

Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

**AUERBACH JONATHAN & JESSIKA (CONNORS
KEVIN PATRICK & ERICA TRS) (PLN190276-AMD1)**

RESOLUTION NO. 24--

Resolution by the Monterey County HCD Chief of
Planning:

- 1) Considering an Addendum together with a previously adopted Mitigated Negative Declaration (State Clearinghouse No. 2020080061, HCD-Planning File No. PLN190276) pursuant to CEQA Guidelines section 15164; and
- 2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN190276) that allowed construction of a 5,024 square foot three-story single-family dwelling, an attached 564 square foot garage, a detached 425 square foot guesthouse, and associated site improvements, removal of nine protected trees, development on slopes in excess of 30 percent and within 100 feet of environmentally sensitive habitat, and restoration of Maritime Chaparral. This Minor and Trivial Amendment would allow a reduction in the height of the single-family dwelling from 21 feet 3 inches to 15 feet 4 inches and construction of a 1,738 square-foot addition.

[PLN190276-AMD1, Jonathan and Jessika Auerbach, 2700 Red Wolf Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone (Assessor's Parcel Number: 416-011-004-000)]

The AUERBACH JONATHAN & JESSIKA (CONNORS KEVIN PATRICK & ERICA TRS) application (PLN190276-AMD1) came on for an administrative decision before the County of Monterey HCD Chief of Planning on October 2, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey HCD Chief of Planning finds and decides as follows:

FINDINGS

- 1. FINDING: PROCESS REQUIREMENTS** – The County has received and processed an amendment (PLN190276-AMD1) to a previously approved Combined Development Permit (HCD-Planning File No. PLN190276; Planning Commission Resolution No. 21-004) in compliance with all applicable procedural requirements.
- EVIDENCE:**
- a) On April 23, 2024, an application for a Minor and Trivial Amendment (PLN190276-AMD1) was submitted to HCD-Planning to modify a portion of the project approved under Combined Development Permit HCD-Planning File No. PLN190276.
 - b) On March 10, 2021, the Monterey County Planning Commission approved a Combined Development Permit (PLN190276, Planning Commission Resolution No. 21-004) consisting of:
 - 1) Coastal Administrative Permit and Design Approval to allow construction of a 5,024 square foot single-family dwelling with an attached 564 square foot garage and associated site infrastructure;
 - 2) Coastal Administrative Permit and Design Approval to allow construction of a 425 square foot detached guesthouse;
 - 3) Coastal Development Permit to allow removal of 9 trees (Monterey pine);
 - 4) Coastal Development Permit to allow development on slopes exceeding 30 percent;
 - 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area;
 - 6) After-the-fact Coastal Development Permit (to clear 19CE00449) to allow vegetation removal within the footprint area of proposed development; and
 - 7) Adoption of a Condition Compliance and Mitigation Monitoring and Reporting Plan.
 - b) Conditions of Approval. Planning Commission Resolution No. 21-004 was approved with 23 conditions of approval. Condition Nos. 2, 4, 5, 9, and 16 through 22 are in a met status and will not be carried forward to the amendment. Conditions Nos. 3, 6-8, 10-15, and 23 of PLN190276 are either not met, on-going, or partially met and will be carried forward to this amendment (PLN190276-AMD1).
 - c) The findings and evidence from PLN190276 (Planning Resolution No. 21-004) are incorporated by reference. The proposed Minor and Trivial Amendment (PLN190276-AMD1) will be the operating entitlement for the subject property.
 - d) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed amendment can be found in Project File Nos. PLN190276 and PLN190276-AMD1.
- 2. FINDING: CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan (CAR LUP);
 - Monterey County Coastal Implementation Plan, Part 4 (CIP);
 - and
 - Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Amendment. The project consists of reducing the height of the previously approved single-family dwelling from 21 feet 3 inches to 15 feet 4 inches above average natural grade, removing a 219 square foot third-story “Torre” (non-habitable room), and constructing a 1,184 square foot second-story addition and a 554 square foot garage (first-story) addition. Implementation of the proposed project would increase the single-family dwelling’s floor area from 6,013 square feet to 7,539 square feet. The colors and materials approved under PLN190276 will remain the same. All other development and site improvements approved under PLN190276 will also remain the same, including the 425 square foot guesthouse, tree removal, development within 100 feet of environmentally sensitive habitat area and on slopes in excess of 30%, and Maritime Chaparral habitat restoration.
- c) Allowed Use. The property is located at 2700 Red Wolf Drive, Carmel, (Assessor's Parcel Number [APN]: 416-011-004-000) Carmel Area Land Use Plan, Coastal Zone. The parcel is split-zoned Watershed and Scenic Conservation, 80 acres per unit, with a Design Control Overlay (Coastal Zone) or “WSC/80-D (CZ)””; and Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone) or “WSC/40-D (CZ)”. All development is in the portion of the property zoned WSC/80-D (CZ), which allows the construction of single-family dwellings as principal uses, subject to the granting of a Coastal Administrative Permit in each case. The proposed project involves a height reduction and construction of additions to the second-story and the lower-level garage. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject 37.656-acre property (APN: 416-011-004-000) is identified in its current configuration as Parcel 2 on the Parcel Map of a Portion of the South-East ¼ of Section 25, T.16S, R.1W, M.D.B.&M., recorded November 19, 1973, at Volume 5, Parcel Maps, Page 77 (Minor Subdivision No. MS-73-4, approved by the Monterey County Subdivision Committee on January 11, 1973). Therefore, the County recognizes the subject property as a legal lot of record.
- e) Design/Neighborhood and Community Character. The subject property and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay). Pursuant to Title 20 Chapter 20.44, the D zoning overlay district regulates the location, size, configuration, materials, and colors of structures and fences to ensure the protection of the public viewshed and neighborhood character. Colors and materials approved

under Planning Commission Resolution No. 21-004 include natural stone, earth-colored concrete, dark metal window frames, and a vegetated roof. Through the adoption of Planning Commission Resolution No. 21-004, these exterior colors and finishes were found to blend with the surrounding environment, be consistent with the surrounding natural character, and be consistent with other dwellings in the vicinity. The proposed additions to the residence would incorporate the previously approved colors and materials. Further, the proposed additions will not significantly alter the bulk and mass of the previously approved single-family dwelling, and thus the structure will remain consistent with the size and scale of surrounding residences and not contrast with the neighborhood character. The property is located along Lobos Ridge, approximately 1.5 miles east of Highway 1. This area is mapped as visually sensitive according to Map A – General Viewshed map of the CAR LUP. However, the property is only visible from Highway 1 when using visual aids. The project site is not visible from Highway 1 due to design, distance, topography, and existing vegetation. Therefore, the proposed project would not result in an adverse visual impact. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- f) Development Standards. Development standards for the WSC zoning district are identified in Title 20 Section 20.17.060. Required setbacks for main dwelling units in this WSC district are 30 feet (front), 20 feet (rear), and 20 feet (sides). As illustrated on the attached project plans, the single-family dwelling, as modified by this Amendment, meets and exceeds the required setbacks. The maximum allowed height in this WSC zoning district is 24 feet above average natural grade for main dwelling units. The proposed Minor and Trivial Amendment would reduce the height of the single-family dwelling from 21 feet 3 inches to 15 feet 4 inches above average natural grade. Therefore, the main dwelling will remain below the maximum allowed height limit. The County has applied a standard condition (Condition No. 13, Height Verification) to ensure the finished structure does not exceed the maximum allowed height.

The allowed site coverage maximum in this WSC district is 10 percent. The parcel is 37.656 acres (1,640,295 square feet), which would allow site coverage of 164,029 square feet. Implementation of this Amendment would result in site coverage of 7,506 square feet (0.50 percent). Therefore, pursuant to Title 20 and as proposed, the project conforms to applicable development standards regarding setbacks, height, and structural coverage.

- g) Tree Removal. The removal of protective trees requires the granting of a Coastal Development Permit pursuant to CIP Section 20.146.060.A. The previously approved project (PLN190276) allowed the removal of nine Monterey pine trees to accommodate construction of the single-family dwelling. An Arborist report (HCD-Planning Library Document No. LIB190295) was prepared for the previously approved project to

evaluate potential impacts on the forest due to the construction of the proposed project. All of the recommendations for tree protection and replacement contained in the arborist report have been incorporated into the proposed project as conditions of approval. No additional tree removal is proposed under this Minor and Trivial Amendment.

- h) Cultural Resources. County records identify the project site as within an area of moderate archaeological sensitivity. The previously prepared Archaeological Reconnaissance Assessment (HCD-Planning Library Document No. LIB190294) concluded that there is no surface evidence of archaeological resources within the project area, and the nearest known archaeological resources are located over one mile west of the project site. The previous report surveyed the entire development envelope, which includes the area of the proposed additions. The potential for inadvertent impacts on archaeological resources is limited and will be controlled by application of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Environmentally Sensitive Habitat Area (ESHA). The project site is located within 100 feet of Central Maritime Chaparral habitat, which is considered ESHA pursuant to Chapter 2.3 of the CAR LUP. The Biological Reports (HCD-Planning Library Document Nos. LIB070191, LIB190297, and LIB200090) prepared for the previously approved project (PLN190276) identified potential impacts to Central Maritime Chaparral habitat and special-status species (Hooker's manzanita, Monterey ceanothus, Gowen cypress, and Small-leaved lomatium), as well as the need for invasive species control and fuel management. To reduce the previous project's environmental impacts to a level less than significant and to ensure compatibility with the long-term maintenance of the above-mentioned ESHA, the recommendations of the biological reports were applied as mitigation measures (Mitigation Measure Nos. 1, 2, and 3 of PLN190276). Mitigation Measure No. 1 of PLN190276 required approximately 1.27 acres (55,334 square feet) of Central Maritime Chaparral habitat restoration after construction of the single-family dwelling was completed. Mitigation Measure No. 2 of PLN190276 required the implementation of sediment control procedures. Mitigation Measure No. 3 of PLN190276 required that a qualified biologist conduct pre-construction surveys to determine the presence or absence of special-status species. Additionally, Condition No. 10 of PLN190276 required that the Applicant/Owner convey a Conservation and Scenic Easement over those portions of the property containing ESHA. Previously approved Mitigation Measure No. 1, Mitigation Measure No. 2, and Condition No. 10 have not been met and are therefore carried forward to this permit. Mitigation Measure No. 3 has been met, is not required for implementation of this Amendment, and thus is not carried forward to this permit. No further impacts to ESHA would occur under the Minor and Trivial Amendment because the proposed development is within the previously approved limits of disturbance and all potentially significant impacts of PLN190276 have been mitigated to a level less than significant.

- j) Development on Slopes Exceeding 30 Percent. The previous project (PLN190276) required a Coastal Development Permit to allow development on slopes in excess of 30 percent pursuant to CIP Sections 20.146.030.C.1.a and 20.146.230.C.1. Pursuant to applicable LUP policies and Title 20 regulations, development on slopes that exceed 30 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30 percent; or the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives. Areas outside of the previously approved development footprint are comprised of slopes mostly exceeding 30 percent. Though the development approved under PLN190276 was sited and designed on the least sloped areas of the property, the project involved development on slopes in excess of 30 percent. Planning Commission Resolution No. 21-004 included a Coastal Development Permit to allow development on slopes in excess of 30 percent. The previous project was approved with Condition Nos. 15 (Mitigation Measure No. 2, Sediment Control), 18 (California Construction General Permit/Stormwater Pollution Prevention Plan), and 19 (Stormwater Control Plan) to ensure the protection of water quality and hydrology. The proposed Minor and Trivial Amendment (PLN190276-AMD1) involves the construction of additions to the single-family dwelling's below-grade media/game room and garage, which are within the development envelope of the previously approved project and graded building pad. Therefore, the implementation of the proposed project will not further impact steeper slopes.
- k) Visual Resources and Public Viewshed. The proposed development is consistent with CAR LUP Scenic and Visual Resources Policies, will not block significant public views toward the ocean, and will not adversely impact the public viewshed or scenic character in the project vicinity. The proposed reduction to the overall height of the single-family dwelling and additions to the below-grade media/game room and garage would not interfere with visual access to the Pacific Ocean. See Finding No. 2, Evidence "e".
- l) Public Access. As proposed and conditioned, the development is consistent with applicable public access policies of the Carmel Area LUP. See Finding No. 7 and supporting evidence.
- m) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review. The previously approved project was reviewed by the LUAC on January 6, 2020, which recommended approval by a vote of 6-0, with no members absent. The amendment involves a reduction in the overall height of the single-family dwelling from 21 feet 3 inches to 15 feet 4 inches above average natural grade, removal of the 219 square foot third-story non-habitable room, and construction of a 1,184 square foot addition to the second-story below-grade media/game room and a 554 square foot addition to the below grade garage. The colors and materials of the previously approved project will remain the same (PLN190276). This Amendment did not

warrant referral to the LUAC because the proposed development is in keeping with the previous action, will have a lower profile than the previously approved project, and a comparable bulk and mass as the previously approved project.

- n) The project planner conducted a virtual site inspection via Google Earth on April 8, 2024, to verify that the project on the subject parcel conforms to the plans listed above.
- o) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File Nos. PLN190276 and PLN190276-AMD1.

3. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) PLN190276 was reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD- 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 original project conformed to the applicable plans, and that the subject property is suitable for development. Due to the minor proposed modifications, the proposed Amendment has only been reviewed for site suitability by HCD-Planning. Conditions Nos. 3, 6-8, 10-15, and 23 of PLN190276 are either not met, on-going, or partially met and will be carried forward to this amendment (PLN190276-AMD1).
 - b) The County’s previous review of PLN190276 identified potential impacts on biological, cultural, and soil resources. The following reports were prepared and submitted with PLN190276:
 - Cultural Resources Assessment (LIB190294) prepared by Dudek, Santa Cruz, California, September 20, 2019;
 - Tree Assessment/Construction Impact Analysis/Management Plan (LIB190295) prepared by Frank Ono, Certified Arborist, Pacific Grove, California, October 31, 2019 (including letter addendum dated February 10, 2021);
 - Geotechnical and Percolation Investigation (LIB190296) prepared by Soil Surveys Group, Inc., Salinas, California, November 1, 2019; Updated July 1, 2024;
 - Revised Biological Report (LIB070191) prepared by Jud Vandevere, Biological Consultant, Monterey, California, December 13, 2006;
 - Supplemental Biological Assessment (LIB190297) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, November 4, 2019;
 - Spring Survey Supplemental Report (LIB200090) prepared by Denise Duffy & Associates, Inc., Monterey, California, June 8, 2020.

County staff independently reviewed these reports and concurred with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the proposed use. All development for the project is in accordance with these reports.

- c) Staff conducted a virtual site inspection via Google Earth on April 8, 2024, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File Nos. PLN190276 and PLN190276-AMD1.

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

- EVIDENCE:**
- a) PLN190276 was reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD- 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 original project conformed to the applicable plans, and that the subject property is suitable for development. Due to the minor proposed modifications, the proposed Amendment has only been reviewed for site suitability by HCD-Planning. The respective agencies previously recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary private facilities will be provided to serve the single-family dwelling. On August 15, 2007, the HCD-Chief of Planning approved a Coastal Development Permit for a test well (Planning File No. PLN060540; Chief of Planning Resolution No. 060540). The test well was constructed, tested, and determined to produce potable water in sufficient quantity and quality to support the proposed residential development. The previously approved project (PLN190276) included the conversion of the test well to a permanent domestic well for potable water. The previously approved development (PLN190276) also included the installation of an on-site wastewater treatment system. EHB reviewed PLN190276 and applied conditions of approval for a long-term water supply deed restriction (Condition No. 21) and an updated well water quality and source capacity test (Condition No. 22), which have since been met. The proposed additions to the media/game room and garage will not increase the number of bathrooms already analyzed for the single-family dwelling and therefore no additional water demand or wastewater will be generated with implementation of the proposed Minor and Trivial Amendment.
 - c) Staff conducted a virtual site inspection via Google Earth on April 8, 2024, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File Nos. PLN190276 and PLN190276-AMD1.

5. FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a virtual site inspection via Google Earth on April 8, 2024, and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File Nos. PLN190276 and PLN190276-AMD1.

6. FINDING: **CEQA (Addendum to a Mitigated Negative Declaration)** – An Addendum to a previously adopted Mitigated Negative Declaration (MND) (State Clearinghouse No. 2020080061) was prepared pursuant to Code of Regulations, Title 14, section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:**
- a) The County prepared and circulated a draft Initial Study/Mitigated Negative Declaration (MND) (SCH No. 2020080061) for the previously approved Combined Development Permit (Project File No. PLN190276). The Monterey County Planning Commission considered and adopted the MND on March 10, 2021 (Planning Commission Resolution No. 21-004).
 - b) The previous MND scope of work involved the construction of a 5,024 square foot three-story single-family dwelling, an attached 564 square foot garage, a detached 425 square foot guesthouse, and associated site improvements, removal of nine protected trees, development on slopes in excess of 30 percent and within 100 feet of environmentally sensitive habitat, and restoration of Maritime Chaparral. Resource areas that were analyzed in the 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. The County identified potentially significant impacts on biological resources, and land use and planning. Mitigation measures were proposed to reduce the identified impacts to a level of less than significant. Mitigation Measure Nos. 1, 2, and 3 of PLN190276 reduced the potentially significant impacts by requiring the preparation and implementation of a restoration plan, implementation of sediment control procedures, and a pre-construction survey for sensitive wildlife

species. Mitigation Measure No. 3 requiring a pre-construction survey has been met and is not carried forward to this Amendment. Mitigation Measure Nos. 1 (Restoration Plan) and 2 (Sediment Control) are partially met and have been carried forth as conditions of approval to this Minor and Trivial Amendment (PLN190276-AMD1).

- c) Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR or negative declaration shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred, see subsequent evidences “e” through “g”. However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope. The Addendum is attached as Exhibit C of the October 2, 2024, Staff Report to the HCD Chief of Planning reflects the County’s independent judgment and analysis.
- d) The on-site conditions of the project site have changed since the MND was adopted as the site is currently under construction for the single-family dwelling. However, the previously approved 2-acre disturbance footprint to accommodate construction and site improvements remains the same and does not constitute a change from the project as previously analyzed. The site is currently under construction for the single-family dwelling and guesthouse which continues to be monitored for biological resources.
- e) Pursuant to Section 15162(a)(1) of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects due to prior mitigation measures. The proposed additions are located within an area previously disturbed by grading activities for the approved single-family dwelling. Though the Minor and Trivial Amendment proposes 1,738 square feet of additions to the previously approved single-family dwelling, the project also reduces the overall height of the dwelling by approximately 6 feet. The proposed additions will incorporate the same colors and materials previously approved under PLN190276. Accordingly, as designed, the proposed project is comparable to the bulk, mass, and architectural style of the previously approved residence, and therefore no additional impacts on scenic resources or aesthetics will occur. All other previously approved project components are the same: removal of 9 protected trees, development on slopes in excess of 30%, and within 100 feet of Environmentally Sensitive Habitat Area. The previously approved project (PLN190276) was conditioned to include tree root protection and exclusionary fencing (Condition No. 6). This condition will be carried forward and satisfied under this Amendment.

Additionally, previously approved Mitigation Measure Nos. 1 (Restoration Plan) and 2 (Sediment Control) are partially met and have been carried forth as conditions to this Minor and Trivial Amendment (PLN190276-AMD1). Condition No. 3 of this Amendment will control inadvertent impacts on archaeological resources by requiring the contractor to stop work if previously unidentified resources are discovered during construction. All other conditions that have not been met under PLN190276 have been carried forward to this Amendment.

- f) Pursuant to Section 15162(a)(2) of the CEQA Guidelines, there are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior MND. As described in the adopted MND, the project site contains sensitive biologist resources, specifically Central Maritime Chaparral habitat, Hooker's manzanita, Monterey ceanothus, Gowen cypress, and Small-leaved lomatium. The adopted MND included three mitigation measures to reduce the previously approved project's potential impacts on biologist resources to a level less than significant. Previously approved Mitigation Measure No. 1, Mitigation Measure No. 2, and Condition No. 10 have not been met and are therefore carried forward to this permit. Mitigation Measure No. 3 has been met, is not required for implementation of this Amendment, and thus is not carried forward to this permit.

The site is currently under construction for the single-family dwelling and biological monitoring is ongoing until the project, inclusive of this amendment, is completed. The proposed additions to the second-story below-grade media/game room and garage are located within the grading limits previously approved under PLN190276 and subsequently graded under Construction Permit No. 21CP00862. In accordance with Condition No. 6 of PLN190276, exclusionary fencing was installed along the perimeter of the grading limits to ensure no impacts to biological resources (Maritime Chaparral habitat or special-status species) would occur during construction activities. Conclusions and recommendations of Geotechnical and Percolation Investigation (LIB190296) prepared for PLN190276 were updated to accommodate the proposed additions. All recommendations of LIB190296 shall be implemented into final construction plans, per Monterey County Code Title 16, section 16.08.110. No new significant environmental effects would occur with implementation of the proposed Amendment as no additional special-status species or other protected resources have been introduced into the project area.

- g) Pursuant to Section 15162(a)(3) of the CEQA Guidelines, There is no new information of substantial importance that was not known at the time the MND was adopted that indicates that: the project would have significant effects which have not been evaluated, an increase in severity for any potential environmental effects, or the modification of any of the adopted mitigation measures. As described above, there are no new significant environmental effects or substantial increases in the severity of previously identified effects of the project site. Further, no

new biological resources have been introduced to the project site, as confirmed by the Project Biologist who continues to monitor the on-going construction. No new mitigation measures are required to address project-related environmental impacts. The analysis contained in the IS/MND relative to Biological Resources and Geology/Soils, as well as all other analyzed environmental factors, remain adequate for the proposed project.

- h) No adverse environmental effects were identified during staff review of the development application during a virtual site visit via Google Earth on April 8, 2024. No adverse environmental effects were identified during staff review of the development application, nor during the site inspection.
- i) The Housing and Community Development Chief of Planning considered the Addendum, along with the Negative Declaration prepared and adopted for the Auerbach residence (PLN190276), at a duly noticed public hearing held on October 2, 2024. The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
- j) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File Nos. PLN190276 and PLN190276-AMD1.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan (Part 4) can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) As proposed, the project would not obstruct public views of the shoreline from surrounding roadways, nor obstruct public visual access to the shoreline from major public viewing corridors (Carmel Area Land Use Plan Policy 5.3.3.4.a).
 - e) The previous project planner conducted site visits on September 19, 2019, and January 6, 2020, to verify that the project, as proposed and conditioned/mitigated, would not impact public access. Based on these site inspections, the proposed project would not be visible from Highway 1 or any common public viewing area without the use of visual aids. The amended 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.

- f) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File Nos. PLN190276 and PLN190276-AMD1.

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 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 permitted in the underlying zone as a conditional use (i.e.; development within 100 feet of environmentally sensitive habitat area, development on slopes exceeding 30 percent, and tree removal).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Consider an Addendum together with a previously adopted Mitigated Negative Declaration (State Clearinghouse No. 2020080061, HCD-Planning File No. PLN190276) pursuant to CEQA Guidelines section 15164; and
- 3) Approve Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN190276) that allowed construction of a 5,024 square foot three-story single-family dwelling, an attached 564 square foot garage, a detached 425 square foot guesthouse, and associated site improvements, removal of nine protected trees, development on slopes in excess of 30 percent and within 100 feet of environmentally sensitive habitat, and restoration of Maritime Chaparral. This Minor and Trivial Amendment would allow a reduction in the height of the single-family dwelling from 21 feet 3 inches to 15 feet 4 inches and construction of a 1,738 square-foot addition.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 2nd day of October 2024.

Melanie Beretti, AICP
HCD, Chief of Planning

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 the County of Monterey 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.

This page intentionally left blank

County of Monterey HCD Planning

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

PLN190276-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment (PLN190276-AMD1) allows a reduction in the height of the single-family dwelling from 21 feet 3 inches to 15 feet 4 inches and construction of a 1,738 square-foot addition. The property is located at 2700 Red Wolf Drive, Carmel, (Assessor's Parcel Number 416-011-004-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - 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. (HCD - 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment (Resolution Number _____) was approved by HCD Chief of Planning for Assessor's Parcel Number 416-011-004-000 on October 2, 2024. The permit was granted subject to 13 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 HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

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

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

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

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

4. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of completion of exterior construction phases, the applicant shall replace and/or relocate each tree approved for removal per the recommendations in the arborist report (LIB190295). The replacement tree(s) shall be located in areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. (HCD-Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the planted replacement tree(s).

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

5. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

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

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

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

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

6. PD035 - UTILITIES UNDERGROUND

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (HCD - Planning and HCD- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning

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

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

8. PD022(A) - EASEMENT-CONSERVATION & SCENIC

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where (INSERT RESOURCES TO BE PROTECTED) exist(s). The easement shall be developed in consultation with certified professionals. An easement deed shall be submitted to, reviewed and approved by, the Director of HCD - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to HCD - Planning for review and approval.

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or prior to the commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to HCD - Planning.

9. 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.

10. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

11. 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 a certified arborist, shall be demonstrated prior to issuance of building permits subject to the review and approval of HCD-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.

The Owner/Applicant/Arborist shall adhere to the requirements of this condition throughout all grading and construction phases. If damage is possible, the owner/applicant shall 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.

12. MITIGATION MEASURE NO. 1: RESTORATION PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To comply with the Carmel Area LUP Key Policy 2.3.2, which directs that environmentally sensitive habitat areas be protected, maintained, and where possible, enhanced and restored, a Central Maritime Chaparral Restoration Plan shall be developed and implemented to restore areas of disturbance and soil redistribution locations resulting from the proposed development. Prior to any disturbance of land, the project applicant shall develop and submit a Central Maritime Chaparral Restoration Plan to HCD-Planning for review and approval. This restoration plan shall also contain a section addressing control of invasive species. The primary goal of the plan and its implementation will be the restoration of impacted maritime chaparral habitat with site-identified, site-specific native maritime chaparral species and elimination of aggressive exotic, invasive species that could adversely impact the establishment and long-term health of the natural community. The Restoration Plan shall also include management techniques to expand the chaparral into areas where invasive species have encroached. The primary goal of the restoration is to mitigate for impacted chaparral resulting from grading and development impacts while also complying with fuel modification goals. Objectives for accomplishing the project goals will include the following:

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permit, the owner/applicant shall submit a draft restoration plan to HCD-Planning for review and approval.

Prior to mobilization or land disturbance activities, the owner/applicant shall submit evidence that the temporary habitat protective fencing has been installed at the development perimeter.

After completion of construction and implementation of the restoration plan, the owner/applicant shall contract with a qualified biologist to conduct monitoring. Quarterly monitoring will be conducted for the first two years followed with bi-annual monitoring for years three, four and five.

13. MITIGATION MEASURE NO. 2: SEDIMENT CONTROL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Mobilized mechanized grading equipment shall be pressure washed prior to mobilization to prevent unwarranted plant pathogens or invasive species seed or vegetative debris from entering and potentially pioneering on the site. Use of heavy equipment shall be restricted to areas within the development envelope.

Sediment control devices shall be installed on the downhill perimeter of the construction envelope and exposed soil areas. Specifically, sediment control devices, debris fencing or silt dams shall be installed in a manner that the central maritime chaparral habitat is protected from disturbed excavated or graded construction soils or construction debris from moving offsite. No site erosion shall be permitted to enter areas supporting natural communities beyond the impact perimeter of the development envelope. Disturbed soils shall be stabilized prior to rainy weather, either with the use of biodegradable netting, mulching or hydroseeding with biologist-approved native seed mix, mulch and tackifier.

Excavated clean upper soil horizon soils from the construction site shall be used to top dress final landscape restoration areas. Prior to final grading, all construction debris shall be removed and construction activities completed in the areas to be treated with the approved native seed mix. To protect adjacent maritime chaparral habitats from inadvertent soil deposition impacts, excavated substrate materials shall not be cast into adjacent habitats or areas beyond the approved development zone; rather it should be hauled off location and disposed at a receiver site or used for fill within the development area per recommendations of the grading plan.

Storm water runoff from impervious surfaces must be dispersed in such a way as to prevent rilling and site erosion.

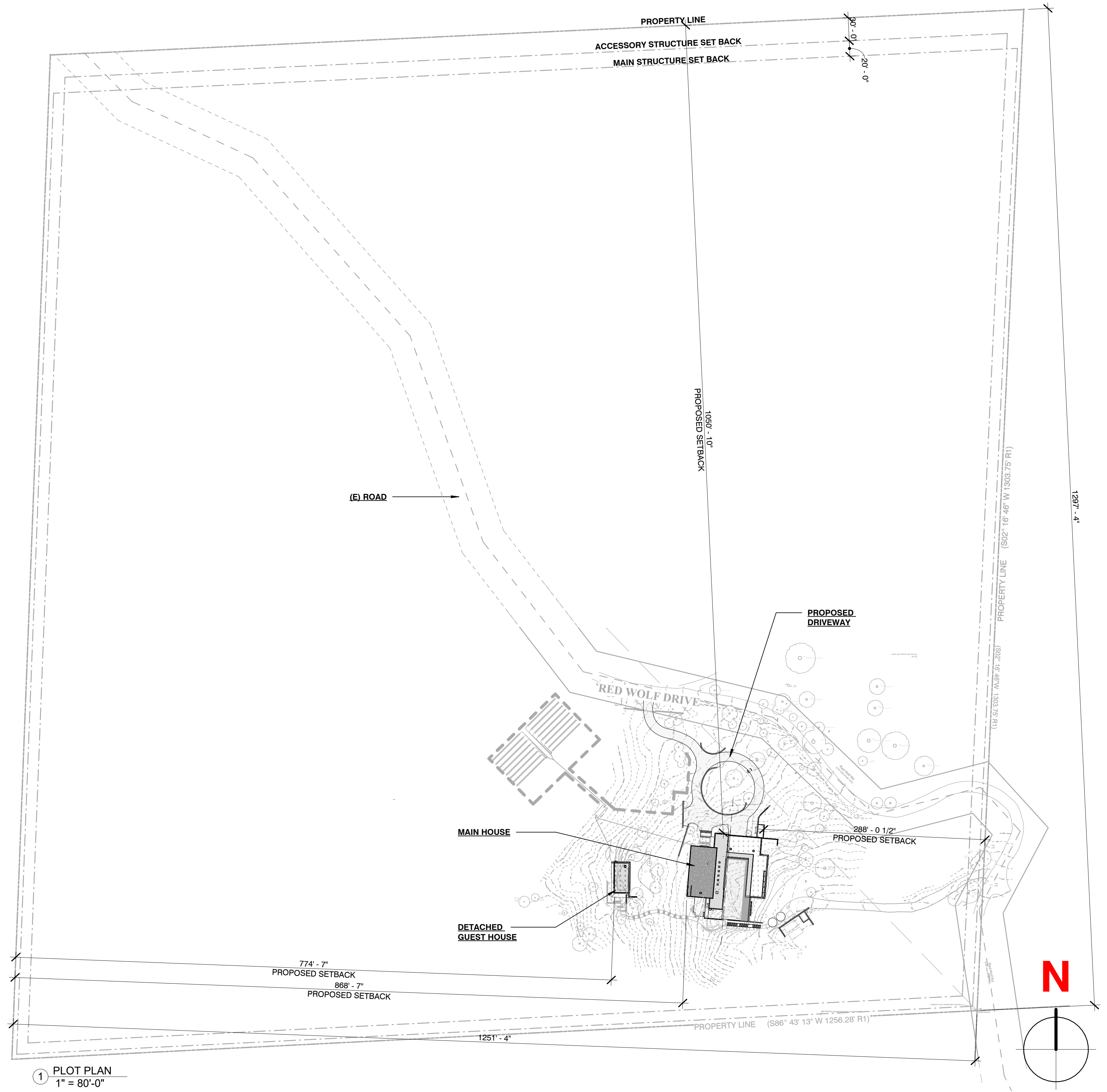
After the completion of the soil disturbance activities, any disturbed soils shall be stabilized with native seed of site-identified species and plant materials and installed in all restoration areas in the fall months prior to or in conjunction with the seasonal rains. Any disturbed soil generated by the project must be kept free of invasive, exotic plant species.

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permit, the owner/applicant shall submit evidence of installation of sediment control devices.

The owner/applicant/contractor shall adhere to these requirements during all construction phases.

Prior to final of any grading or building permit, the owner/applicant shall submit a letter from a qualified biologist certifying that all construction debris has been removed and construction activities completed.

This page intentionally left blank



1 PLOT PLAN
1" = 80'-0"

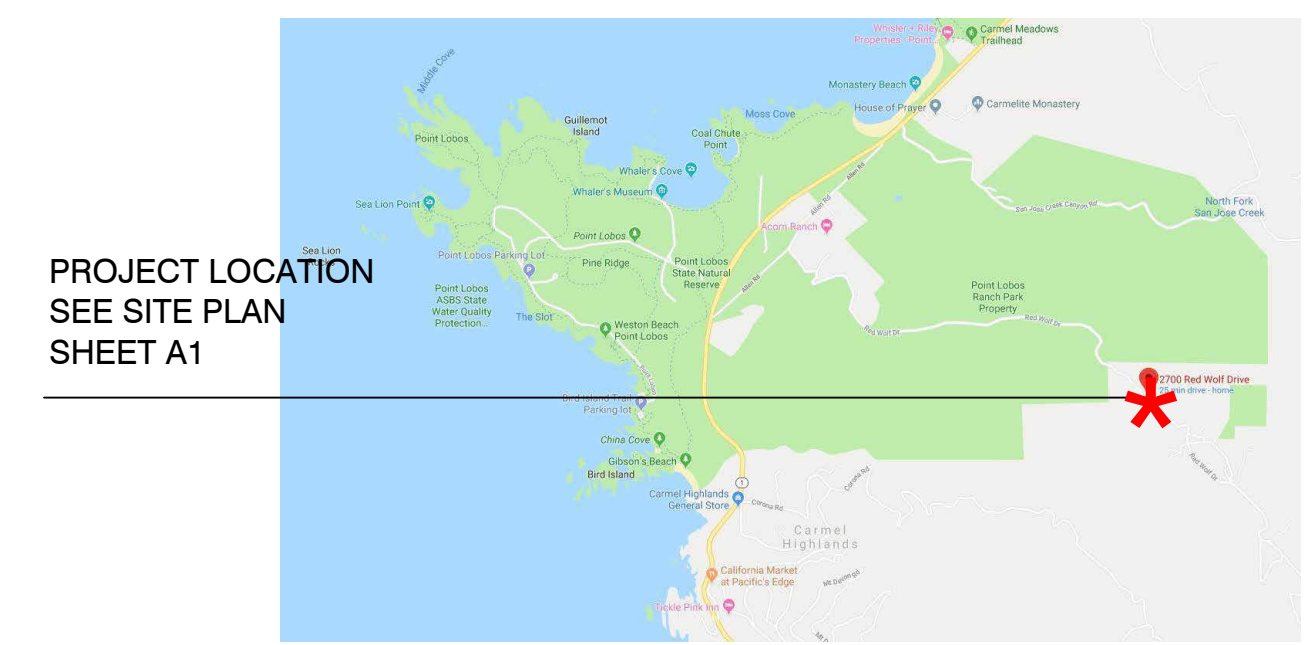
EXISTING PHOTOS



SCOPE OF WORK

AMENDMENT OF A PREVIOUSLY APPROVED CDP PERMIT #PLN190276.
 REDUCTION OF OVERALL BUILDING HEIGHT FROM 21'-3" TO 15'-4" ABOVE AVERGAE NATURAL GRADE.
 NO CHANGE IN ABOVE GROUND FOOTPRINT OF MAIN RESIDENCE, NO CHANGE OF GUEST HOUSE, NO CHANGE OF INFRASTRUCTURE OR DRIVEWAY.
 REMOVAL OF 2-STORY TORRE.
 ADDITION OF BELOW GRADE 1184 MEDIA/GAME ROOM. ENLARGEMENT OF GARAGE BY 554 SF.

VICINITY MAP



APPROVED (MAR. 2021)

LOT COVERAGE CALCULATIONS		
MAXIMUM ALLOWABLE LOT COVERAGE (10%)	164,003	SF
PROPOSED (0.7%)	11,001	SF
MAIN RESIDENCE	5,588	SF
MAIN ENTRY	329	SF
MAIN COURTYARD	1,396	SF
MAIN SOUTH PATIO	1,446	SF
MAIN COVERED PATIO	529	SF
MAIN EXTERIOR STAIRS	221	SF
ROOF OVERHANG (+30")	255	SF
SITE WALLS	293	SF
GUEST HOUSE & PATIO	944	SF
TOTAL LOT COVERAGE	11,001	SF

FLOOR AREA CALCULATIONS		
LOWER LEVEL	967	SF
MAIN FLOOR LEVEL	3,838	SF
UPPER FLOOR LEVEL	219	SF
ATTACHED GARAGE	564	SF
DETACHED GUEST HOUSE (LIVABLE)	425	SF
TOTAL FLOOR AREA	6,013	SF

BUILDING HEIGHT	
MAXIMUM ALLOWABLE BUILDING HEIGHT:	24'
AVERAGE NATURAL GRADE (MAIN HOUSE):	479' - 6"
HEIGHT ABOVE NATURAL GRADE (MAIN HOUSE):	24' - 0"

TREE REMOVAL	
NO. OF TREES TO REMOVE:	9
GRADING	
CUT	1,544 C.Y.
FILL	370 C.Y.

PROJECT DATA

OWNER Kevin and Erica Connors
c/o Studio Schicketanz
ARCHITECT Studio Schicketanz
P.O. Box 2704
Carmel, California 93921
Phone: 831-620-9248 Fax: 831-309-9932
e-mail: ttang@studioschicketanz.com
Contact: Tai Tang
SURVEYOR Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3
Monterey California 93942
Phone: 831-375-7240
Fax: 831-375-2545
e-mail: info@rasmussenland.com
Contact: Gordon A. Humenik
BIOLOGICAL Denise Duffy & Associates (DDA)
947 Cass Street, Suite 5
Monterey, California 93940
Phone: (831) 373-4341
email: jharwayne@ddaplanning.com
Contact: Josh Harwayne

PROPERTY ADDRESS 2700 Red Wolf Drive, Carmel, CA 93923
APN 416-011-004
LOT SIZE 37.65 AC (1,640,034 SF)
ZONING WSC/40 - D (CZ)
WATER SOURCE Private Well
SEWER PROVIDER Septic
ELECTRICITY PROVIDER PG&E AND SOLAR PANELS

PROPOSED

LOT COVERAGE CALCULATIONS		
MAXIMUM ALLOWABLE LOT COVERAGE (10%)	164,003	SF
PROPOSED (0.5%)	7,506	SF
MAIN RESIDENCE	4,960	SF
MAIN COVERED PATIO	723	SF
MAIN RESIDENCE ROOF OVERHANG (+30")	1,009	SF
GUEST HOUSE	602	SF
GUEST HOUSE ROOF OVERHANG (+30")	212	SF
TOTAL LOT COVERAGE	7,506	SF

FLOOR AREA CALCULATIONS		
LOWER LEVEL	1,143	SF
MAIN FLOOR LEVEL	4,891	SF
UPPER FLOOR LEVEL	0	SF
ATTACHED GARAGE	1,080	SF
DETACHED GUEST HOUSE (LIVABLE)	425	SF
TOTAL FLOOR AREA (PROPOSED 0.46%)	7,539	SF

	ADDITION	REDUCTION	DELTA	
AREA ABOVE GRADE	NORTH & EAST HALLWAY (MAIN LEVEL)	649 SF	TORRE & SOUTH HALLWAY	437 SF
		0 SF	UPPER TORRE	219 SF
	SUBTOTAL	649 SF	SUBTOTAL	656 SF
AREA BELOW GRADE	MEDIA/MECH (MAIN LEVEL)	1,003 SF	TORRE & SOUTH HALLWAY	162 SF
	GARAGE EXPANSION (LOWER LEVEL)	602 SF	UPPER TORRE	0 SF
	SUBTOTAL	1,605 SF	SUBTOTAL	162 SF
	TOTAL AREA CHANGE		+1,626 SF	

BUILDING HEIGHT	
MAXIMUM ALLOWABLE BUILDING HEIGHT:	24'
AVERAGE NATURAL GRADE (MAIN HOUSE):	482' - 0"
AVERAGE NATURAL GRADE (GUEST HOUSE):	458' - 1 1/2"
HEIGHT ABOVE NATURAL GRADE (MAIN HOUSE):	15' - 4"
HEIGHT ABOVE NATURAL GRADE (GUEST HOUSE):	3' - 5"

TREE REMOVAL	
NO. OF TREES TO REMOVE:	9
GRADING	
CUT	1,624 C.Y.
FILL	370 C.Y.

TITLE COVER PAGE

CONNORS RESIDENCE

2700 Red Wolf Drive, Carmel CA 93923
APN 416-011-004

STUDIO SCHICKETANZ

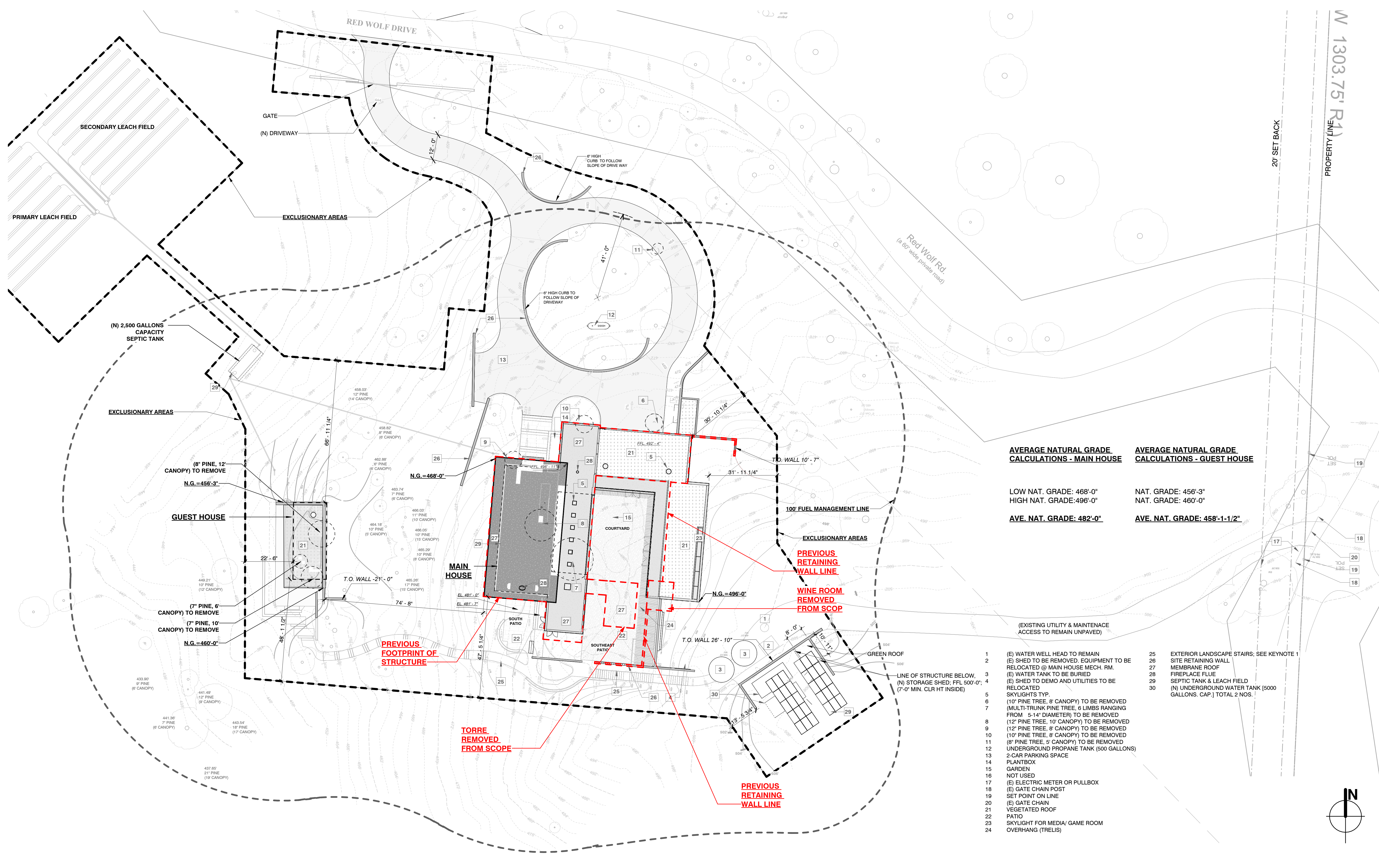
P.O. Box 2704, Carmel, CA, 93921 831.622.9000

DATE	04/01/24	SHEET
SCALE	As indicated	1
DRAWN BY	MK	
JOB NUMBER	2305	

04/01/24

4/3/2024 10:09:15 AM

20' SET BACK



AVERAGE NATURAL GRADE CALCULATIONS - MAIN HOUSE	AVERAGE NATURAL GRADE CALCULATIONS - GUEST HOUSE
LOW NAT. GRADE: 468'-0"	NAT. GRADE: 456'-3"
HIGH NAT. GRADE: 496'-0"	NAT. GRADE: 460'-0"
Ave. NAT. GRADE: 482'-0"	Ave. NAT. GRADE: 458'-1-1/2"

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 (E) WATER WELL HEAD TO REMAIN 2 (E) SHED TO BE REMOVED. EQUIPMENT TO BE RELOCATED @ MAIN HOUSE MECH. RM. 3 (E) WATER TANK TO BE BURIED 4 (E) SHED TO DEMO AND UTILITIES TO BE RELOCATED 5 SKYLIGHTS TYP. 6 (10' PINE TREE, 8' CANOPY) TO BE REMOVED 7 (MULTI-TRUNK PINE TREE, 6 LIMBS RANGING FROM 5-14" DIAMETER) TO BE REMOVED 8 (12' PINE TREE, 10' CANOPY) TO BE REMOVED 9 (12' PINE TREE, 8' CANOPY) TO BE REMOVED 10 (10' PINE TREE, 8' CANOPY) TO BE REMOVED 11 (8' PINE TREE, 5' CANOPY) TO BE REMOVED 12 UNDERGROUND PROPANE TANK (500 GALLONS) 13 2-CAR PARKING SPACE 14 PLANTBOX 15 GARDEN 16 NOT USED 17 (E) ELECTRIC METER OR PULLBOX 18 (E) GATE CHAIN POST 19 SET POINT ON LINE 20 (E) GATE CHAIN 21 VEGETATED ROOF 22 PATIO 23 SKYLIGHT FOR MEDIA/ GAME ROOM OVERHANG (TRELIS) | <ul style="list-style-type: none"> 25 EXTERIOR LANDSCAPE STAIRS, SEE KEYNOTE 1 26 SITE RETAINING WALL 27 MEMBRANE ROOF 28 FIREPLACE FLUE 29 SEPTIC TANK & LEACH FIELD 30 (N) UNDERGROUND WATER TANK [5000 GALLONS. CAP.] TOTAL 2 NOS. |
|--|---|

TITLE SITE PLAN

CONNORS RESIDENCE

2700 Red Wolf Drive, Carmel CA 93923
APN 416-011-004

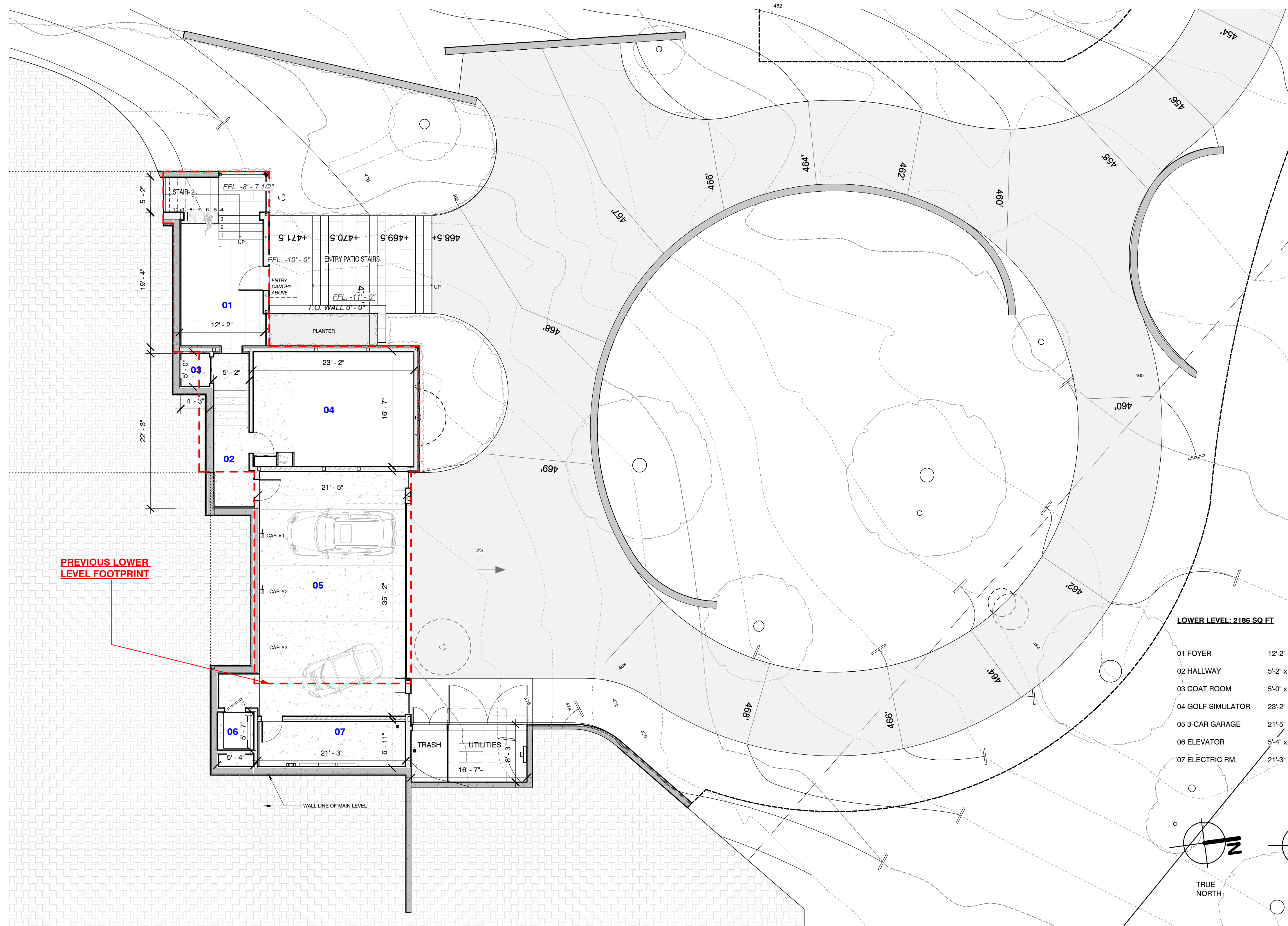
STUDIO SCHICKETANZ

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

DATE	04/01/24	SHEET
SCALE	1" = 20'-0"	2
DRAWN BY	MK	
JOB NUMBER	2305	

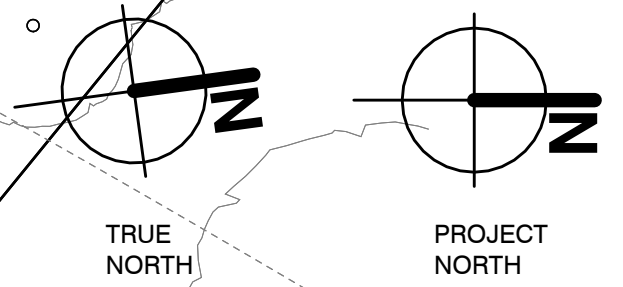
04/01/24

4/3/2024 10:09:20 AM



LOWER LEVEL: 2186 SQ. FT.

01 FOYER	12'-2" X 19'-4"
02 HALLWAY	5'-2" X 22'-3"
03 COAT ROOM	5'-0" X 4'-3"
04 GOLF SIMULATOR	23'-2" X 16'-7"
05 3-CAR GARAGE	21'-5" X 35'-2"
06 ELEVATOR	5'-4" X 5'-7"
07 ELECTRIC RM.	21'-3" X 6'-11"



TITLE MAIN HOUSE LOWER LEVEL FLOOR PLAN

CONNORS RESIDENCE

2700 Red Wolf Drive, Carmel CA 93923
APN 416-011-004

STUDIO SCHICKETANZ

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

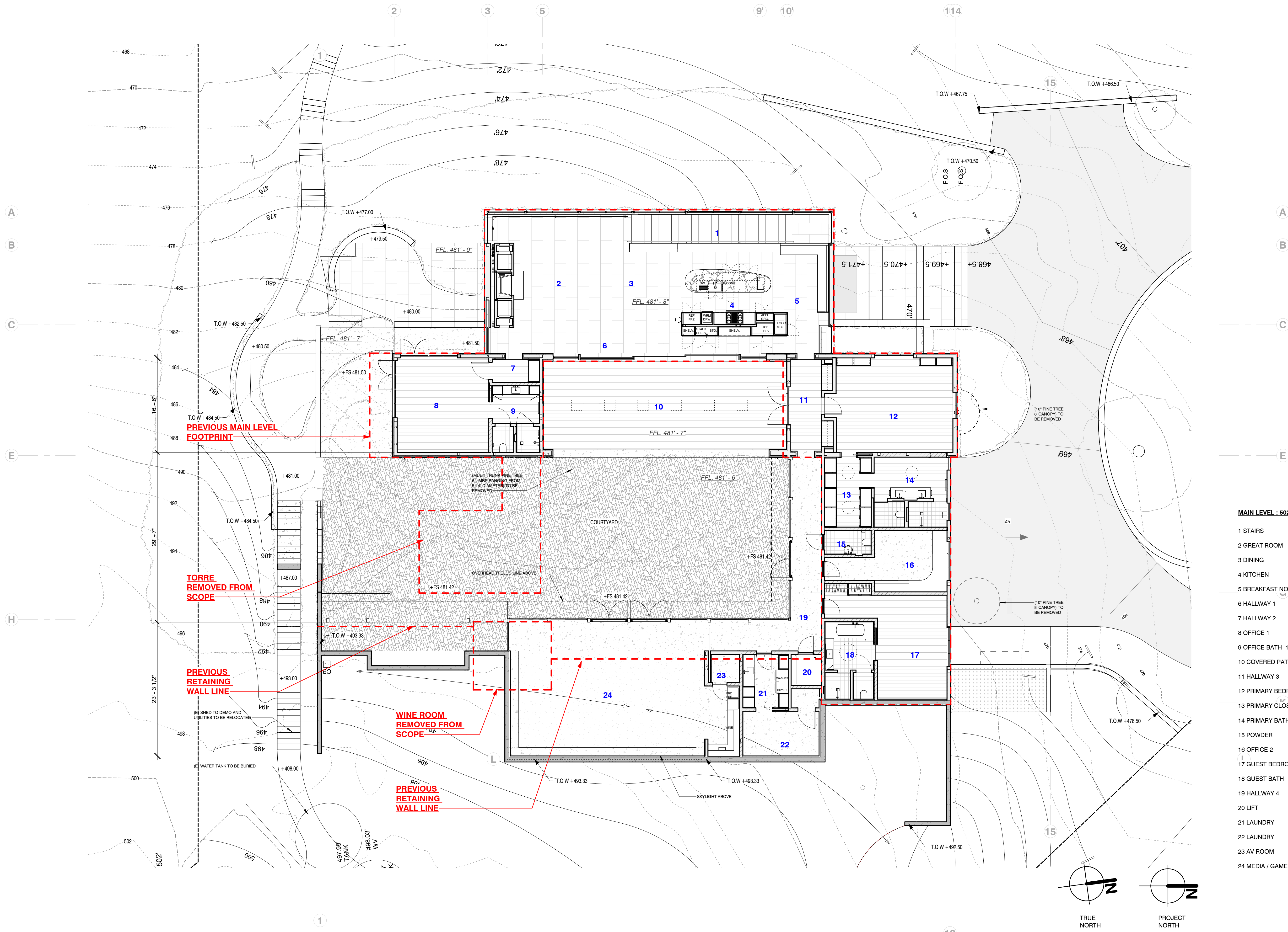
DATE 04/01/24
SCALE 1/8" = 1'-0"
DRAWN BY MK
JOB NUMBER 2305

SHEET

3

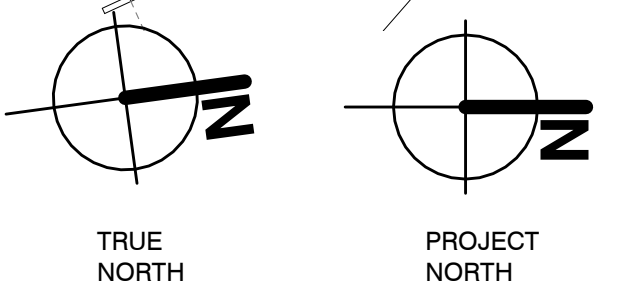
04/01/24

4/3/2024 10:09:21 AM



MAIN LEVEL : 5022 SQ FT

1 STAIRS	34'-5" x 5'-0"
2 GREAT ROOM	20'-4" x 24'-2"
3 DINING	11'-2" x 17'-2"
4 KITCHEN	18'-0" x 10'-1"
5 BREAKFAST NOOK	19'-2" x 8'-1"
6 HALLWAY 1	50'-4" x 3'-0"
7 HALLWAY 2	4'-2" x 8'-4"
8 OFFICE 1	16'-2" x 16'-10"
9 OFFICE BATH 1	11'-8" x 8'-3"
10 COVERED PATIO	41'-10" x 15'-5"
11 HALLWAY 3	16'-7" x 6'-0"
12 PRIMARY BEDROOM	20'-3" x 16'-6"
13 PRIMARY CLOSET	12'-3" x 8'-2"
14 PRIMARY BATH	12'-8" x 12'-3"
15 POWDER	6'-1" x 4'-1"
16 OFFICE 2	12'-8" x 10'-8"
17 GUEST BEDROOM	17'-9" x 12'-1"
18 GUEST BATH	12'-3" x 8'-8"
19 HALLWAY 4	47'-3" x 5'-5"
20 LIFT	9'-3" x 5'-1"
21 LAUNDRY	14'-1" x 7'-11"
22 LAUNDRY	9'-3" x 8'-5"
23 AV ROOM	5'-5" x 4'-11"
24 MEDIA / GAME ROOM	40'-2" x 18'-6"



TITLE MAIN HOUSE FLOOR PLAN

CONNORS RESIDENCE

2700 Red Wolf Drive, Carmel CA 93923
APN 416-011-004

STUDIO SCHICKETANZ

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

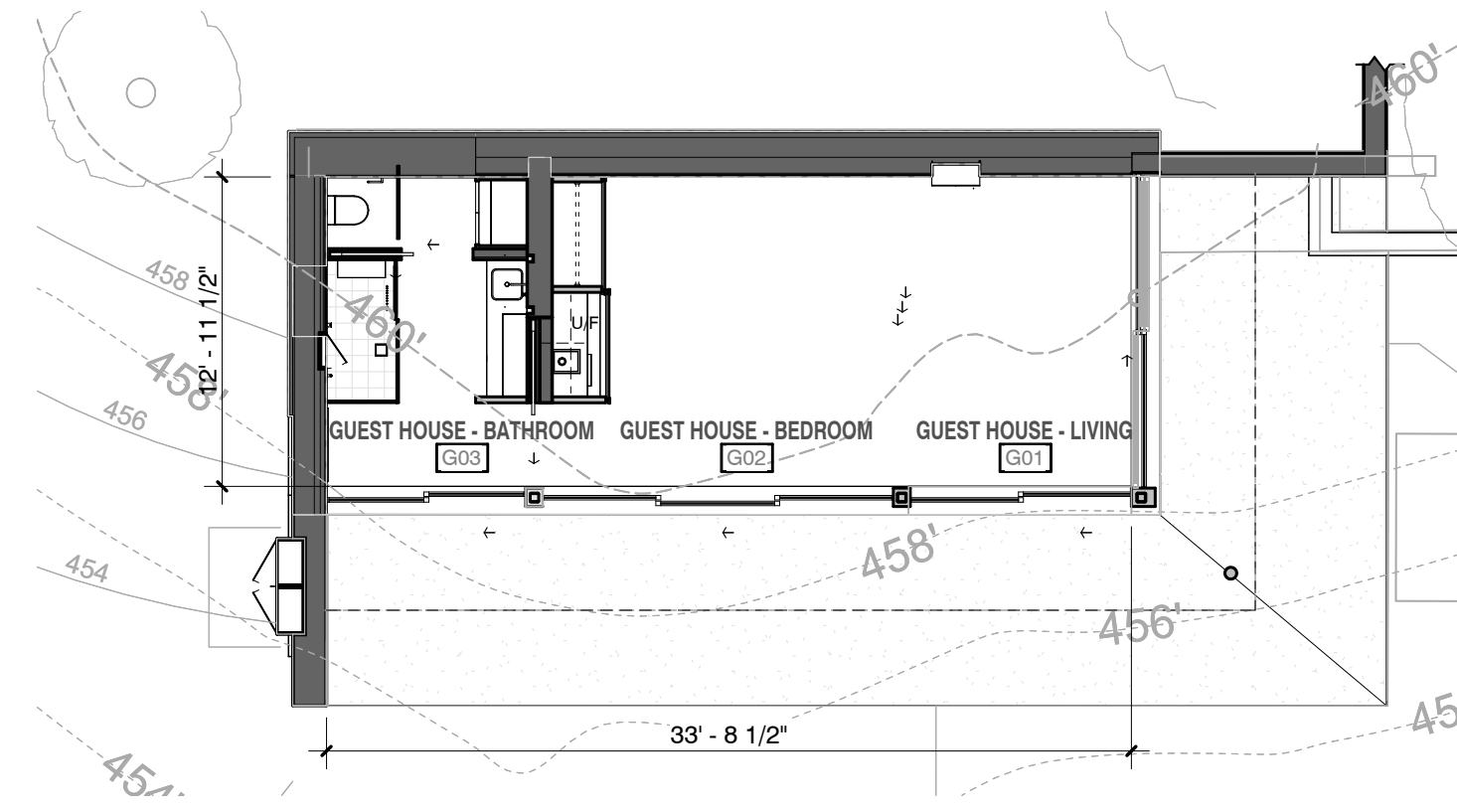
DATE	04/01/24
SCALE	1/8" = 1'-0"
DRAWN BY	MK
JOB NUMBER	2305

SHEET

4

04/01/24

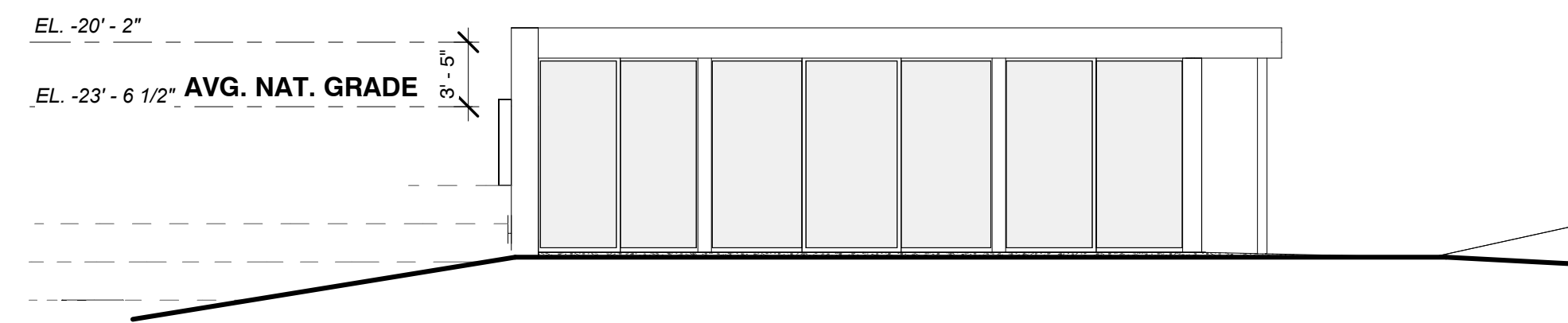
4/3/2024 10:09:26 AM



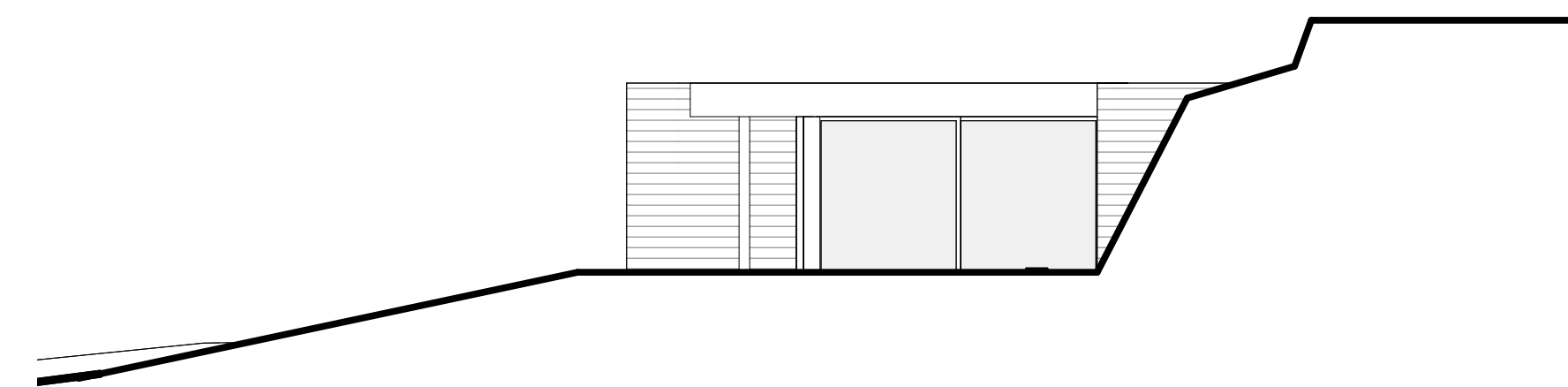
① GUEST HOUSE FLOOR PLAN
1/8" = 1'-0"

GUEST HOUSE: 425 SQ. FT. (LIVABLE)

- 1 BATH 109 SF
- 2 BEDROOM 194 SF
- 3 LIVING 122 SF



② FRONT ELEVATION
1/8" = 1'-0"



③ SIDE ELEVATION
1/8" = 1'-0"

4/3/2024 10:09:30 AM

TITLE GUEST HOUSE FLOOR PLAN AND ELEVATIONS

CONNORS RESIDENCE

2700 Red Wolf Drive, Carmel CA 93923
APN 416-011-004

STUDIO SCHICKETANZ

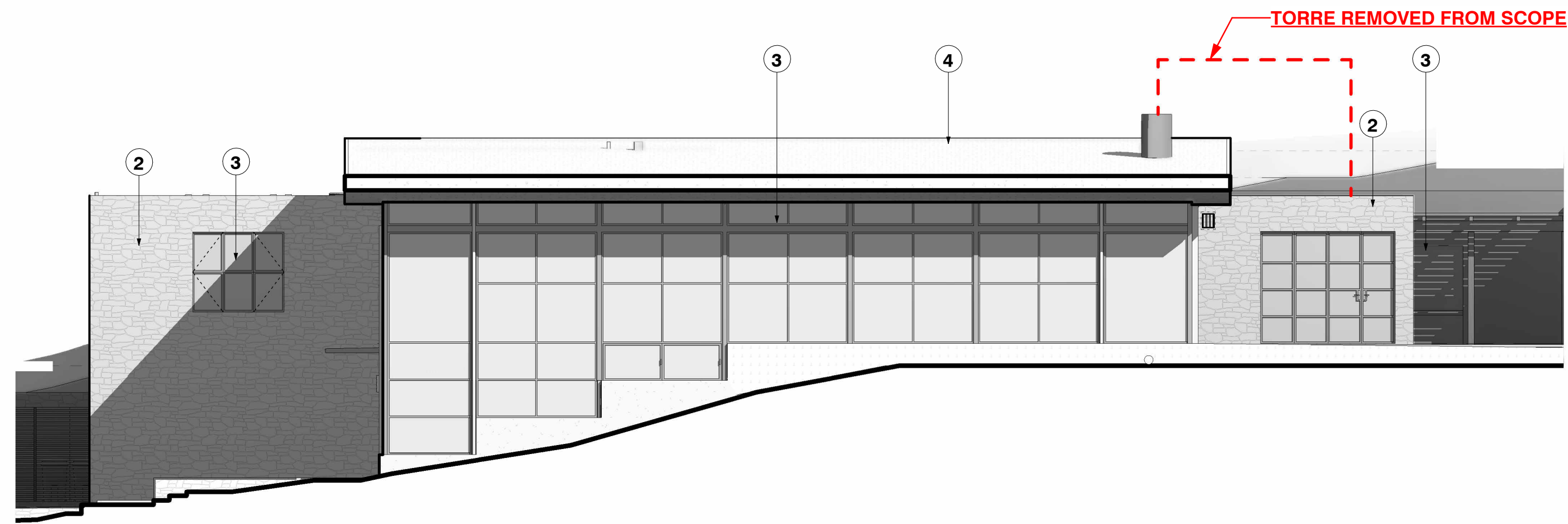
P.O. Box 2704, Carmel, CA, 93921 831.622.9000

DATE	04/01/24
SCALE	As indicated
DRAWN BY	MK
JOB NUMBER	2305

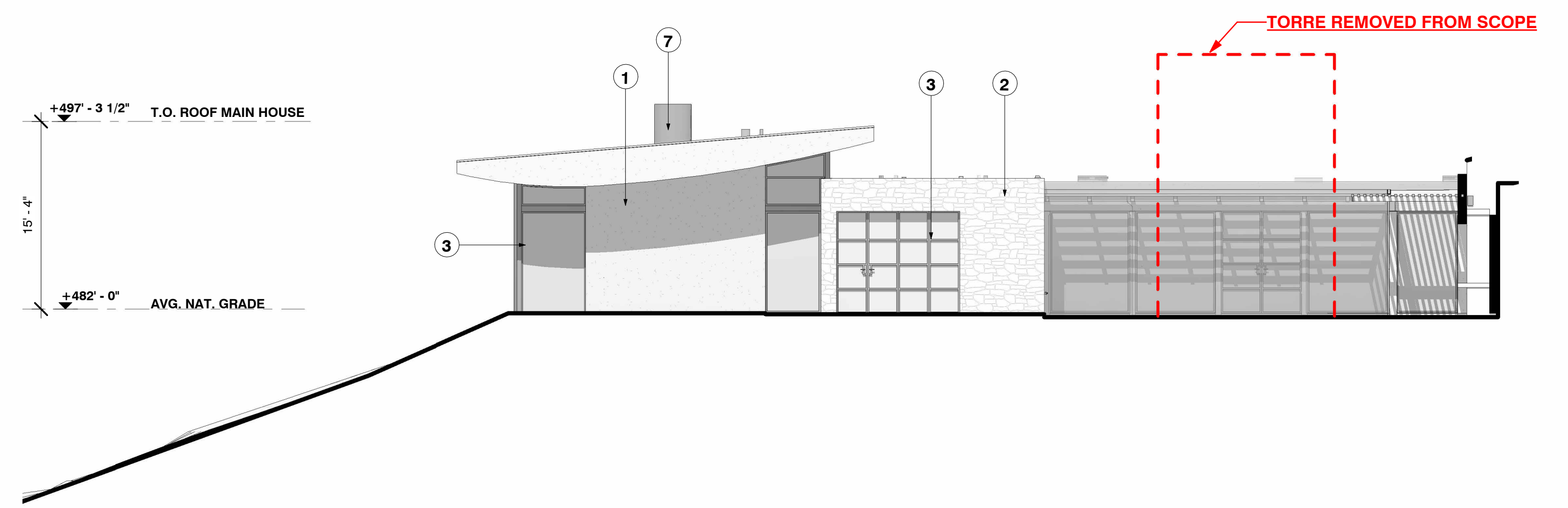
SHEET

5

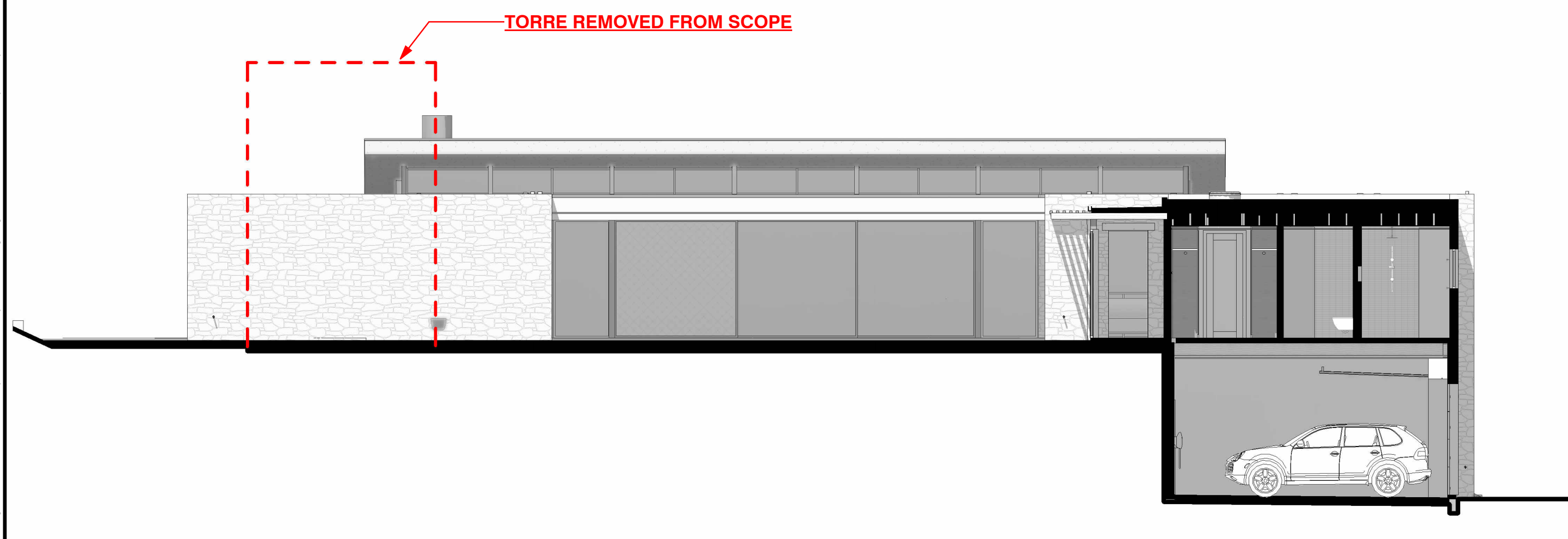
04/01/24



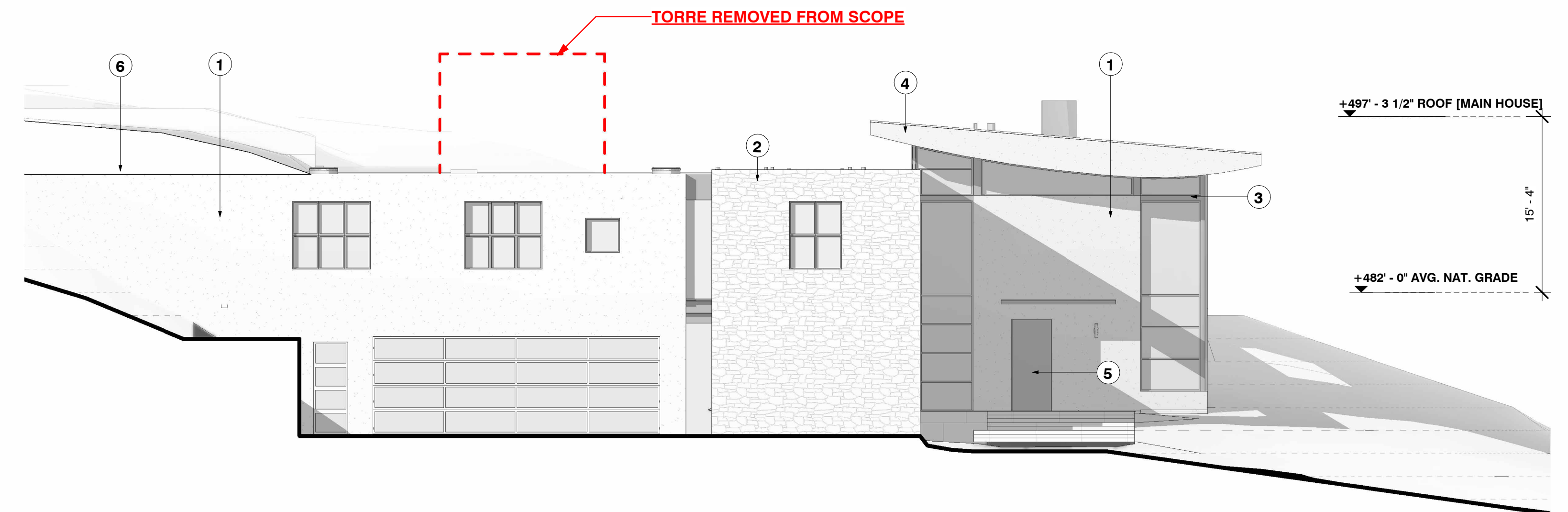
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION/SECTION



NORTH ELEVATION

KEYED NOTES

- 1 STUCCO FINISH EXTERIOR WALL
- 2 STONE EXTERIOR WALL
- 3 MEDIUM-BRONZE COLOR METAL DOORS & WINDOWS
- 4 MTL ROOF W/PLASTER SOFFIT FINISH
- 5 SOLID WOOD DOOR
- 6 VEGETATED/GREEN ROOF
- 7 FIREPLACE FLUE

TITLE MAIN HOUSE EXTERIOR ELEVATIONS

CONNORS RESIDENCE

2700 Red Wolf Drive, Carmel CA 93923
APN 416-011-004

STUDIO SCHICKETANZ

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

DATE 04/01/24

SCALE As indicated

DRAWN BY MK

JOB NUMBER 2305

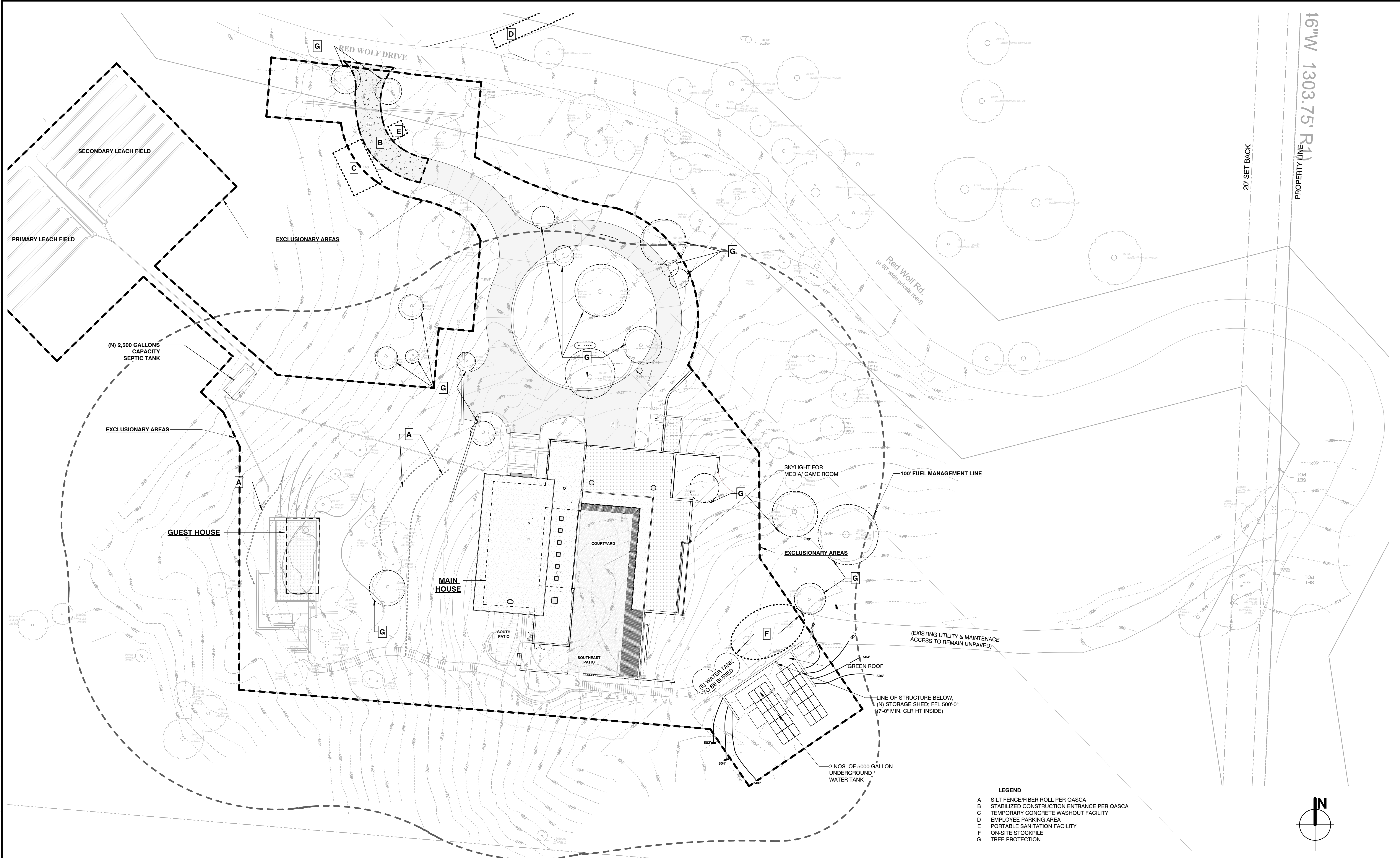
SHEET

6

04/01/24

4/3/2024 10:10:05 AM

20' SET BACK



TITLE CONSTRUCTION MANAGEMENT PLAN

CONNORS RESIDENCE

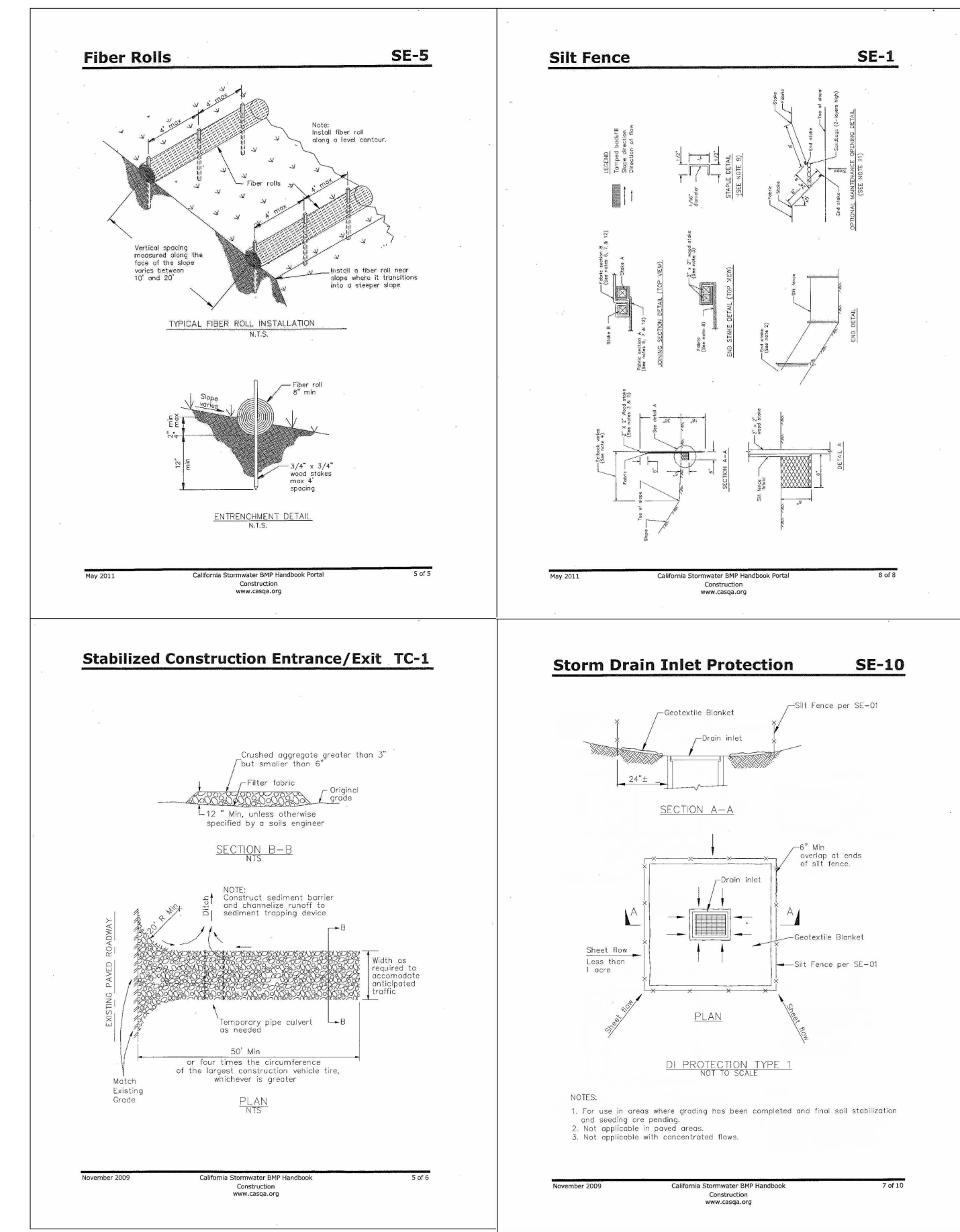
2700 Red Wolf Drive, Carmel CA 93923
APN 416-011-004

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

DATE	04/01/24
SCALE	1" = 20'-0"
DRAWN BY	MK
JOB NUMBER	2305

SHEET	7
DATE	04/01/24

4/3/2024 10:10:10 AM

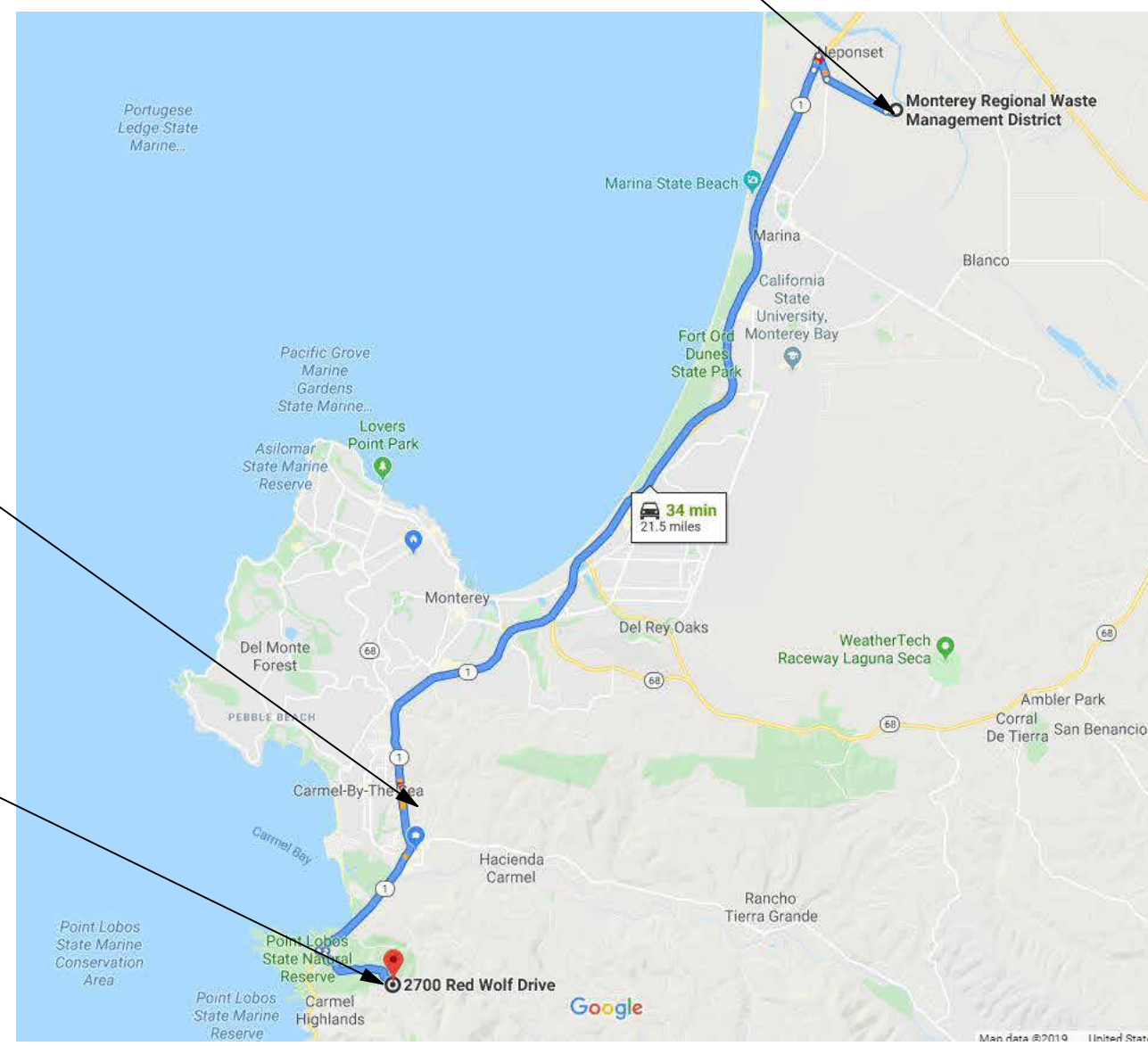


REGIONAL WASTE MANAGEMENT DISTRICT

CARMEL HIGH SCHOOL

CONSTRUCTION SITE

REFUSE ROUTE



GRADING/EROSION CONTROL NOTES

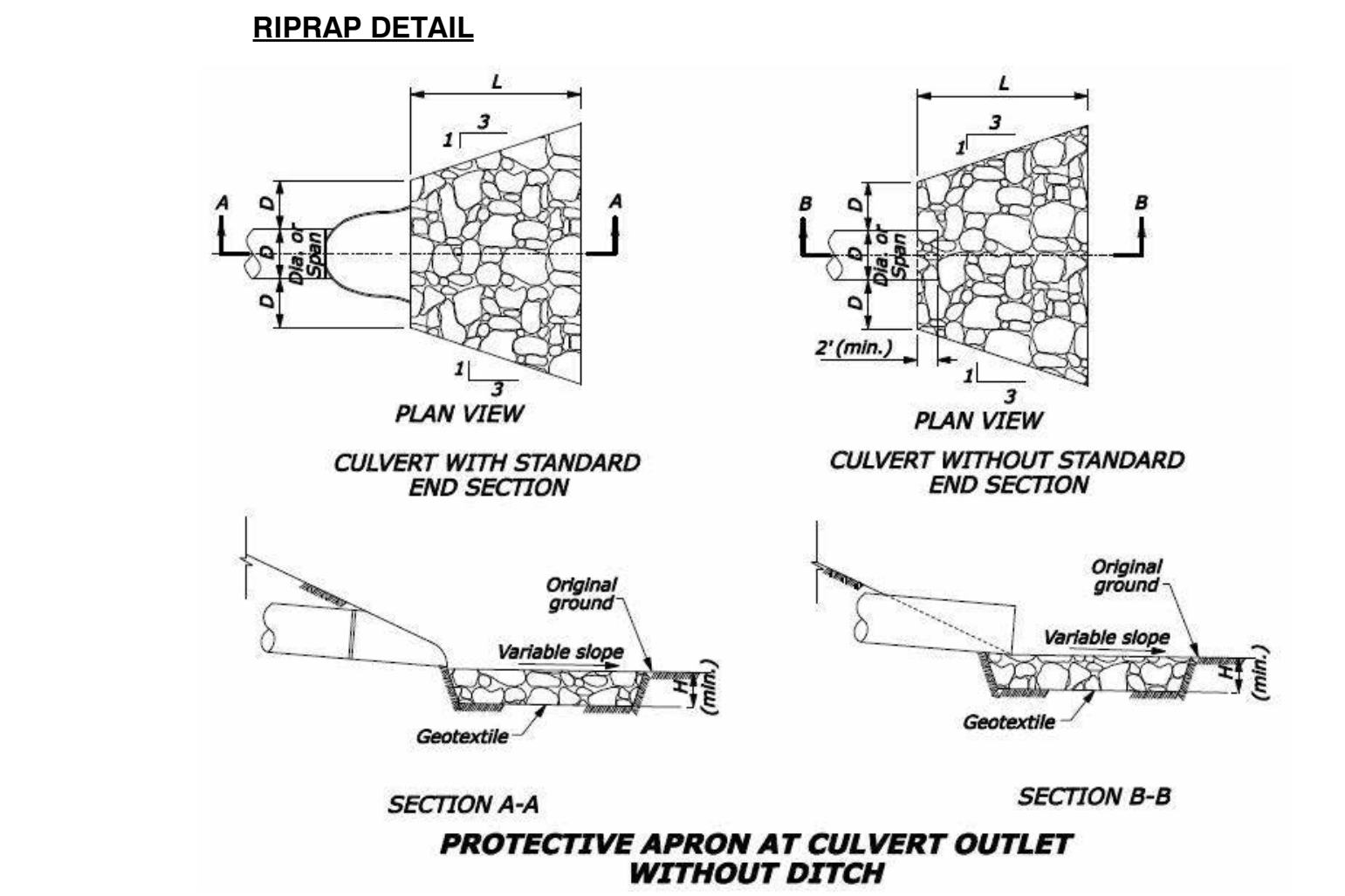
- ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806. THE RECOMMENDATIONS FOUND IN THE PROJECT SOILS ENGINEERING INVESTIGATION PREPARED SOILS SURVEYS, INC. ON NOV. OF 2019. THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC 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 ENGINEERS 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 PROVISIONS 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.

CONSTRUCTION MANAGEMENT NOTES

- PAINTING**
- MINIMIZE USE OF OIL-BASED PAINTS
 - STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER
 - SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS HAZARDOUS WASTE.
 - NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
 - CASQA BMP HANDBOOK - HAZARDOUS WASTE MANAGEMENT WM-6
- PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE**
- STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
 - CONSERVE MATERIALS. DO NOT MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 - IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
 - ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION. EARTHEN DEPRESSION MUST BE ENCIRCLED BY SILT FENCING & STRAW MATTE TO CONTAIN POTENTIAL RUN-OFF.
 - CASQA BMP HANDBOOK - CONCRETE WASTE MANAGEMENT WM-8
- READY-MIXED CONCRETE**
- HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK, AND ENIRCLE WITH STRAW MATTE AND SILT FENCING.
 - IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
 - PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
 - ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BACH PLANT FOR TREATMENT/RECYCLING.
 - BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND CUTTERS.
 - CASQA BMP HANDBOOK - CONCRETE WASTE MANAGEMENT WM-8
- EARTH MOVING/GRADING**
- REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
 - MULCH WITH STERILE STRAW WHEN SLOPES HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN.
 - PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
 - USE CHECK DAMS OR DITCHES TO DIVERT WITH TARPS.
 - COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
 - SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
 - CASQA BMP HANDBOOK - EROSION CONTROL.
- PORTABLE SANITATION FACILITY**
- 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.
 - WASTE WATER SHOULD NOT BE DISCHARGED OR BURIED WITHIN THE PROJECT SITE.
 - TEMPORARY SANITARY FACILITIES THAT DISCHARGE TO THE SANITARY SEWER SYSTEM SHOULD BE PROPERLY CONNECTED TO AVOID ILLICIT DISCHARGES.
 - SANITARY AND SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE.
 - ONLY REPUTABLE, LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED.
 - CASQA BMP HANDBOOK - SANITARY/SEPTIC WASTE MANAGEMENT WM-9

- NOTES**
- 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
 - REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.
 - 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.
 - 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.
 - 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.
 - 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. 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.
 - TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
 - 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.
 - THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION				
DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	1) PRIOR TO BACKFILLING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION AND ALL ENGINEERED FILLS:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST BUILDING PAD SUBGRADE:	1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS	GEOTECHNICAL ENGINEER		
INSPECT SLAB-ON-GRADE INSTALLATION:	1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL SUBGRADE, AND BASEROCK PLACEMENT:	1) DURING FILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL SUBGRADE, AND BASEROCK PLACEMENT:	2) SUBGRADE, PRIOR TO BASEROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL SUBGRADE, AND BASEROCK PLACEMENT:	3) BASEROCK, PRIOR TO AC, CONCRETE, OR PAVEMENT	GEOTECHNICAL ENGINEER		
OBSERVE DRAINAGE INSTALLATION:	1) AFTER PIPE PLACEMENT, PRIOR TO BACKFILL PLACEMENT	GEOTECHNICAL ENGINEER		
OBSERVE DRAINAGE INSTALLATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		



Material Delivery and Storage WM-1

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Sediment Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Category
- Secondary Category

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- 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 hazardous materials, enclosing materials in weather-tight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Potential Alternatives

None

Solid Waste Management WM-5

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Sediment Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- 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.

Potential Alternatives

None

Hazardous Waste Management WM-6

Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Sediment Management Control
- WM Waste Management and Materials Pollution Control

Legend:

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- 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.

Potential Alternatives

None

CONSTRUCTION MANAGEMENT, DRAINAGE AND EROSION CONTROL NOTES

TITLE CONSTRUCTION MANAGEMENT & GRADING/EROSION CONTROL NOTES

CONNORS RESIDENCE

2700 Red Wolf Drive, Carmel CA 93923
APN 416-011-004

DATE	04/01/24	SHEET	8
SCALE	As indicated		
DRAWN BY	-		
JOB NUMBER	2305	04/01/24	