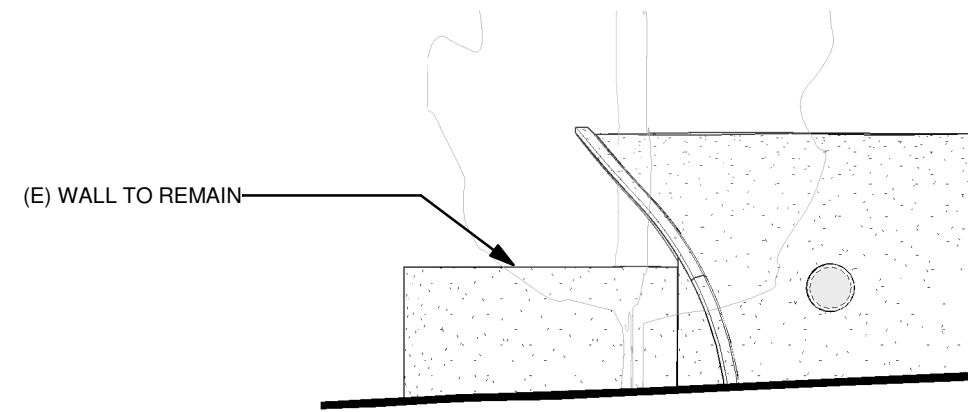
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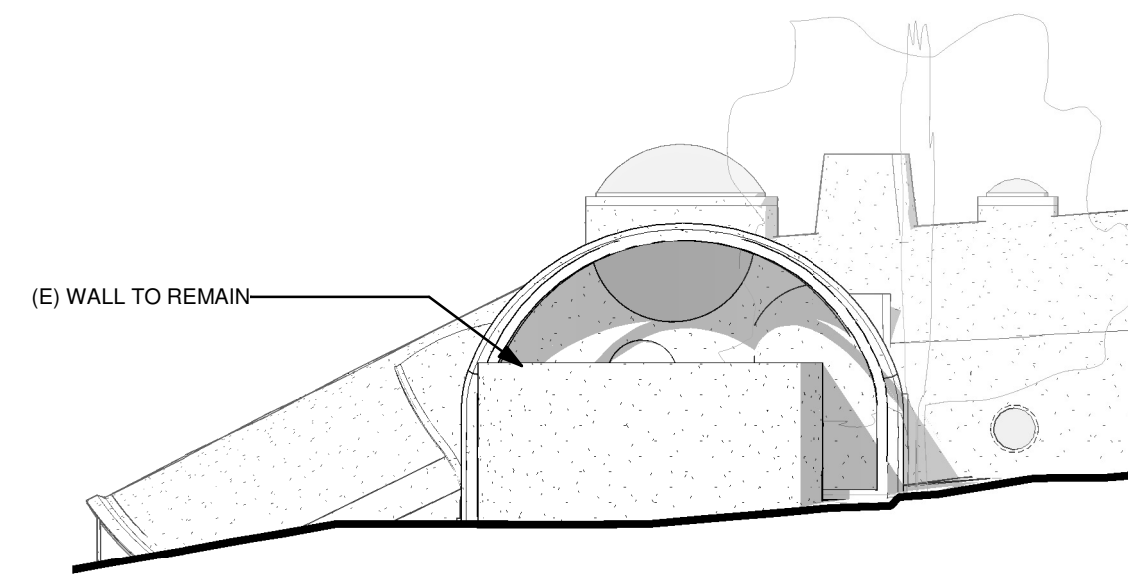
PROPOSED SITE PLAN
 1/16" = 1'-0"



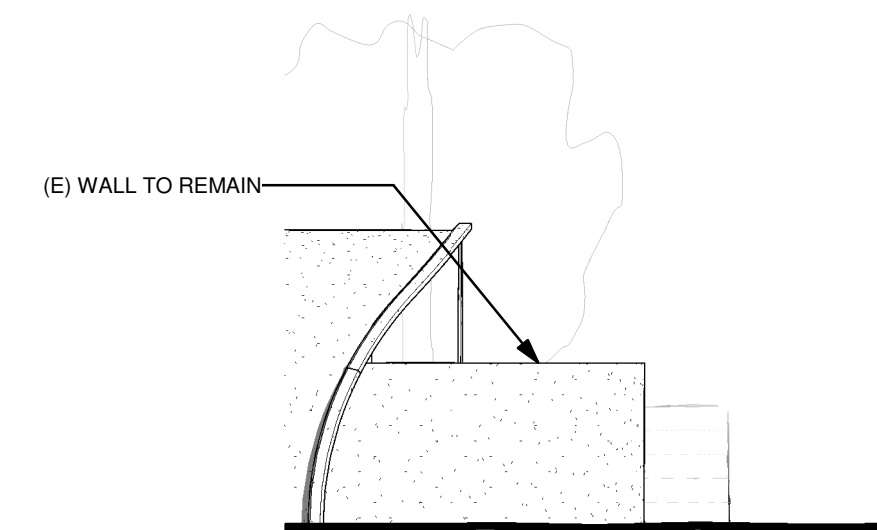
P. BATHROOM FLOOR PLAN - EXISTING
 1/8" = 1'-0"



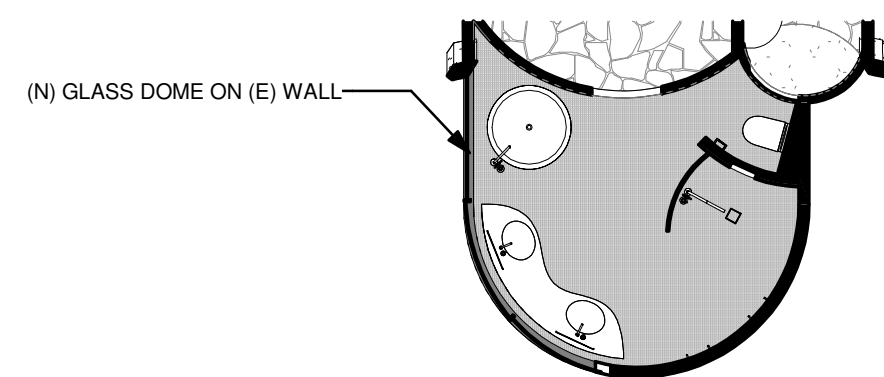
P. BATHROOM EAST ELEVATION - EXISTING
 1/8" = 1'-0"



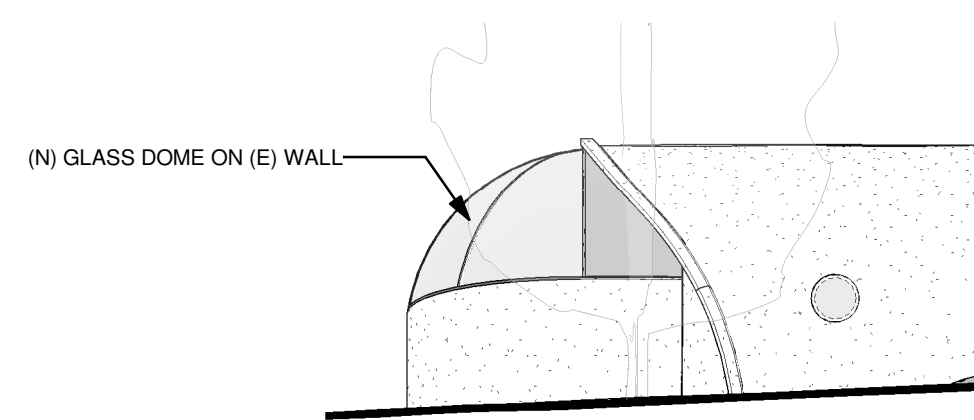
P. BATHROOM SOUTH ELEVATION - EXISTING
 1/8" = 1'-0"



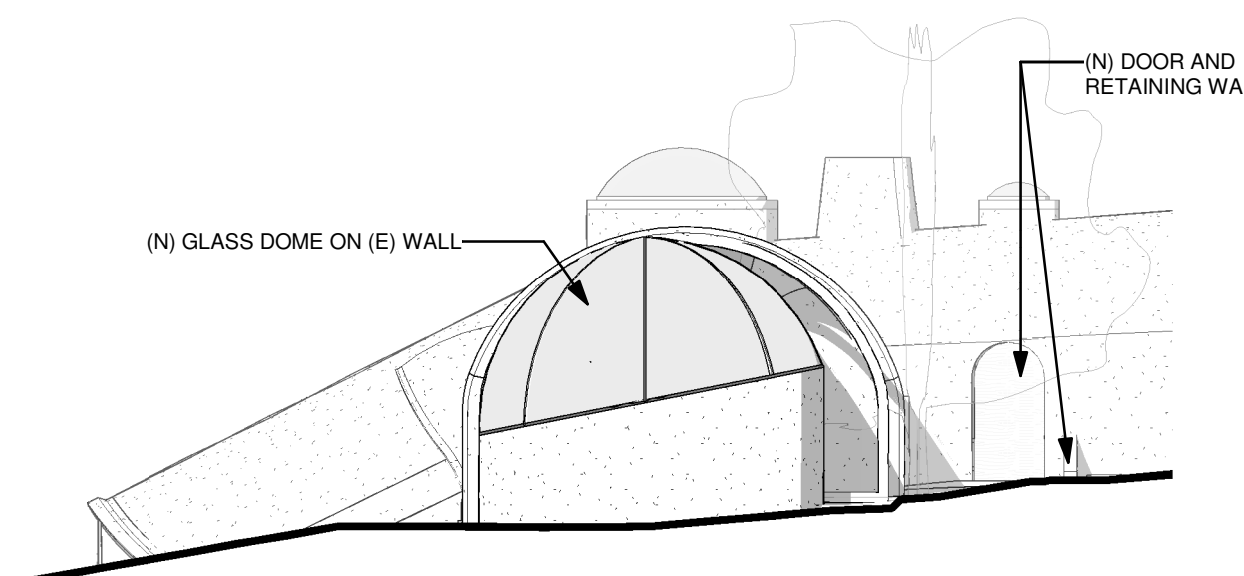
P. BATHROOM WEST ELEVATION - EXISTING
 1/8" = 1'-0"



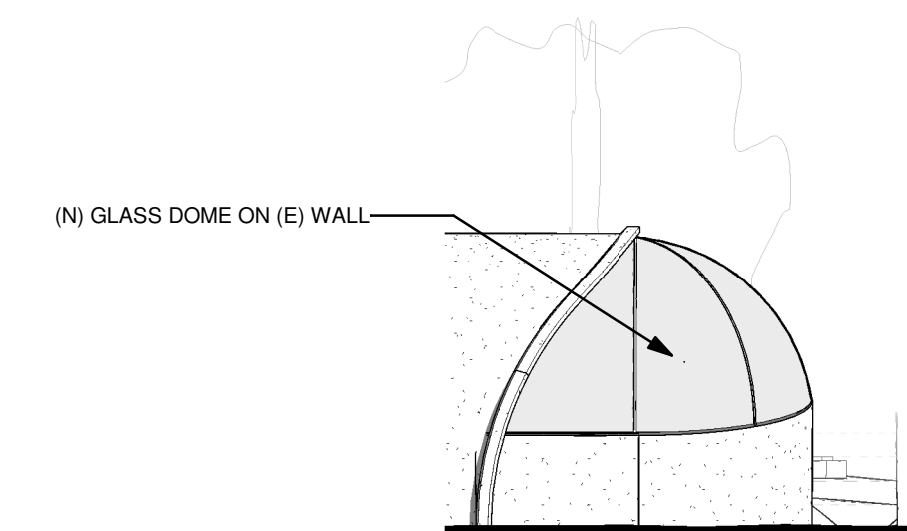
P. BATHROOM FLOOR PLAN - PROPOSED
 1/8" = 1'-0"



P. BATHROOM EAST ELEVATION - PROPOSED
 1/8" = 1'-0"



P. BATHROOM SOUTH ELEVATION - PROPOSED
 1/8" = 1'-0"



P. BATHROOM WEST ELEVATION - PROPOSED
 1/8" = 1'-0"

TITLE SITE PLAN AND P. BATHROOM RENOVATION

YEUNG RESIDENCE

GABRIEL YEUNG 62 Yankee Point Dr Carmel, CA 93923 APN 243-152-005-000

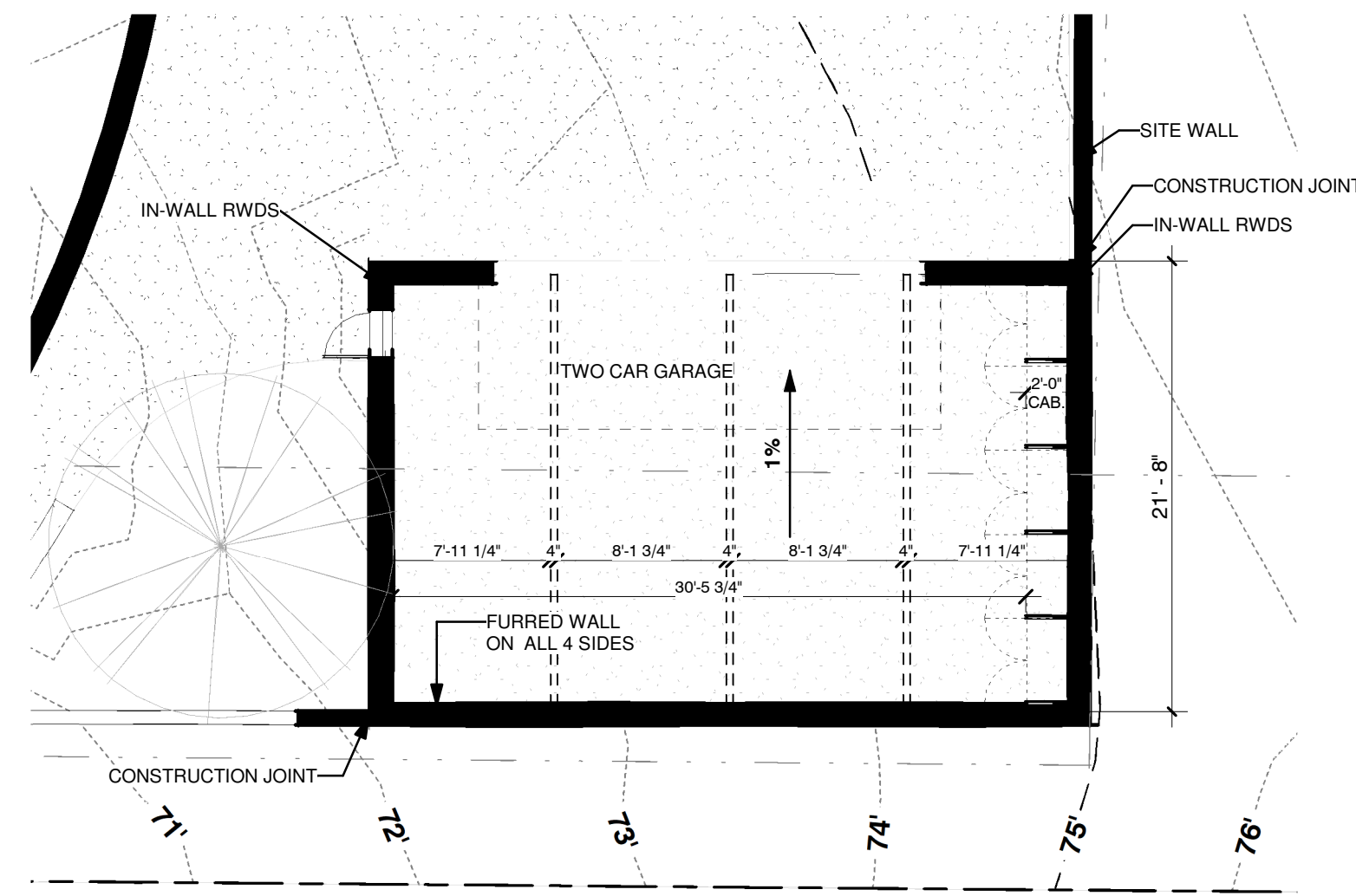
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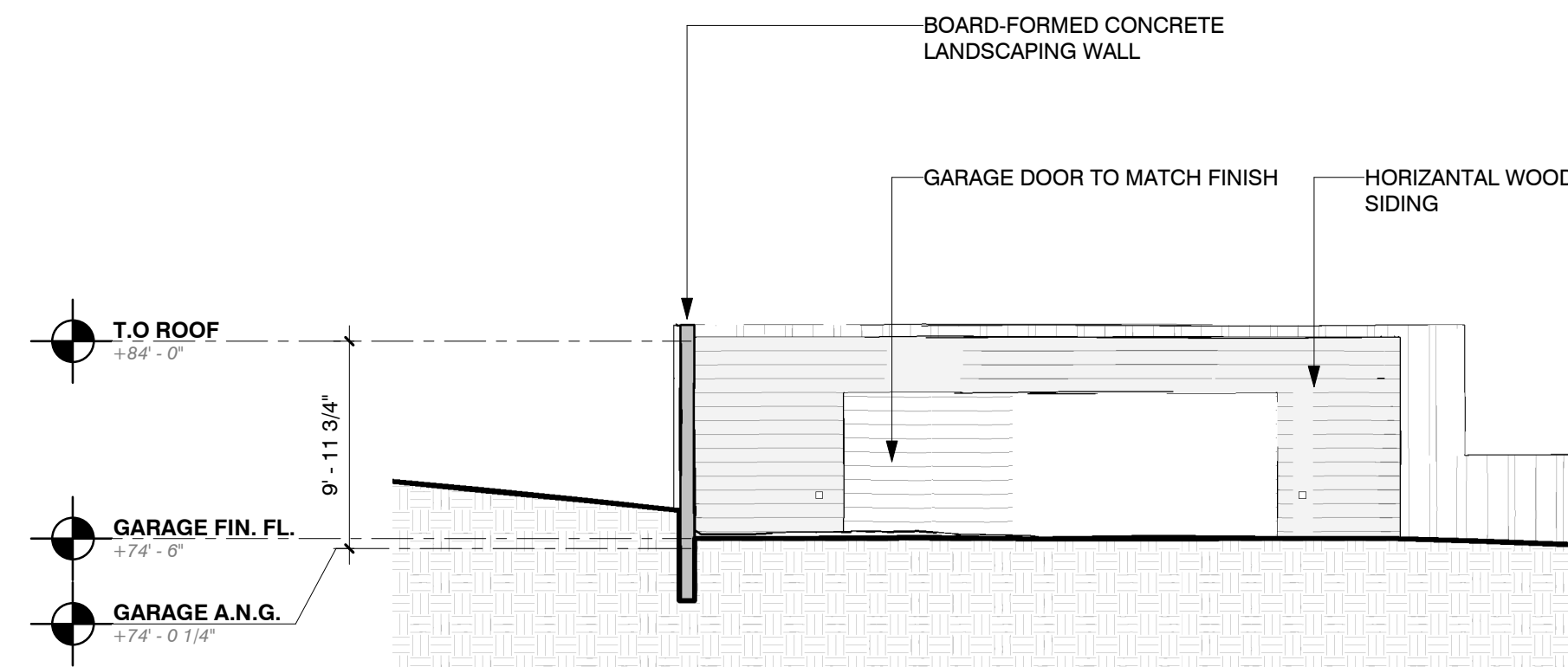
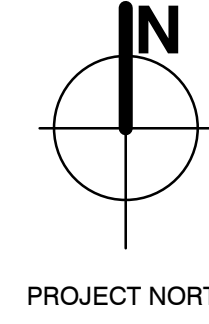
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04/09/24

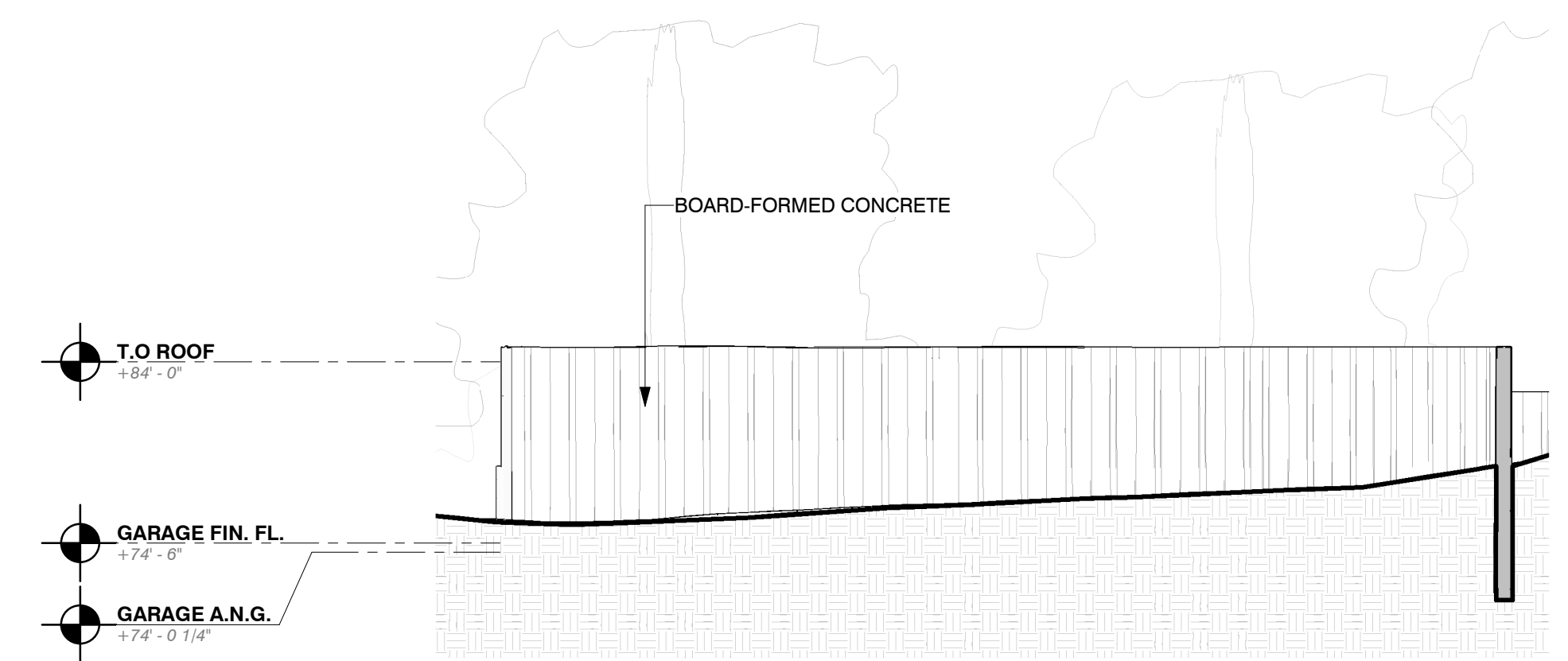
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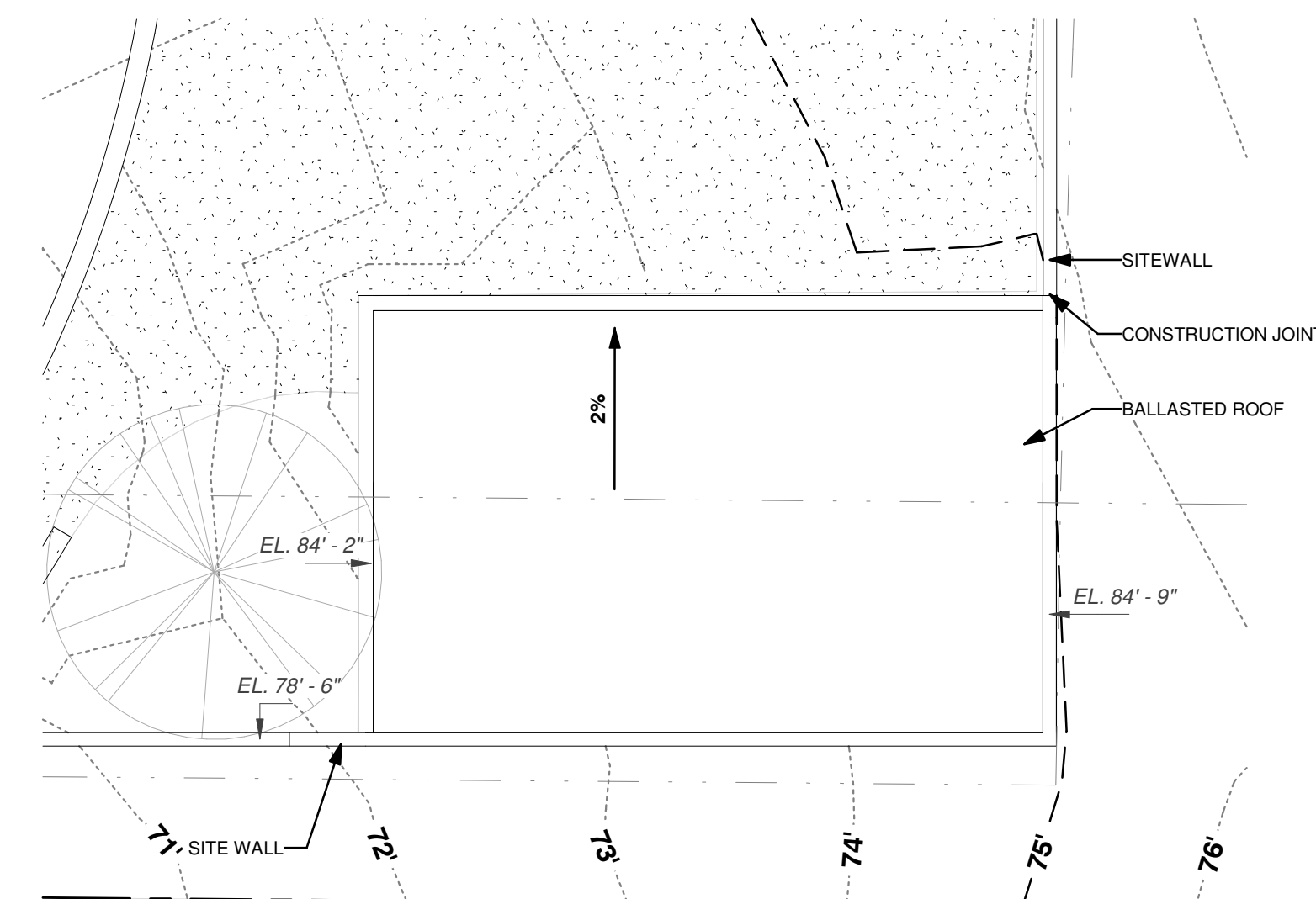
1 GARAGE FLOOR PLAN
 1/8" = 1'-0"



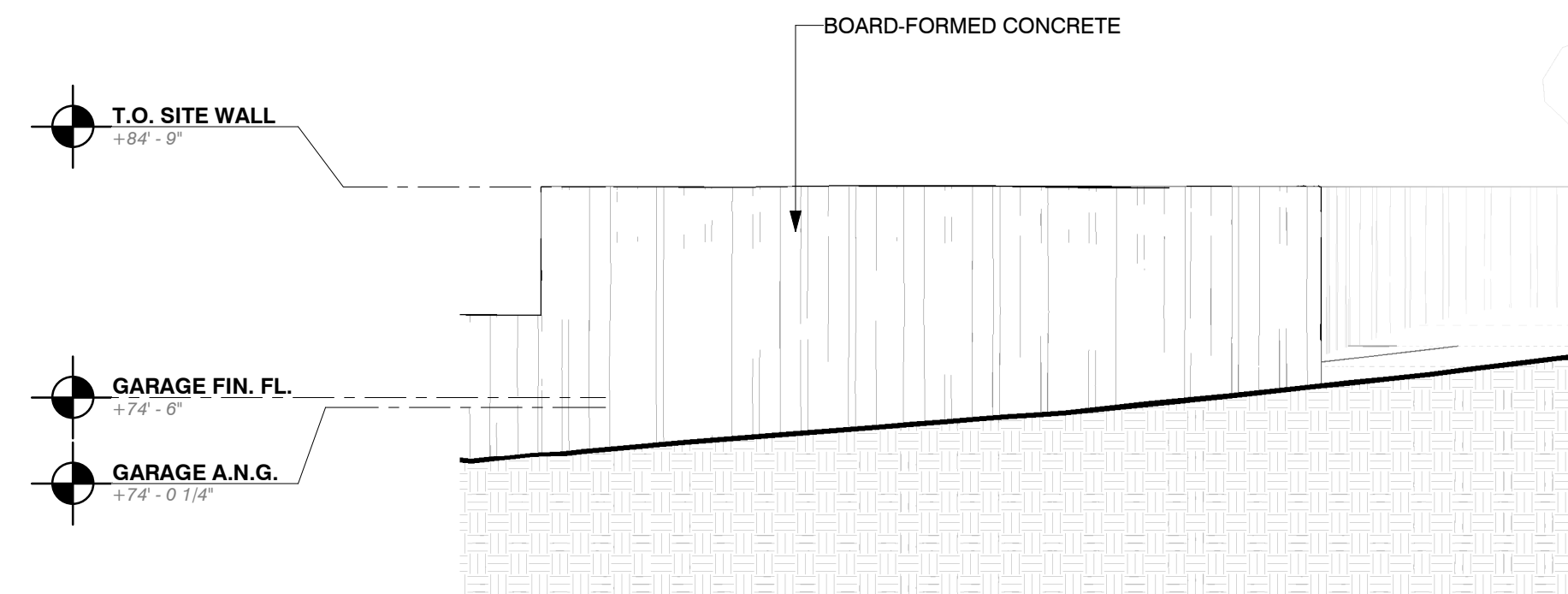
3 GARAGE NORTH ELEVATION
 1/8" = 1'-0"



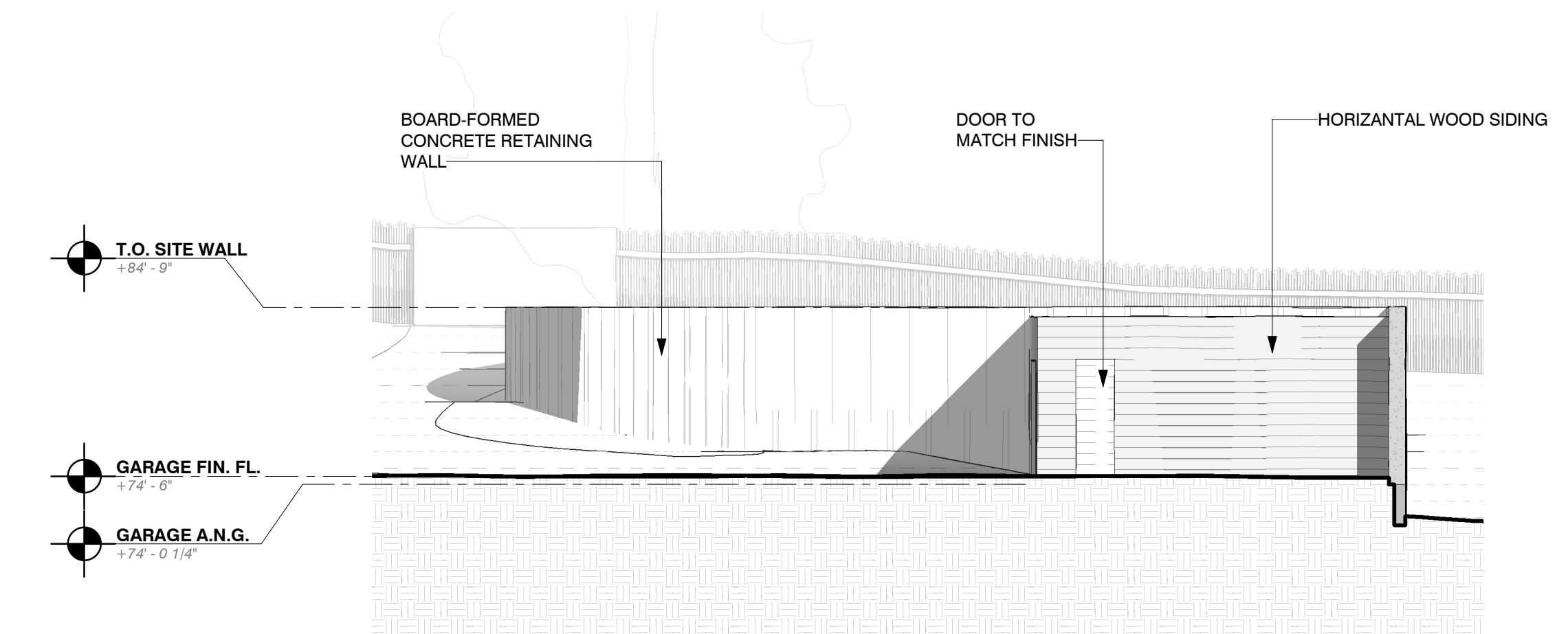
5 GARAGE EAST ELEVATION
 1/8" = 1'-0"



2 PROPOSED GARAGE PLAN
 1/8" = 1'-0"



4 GARAGE SOUTH ELEVATION
 1/8" = 1'-0"



6 GARAGE WEST ELEVATION
 1/8" = 1'-0"

TITLE GARAGE FLOOR PLAN & ELEVATIONS

YEUNG RESIDENCE

GABRIEL YEUNG 62 Yankee Point Dr Carmel, CA 93923 APN 243-152-005-000

DATE 04/09/24
 SCALE 1/8" = 1'-0"
 DRAWN BY HL
 JOB NUMBER 1919

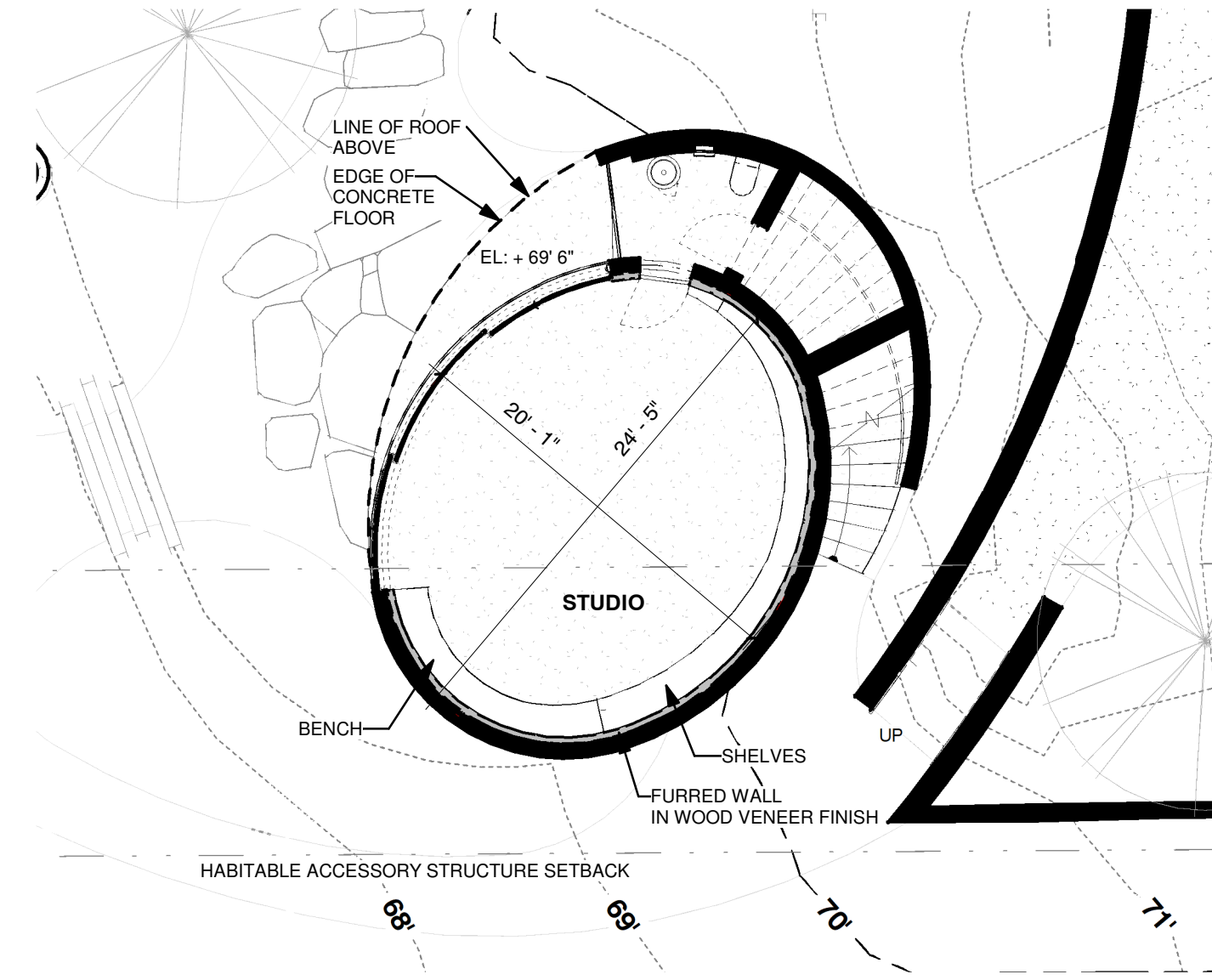
SHEET

02A

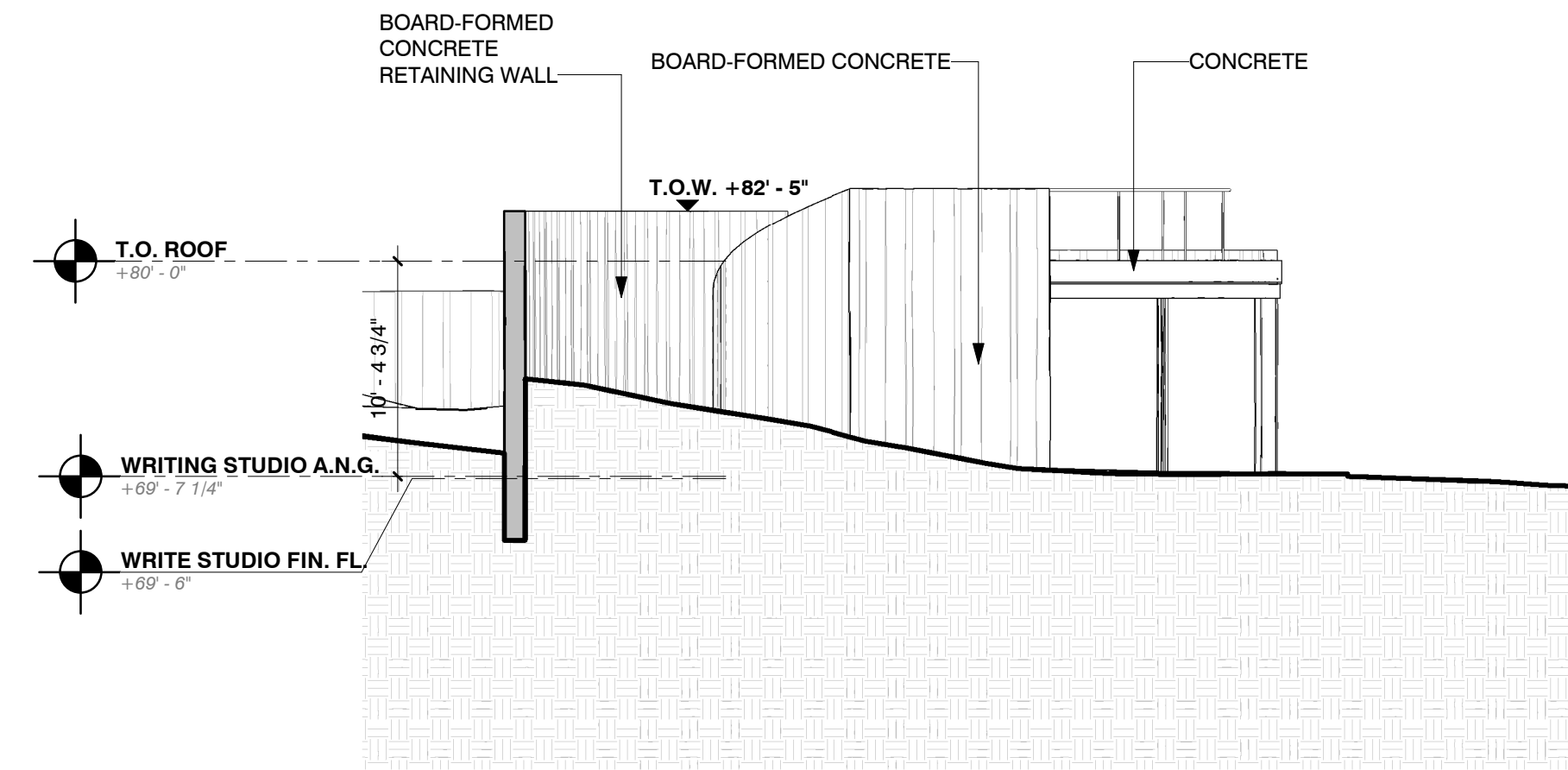
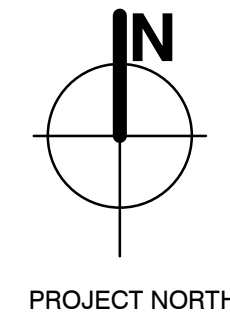
04/09/24

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 P.O. Box 2704, Carmel, CA, 93921 831.622.9000

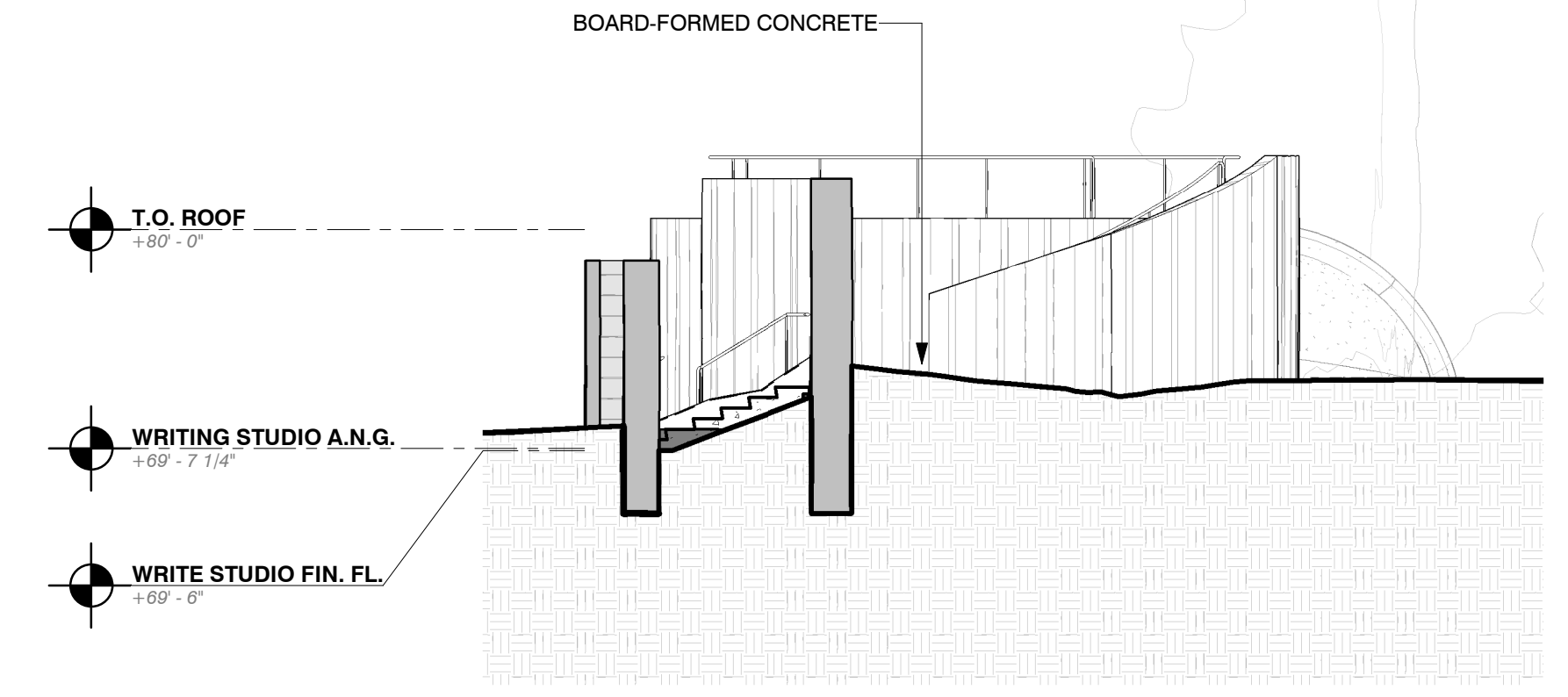
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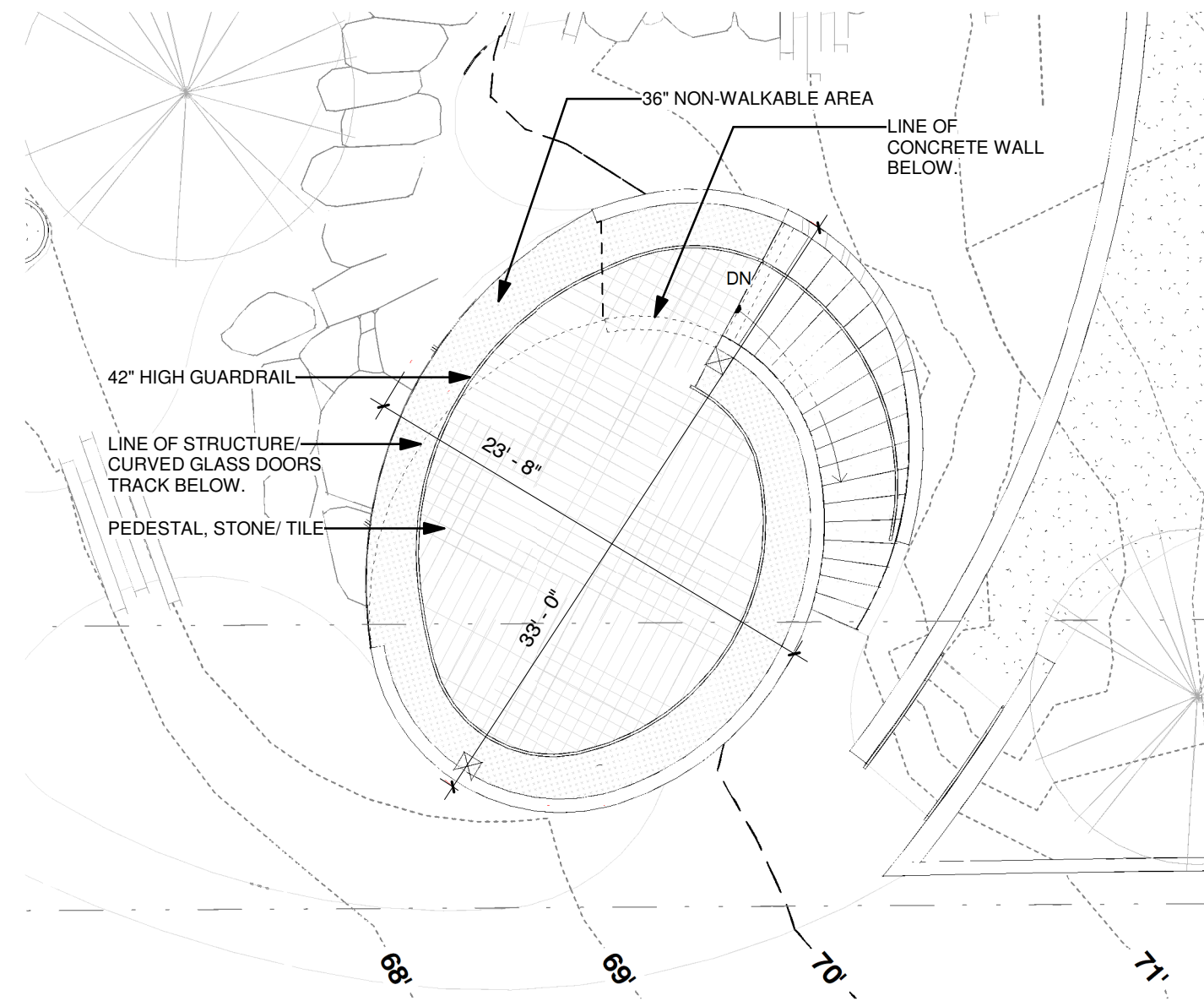
1 PROPOSED WRITING STUDIO FLOOR PLAN
 1/8" = 1'-0"



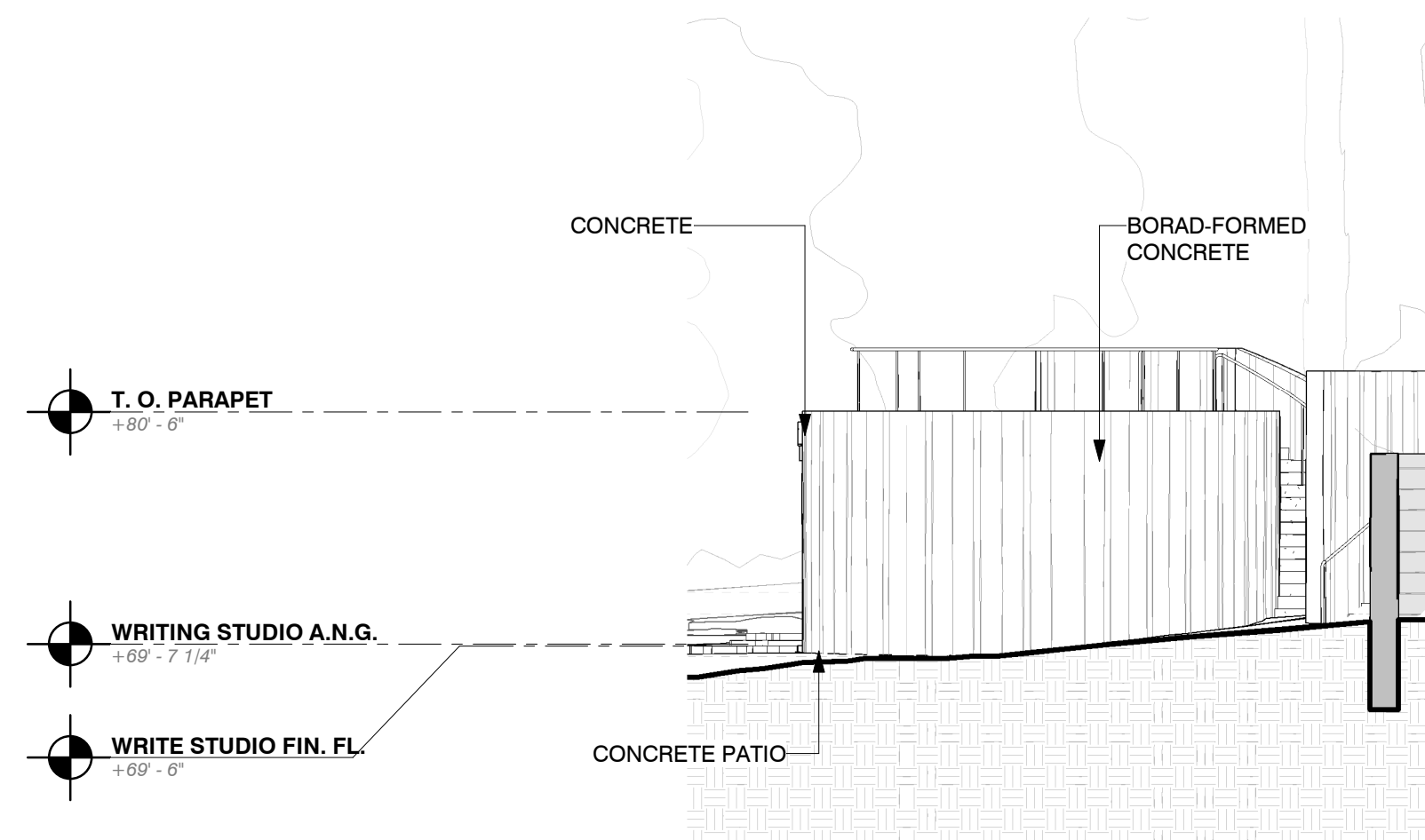
3 WRITING STUDIO NORTH ELEVATION
 1/8" = 1'-0"



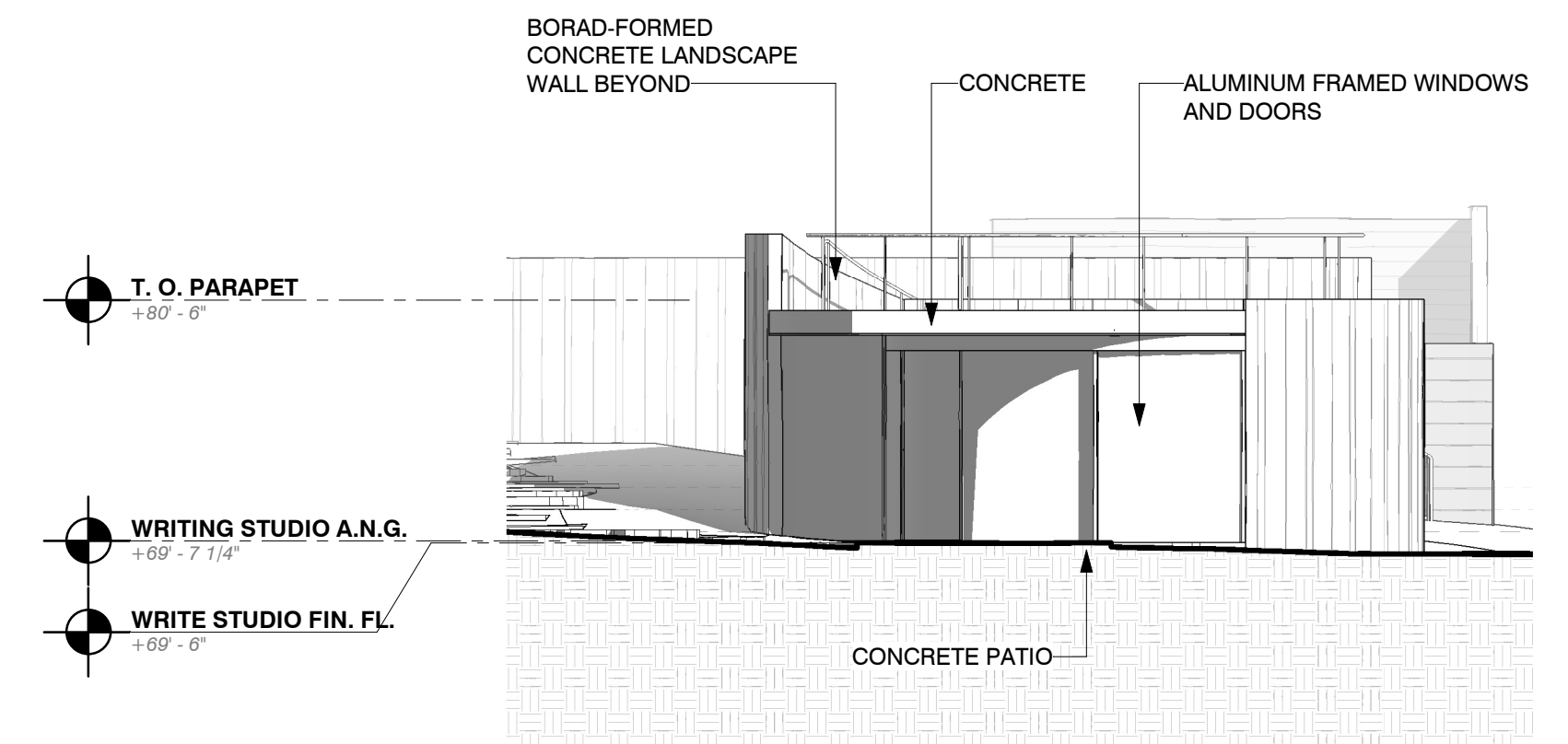
5 WRITING STUDIO EAST ELEVATION
 1/8" = 1'-0"



2 PROPOSED WRITING STUDIO ROOF PLAN
 1/8" = 1'-0"



4 WRITING STUDIO SOUTH ELEVATION
 1/8" = 1'-0"



6 WRITING STUDIO WEST ELEVATION
 1/8" = 1'-0"

TITLE WRITING STUDIO FLOOR PLAN & ELEVATIONS

YEUNG RESIDENCE

GABRIEL YEUNG 62 Yankee Point Dr Carmel, CA 93923 APN 243-152-005-000

DATE 04/09/24
 SCALE 1/8" = 1'-0"
 DRAWN BY HL
 JOB NUMBER 1919

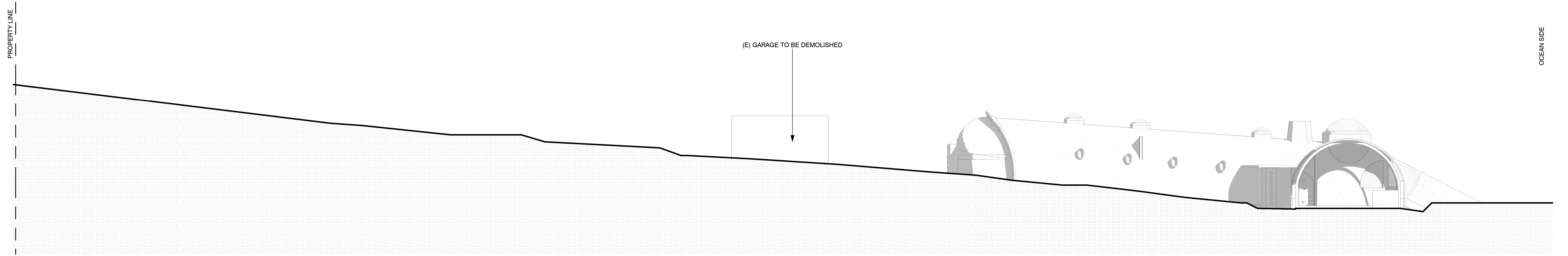
STUDIO SCHICKETANZ
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SHEET

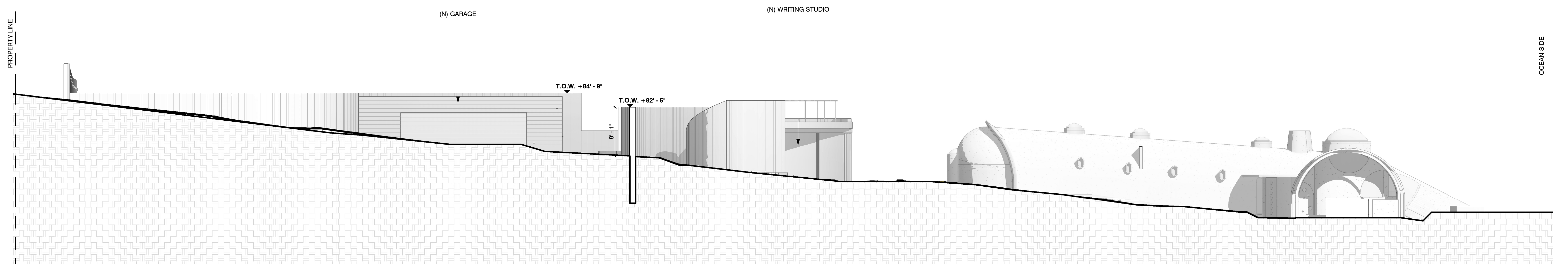
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04/09/24

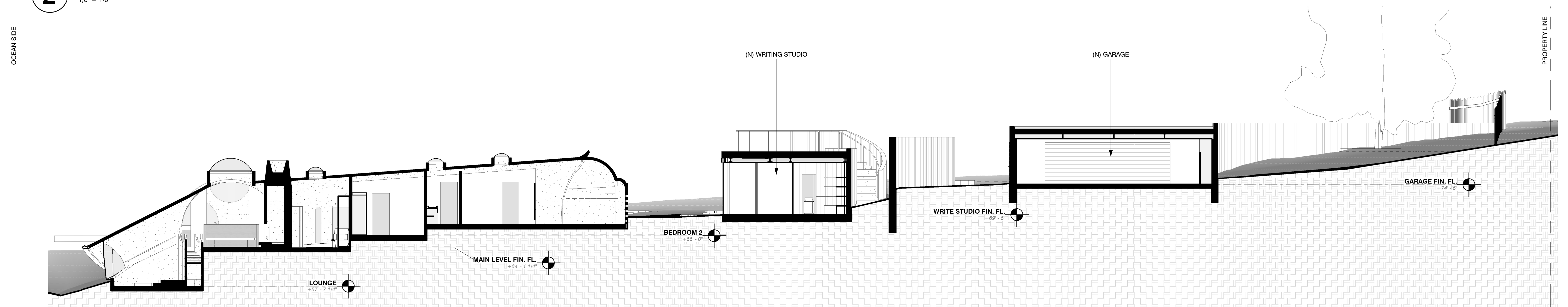
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1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"



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



3 SITE SECTION
1/8" = 1'-0"

TITLE NORTH ELEVATION & SITE SECTION

YEUNG RESIDENCE

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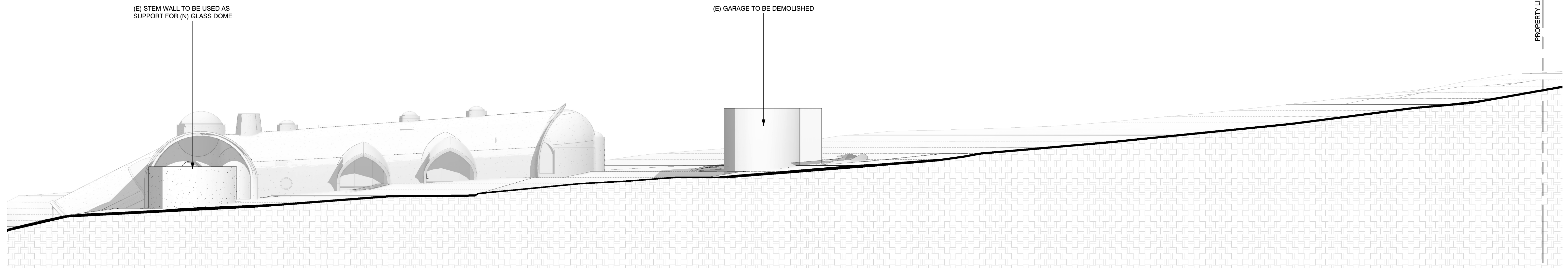
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SCALE	1/8" = 1'-0"	03A
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JOB NUMBER	1919	

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OCEAN SIDE

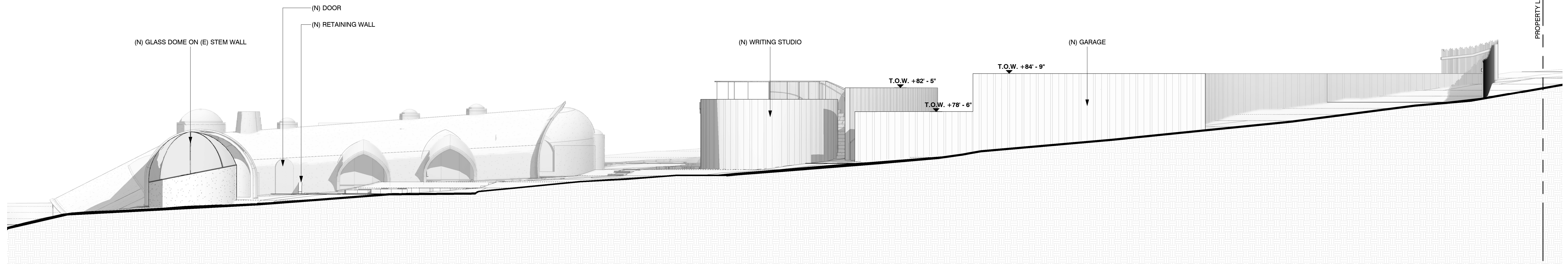


1

SOUTH ELEVATION - EXISTING

1/8" = 1'-0"

OCEAN SIDE



2

SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"

TITLE SOUTH ELEVATION

YEUNG RESIDENCE

GABRIEL YEUNG 62 Yankee Point Dr Carmel, CA 93923 APN 243-152-005-000

DATE 04/09/24
SCALE 1/8" = 1'-0"
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JOB NUMBER 1919

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03B

04/09/24

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FUEL MANAGEMENT NOTES

ZONE 1- GREEN ZONE (0'-30' FROM BUILDINGS)

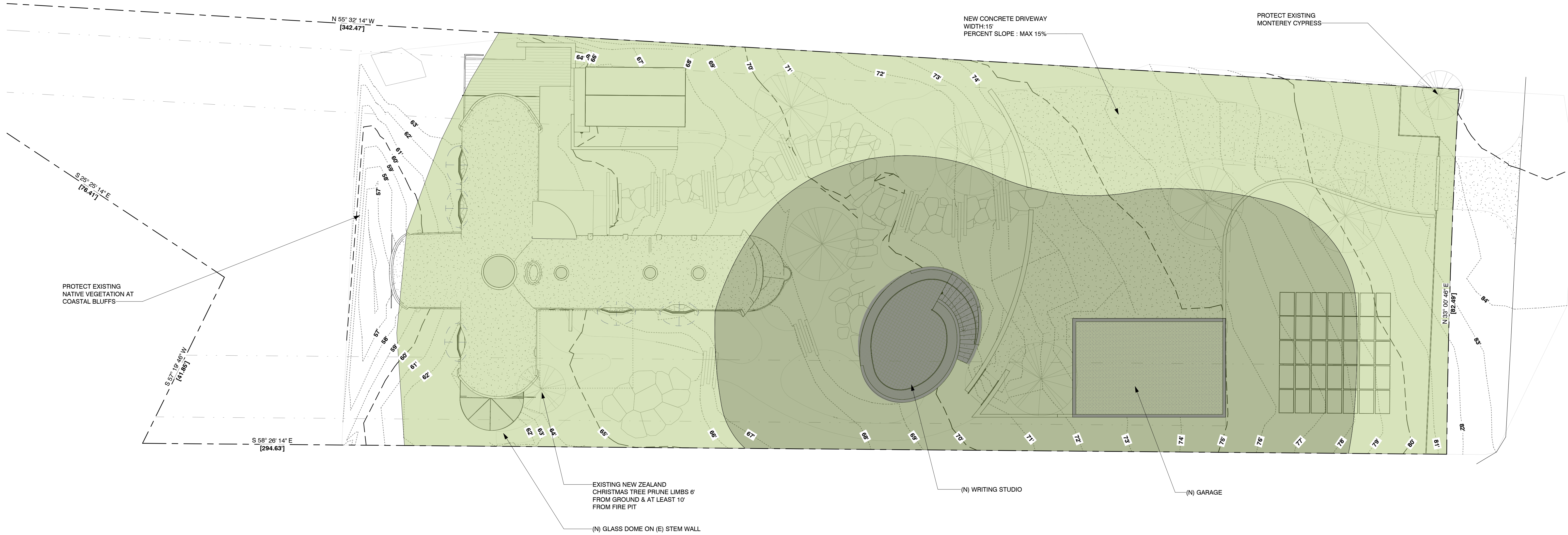
1. LANDSCAPING IN ZONE 1 SHOULD CONSIST OF GROUNDCOVERS AND SHRUBS. TREES AND VINES GROWING ON STRUCTURES SHOULD BE AVOIDED IN ZONE 1.
2. VEGETATION, WOOD CHIPS, AND BARK SHOULD BE REMOVED WITHIN 0' TO 5' OF STRUCTURES.
3. MAINTAIN ZONE 1 BY REMOVING ALL DEAD AND DYING VEGETATION ON A REGULAR BASIS.
4. LOCATE WOOD PILES OUTSIDE OF THE ZONE 1.
5. REMOVE BRANCHES AND TREE LIMBS WITHIN 1 0' OF ANY CHIMNEY, STOVE PIPE, AND/OR FIRE PIT.

ZONE 2- MANAGEMENT ZONE (30'-100' FROM BUILDINGS)

1. CUT ANNUAL GRASSES AND WEEDS DOWN TO A MAXIMUM HEIGHT OF 4".
2. TRIM TREE LIMBS SO THEY ARE AT LEAST 6' FROM GROUND. THIS DOES NOT INCLUDE ORNAMENTAL TREES WITHIN ZONE 1.
3. REMOVE FLAMMABLE SURFACE LITTER OVER A DEPTH OF 3".
4. REMOVE LOGS OR STUMPS EMBEDDED IN SOIL.
5. LANDSCAPING SHOULD BE LOCATED IN GROUPINGS AND PERIODICALLY THINNED TO PREVENT HORIZONTAL FIRE SPREAD.

DRIVEWAYS AND ADDRESSES

1. DRIVEWAYS SHALL BE A MINIMUM OF 12' WIDE WITH A MINIMUM OF 15' OF VERTICAL CLEARANCE FOR FIRE TRUCK ACCESS. TRIM ANY VEGETATION THAT INTERFERES WITH THESE CLEARANCES.
2. THE ADDRESS SHOULD BE POSTED IN A LOCATION VISIBLE FROM BOTH DIRECTIONS WITH CONTRASTING COLOR. THE NUMBERS SHALL BE A MINIMUM OF 4" HEIGHT AND 1/2" STROKE.

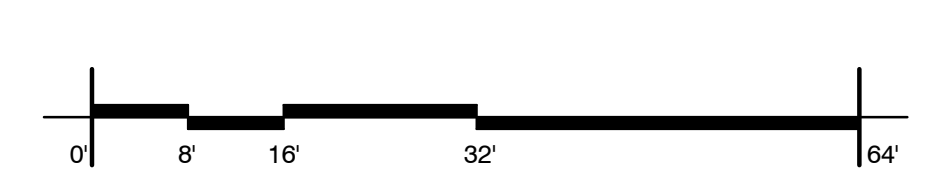


LEGEND

- 0'-30' -ZONE 1 'GREEN ZONE'
- 30'-100' -ZONE 2 'MANAGEMENT ZONE'
- DRIVEWAY ZONE
- PROPOSED STRUCTURES
- PROPERTY LINE

1 FUEL MANAGEMENT PLAN

3/32" = 1'-0"



TITLE FUEL MANAGEMENT PLAN

YEUNG RESIDENCE

GABRIEL YEUNG 62 Yankee Point Dr Carmel, CA 93923 APN 243-152-005-000

DATE 04/09/24 SHEET
SCALE As indicated
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JOB NUMBER 1919

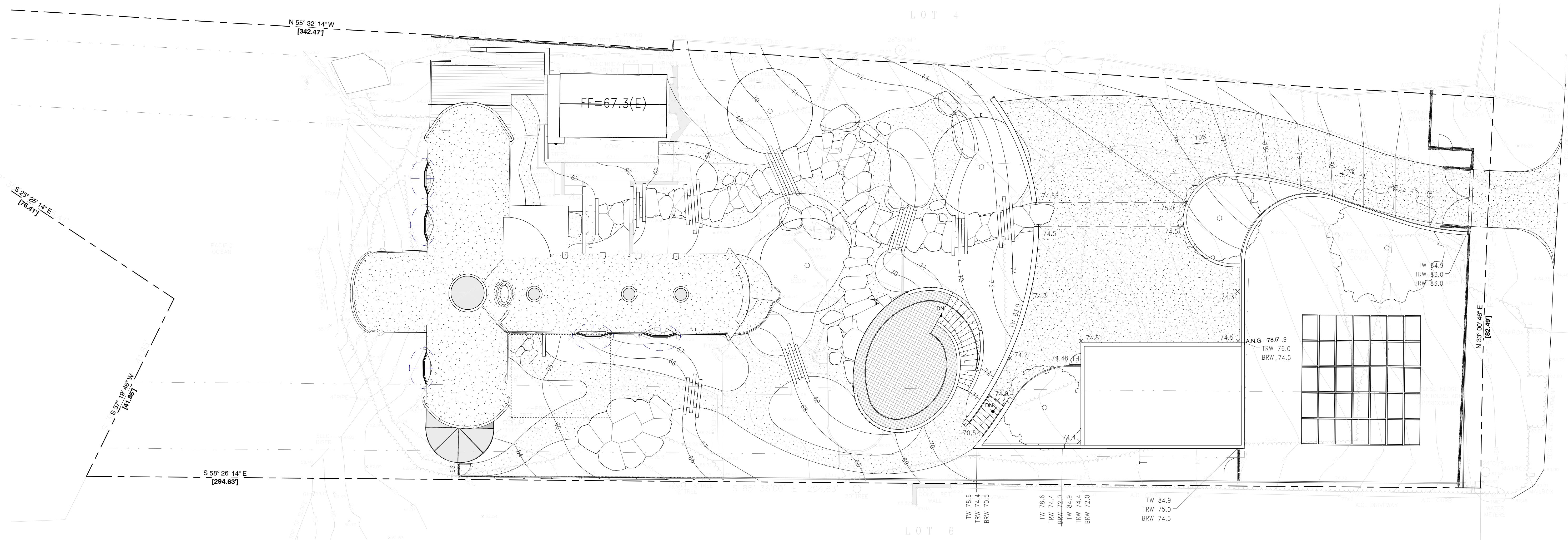
STUDIO SCHICKETANZ
P.O. Box 2704, Carmel, CA, 93921 831.622.9000

04

04/09/24

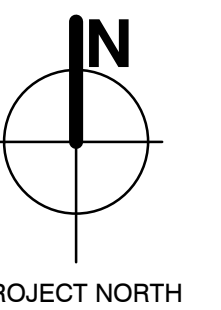
GRADING/EROSION CTRL NOTES

- ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806. THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY HARO KASUNICH AND ASSOCIATES, INC., ON JULY 19TH, 2002. UPDATE LETTER DATED 24 AUGUST 2018; AND GEOTECHNICAL INVESTIGATION AND PERCOLATION TESTING, DATED 9 OCTOBER 2018 THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE ARCHITECT AND COMPLY WITH THE SPECIFICATIONS. ONSITE GRADING AND EARTHWORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE SOILS ENGINEER AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT. SOILS ENGINEER SHALL INSPECT KEYWAYS (IF REQUIRED) PRIOR TO THE PLACEMENT OF ANY FILL. CONTRACTOR IS TO SUBMIT SOIL ENGINEER'S COMPACTION TEST RESULTS AND FINAL GRADING REPORTS PRIOR TO SCHEDULING ANY INSPECTIONS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE DENSITY, BASED ON ASTM TEST D1557 EXCEPT THAT THE UPPER 6 INCHES OF ALL SUBGRADE AREAS BELOW PAVEMENT SECTIONS, AND OTHER AREAS TO RECEIVE IMPROVEMENTS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND SHALL NOT EXCEED 4" IN DEPTH.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. RE. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOILS ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1' PRIOR DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- A COPY OF ALL THE COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATIONS. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISION OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- 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 IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY 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 THE DISCOVERY.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFO ON EROSION CONTROL PLANNING, GRADING SPECIFICATIONS, SITE PREPARATION, EXCAVATIONS, BACKFILL AND OTHER SPECIAL RECOMMENDATIONS.
- INSPECTION - PRIOR TO LAND DISTURBANCE: PRIOR TO LAND DISTURBANCE, THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICE TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- INSPECTION - DURING ACTIVE CONSTRUCTION: DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- INSPECTION - FOLLOWING ACTIVE CONSTRUCTION: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- GEOTECHNICAL CERTIFICATION: PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL PROVIDE A LETTER FROM A LICENSED PRACTITIONER CERTIFYING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT DATED AUGUST 27, 2019; AND GEOTECHNICAL INVESTIGATION AND PERCOLATION TESTING, DATED 08/27/2019 BY HARO KASUNICH



GRADING & DRAINAGE PLAN BY IFLAND ENGINEERS

GRADING
 CUT = 207 CY
 FILL = 215 CY



TITLE GRADING/ SLOPE MAP

YEUNG RESIDENCE

GABRIEL YEUNG 62 Yankee Point Dr Carmel, CA 93923 APN 187-021-040 & 187-021-041

DATE 05/02/24 SHEET
 SCALE As indicated
 DRAWN BY
 JOB NUMBER 1919

05

STUDIO SCHICKETANZ
 P.O. Box 2704, Carmel, CA, 93921 831.622.9000

05/02/24

5/6/2024 11:27:12 AM
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CONSTRUCTION MGT

EARTH MOVING/GRADING

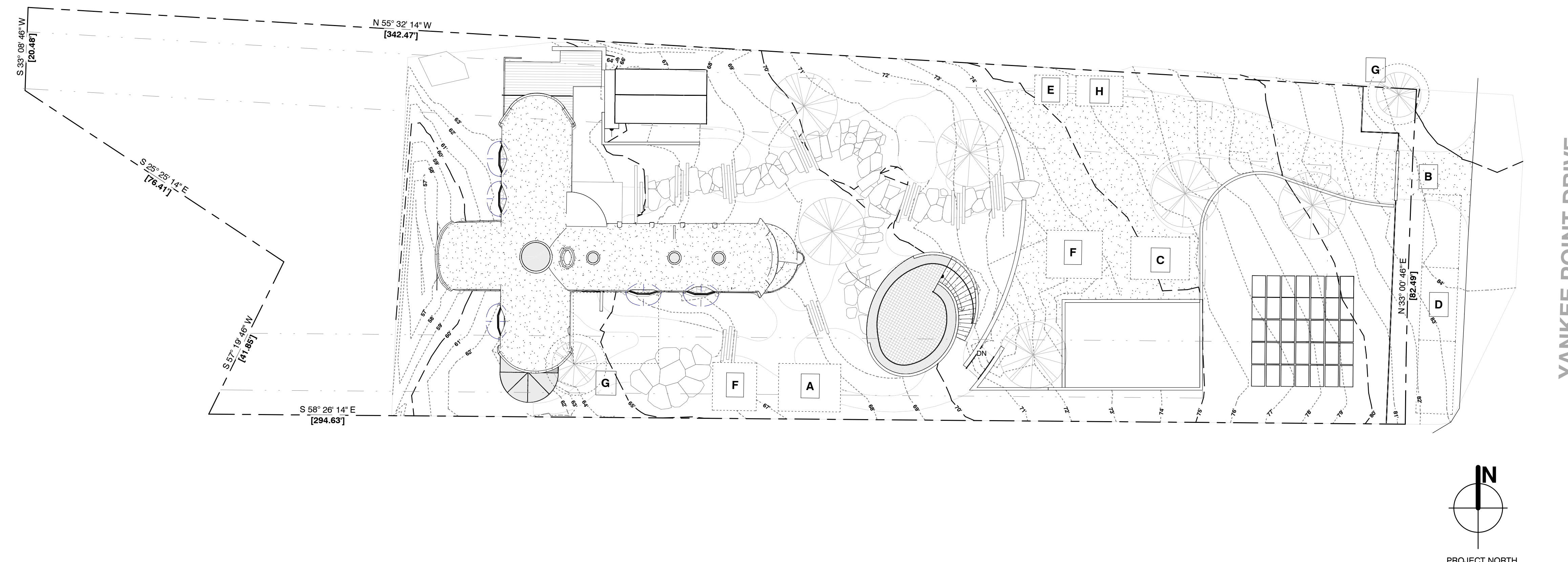
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN.
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WITH TARPS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
7. CASQA BMP HANDBOOK - EROSION CONTROL.

PORTABLE SANITATION FACILITY

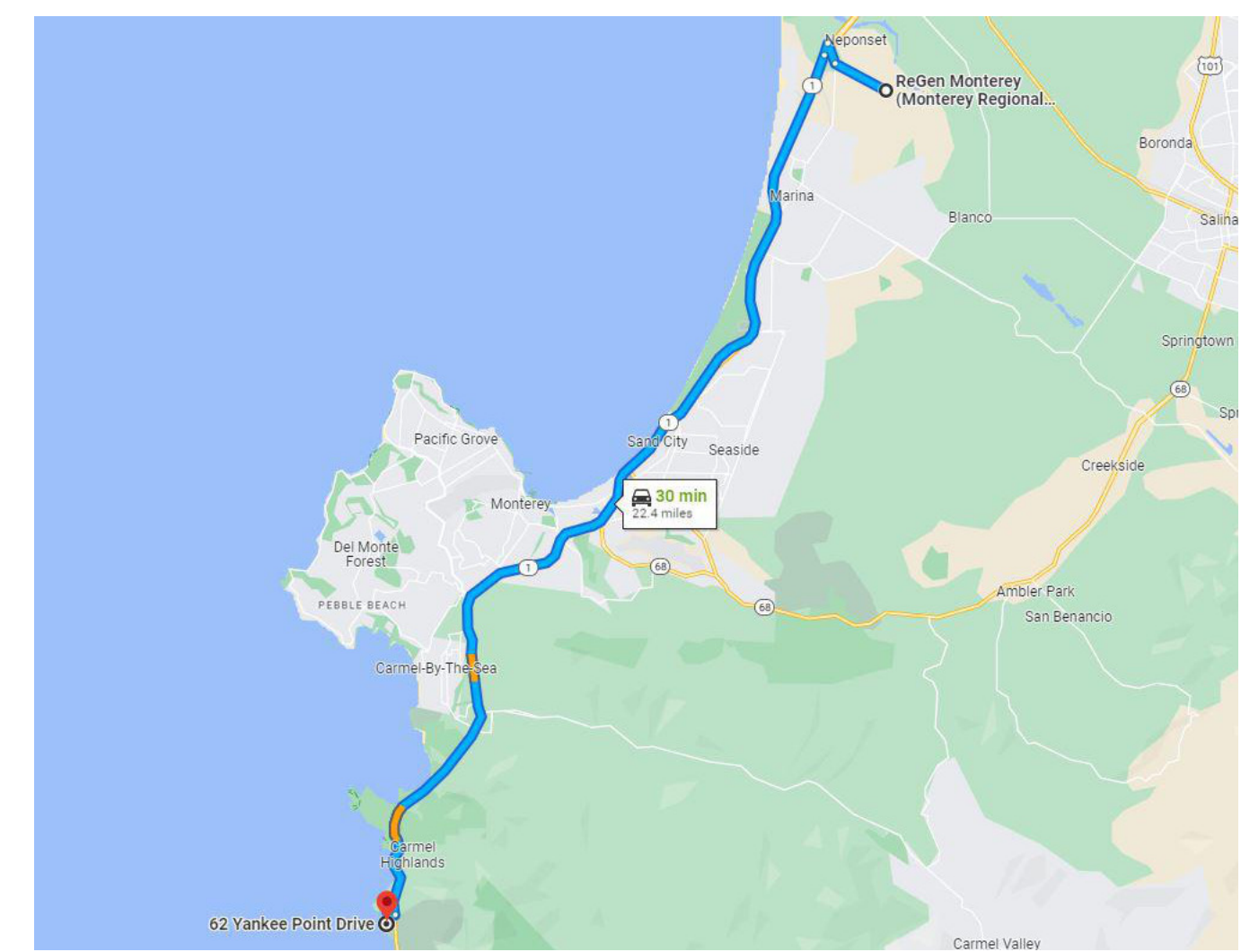
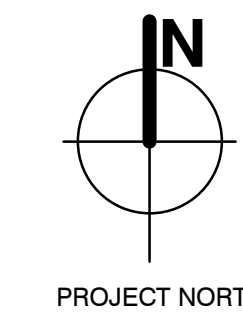
1. LOCATE AWAY FROM DRAINAGE FACILITIES, WATERCOURSES AND FROM TRAFFIC CIRCULATION MUST BE EQUIPPED WITH CONTAINMENT TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM DRAINAGE SYSTEM.
2. WASTE WATER SHOULD NOT BE DISCHARGED OR BURIED WITHIN THE PROJECT SITE.
3. TEMPORARY SANITARY FACILITIES THAT DISCHARGE TO THE SANITARY SEWER SYSTEM SHOULD BE PROPERLY CONNECTED TO AVOID ILLICIT DISCHARGES.
4. SANITARY AND SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE.
5. ONLY REPUTABLE, LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED.
6. CASQA BMP HANDBOOK - SANITARY/SEPTIC WASTE MANAGEMENT WM-9

NOTES

1. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE AND EQUIPMENT CLEANING, VEHICLE AND EQUIPMENT MAINTENANCE, MATERIAL DELIVERY AND STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION AND CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
2. REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.
3. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
4. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP-S INSTALLED, AS WELL AS TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
5. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
6. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
7. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
8. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
9. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
10. THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.



YANKEE POINT DRIVE



WASTE MANAGEMENT MAP

Material Delivery and Storage WM-1

Categories	Legend	Targeted Constituents	Potential Alternatives
EC Erosion Control	EQ Primary Category	Turbidity	None
SE Sediment Control	EQ Secondary Category	Nutrients	
TC Tracking Control		Trash	
WE Wind Erosion Control		Metals	
NS Non-Spreader Management Control		Bacteria	
WM Waste Management and Materials Pollution Control		Oil and Grease	
		Organics	

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of bulk-bag materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-5, Material Use, or WM-6, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Solid Waste Management WM-5

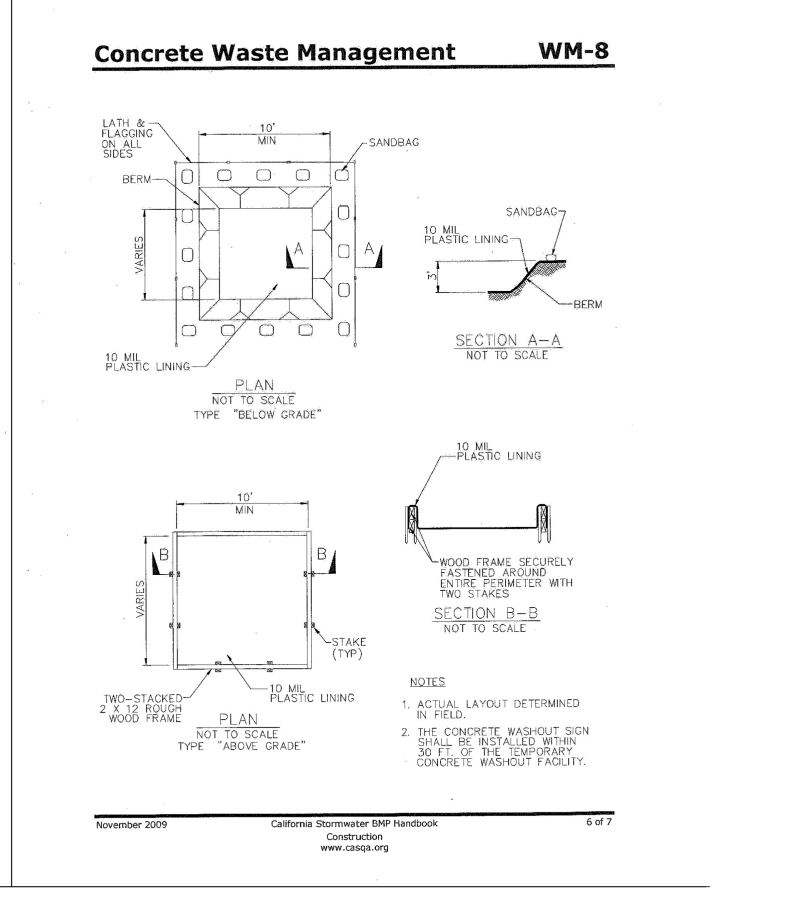
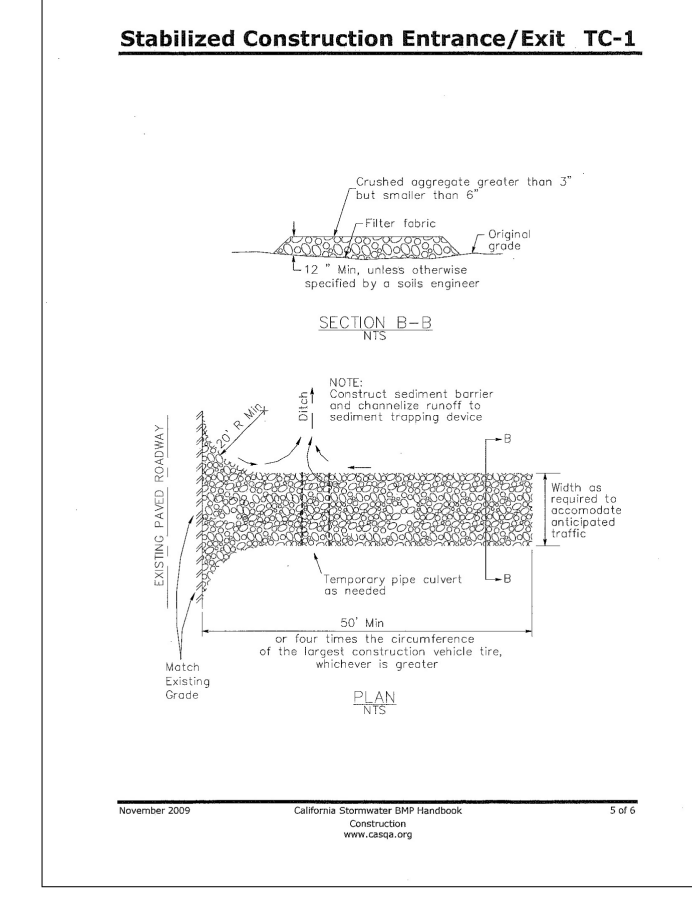
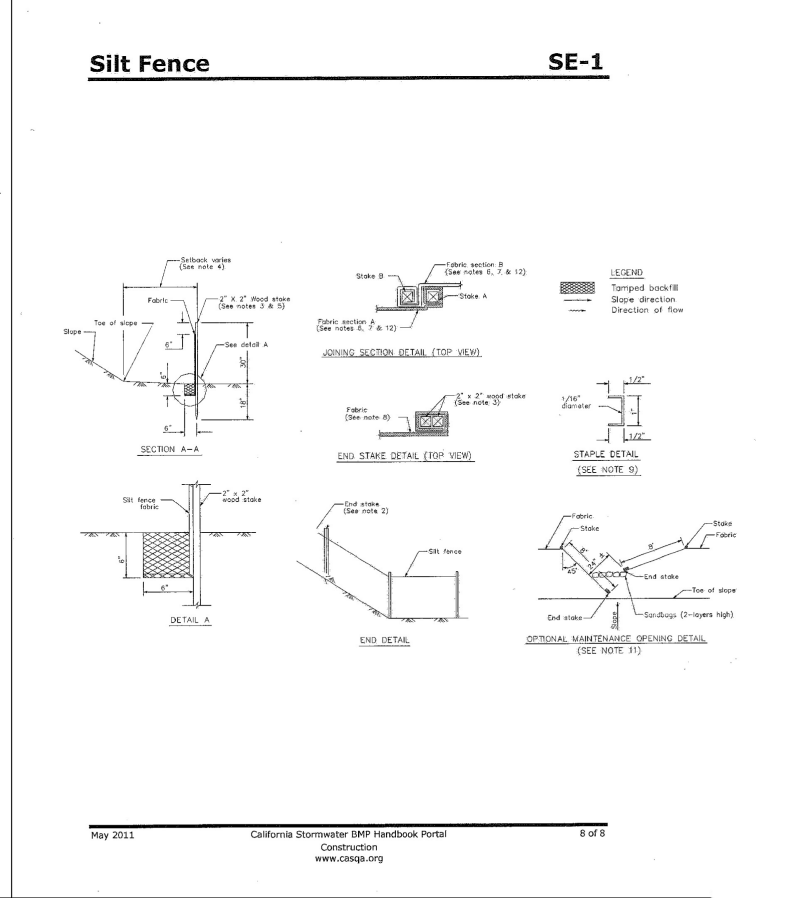
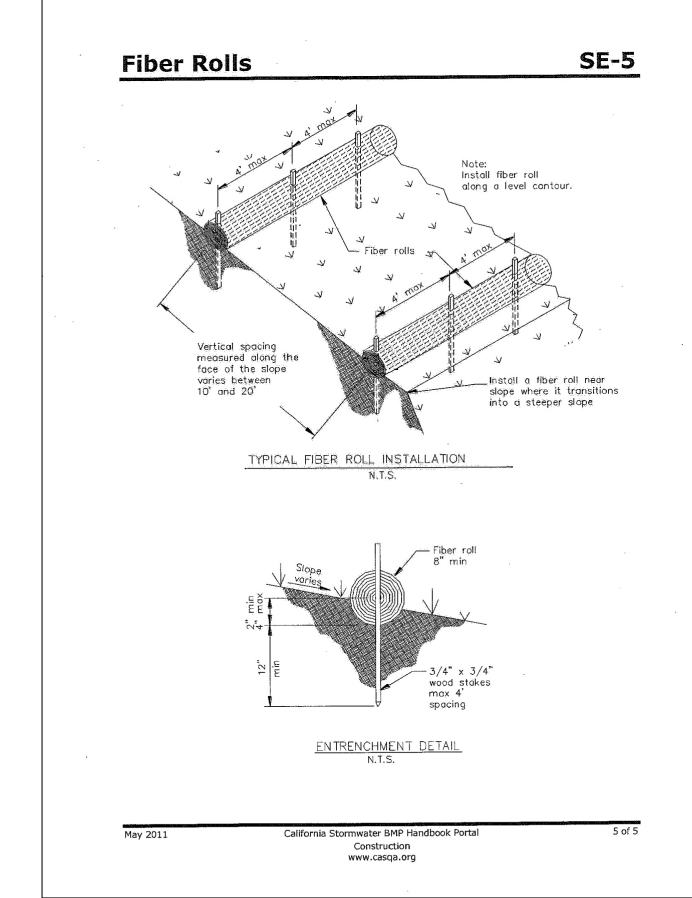
Categories	Legend	Targeted Constituents	Potential Alternatives
EC Erosion Control	EQ Primary Objective	Turbidity	None
SE Sediment Control	EQ Secondary Objective	Nutrients	
TC Tracking Control		Trash	
WE Wind Erosion Control		Metals	
NS Non-Spreader Management Control		Bacteria	
WM Waste Management and Materials Pollution Control		Oil and Grease	
		Organics	

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Hazardous Waste Management WM-6

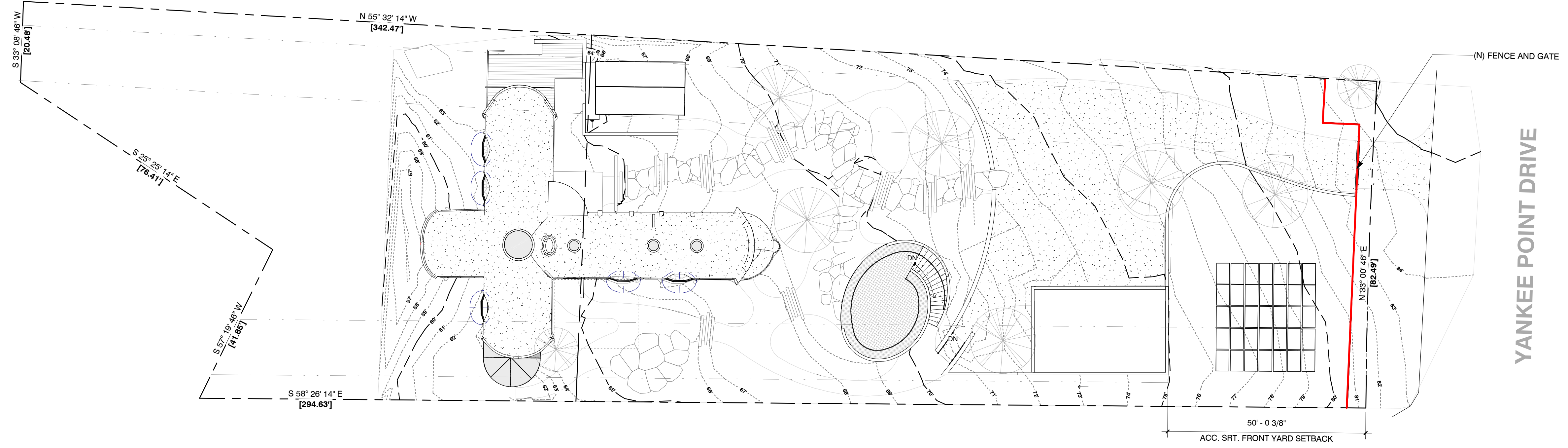
Categories	Legend	Targeted Constituents	Potential Alternatives
EC Erosion Control	EQ Primary Objective	Turbidity	None
SE Sediment Control	EQ Secondary Objective	Nutrients	
TC Tracking Control		Trash	
WE Wind Erosion Control		Metals	
NS Non-Spreader Management Control		Bacteria	
WM Waste Management and Materials Pollution Control		Oil and Grease	
		Organics	

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.



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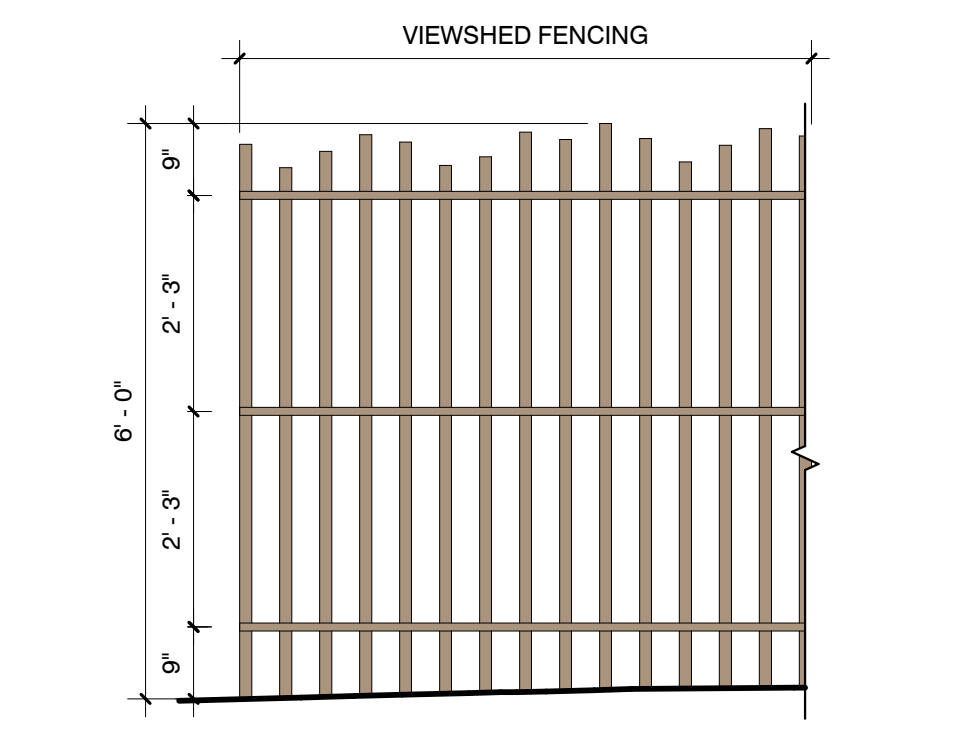
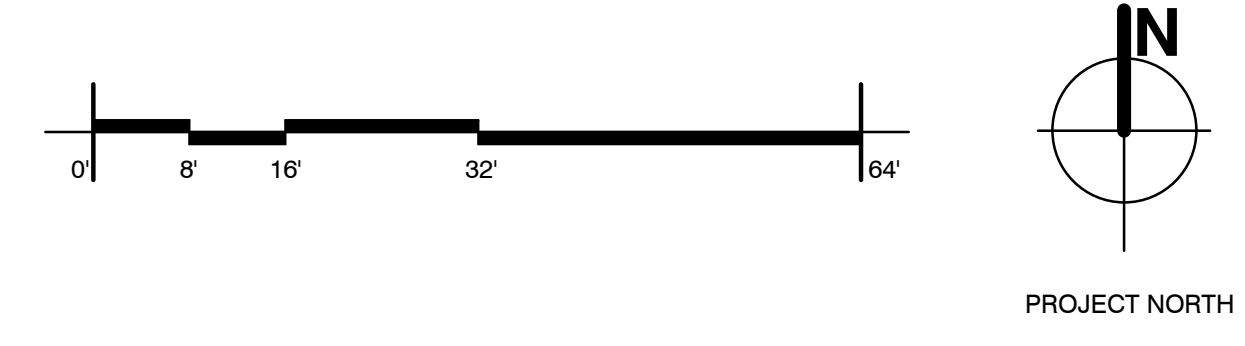
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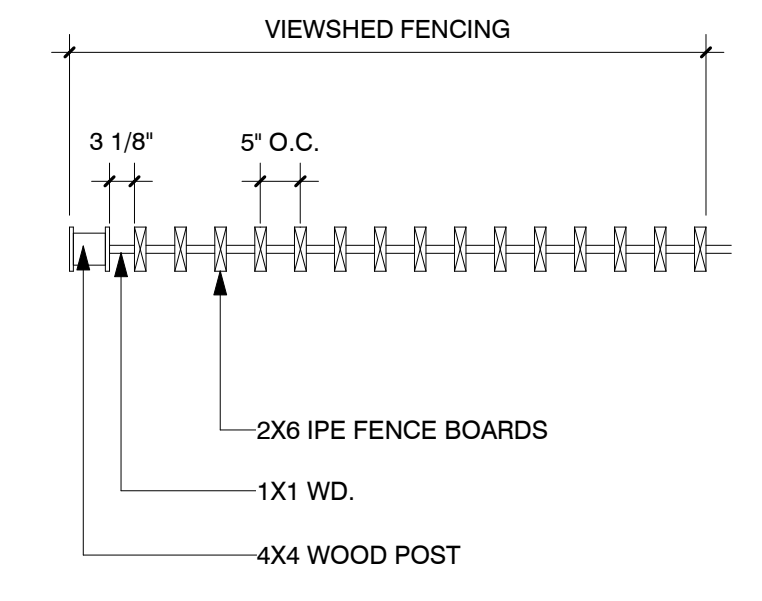
YANKEE POINT DRIVE

1 PROPOSED FENCING - PLAN VIEW
1/16" = 1'-0"

HEIGHT OF PROPOSED FENCE: 6'-0"
TOTAL LENGTH OF PROPOSED VIEWSHED FENCE & GATE: 91.75'
TOTAL LENGTH OF PROPOSED FENCE AND GATES: 91.75'



2 PROPOSED FENCING - DETAIL
1/2" = 1'-0"



3 TOP SECTION
1/2" = 1'-0"



- LEGEND**
- 1 ARRIVAL AUTOCOURT
 - 2 PATANQUE COURT
 - 3 ENTRY GARDEN
 - 4 GARDEN SEATING AREA
 - 5 PRIMARY PATH
 - 6 OFFICE PATH
 - 7 FIREPIT TERRACE
 - 8 OUTDOOR DINING
 - 9 SOLAR ARRAY

Yankee Point

APN: 243-152-005-000

Issue set: Coordination Set
Issue date: 03.18.2024

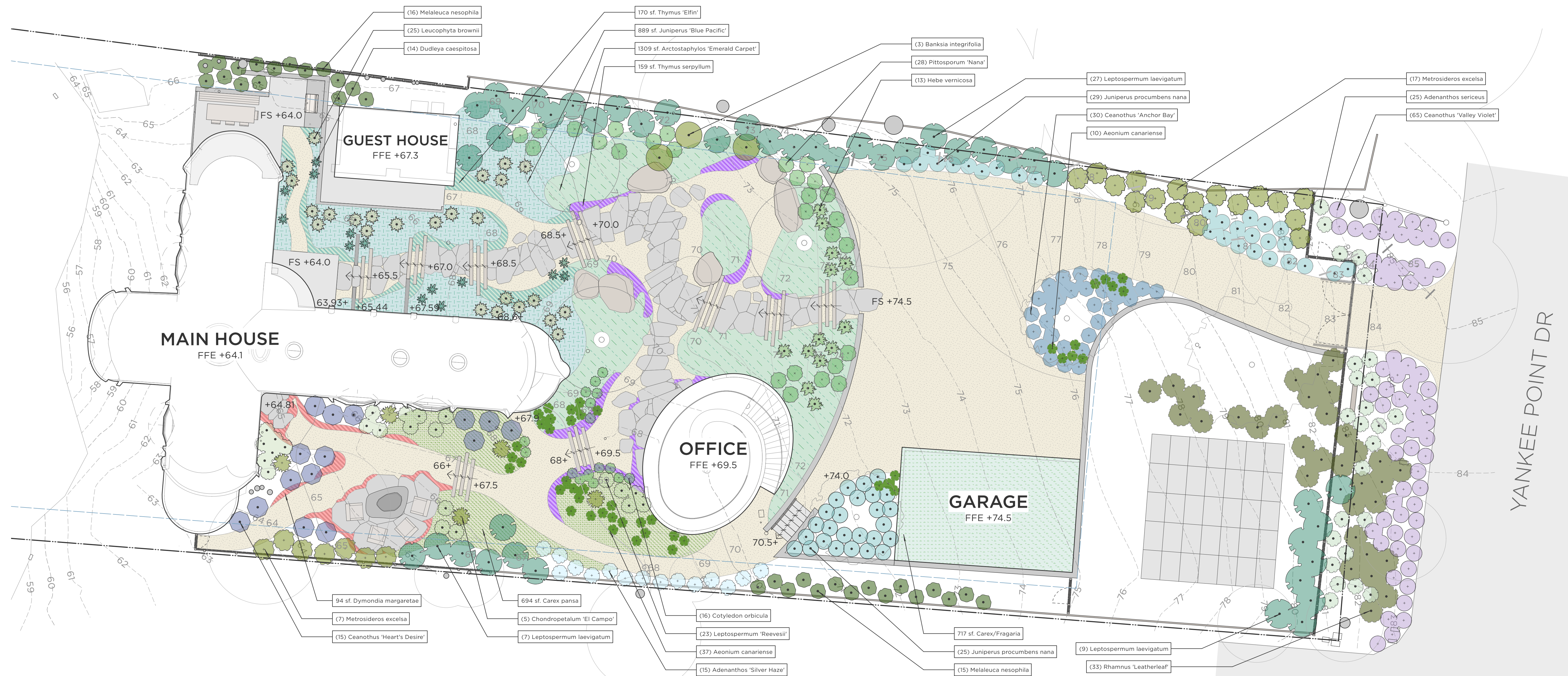
Revisions:

REV.	DESCRIPTION	DATE
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SITE PLAN

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

L1.00



SHRUB LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
⊙	15	Adenanthos 'Silver Haze'	Silver Haze Woollybush	15 gal	As Shown
⊙	25	Adenanthos sericeus	Coast Woollybush	5 gal	As Shown
●	47	Aeonium canariense	Giant Velvet Rose	1 gal	As Shown
●	3	Banksia integrifolia	Coast Banksia	15 gal	As Shown
●	30	Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Ceanothus	5 gal	As Shown
●	15	Ceanothus gloriosus 'Heart's Desire'	Yankee Point Ceanothus	5 gal	As Shown
●	65	Ceanothus maritimus 'Valley Violet'	Valley Violet Ceanothus	5 gal	As Shown
⊙	5	Chondropetalum tectorum 'El Campo'	El Campo Cape Rush	5 gal	As Shown
⊙	16	Cotyledon orbiculata	Pig's Ear	1 gal	As Shown
⊙	14	Dudleya caespitosa	Coast Dudleya	1 gal	As Shown
⊙	13	Hebe vernicosa	Varnished Hebe	5 gal	As Shown
⊙	54	Juniperus procumbens nana	Dwarf Juniper	5 gal	As Shown
⊙	43	Leptospermum laevigatum	Coast Tea Tree	15 gal	As Shown
⊙	23	Leptospermum laevigatum 'Reevesii'	Dwarf Tea Tree	5 gal	As Shown
⊙	25	Leucophyta brownii	Cushion Bush	5 gal	As Shown
⊙	31	Melaleuca nesophila	Showy Honey Myrtle	15 gal	5'-0" o.c.
⊙	24	Metrosideros excelsa	New Zealand Christmas Tree	15 gal	As Shown
⊙	28	Pittosporum crassifolium 'Nana'	Dwarf Karo	5 gal	As Shown
⊙	33	Rhamnus californica 'Leatherleaf'	Leatherleaf Coffee Berry	5 gal	As Shown

GROUNDCOVER LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
▨	1,309 sf	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita		
▨	694 sf	Carex pansa	Sand Dune Sedge		
▨	717 sf	Carex pansa Fragaria chiloensis	Sand Dune Sedge Beach Strawberry		
▨	94 sf	Dymondia margaretae	Dymondia		
▨	889 sf	Juniperus 'Blue Pacific'	Blue Pacific Juniper		
▨	159 sf	Thymus serpyllum	Woolly Thyme		
▨	170 sf	Thymus serpyllum 'Elfin'	Elfin Thyme		

Yankee Point

APN: 243-152-005-000

Issue set: Coordination Set
Issue date: 03.18.2024

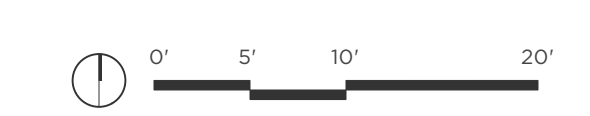
Revisions:

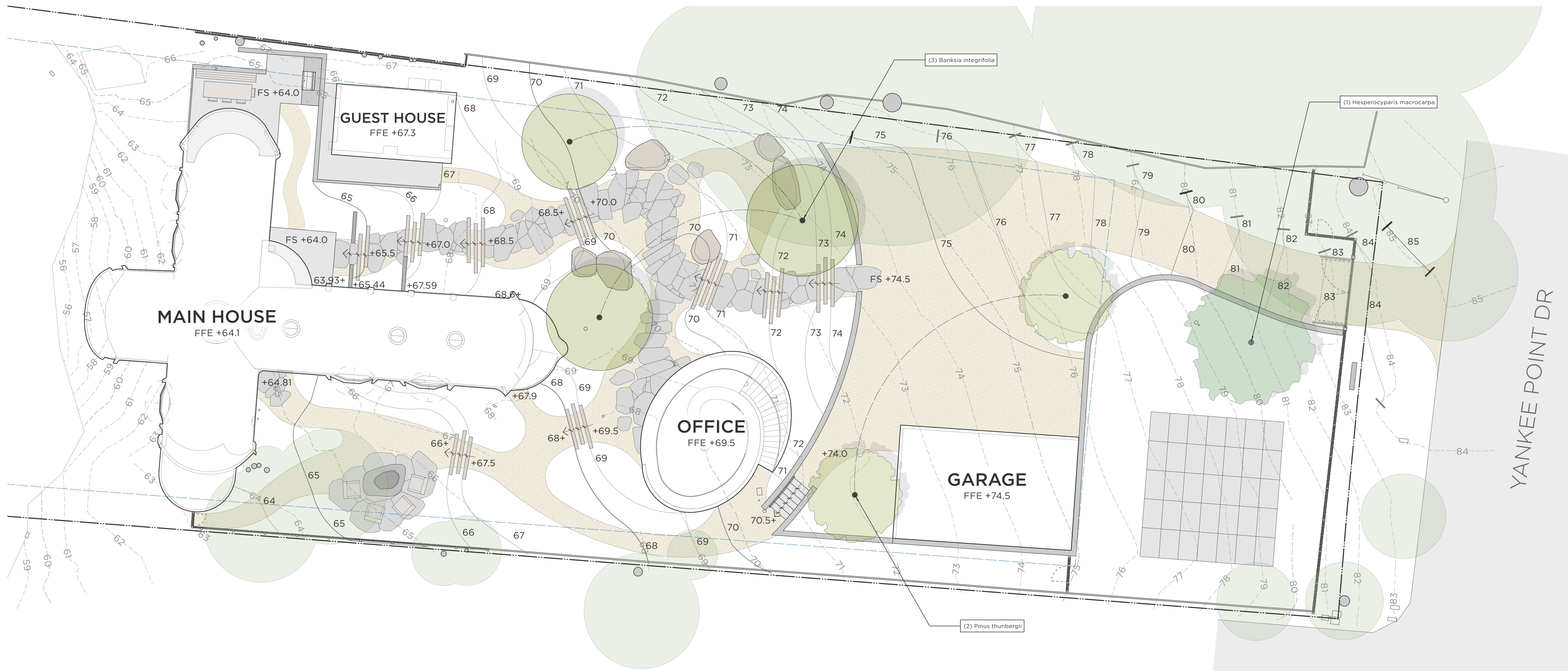
REV.	DESCRIPTION	DATE

PLANTING PLAN

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

L6.00





YANKEE POINT DR

TREE LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
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	3	<i>Banksia integrifolia</i>	Coast Banksia	36" box	As Shown
	1	<i>Hesperocyparis macrocarpa</i>	Monterey Pine	36" box	As Shown
	2	<i>Pinus thunbergii</i>	Japanese Black Pine	36" box	As Shown

PLANTING NOTES

- All areas of the property shall be treated and managed to eliminate, as reasonably possible, invasive plant materials.
- Existing Trees and Plants to Remain - Protect all existing plants to remain in place throughout construction. All trenching within root zones of trees to remain to be done carefully and by hand, preserving all roots 1.5" diameter and greater.
- Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Construction Manager.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- Contractor shall submit (8 minimum) random soil samples from the site to a qualified soil testing lab for a horticultural suitability test and amendment recommendations. Additional tests may be necessary in areas damaged during construction and/or under existing pavement. After amending topsoil to a depth of 8" (and in accordance with soil test recommendations), grade all areas smooth with no localized depressions or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.
- All plant material shall be approved by Landscape Architect prior to installation.
- Contractor to complete all soil amending, finish grading and removal of any and all construction debris from the planting areas before the laying out of approved plant material.
- Contractor shall layout all plants in their containers as per this Plan and receive approval from Landscape Architect prior to installation.
- Contractor shall notify Construction Manager + Landscape Architect 48 hours prior to commencement of work to coordinate project inspection schedules.
- Any plant substitutions must be approved by the Landscape Architect for approval or alternate choices.
- All plants shall be healthy, pest and disease free, free of girdling roots and well established in the container.
- Trees shall be located a minimum of 5 ft. from walls, overheads, walks, headers and other trees within the project, unless shown otherwise.
- No plant shall be planted with rootballs or planting pits in a dry condition.
- Water all plants by handheld hose with watering wand attachment immediately after planting (no water "jetting"). No plant should be out of it's container more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings until the entire project has been completed and accepted by the Owner.
- No plant shall be planted with rootballs of new trees. No plant shall be planted into planting pits in a dry condition.
- Backfill mix shall consist of 1/3 imported organic Diestel compost and 2/3 amended site soil.
- Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more than (3) hours. Contractor shall submit to Owner and Landscape Architect for acceptance a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with planting.
- All newly planted container plants and trees shall receive watering basins 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.
- Planting areas shall receive a 2" layer of mulch unless noted otherwise. Mulch shall be 1/4" - 3/8" Mini Mulch Fir Bark, available through www.lyngsogarden.com. Verify specification with Landscape Architect.
- Planting areas shall receive a 2" layer of mulch unless noted otherwise. Mulch shall be 1/4" - 3/8" Mini Mulch Fir Bark, available through www.lyngsogarden.com. Provide sample and verify specification with Landscape Architect.
- Mulch depth to taper down to 1" close to base of plant or trunk of tree and be held back a minimum of 2" from root flare of trees and trunks of shrubs.
- All plant material shown on the Planting Plan is subject to the adverse effects of Nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these Acts of Nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.



Yankee Point

APN: 243-152-005-000

Issue set: Coordination Set
Issue date: 03.18.2024

Revisions:

REV.	DESCRIPTION	DATE
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TREE PLANTING PLAN

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

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