

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

ISNV LLC (PLN220272)

RESOLUTION NO. ----

Resolution by the County of Monterey 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 construction of a 2,842 square foot two-story single family dwelling, inclusive of a 436 square attached foot two-car garage;
 - b. Coastal Development Permit to allow removal of one landmark Monterey cypress tree; and
 - c. Coastal Development Permit to allow development within 750 feet of archaeological resources; and
- 3) Adopt a mitigation monitoring and reporting plan.

[PLN220272, ISNV LLC, 26399 Scenic Road,
Carmel, Carmel Area Land Use Plan (APN: 009-
441-017-000)]

The ISNV LLC application (PLN220272) came on for hearing before the County of Monterey Zoning Administrator on December 12, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral and written testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 County of Monterey General Plan;
 - Carmel Area Land Use Plan (Carmel Area LUP);
 - County of Monterey Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and

- County of Monterey Coastal Implementation Plan, Part 4, Regulations for Development in the Carmel Area Land Use Plan Area (Carmel Area CIP).

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) Project Scope. The project consists of construction of a 2,842 square foot, two story single family dwelling, inclusive of an attached 436 square foot garage; removal of a landmark cypress tree; and development within 750 feet of known archaeological resources.
- c) Allowed Use. The property is located at 26399 Scenic Road, Carmel (APN: 009-441-017-000), in the Carmel Area Land Use Plan area. The parcel is zoned Medium Density Residential with a density of 2 units per acre with a Design Control overlay district and a maximum structure height of 18 feet from the average natural grade in the coastal zone or “MDR/2-D (18)(CZ)”, which allows the first single family dwelling pursuant to a Coastal Administrative permit (Title 20 section 20.12.040), non-habitable accessory structures, such as garages, pursuant to a Coastal Administrative Permit (Title 20 section 20.12.040), development within 750 feet of known archaeological resources pursuant to a Coastal Development Permit (Carmel Area CIP section 20.146.090) and removal of protected trees pursuant to a Coastal Development Permit (Carmel Area CIP section 20.146.060). Therefore, the project is an allowed use for this site.
- d) Site Inspection. The project planner conducted a site inspection on July 15, 2024, to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. The property is shown in its current size and configuration as Parcel C on the Parcel Map showing the Redivision of lots 22, 23, 24 and 25 in Block B-13 of the addition No. 7 to Carmel-By-The-Sea. This Parcel Map can be found in Vol. 14 of Parcel Maps on Page 35. Therefore, the County recognizes the parcel as a legal lot of record.
- f) Design/Neighborhood and Community Character. The property is subject to the Design Control “D” overlay zoning district regulations which require design review of proposed development to assure protection of the public viewshed and existing neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials include cream colored smooth stucco and beige stone veneer for portions of the exterior walls, frameless anti-reflective or glare control glass walls for portions of the exterior walls facing Scenic Road, and teak wood exterior siding and fascia. The home will have a flat roof with a light colored, rubber membrane covering. The rooftop patio will be surrounded by frameless anti-reflective, or glare control, glass railings. The driveway, pathways and patio will utilize cream colored pervious pavers and steppingstones. Consistent with the policies of the Carmel Area LUP, the siting and design of the proposed structure does not detract from the natural beauty of the scenic shoreline and the undeveloped ridgelines and slopes in the public viewshed. Additionally, the structure shall be subordinate to and blended into the surrounding environment. The light cream color of the

exterior walls will match the adjacent sandy beach and many of the nearby residences. The new structure is located within the public viewshed and will be visible from Carmel River Beach and Point Lobos State Natural Reserve; however, the existing residential neighborhood is highly developed, and the proposed structure will not stand out or be inconsistent with the rest of the nearby development.

- g) Development Standards. Development standards for the Medium Density Residential zoning district can be found in Title 20 section 20.12.060. Pursuant to Title 20 section 20.12.060.E and F, the allowed site coverage for the property is 35% (2,224 square feet) and allowed FAR is 45% (2,859 square feet). Consistent with these standards, the proposed development will have a site coverage of 34.9% (2,215 square feet) and an FAR of 44.7% (2,842 square feet). The single family dwelling has been sited and designed to meet the setback regulations within section 20.12.060.C. The subject parcel fronts two streets, Scenic Road and Isabella Avenue, and therefore requires a twenty foot front setback from both roads. The proposed structure will be set back twenty feet from both roads and have a side setback of five feet and a rear setback of ten feet. The structure will have a height of 17 feet and nine inches feet from the average natural grade, consistent with the allowed maximum height. The rails of the rooftop balcony will be below the maximum height of 18 feet as well. A height verification condition (Condition No. 10) has been applied to this permit to ensure compliance with the height limit. The attached two car garage provides the required two off-street parking spots and satisfies the required one covered parking spot for MDR zoned lots (Title 20 section 20.58.050.F). Both landscaping and exterior lighting conditions of approval (Condition Nos. 8 and 9) have also been incorporated to ensure compliance with the County's landscape and lighting regulations. Therefore, the proposed project complies with the County's regulations regarding development within MDR districts.
- h) Tree Removal. There are three protected cypress trees on this lot, one is proposed for removal due to its condition and location within the footprint of the driveway. The subject landmark tree is standing less than half the height of the surrounding trees. The tree has a poor structure, with significant decay in its main stem. The crown has fragmented, twisted, and broken limbs. An arborist report was prepared (LIB230166) which determined removal of the tree is not likely to significantly reduce the availability of wildlife habitat in the long run. (See Finding 5 and supporting evidence.)
- i) Archaeological Sensitivity. The project site is within 750 feet of known archaeological resources. A Phase II Archaeological Assessment (LIB30165) was prepared for this project and determined that portions of a known archaeological resource extend into the proposed project area and contributes to the presumed eligibility of the known resource for California Register of Historical Resources. The resources discovered during the subsurface testing provided sufficient data to mitigate the impacts of the Project to less than significant. Additional mitigation measures were recommended including onsite monitoring and tribal sensitivity training. (See Finding 6 and supporting evidence.)

- j) Land Use Advisory Committee. The project was brought before the Carmel Highlands Land Use Advisory Committee on August 21, 2023. The committee unanimously recommended support of the application as proposed. The neighbors and LUAC members concluded the project will have a positive impact on the neighborhood.
- k) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to County of Monterey HCD- Planning for the proposed development found in Project File PLN220272.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, Cypress Fire Protection District, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
 - b) Staff identified potential impacts to archaeological resources, soil/slope stability and protected trees. The following reports have been prepared:
 - “Tree Resource Assessment/Forest Management Plan” (LIB230166) prepared by Frank Ono, Pacific Grove, California, February 2, 2023.
 - “Phase II Archaeological Evaluation” (LIB230165) prepared by Christie Boone, Santa Cruz, California, March 2023.
 - “Geologic Report” (LIB190001) prepared by Jeffery Nolan, Santa Cruz, October 10, 1996.
 - “Geotechnical Investigation” (LIB180138) prepared by Belinda Taluban, Salinas, California, February 13, 2018.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on July 15, 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 for the proposed development found in Project File PLN220272.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, Cypress Fire Protection District, HCD-Environmental Services and Environmental Health Bureau. The respective agencies have

recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public utilities will be provided. Domestic water service will be provided by California American Water Company (CalAM) and sewer serviced will be provided by the Carmel Area Wastewater District (CAWD). The applicant provided correspondence from both companies confirming their ability to support the proposed project.
- c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD- Planning for the proposed development found in Project File PLN220272.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on July 15, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN220272.

5. FINDING: **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

- EVIDENCE:**
- a) Pursuant to Carmel Area CIP section 20.146.060, a Coastal Development Permit must be obtained for the removal of protected or sensitive trees. This project includes the removal of one protected Monterey cypress tree; therefore, a Coastal Development Permit has been applied.
 - b) A Tree Resource Assessment and Forest Management Plan (LIB230166) was prepared for this project. The assessment confirmed that every attempt was made to retain trees and recommend removing those likely to experience severe decline and death as a result of planned activities. The landmark cypress proposed for removal is in the footprint of the driveway and is in poor condition with a poor structure, significant decay in its main stem and fragmented, twisted, and broken limbs.
 - c) The proposed driveway connects to Isabella Road, in the northern corner of the lot. The Carmel Area LUP describes Scenic Road as having poor traffic conditions and large traffic volumes. To avoid additional traffic and congestion on this highly traveled road, the applicants have opted to site their driveway on the less used Isabella Ave. Resiting the driveway to avoid the removal of the cypress could have negative impacts on the highly used Scenic Road. This road is used by vehicles, bikes and pedestrians. Adding another driveway would most likely cause more traffic and possible accidents as this property is located around a sharp

corner. The location of the driveway where it is currently proposed better meets the goals and policies of the Carmel Area LUP.

- d) In accordance with the Carmel Area CIP and the Tree Assessment (LIB230166), one 5 gallon Monterey cypress will be planted on the property following construction (Condition No. 21).
- e) The project is not located within the critical viewshed or riparian habitat. Therefore, the removal of this tree will not impact important public views or sensitive habitat areas as referred to in sections 20.146.060.D.2 and 5 of the Carmel Area CIP.
- f) Consistent with section 20.146.060.D.7 of the Carmel Area CIP, a condition of approval (Condition No. 17) has been applied to ensure all tree removal is in accordance with the Tree Assessment. Additional conditions (Condition Nos. 6, 7 and 18) will ensure tree and raptor protection measures have been taken prior to the issuance of construction permits.
- g) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN220272.

6. FINDING:

ARCHAEOLOGICAL RESOURCES – The proposed project meets the requirements to allow development within 750 feet of known archaeological resources.

EVIDENCE:

- a) Consistent with Carmel Area CIP section 20.146.090, a Coastal Development Permit has been applied to this project as it includes development within 750 feet of known archaeological resources.
- b) Due to the proximity to the known archaeological resource, CA-MNT 17, a Phase II Archaeological Assessment (LIB230165) was prepared to evaluate the presence or absence of resources onsite, and whether or not the project poses potential impacts to any important resources. Per section 20.146.090.B of the Carmel Area CIP, the report was prepared by a qualified archaeologist from the County’s list of approved consultants.
- c) The subsurface testing results were positive for cultural resources onsite. However, it was determined by the archaeologist that further excavations in the project area are unlikely to recover substantial quantities of identifiable resources or artifacts that could contribute to the study of CA-MNT 17. Still, given that multiple components were identified at the site, and the potential for Native American burials to exist within and near the known resources, the archaeologist recommended a tribal monitor to observe all ground disturbance activities. In accordance with section 20.146.090.D.2.a of the Carmel Area CIP, this recommended mitigation measure has been made a condition of approval (Condition No. 19). The archaeologist also recommended cultural resource awareness and response training which has been applied as Condition No. 20.
- d) The soil data was collected through auguring samples that extended to a depth of 150 centimeters below the earth’s surface. Albion excavated one Column Sample and five exploratory units: four Surface Transect Units and one Control Unit. These units helped to define the deposit within the Project Area, probe deposit depth, and sample subsurface assemblages. Artifacts were identified in more than one transect unit but not all of them.

- e) The archaeological report did not recommend resiting the development to avoid developing specific areas of the property, and no cultural resource easements were recommended by the archaeologist. Therefore, as designed and sited, there are no alternative locations or designs that would have a lesser impact on potential resources. Additionally, since the archaeologist didn't identify specific areas onsite that should be avoided or left untouched, there is no justification for adding an archaeological easement or "Historic Resource" zoning district overlay to any part of the lot.
- f) The development has been designed to minimize excavation and ground disturbance. The applicants propose to use helix anchors, rather than standard spread footings, to reduce the depth of necessary excavation from 12 feet to a maximum of 3 and a half feet. Therefore, the project also complies with Carmel Area LUP Policy 2.8.3.4, as it has been designed to substantially minimize impacts to cultural sites.
- g) Consistent with Carmel Area LUP Specific Policy 2.8.4.5, the project was not exempted from environmental review and an initial study was prepared to address and disclose the potential impacts. As proposed, with the above mentioned mitigation measures, the project will have a less than significant impact on cultural resources.
- h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN220272.

7. FINDING: CEQA (Mitigated Negative Declaration) – On the basis of the whole record before the County of Monterey Zoning Administrator, 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) County of Monterey 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 (Planning File PLN220272, SCH No. 2024080902).
 - 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 potentially significant impacts to cultural and tribal resources. The applicant has agreed to 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. Mitigation measures have been made conditions of approval of this project.
 - d) The Draft Initial Study and Mitigated Negative Declaration for HCD-Planning File PLN220272 was prepared in accordance with the CEQA

Guidelines; filed with the County Clerk on August 22, 2024 and circulated for public review and comment from August 22, 2024 to September 23, 2024.

- e) Resource areas that were analyzed in the Draft Initial Study/Mitigated Negative Declaration included: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/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 (Planning File PLN220272) and are incorporated herein by reference.
- g) The County identified less than significant impacts to Aesthetics, Biological Resources, Cultural Resources and Geology/Soils. Potentially significant impacts to tribal and cultural resources were identified and have been mitigated to a less than significant level (Condition Nos. 19 and 20).
- h) Pursuant to Public Resources Code Section 21083.2 et seq., County of Monterey HCD-Planning staff initiated AB52 consultation with local Native American tribes on May 14, 2024. The OCEN (Ohlone/Costanoan-Esselen Nation) tribe attended the consultation and commented on the project. The representative of the tribe requested that the County require tribal monitoring throughout all ground disturbance activities, including landscaping.
- i) Albion's subsurface investigation of the project area (see Finding 2, Evidence "b") produced positive results which indicate that potentially significant Tribal Cultural materials are located within the project area. However, Albion's judgment is that the study provided sufficient data to mitigate the impacts of the project to less than significant. Due to known resources within Carmel Point and the results of the pedestrian survey, additional mitigation/conditions have been incorporated requiring a professional archaeologist to conduct cultural resource awareness and response training, monitoring of ground disturbance by a tribal monitor and halting construction work if resources are accidentally uncovered. Implementation of these mitigation/conditions will ensure potential impacts to archaeological and/or tribal cultural resources be reduced to a less than significant level.
- j) 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 will be prepared in accordance with County of Monterey regulation; it is designed to ensure compliance during project implementation. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval (Condition No. 5).
- k) No comments were received during the public review period of the draft Initial Study; pursuant to CEQA Guidelines Section 15073(e), no public

agencies submitted comments on the Initial Study and Mitigated Negative Declaration.

- l) See supporting Finding Nos. 1, 2, 5 and 6. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN220272.

- 8. FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Zoning Administrator to the Board of Supervisors.
 - b) Pursuant to Title 20 section 20.86.080, the project is appealable to the California Coastal Commission because the project contains development which includes a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator 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 construction of a 2,842 square foot two-story single family dwelling, inclusive of a 436 square attached foot two-car garage;
 - b. Coastal Development Permit to allow removal of one landmark Monterey cypress tree; and
 - c. Coastal Development Permit to allow development within 750 feet of archaeological resources; and
- 3) Adopt a mitigation monitoring and reporting plan.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions where are incorporated herein by reference.

PASSED AND ADOPTED this 12th day of December, 2024:

Mike Novo, AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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 County of Monterey 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 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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN220272

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN220272) allows construction of a 2,842 square foot two-story single family dwelling, inclusive of a 436 square attached foot two-car garage, removal of one landmark Monterey cypress tree and development within 750 feet of known archaeological resources. The property is located at 26399 (Assessor's Parcel Number 009-441-017-000), Carmel 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 ongoing 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 Combined Development Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 009-441-017-000 on December 12, 2024. The permit was granted subject to 21 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(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. 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.

5. 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.

6. 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.

7. 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.

8. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

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 materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (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 issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

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

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. 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.

11. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

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

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

12. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection(s) to Isabella Avenue). The design and construction is subject to the approval of the HCD -PWFP. 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 HCD-PWFP, obtain an encroachment permit from the HCD -PWFP 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.

13. PW0031 – BOUNDARY SURVEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall have a professional land surveyor perform a boundary survey of the southerly, westerly, northwesterly, northerly, and easterly boundary line(s) of the subject parcel and have said lines monumented.

Compliance or Monitoring Action to be Performed: Prior to foundation inspection, Owner/Applicant shall have a professional land surveyor survey and monument the southerly, westerly, northwesterly, northerly, and easterly boundary lines of the subject parcel and provide evidence to the County Surveyor of conformance to the setbacks shown on the approved Site Plan. The surveyor shall be responsible for compliance with the requirements of Section 8762 of the California Business and Professions Code (PLS Act).

14. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

15. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

16. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

17. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Tree Assessment and Forest Management Plan (Library No. LIB230166), was prepared by Frank Ono on February 2, 2023 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

18. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

19. PDSP001 -MITIGATION MEASURE CULT-1 ON-SITE QUALIFIED ARCHAEOLOGIST AND CULTURAL AWARENESS TRAINING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts to cultural resources that may be discovered during development on site, a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists or a Registered Archaeologist under the supervision of an archaeologist registered with the Register of Professional Archaeologists) 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 soil disturbance for grading and excavation activities. If at any time potentially significant archaeological resources or intact features are discovered, the qualified archaeologist shall temporarily halt work until the find can be evaluated by the qualified archaeologist. 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 Services (HCD-Planning), and implemented.

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

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 No. 1, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

Prior to issuance of construction permits for grading or building, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified archaeologist. The contract shall include, but not be limited to, a preconstruction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities for which the qualified archaeologist shall not be present, how sampling of the excavated soil shall occur, and any other logistical information, such as when and how work on the site shall be halted. The contract shall include provisions requiring that 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 4 weeks of completion of the data recovery fieldwork. The contract shall be submitted to HCD-Planning for review and approval. Should HCD-Planning find the contract incomplete or unacceptable, the contract shall be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Prior to ground disturbance, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel before commencement of any grading or excavation activity. The training shall include 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.

If archaeological resources are unexpectedly discovered during construction, work shall be halted on the site until the resources can be evaluated and a plan of action formulated and implemented, with the concurrence of HCD-Planning. Data recovery shall be implemented during the construction and excavation monitoring. If intact archaeological features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the on-site Tribal monitor (refer to Mitigation Measure No. 2 in Section VI.18) an opportunity to make recommendations for the disposition of potentially significant archaeological resources found.

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

20. PDSP002 - MITIGATION MEASURE NO. CULT 2 - 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 who is approved by the appropriate Tribe traditionally and culturally affiliated with the vicinity of the subject parcel and who has consulted with Monterey County regarding Assembly Bill 52 requirements, or other appropriately Native American Heritage Commission-recognized representative, shall be on site and observe project-related grading and excavation to identify findings with Tribal Cultural Significance. This Tribal monitor shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with the Monterey County Condition of Approval 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: 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 No. CULT-2, including compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

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

Prior to issuance of a construction permits for grading and/or building, an on-site preconstruction meeting shall be held between the applicant, the archaeologist, and Tribal monitor (as identified in action 2b above), and contractor to discuss and assure the understanding of the mitigation measures required of this permit and scheduling of construction with regard to monitoring.

Any resources found that are not associated with a finding of human remains shall be cataloged by both the Tribal monitor and the qualified archaeologist. Once cataloged, the qualified archaeologist shall take temporary possession of the resources for testing and reporting purposes. Upon completion of these testing and reporting activities, resources, 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. Resources 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.

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

21. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 1:1
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (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 replacement tree(s) being planted.

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.

ISNV, LLC RESIDENCE

26399 Scenic Road Carmel, California

PROJECT DATA

SETBACKS

MDR/2-D(18)(CZ)	REQUIRED	PROPOSED
FRONT (SCENIC ROAD)	20'-0"	20'-1 3/4"
SIDES (EAST)	5'-0"	5'-0"
SIDES (WEST)	5'-0"	-
REAR	10'-0"	10'-0"

BUILDING HEIGHT:	18 FT. MAX. (ONE STORY)	17.66 FT.
EXISTING LOW GRADE:		32.0'
EXISTING HIGH GRADE:		35.5'
EXISTING AVERAGE GRADE:		33.75'
MAXIMUM BUILDING HEIGHT:		51.75'

ZONING

MDR/2-D(18)(CZ)	ALLOWED	PROPOSED
BUILDING SITE COVERAGE	2,224 S.F. (95%)	2,215 S.F. (84.9%)
FLOOR AREA RATIO (F.A.R.)	2,854 S.F. (45%)	2,842 S.F. (32%)

LOT DATA:

LOT SIZE:	0.14585 ACRE (6354.4 S.F.)
ZONING:	MDR/2-D(18)(CZ)
BUILDING HEIGHT:	ALLOWABLE 18' MAX.
APN:	009-441-017-000
OCCUPANCY GROUP:	R3 FOR HOUSE - U FOR GARAGE

EXISTING BUILDING SITE COVERAGE:	
(E) BLDG. SITE COVERAGE:	N/A
(E) FAR:	N/A

PROPOSED FLOOR AREA:	
FIRST FLOOR LIVING SPACE	1,465 S.F.
SECOND FLOOR LIVING SPACE	941 S.F.
GARAGE / MECH.	436 S.F.
TOTAL FLOOR AREA	2,842 S.F. (32%)

BUILDING SITE COVERAGE:	
FIRST FLOOR FLOOR AREA	1,901 S.F.
FIRST FLOOR COVERED PATIO	215 S.F.
FIRST FLOOR TRASH ENCLOSURE	99 S.F.
PROPOSED BUILDING SITE COVERAGE:	2,215 S.F. (84.9%)

SITE COVERAGE - IMPERVIOUS:	
BUILDING SITE COVERAGE:	2,215 S.F.
SITE WALLS	212 S.F.
PATIOS & FIREPIT	886 S.F.
SUB TOTAL IMPERVIOUS	3,313 S.F.

SITE COVERAGE - PERVIOUS:	
DRIVEWAY	191 S.F.
STEPPING STONES	473 S.F.
SUB TOTAL PERVIOUS	664 S.F.
TOTAL SITE COVERAGE	3,977 S.F.

PROJECT INFORMATION

OWNER: ISNV, LLC
RICHARD GARMAN, TRUSTEE
430 TANGE BLVD, SUITE 200-345
INCLINE VILLAGE, NV 89451

PROJECT ADDRESS: 26399 SCENIC ROAD
CARMEL, CA 93923

ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211
HOFFMAN AVENUE
MONTEREY, CA 93940
PH: (831) 372-0410
CONTACT: CARLA HASHIMOTO

LAND SURVEYOR: CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
PH: (831) 394-4430
CONTACT: DAVID T. EDSON

ARBORIST: F.O. CONSULTING
1213 MILES AVENUE
PACIFIC GROVE, CA 93950
PH: (831) 378-1086
CONTACT: FRANK ONO

GEOTECHNICAL: SOILS SURVEYS GROUP, INC.
103 CHURCH STREET
SALINAS, CA 93901
PH: (831) 757-2172
CONTACT: BELINDA TALUBAN

ARCHAEOLOGIST: ALBION ENVIRONMENTAL, INC.
1414 SOQUEL AVE., SUITE 205
SANTA CRUZ, CA 95062
PH: (831) 469-9128

BIOLOGIST: FRED BALLERINI
P.O. BOX 1023
PACIFIC GROVE, CA 93950
PH: (831) 333-4009

CIVIL: LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: (831) 443-6970

GEOLOGIST: NOLAN ASSOCIATES
331 HARRISON AVE.
SANTA CRUZ, CA 95062

LANDSCAPE: SEVEN SPRINGS STUDIO
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
PH: (831) 466-9617

SHEET INDEX

ARCHITECTURAL:

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A-1.1	PROPOSED SITE PLAN
A-2.1	PROPOSED FIRST FLOOR PLAN
A-2.2	PROPOSED SECOND FLOOR PLAN
A-2.3	PROPOSED ROOF PLAN
A-3.1	PROPOSED SOUTH and WEST ELEVATIONS
A-3.2	PROPOSED NORTH and EAST ELEVATIONS

A-T.1	MATERIAL SAMPLES
A-T.2	RENDERINGS

CIVIL:

C1	CONCEPTUAL GRADING, DRAINAGE, & UTILITY PLAN
C2	GRADING SECTIONS
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C4	CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE:

L-1.0	PLANTING PLAN
L-2.0	LIGHTING PLAN
L-2.1	LIGHTING SPECS

PROJECT DESCRIPTION

NEW 2 STORY 2,842 S.F. SINGLE FAMILY RESIDENCE WITH 2 BEDROOMS, 2 FULL BATHS, 1 HALF BATH, 2 CAR GARAGE, AN OUTDOOR PATIO, OUTDOOR KITCHEN, PERIMETER PROPERTY LINE FENCES UP TO 6 FEET HIGH, & LOW PRIVACY WALLS ON SCENIC ROAD AND ISABELLA AVENUE UP TO 4 FEET.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

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UTILITIES

- WATER: CALIFORNIA AMERICAN WATER COMPANY
- ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
- SANITARY SEWER SYSTEM: CARMEL WASTEWATER

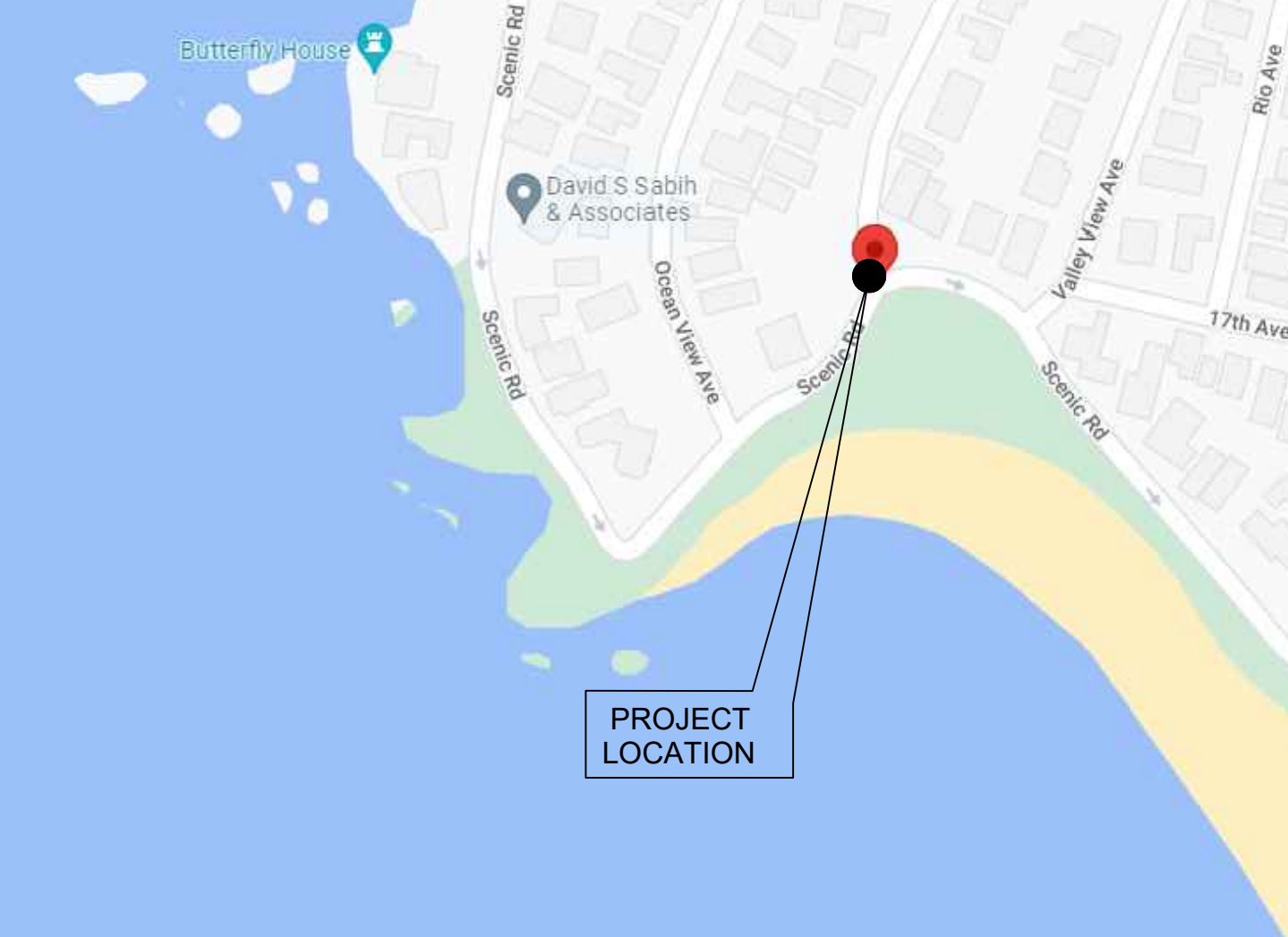
TREE REMOVAL

- 1 24" CYPRESS TO BE REMOVED.

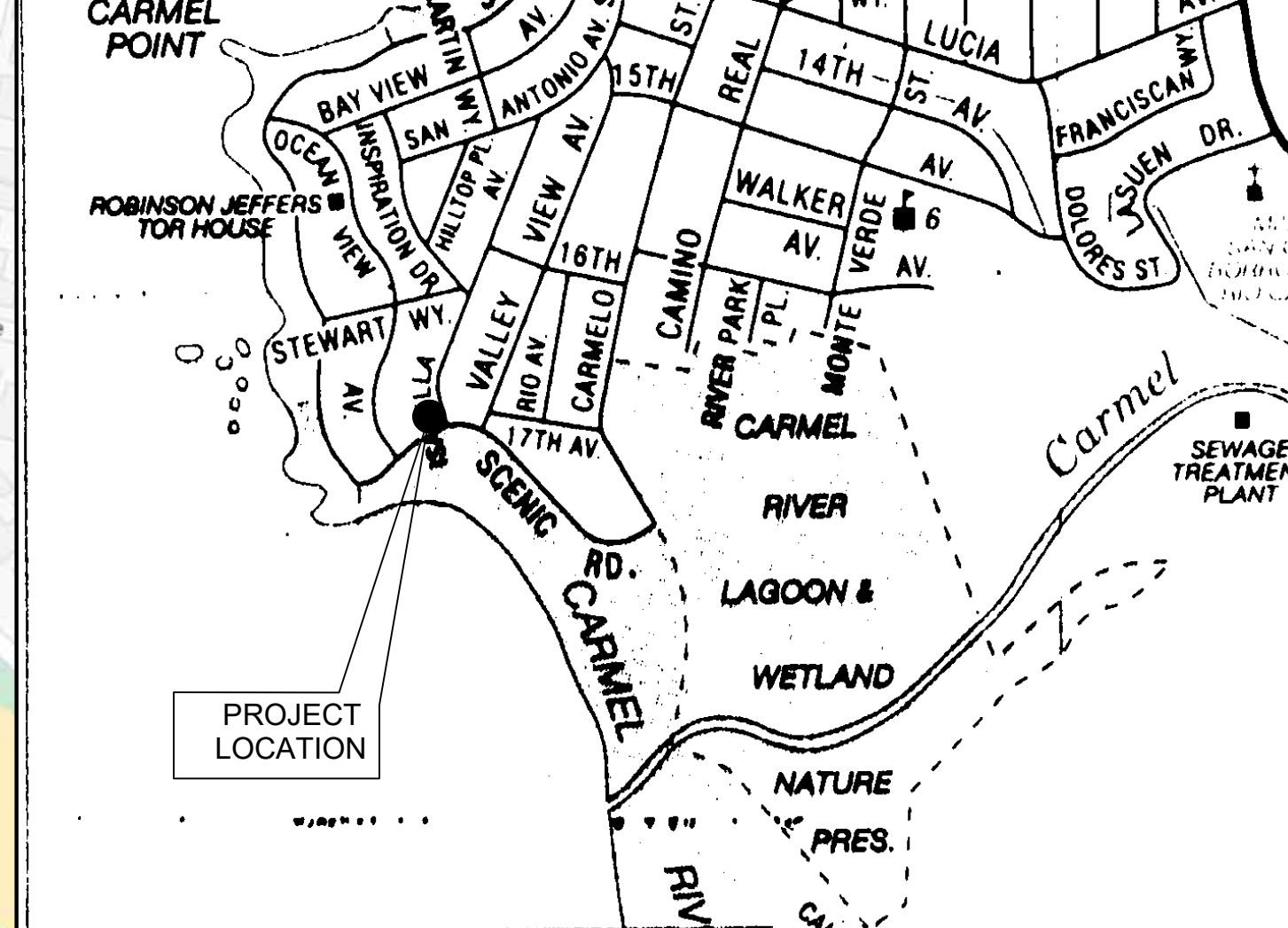
GRADING

CUT = 315 C.Y.
FILL = 85 C.Y.
NET = 230 C.Y.

LOCATION MAP



VICINITY MAP



REVISION	No.

CONSULTANT:

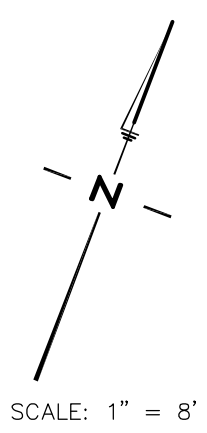
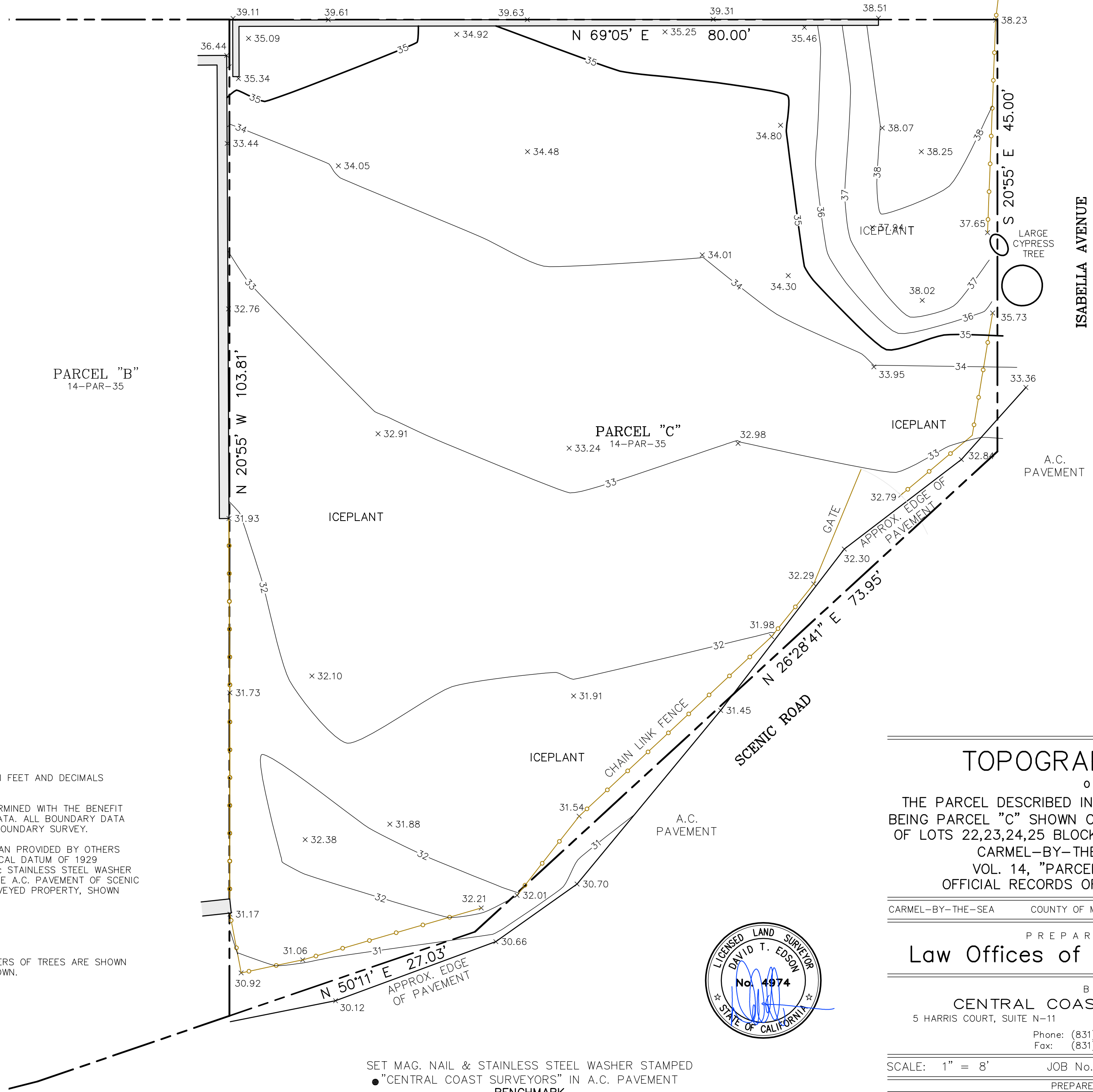
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PHONE (831) 372-0410 • FAX (831) 372-7640 • WEB: www.ericmillerarchitects.com

ARCHITECT

COVER SHEET
JOB NAME: ISNV, LLC Residence
26399 Scenic Rd
Carmel, CA 93923
A.P.N. 009-441-017-000

DATE:	5/30/2023
SCALE:	N/A
DRAWN:	NN
JOB NUMBER:	2210

A0.1
SHEET OF



NOTES & LEGEND:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. 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.
3. ELEVATIONS SHOWN ARE BASED ON A GRADING PLAN PROVIDED BY OTHERS THAT IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF SCENIC ROAD NEAR THE SOUTHERLY CORNER OF THE SURVEYED PROPERTY, SHOWN HEREON.
ELEVATION = 30.00 FEET (APPROX. NGVD29)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. DENOTES CONC. RETAINING WALL.

SET MAG. NAIL & STAINLESS STEEL WASHER STAMPED
 ● "CENTRAL COAST SURVEYORS" IN A.C. PAVEMENT
BENCHMARK
 ELEV.=30.00' (APPROX. NGVD29)



TOPOGRAPHIC MAP

OF
 THE PARCEL DESCRIBED IN DOCUMENT #2006070496,
 BEING PARCEL "C" SHOWN ON "PARCEL MAP, REDIVISION
 OF LOTS 22,23,24,25 BLOCK B-13, ADDITION No. 7 TO
 CARMEL-BY-THE-SEA" FILED IN
 VOL. 14, "PARCEL MAPS", PG. 35
 OFFICIAL RECORDS OF MONTEREY COUNTY

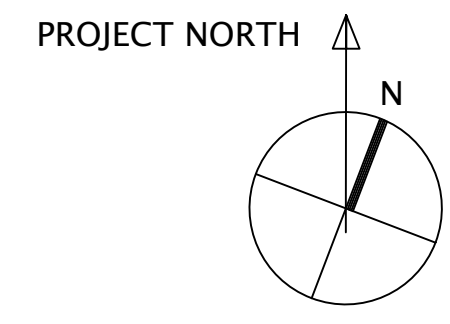
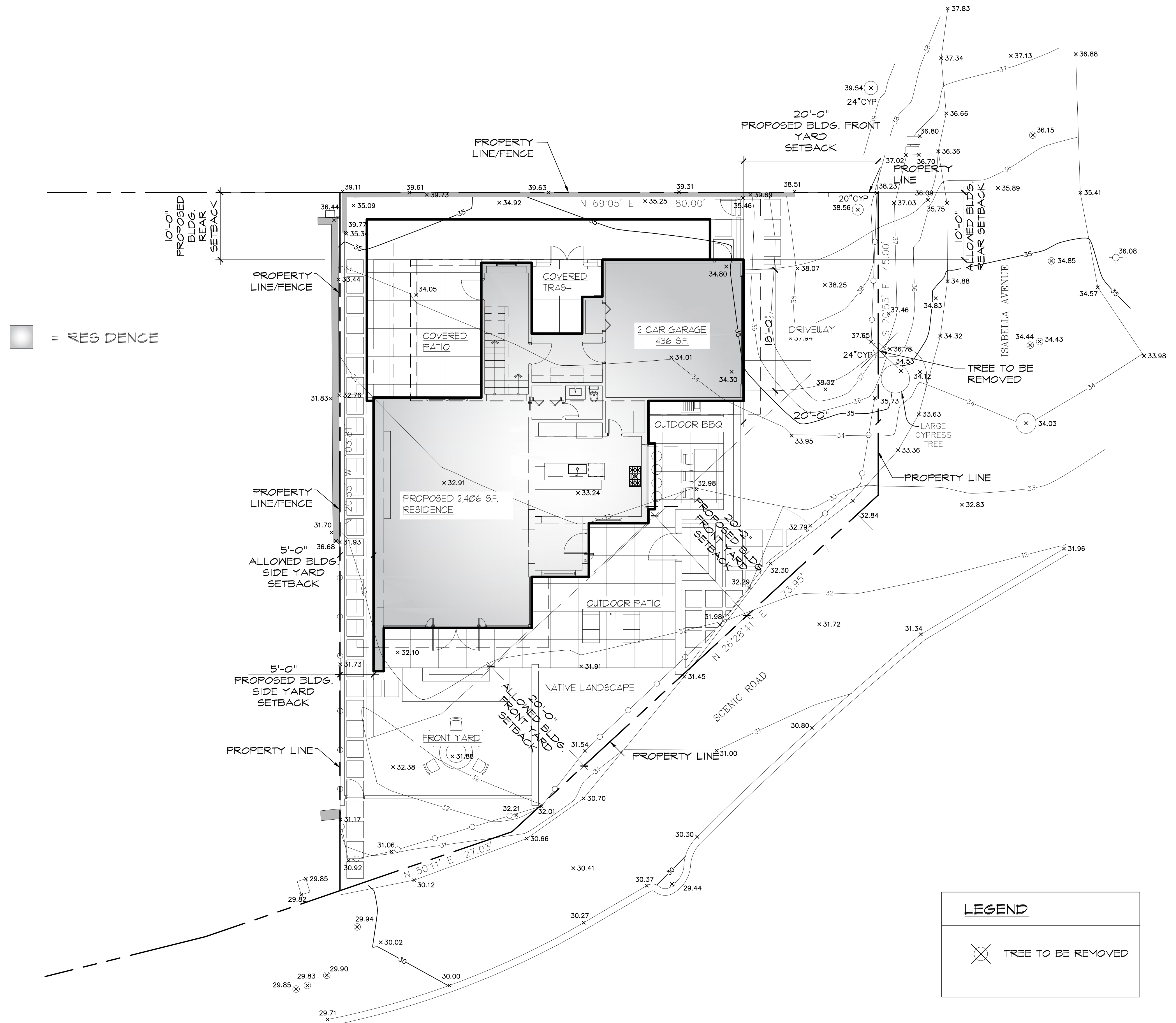
CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Law Offices of Aengus Jeffers

BY
CENTRAL COAST SURVEYORS
 5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
 Phone: (831) 394-4930
 Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 17-09 MARCH 2017
 PREPARER: DRZ

APN 009-441-005



PROPOSED SITE PLAN
 0 8' 16' 32'
 SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7640 • WEB: www.ericmillerarchitects.com

PROPOSED SITE PLAN
 JOB NAME: ISNV, LLC Residence
 26399 Scenic Rd
 Carmel, CA 93923
 A.P.N. 009-441-017-000

DATE: 4/25/2023
 SCALE: 1/8" = 1'-0"
 DRAWN: HRM
 JOB NUMBER: 2210

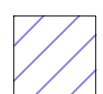
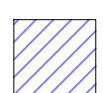

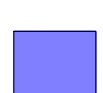
A-1.1
 SHEET OF

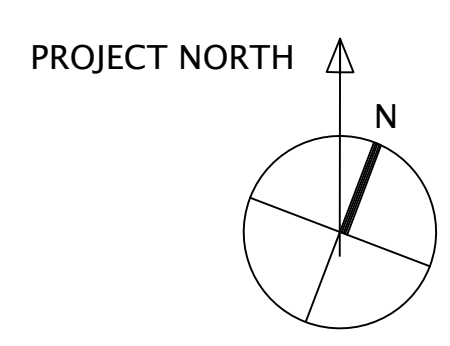
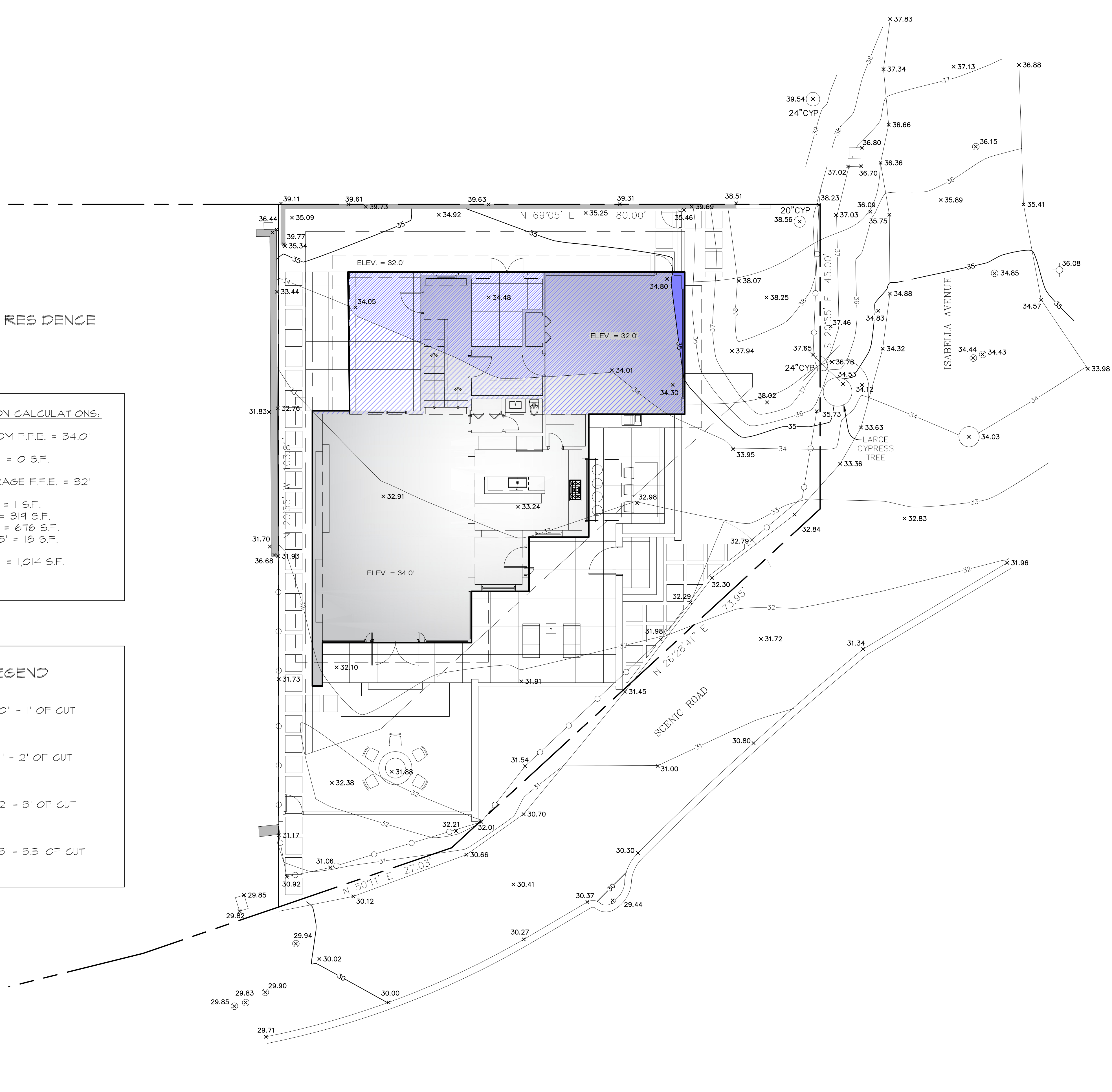
EXCAVATION CALCULATIONS:

GREAT ROOM F.F.E. = 34.0'
 TOTAL = 0 S.F.

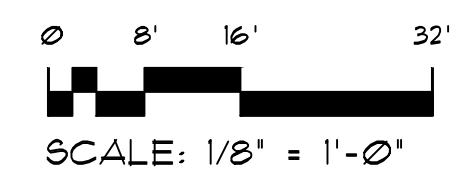
ADU & GARAGE F.F.E. = 32'
 0" - 1' = 1 S.F.
 1' - 2' = 319 S.F.
 2' - 3' = 676 S.F.
 3' - 3.5' = 18 S.F.
 TOTAL = 1,014 S.F.

CUT LEGEND

-  = 0" - 1' OF CUT
-  = 1' - 2' OF CUT
-  = 2' - 3' OF CUT
-  = 3' - 3.5' OF CUT



EXCAVATION CUT DIAGRAM



REVISION	No.

CONSULTANT:

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211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7640 • WEB: www.ericmillerarchitects.com

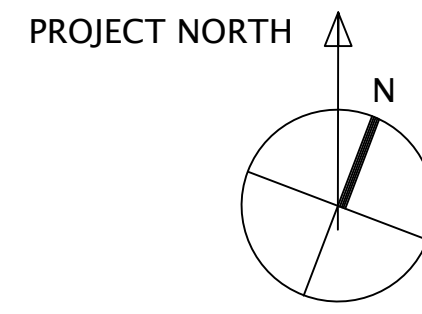
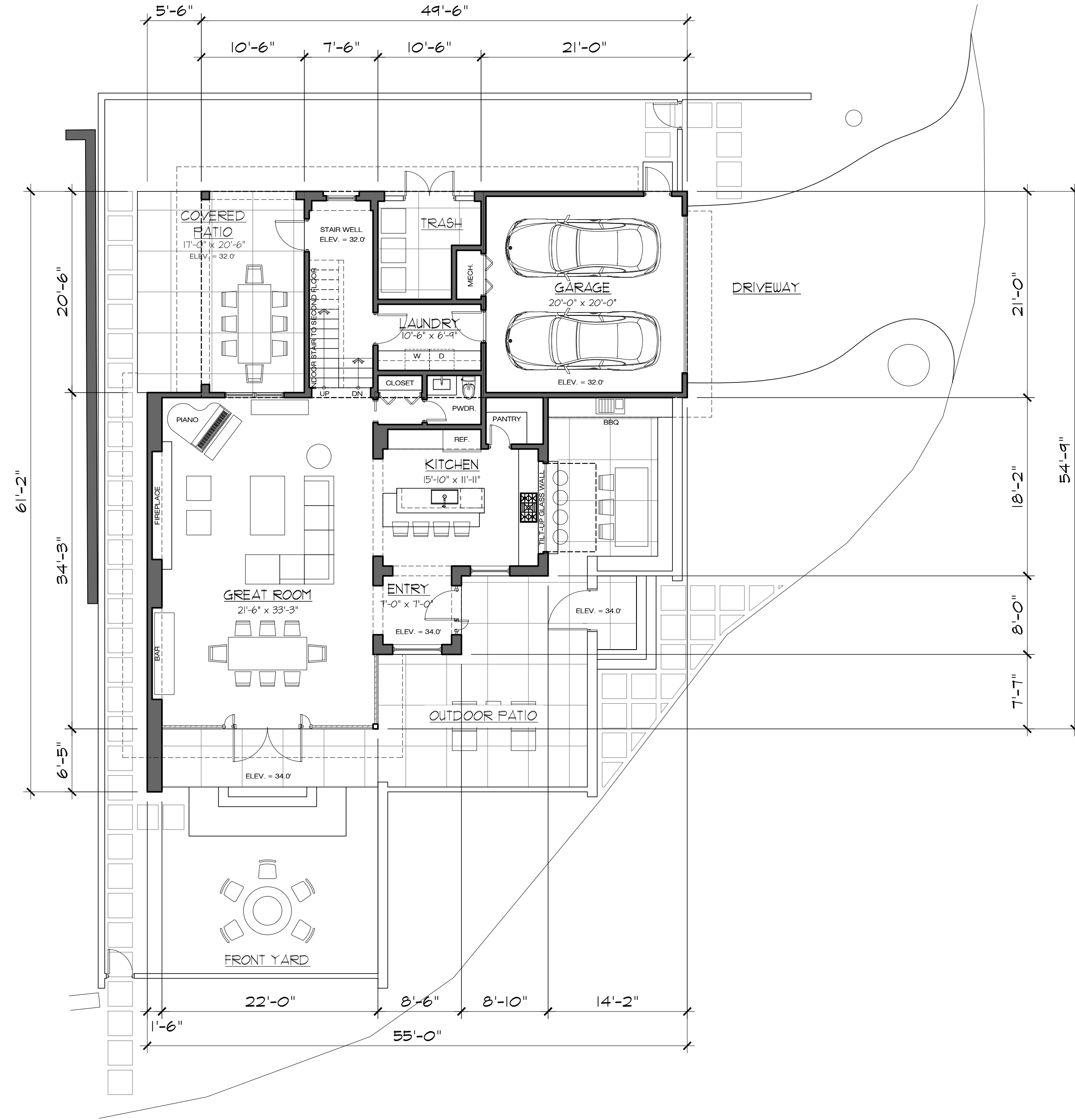
EXCAVATION CUT DIAGRAM

JOB NAME: ISNV, LLC Residence
 26399 Scenic Rd
 Carmel, CA 93923
 A.P.N. 009-441-017-000

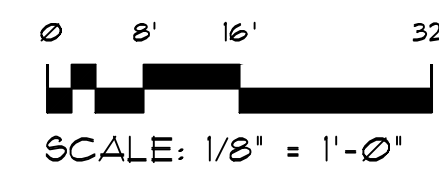
DATE:	4/25/2023
SCALE:	1/8" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	2210

A-1.2

SHEET OF



PROPOSED FIRST FLOOR PLAN



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

REVISION	No.

CONSULTANT:

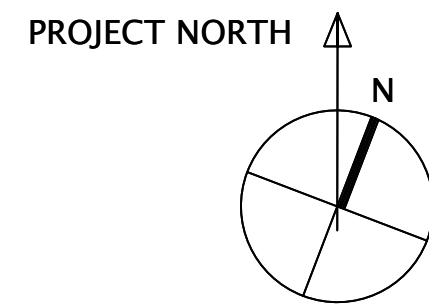
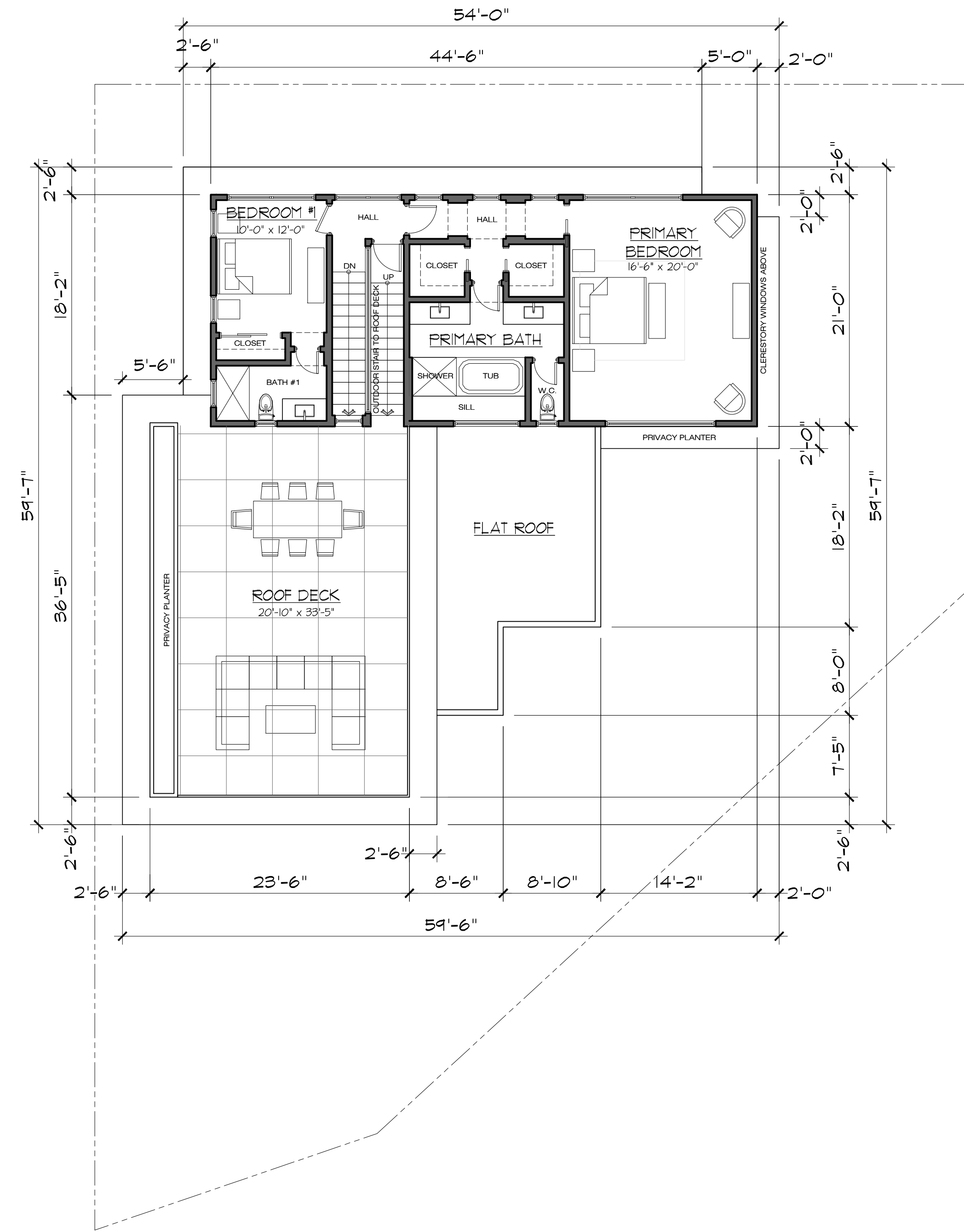
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7640 • WEB: www.ericmillerarchitects.com

PROPOSED FLOOR PLAN

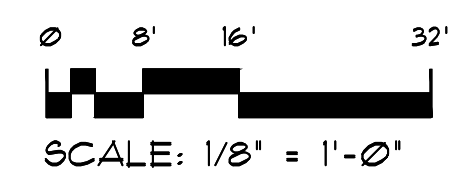
JOB NAME: ISNV, LLC Residence
 26399 Scenic Rd
 Carmel, CA 93923
 A.P.N. 009-441-017-000

DATE: 4/25/2023
 SCALE: 1/8" = 1'-0"
 DRAWN: HRM
 JOB NUMBER: 2210

A-2.1
 SHEET OF



PROPOSED SECOND FLOOR PLAN



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

REVISION	No.

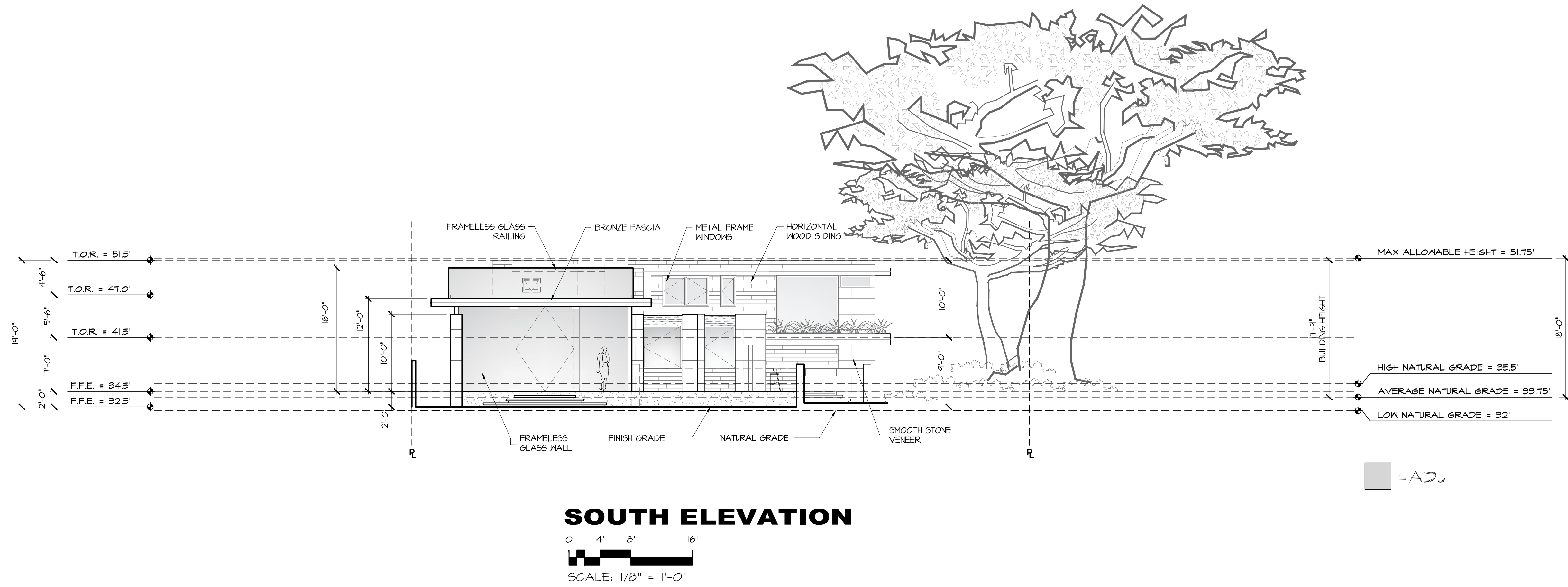
CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED FLOOR PLAN
 JOB NAME: ISNY, LLC Residence
 26399 Scenic RD
 Carmel, CA 93923
 A.P.N. 009-441-017-000

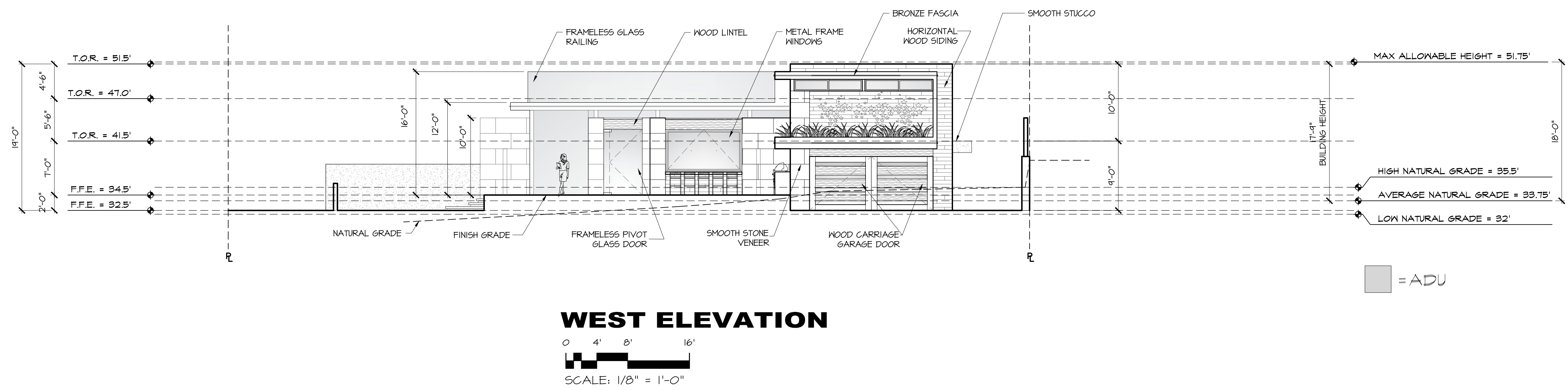
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 SCALE: 1/8" = 1'-0"
 DRAWN: HRM
 JOB NUMBER: 2210

A-2.2
 SHEET OF



SOUTH ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



WEST ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

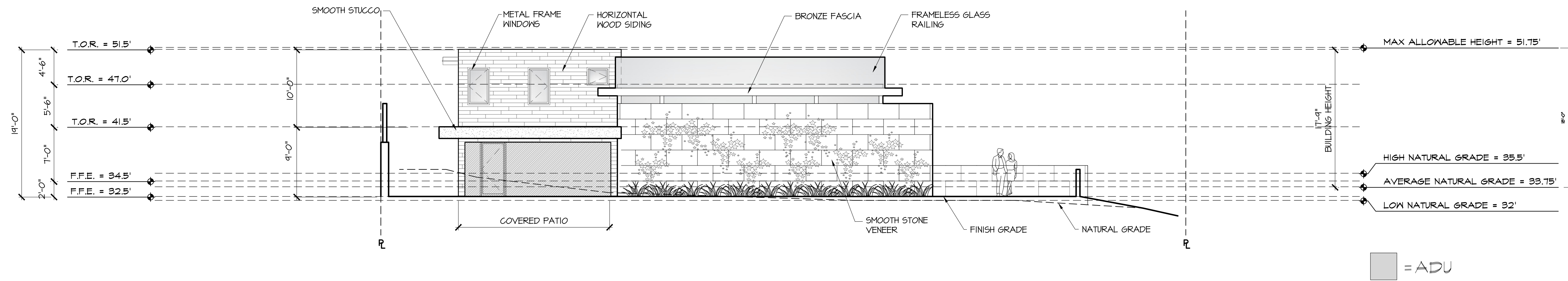
REVISION	No.

CONSULTANT:

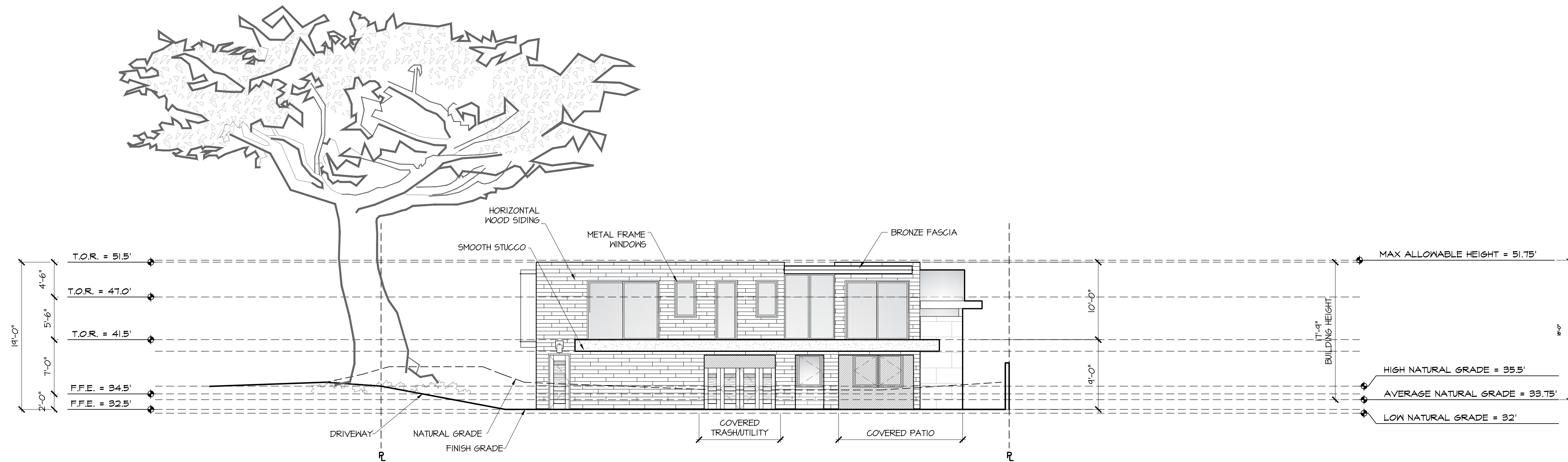
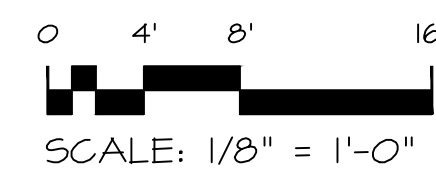
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

SOUTH & WEST ELEVATION
 JOB NAME: ISNV, LLC Residence
 26399 Scenic RD
 Carmel, CA 93923
 A.P.N. 009-441-017-000

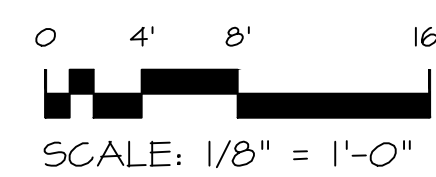
DATE: 4/25/2023
 SCALE: 1/8" = 1'-0"
 DRAWN: HRM
 JOB NUMBER: 2210



NORTH ELEVATION



EAST ELEVATION



REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
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NORTH & EAST ELEVATION
 JOB NAME: **ISNV, LLC Residence**
 26399 Scenic RD
 Carmel, CA 93923
 A.P.N. 009-441-017-000

DATE: **4/25/2023**
 SCALE: **1/8"=1'-0"**
 DRAWN: **HRM**
 JOB NUMBER: **2210**



10 DRAIN COVERS



RUBBER MEMBRANE ROOF SYSTEM
WHITE OR LIGHT COLOR WITH HIGH ALBEDO / HIGH EMISSIVITY

7 FLAT ROOF



SPECIES: TEAK

4 WOOD CEILING & SIDING



1 FRAMELESS GLASS WALLS



RECESSED DOWN LIGHT
STAINLESS STEEL
7W LED



WALL SCONCE
BRONZE BRUSHED
6.6W LED

11 EXTERIOR LIGHTING



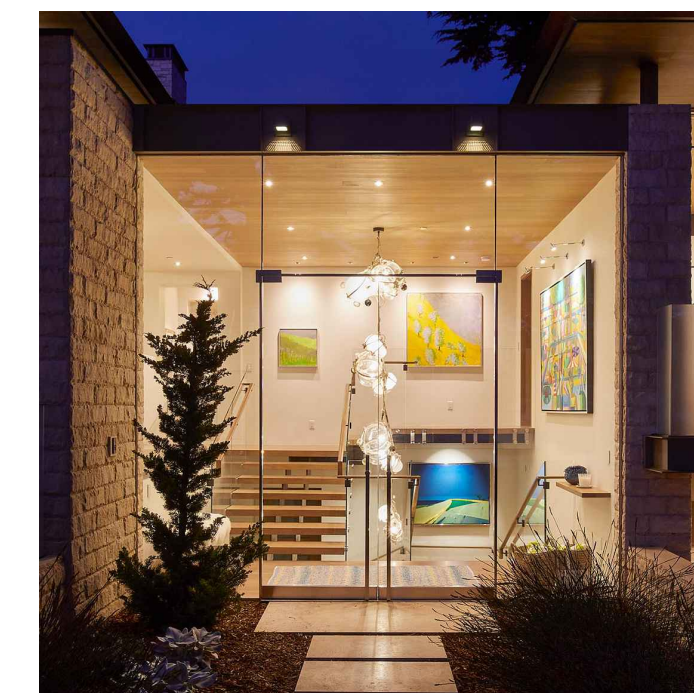
CARRIAGE HOUSE DOOR, STYLE: SAN MATEO
COLOR TO MATCH TEAK WOOD EXTERIOR

8 GARAGE DOOR



EXTERIOR FLOOR TILE SAMPLE

5 FLOOR



FRAMELESS PIVOT
GLASS DOOR

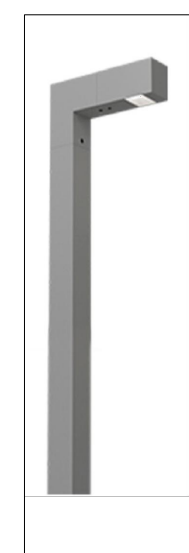
2 WINDOWS & DOORS



MINIMAL FRAME SLIDING
GLASS DOOR



METAL FRAME WINDOWS



PATH DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



WALL DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



DRIVENWAY SURFACE DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

12 LANDSCAPE LIGHTING



FRAMELESS GLASS RAILING

9 GLASS RAILING

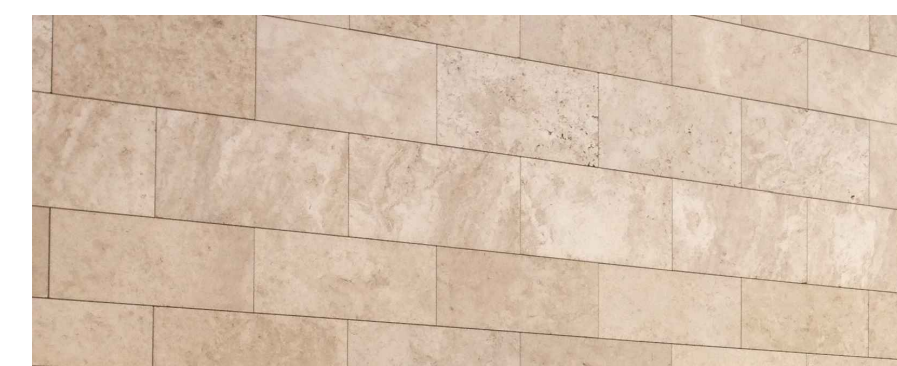


EXTERIOR STEPS WITH UNDERLIGHTING

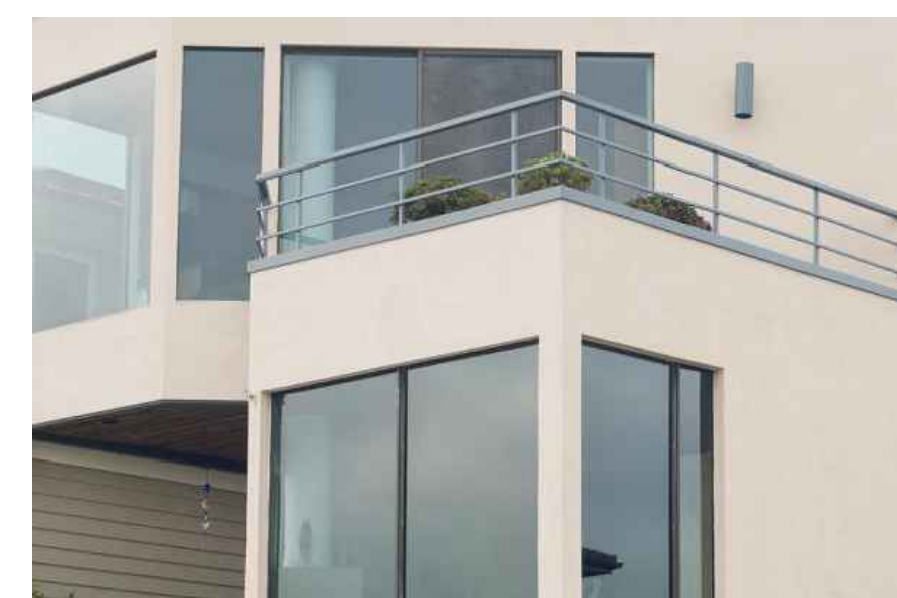


EXTERIOR STEPPING STONE SAMPLE

6 SITE WORK



SMOOTH STONE VENEER



SMOOTH STUCCO TO MATCH STONE COLOR

3 STONE & STUCCO

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MATERIAL SAMPLES
JOB NAME: ISNY, LLC Residence
26399 Scenic RD
Carmel, CA 93923
A.P.N. 009-441-017-000

DATE:	4/25/2023
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	2210



SCENIC ROAD CORNER PERSPECTIVE



SCENIC ROAD APPROACH PERSPECTIVE



GARAGE PERSPECTIVE



REAR CORNER PERSPECTIVE

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

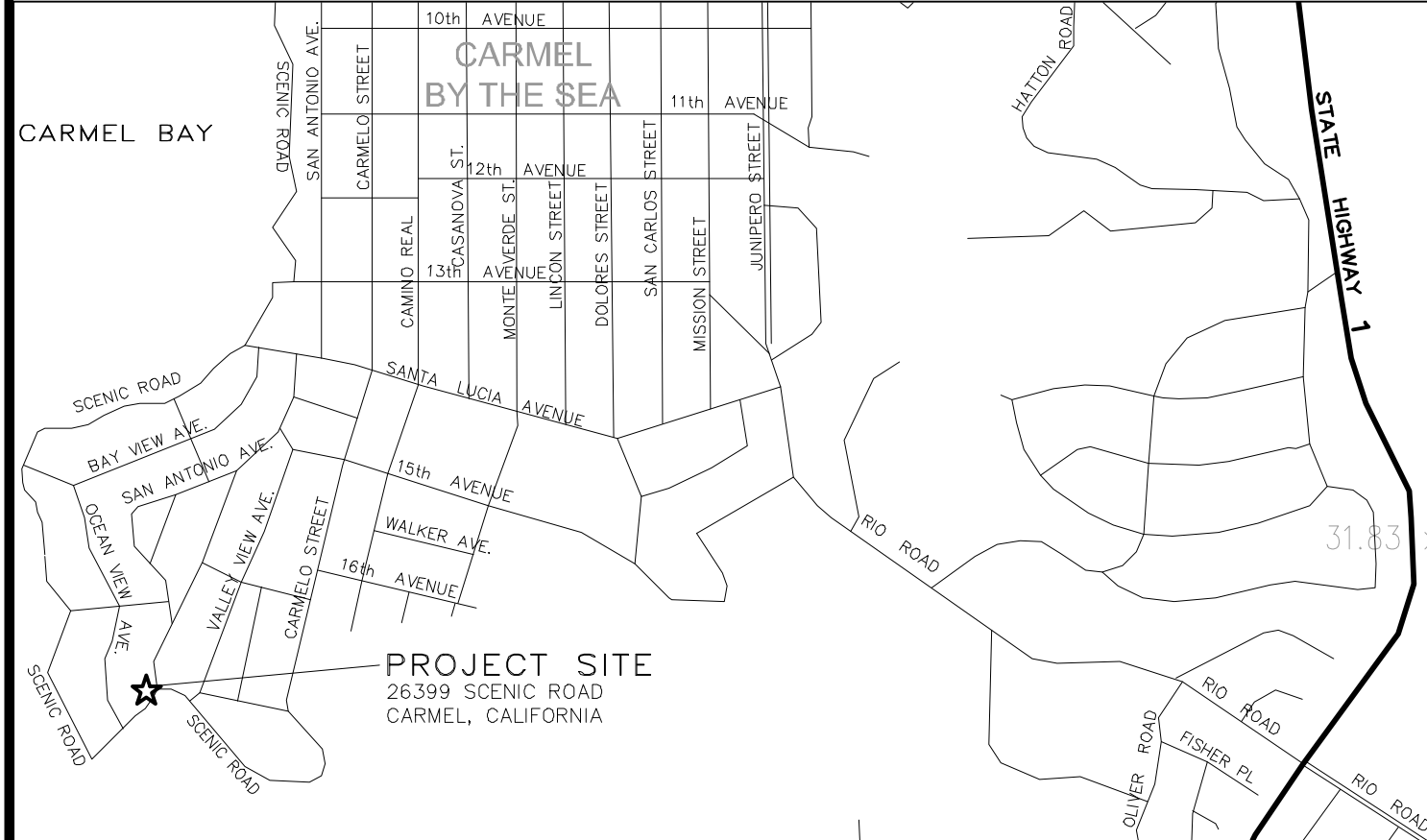
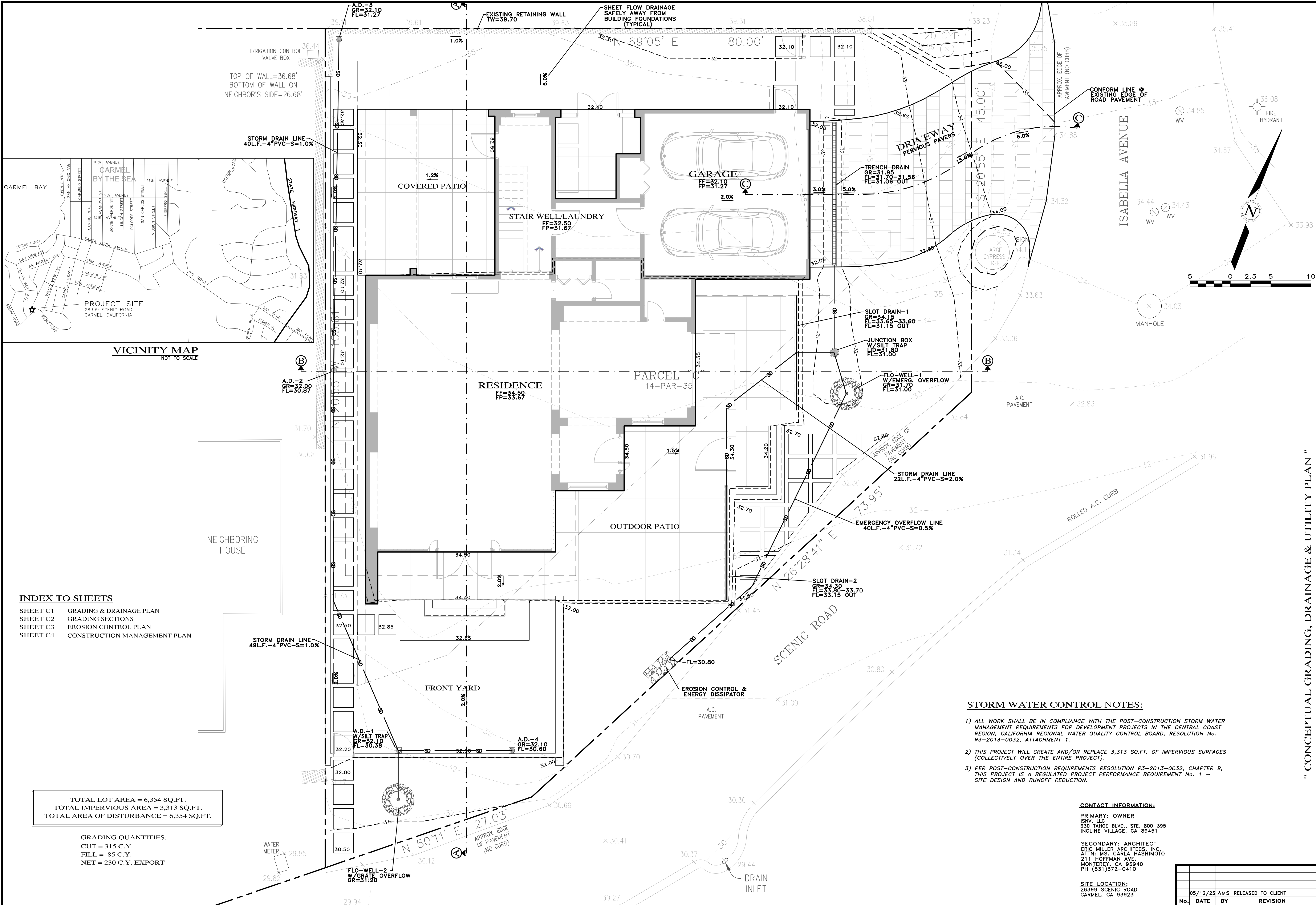
211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERING

JOB NAME: ISNV, LLC Residence
 26399 Scenic Rd
 Carmel, CA 93923
 A.P.N. 009-441-017-000

DATE: 4/25/2023
 SCALE: N.T.S.
 DRAWN: HRM
 JOB NUMBER: 2210

A7.2
 SHEET OF



INDEX TO SHEETS

SHEET C1	GRADING & DRAINAGE PLAN
SHEET C2	GRADING SECTIONS
SHEET C3	EROSION CONTROL PLAN
SHEET C4	CONSTRUCTION MANAGEMENT PLAN

TOTAL LOT AREA = 6,354 SQ.FT.
 TOTAL IMPERVIOUS AREA = 3,313 SQ.FT.
 TOTAL AREA OF DISTURBANCE = 6,354 SQ.FT.

GRADING QUANTITIES:
 CUT = 315 C.Y.
 FILL = 85 C.Y.
 NET = 230 C.Y. EXPORT

STORM WATER CONTROL NOTES:

- 1) ALL WORK SHALL BE IN COMPLIANCE WITH THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, RESOLUTION No. R3-2013-0032, ATTACHMENT 1.
- 2) THIS PROJECT WILL CREATE AND/OR REPLACE 3,313 SQ.FT. OF IMPERVIOUS SURFACES (COLLECTIVELY OVER THE ENTIRE PROJECT).
- 3) PER POST-CONSTRUCTION REQUIREMENTS RESOLUTION R3-2013-0032, CHAPTER B, THIS PROJECT IS A REGULATED PROJECT PERFORMANCE REQUIREMENT No. 1 - SITE DESIGN AND RUNOFF REDUCTION.

CONTACT INFORMATION:

PRIMARY: OWNER
 ISNV, LLC
 930 LAHOE BLVD., STE. 800-395
 INCLINE VILLAGE, CA 89451

SECONDARY: ARCHITECT
 ERIC MILLER ARCHITECTS, INC.
 ATTN: MS. CARLA HASHIMOTO
 211 HOFFMAN AVE.
 MONTEREY, CA 93540
 PH (831) 372-0410

SITE LOCATION:
 26399 SCENIC ROAD
 CARMEL, CA 93923

No.	DATE	BY	REVISION
05/12/23	AMS	RELEASED TO CLIENT	

" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

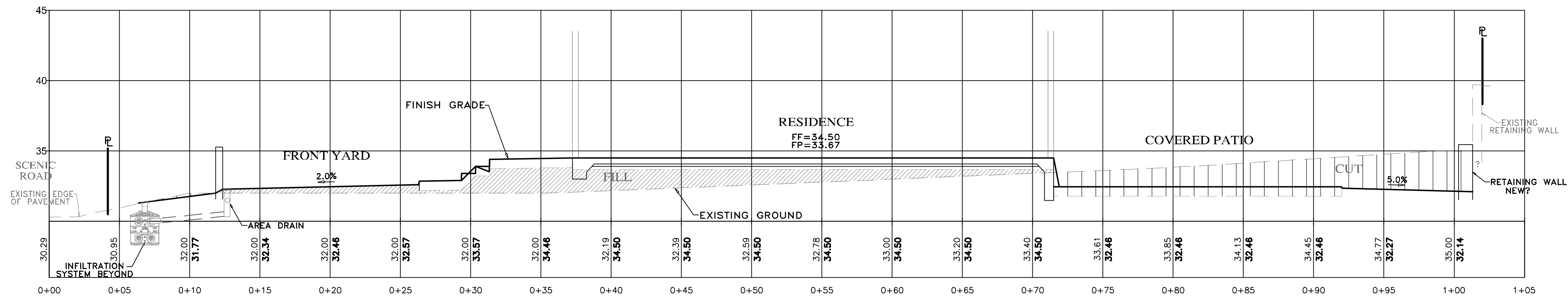


SAND CASTLE RESIDENCE
 A.P.N.: 009-441-017
 CARMEL, MONTEREY COUNTY, CALIFORNIA
 FOR
 ISNV, LLC

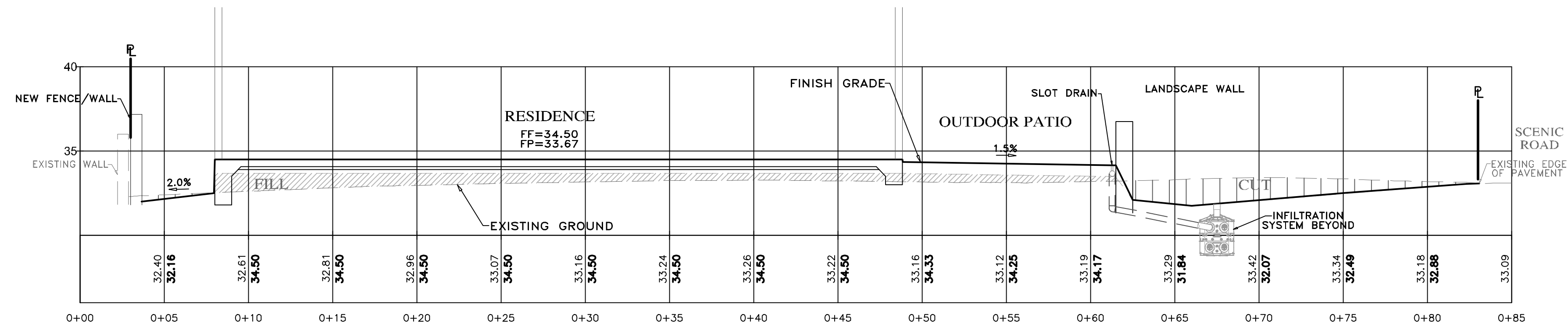
APPROVED BY:

 GUY R. GIRARDO
 PROFESSIONAL ENGINEER # 50659
 No. 06-00-22
 Exp. 06-30-25
 STATE OF CALIFORNIA

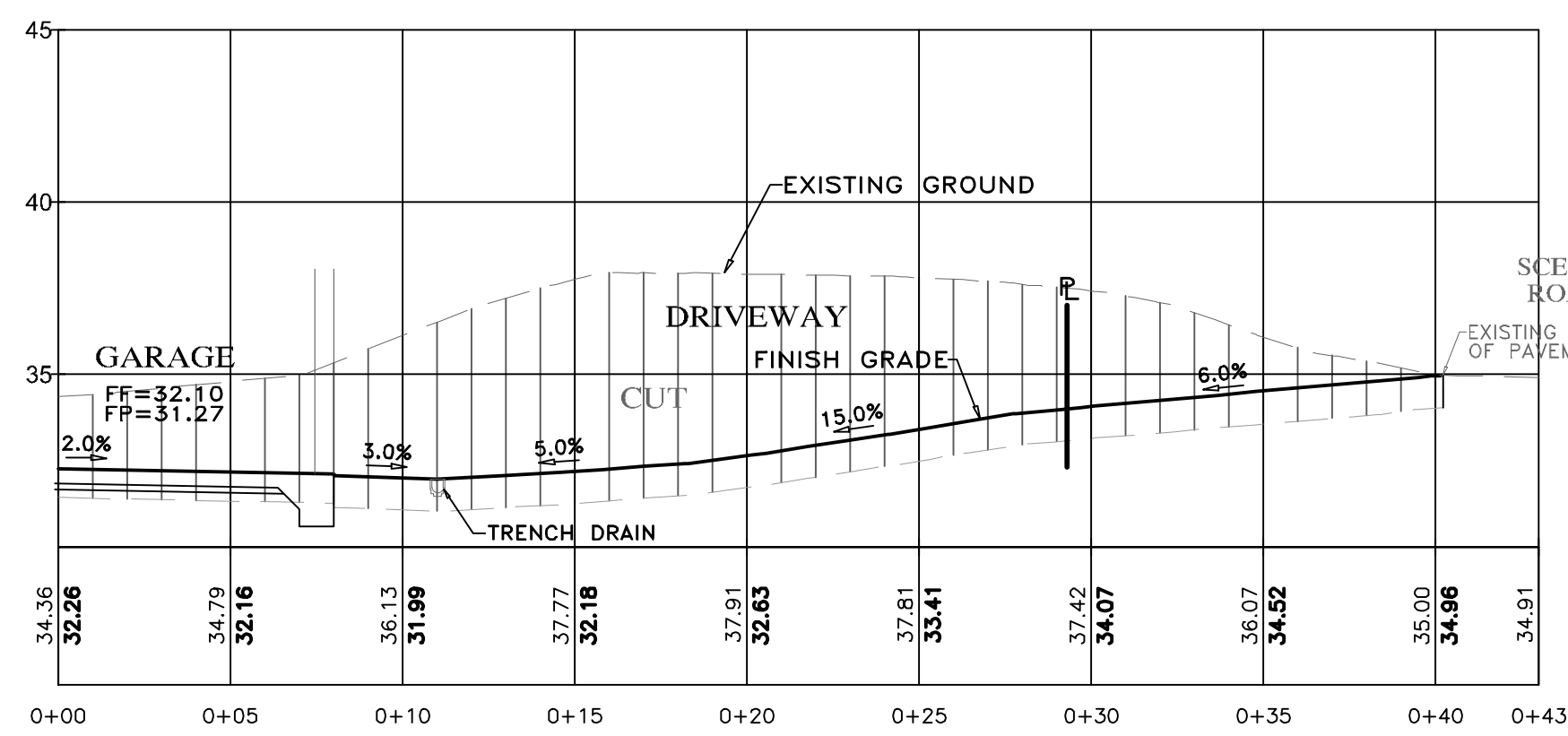
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 DATE: MAY 2023
 JOB NO. 2626-01
 SHEET **C1**
 OF 4 SHEETS



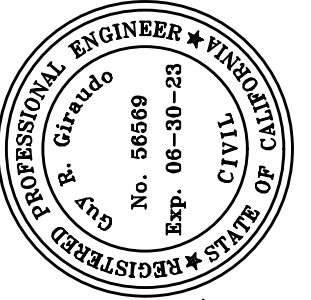
SECTION A-A
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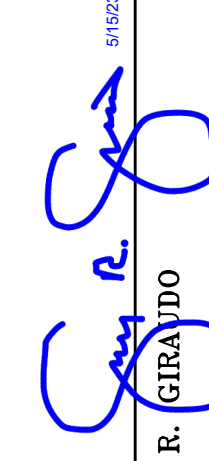


SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V



APPROVED BY:

 GUY R. GIRARDO



" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN
 OF
SAND CASTLE RESIDENCE
 A.P.N.: 009-441-017
 FOR
 CARMEL, MONTEREY COUNTY, CALIFORNIA
 ISNV, LLC

SCALE: 1"=5' H&V
 DATE: MAY 2023
 JOB NO. 2626-01

No.	DATE	BY	REVISION

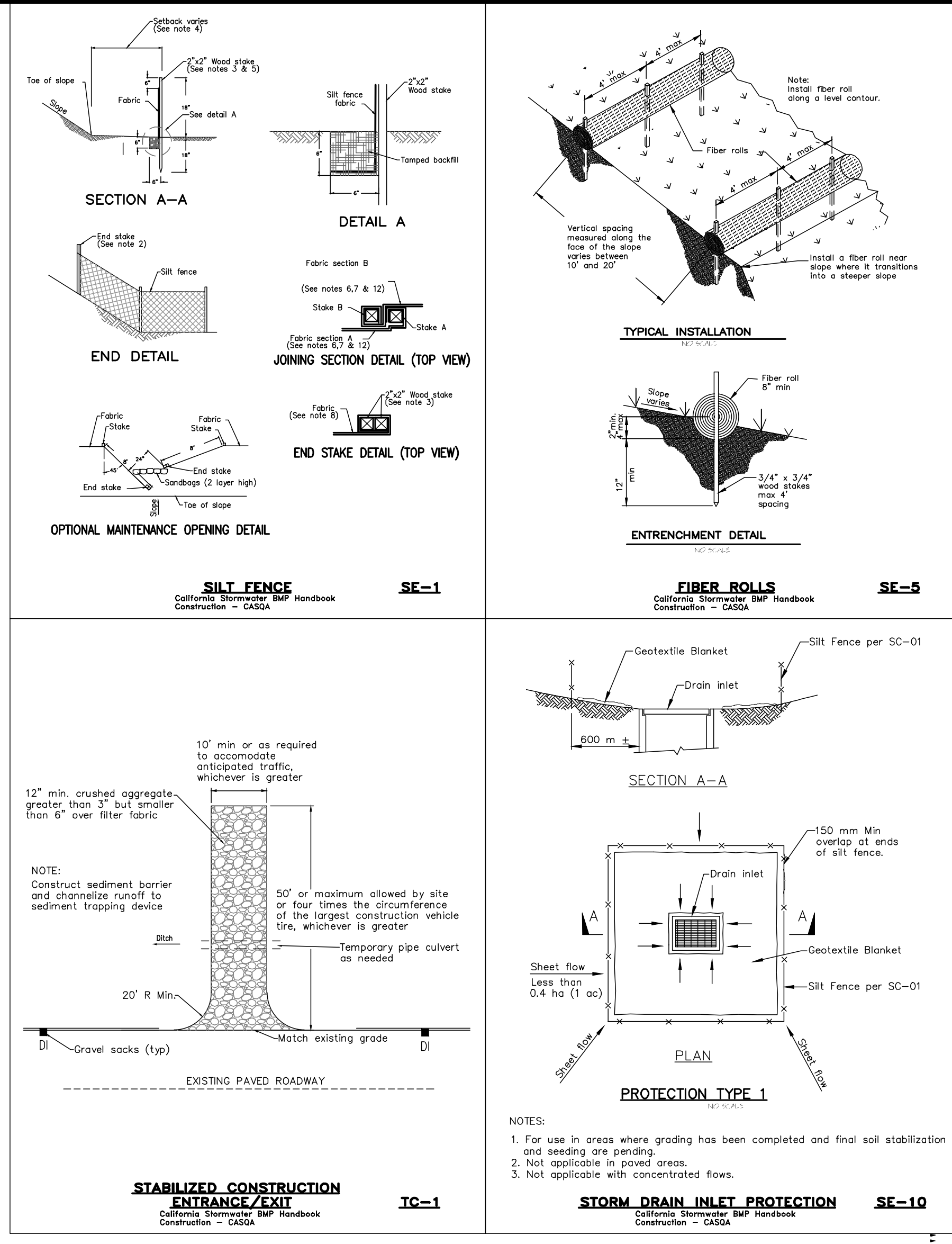
SHEET **C2**
 OF 4 SHEETS



PLAN
SCALE: 1"=16'

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: *BROMUS CARINATUS* (CALIFORNIA BROME), *VULPIA MICROSTACHYS* (NUTTALL'S FESCUE), *ELYNUS GLAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUNRUMOLATE* BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



APPROVED BY:
GUY R. GIRAUDO
REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 66666
Exp. 06-30-23

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

LEGEND:

- 1 FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE RENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 2 DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 3 STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- 4 CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- 5 SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
- 6 STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- 7 CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 8 WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- 9 GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- 10 TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.
- 11 SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-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.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-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.

Material Delivery and Storage WM-1

Categories
 EC Erosion Control
 SE Sediment Control
 TC Tracking Control
 WE Wind Erosion Control
 NS Non-Stormwater 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

Potential Alternatives
None

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or waterreuses by minimizing the storage of hazardous 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-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Stockpile Management WM-3

Categories
 EC Erosion Control
 SE Sediment Control
 TC Tracking Control
 WE Wind Erosion Control
 NS Non-Stormwater 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

Potential Alternatives
None

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub-base or pre-mixed aggregate, asphalt miller (so-called "cold mix" asphalt), and pressure treated wood.

Solid Waste Management WM-5

Categories
 EC Erosion Control
 SE Sediment Control
 TC Tracking Control
 WE Wind Erosion Control
 NS Non-Stormwater 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

Potential Alternatives
None

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
 EC Erosion Control
 SE Sediment Control
 TC Tracking Control
 WE Wind Erosion Control
 NS Non-Stormwater 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

Potential Alternatives
None

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.

Sanitary/Septic Waste Management WM-9

Categories
 EC Erosion Control
 SE Sediment Control
 TC Tracking Control
 WE Wind Erosion Control
 NS Non-Stormwater 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

Potential Alternatives
None

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Preservation Of Existing Vegetation EC-2

Categories
 EC Erosion Control
 SE Sediment Control
 TC Tracking Control
 WE Wind Erosion Control
 NS Non-Stormwater 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
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

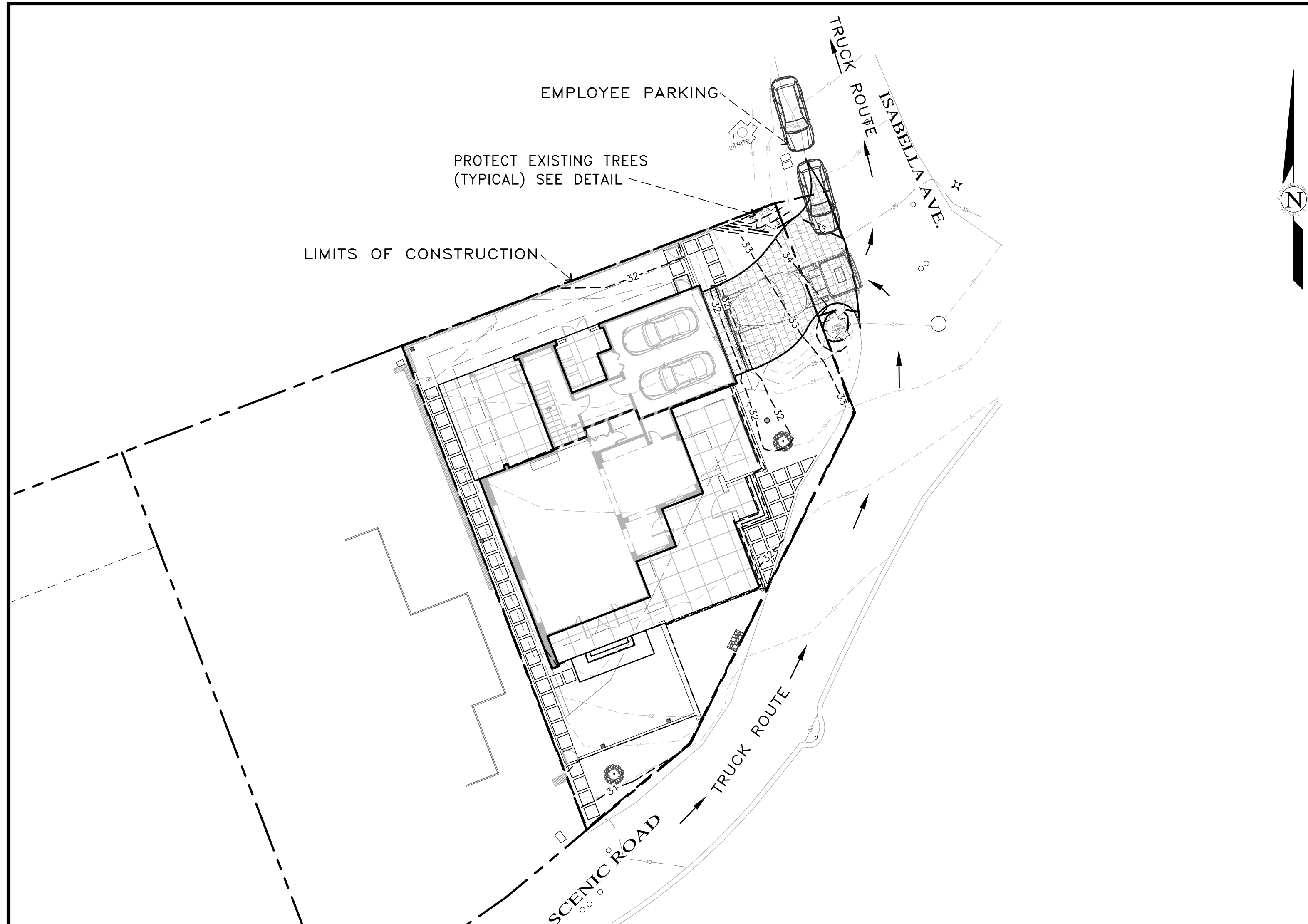
EROSION & SEDIMENT CONTROL PLAN

SAND CASTLE RESIDENCE
A.P.N.: 009-441-017
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR ISNNV-LLC

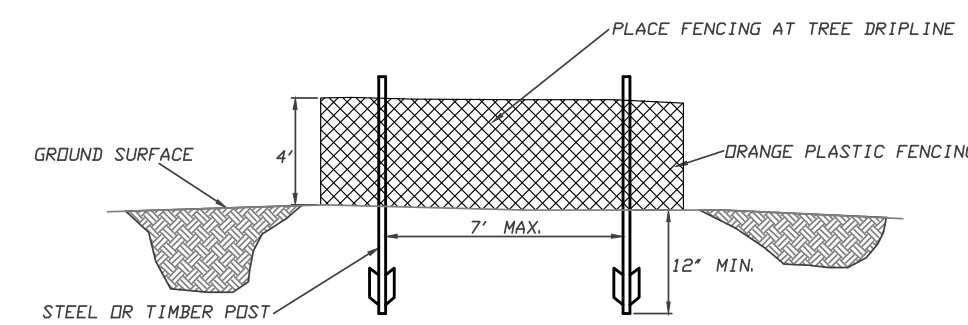
SCALE: AS SHOWN
DATE: MAY 2023
JOB NO. 2626-01

No.	DATE	BY	REVISION
05/12/23	AMS		RELEASED TO CLIENT

SHEET **C3** OF 4 SHEETS



PLAN
SCALE: 1"=16'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
315 CY CUT
85 CY FILL

- CONSTRUCTION STAGING:**
- A. MOBILIZE, CLEAR & GRAB..
 - B. SITE GRADING.
 - C. UTILITY INSTALLATION.
 - D. CONSTRUCT STRUCTURE.
 - E. INSTALL PAVERS AND LANDSCAPING.
 - F. SITE CLEANING, PUNCH LIST.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL.
CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON SCENIC ROAD AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM THE HIGHWAY 1 TO RIO ROAD TO SANTA LUCIA AVENUE TO SCENIC ROAD. HAUL TRUCKS EXIT FROM THE SITE IS TO N. ISABELLA AVE., TO SAN ANTONIO AVE., TO E. SANTA LUCIA AVE., TO RIO ROAD TO N. HIGHWAY 1. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON SCENIC ROAD. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG SCENIC ROAD, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING	1	1
GRADING & SOIL REMOVAL (EXPORT)	12	3
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	15	6

TRUCK TRIP GENERATION NOTES:

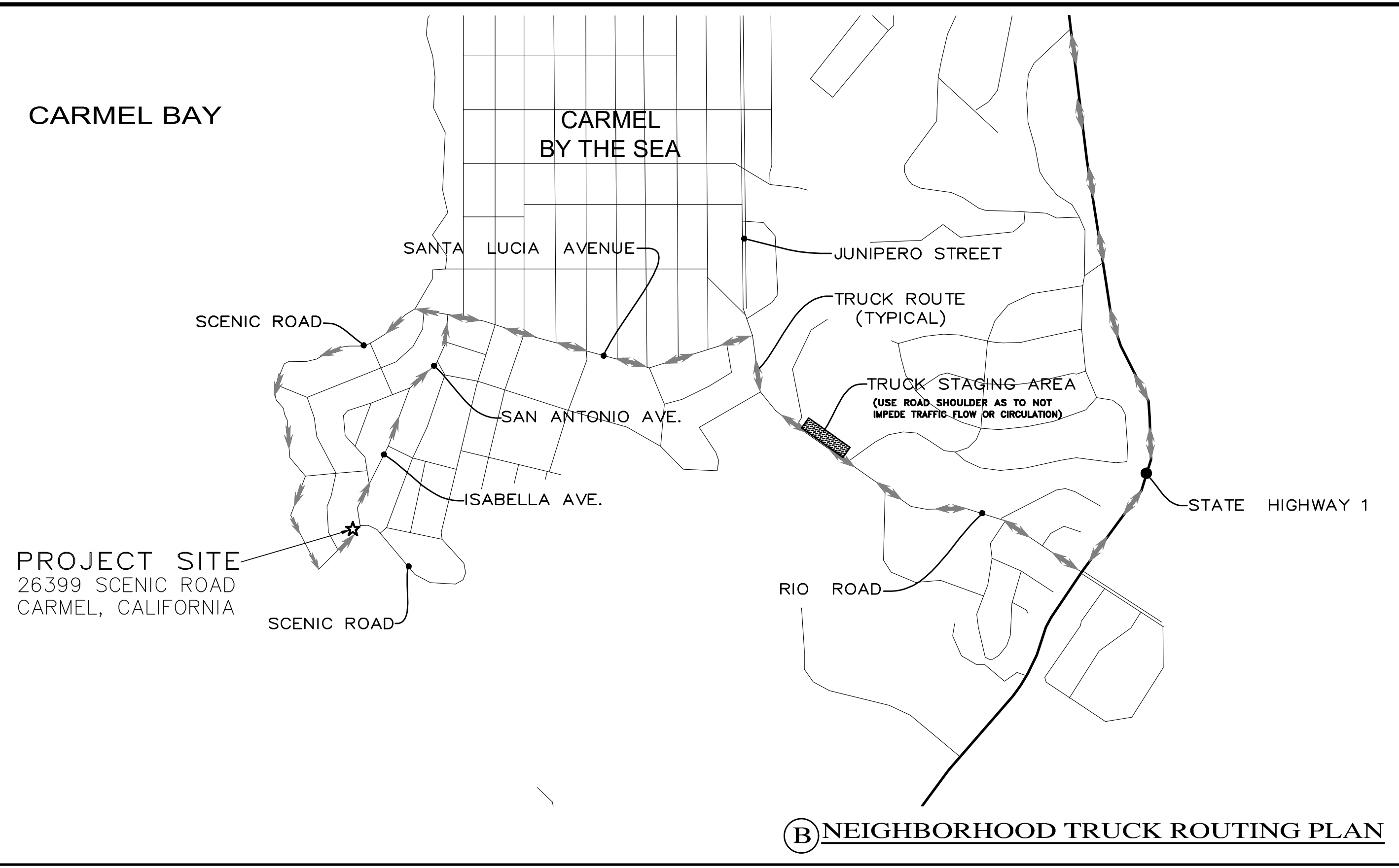
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 230 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 29 MAY 2023, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

(A) CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



(B) NEIGHBORHOOD TRUCK ROUTING PLAN



(C) OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

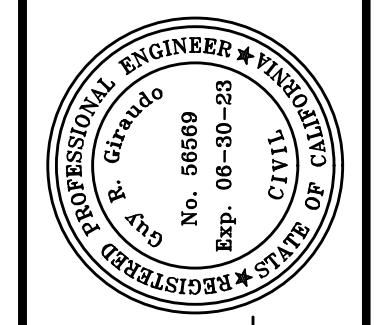
No.	DATE	BY	REVISION
05/12/23	AMS		RELEASED TO CLIENT

CONSTRUCTION MANAGEMENT PLAN

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SAND CASTLE RESIDENCE
A.P.N.: 009-441-017
CARMEL, MONTEREY COUNTY, CALIFORNIA

SCALE: AS SHOWN
DATE: MAY 2023
JOB NO. 2626-01

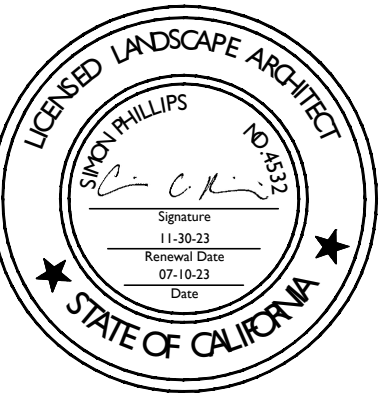
SHEET **C4**
OF 4 SHEETS



APPROVED BY:
GUY R. GIRARDO



LSRPO 2626-SAND CASTLE 2626-CIVIL.DWG 2626-GEOTECH.DWG 2626-EROSION.DWG 2626-GRADING.DWG



PLANT LEGEND

*WUCCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREES				
L Cm	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	5 GAL.	
SHRUBS				
L Am	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	
L Ae	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	
L Ah	ARCTOSTAPHYLOS HOOKERI	HOOKER'S MANZANITA	5 GAL.	
L Cf	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GAL.	
L EI	ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL.	
L Mr	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	
L Db	DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL.	
L Df	DUDLEYA FARINOSA	POWDERY LIVEFOREVER	1 GAL.	
L Ss	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	
GROUNDCOVERS				
2" of 3/8" CRUSHED GRAVEL OVER 4" COMPACTED CLASS II PERMEABLE BASE				

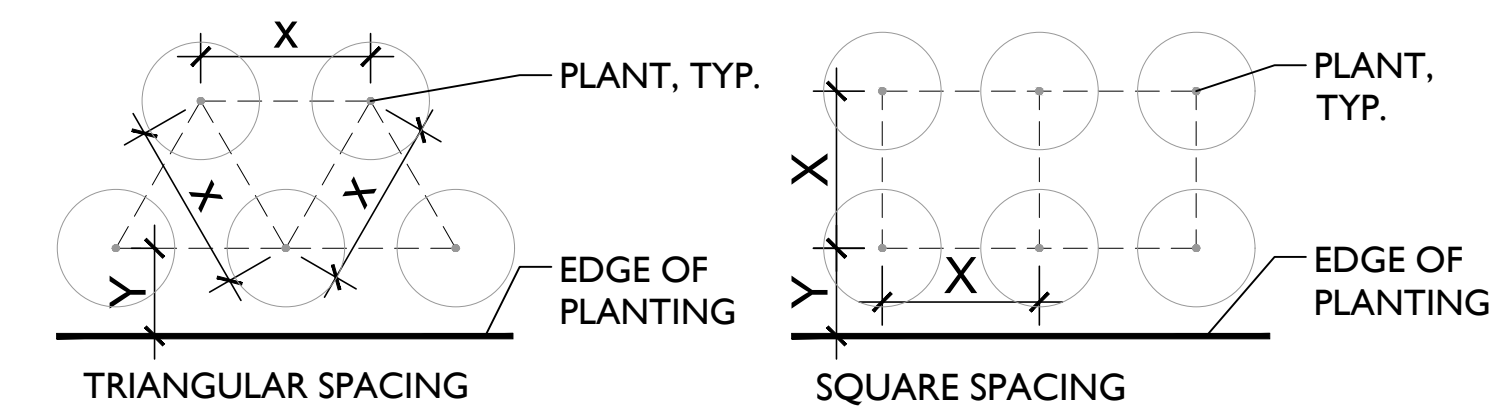
REFERENCE NOTES

- EXISTING TREE: TO REMAIN. PRESERVE AND PROTECT.
- RECTANGULAR PLANTER POTS ON ROOF TERRACE PLANTED WITH JUNCUS PATENS.
- PLANTING ON ROOF OVERHANG ABOVE

GENERAL NOTES

- ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- CONTRACTOR TO OBTAIN SOIL ANALYSIS PRIOR TO BEGINNING OF PLANTING AND TO PREPARE, AMEND AND FERTILIZE EXISTING SOIL FOLLOWING RECOMMENDATIONS IN THE SOIL ANALYSIS. PREPARE, AMEND, AND FERTILIZE EXISTING SOIL.
- PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLOUDS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- STAKE ALL TREES WITH MINIMUM 6' TALL LODGEPOLE STAKES, FOLLOWING STANDARD NURSERY PRACTICES.
- INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
- ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
- IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
- PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
- MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT.
- IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
- IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL SHRUB AREAS TO BE DRIP IRRIGATED.

PLANT SPACING AND PLANTING SETBACK DIAGRAM

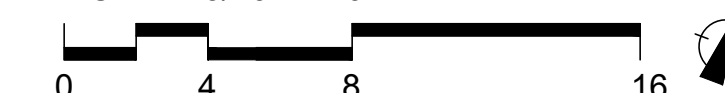


- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- Y = 1/2X + 12" UON

*** WATER USE CATEGORY (WUC) KEY**

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
 H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
 * FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS) REVISED 2014, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

SCALE: 3/16" = 1'-0"



WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name Sandcastle Residence
 Project Number 23-10

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PFIE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
1 Front Planting	0.3	drip	0.81	0.37	1125	416.67	8266.67	
2 Stepstones	0.3	drip	0.81	0.37	185	68.52	1359.41	
3 Vines	0.3	drip	0.81	0.37	7.20	2.67	52.90	
4 Gravel	0	drip	0.81	0.00	890	0.00	0.00	
					Totals (A)	2207.1988	(B) 487.85	9678.97
					ETWU Total (Gallons)		9678.97	
					Maximum Allowed Water Allowance (MAWA)^e (Gallons)		24084.95	
					ETWU (Acre Feet)		0.03	
					MAWA (Acre Feet)		0.07	

^aHydrozone #/Planting Description
 E.g. 1) front lawn
 2) low water use plantings
 3) medium water use planting

^bIrrigation Method
 overhead spray
 or drip

^cIrrigation Efficiency
 0.75 for spray head
 0.81 for drip

^dETWU (Annual Gallons Required) =
 Eto x 0.62 x ETAF x Area
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .35 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(B)	487.85
Total Area	(A)	2207.20
Average ETAF	B ÷ A	0.22

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Simon Phillips
 Signed Name 5322 CLA# 06-01-2023 Date

MONTEREY COUNTY COMPLIANCE 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.

Simon Phillips
 Signed Name 5322 CLA# 06-01-2023 Date

PROJECT NAME:

**ISNV, LLC
RESIDENCE**

PROJECT ADDRESS:

26399 SCENIC ROAD
CARMEL, CA 93923

APN: 009-441-017-000

ISSUANCE:

**BUILDING DEPARTMENT
SUBMITTAL**

PROJECT NO: 2023-10

DATE: 06/01/2023

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

LIGHTING PLAN

SHEET NO:

FIXTURE LEGEND

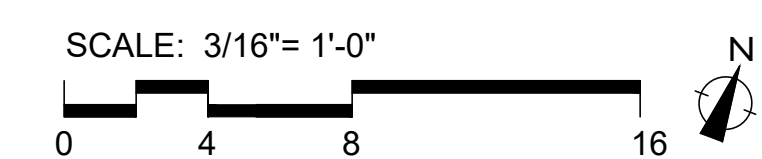
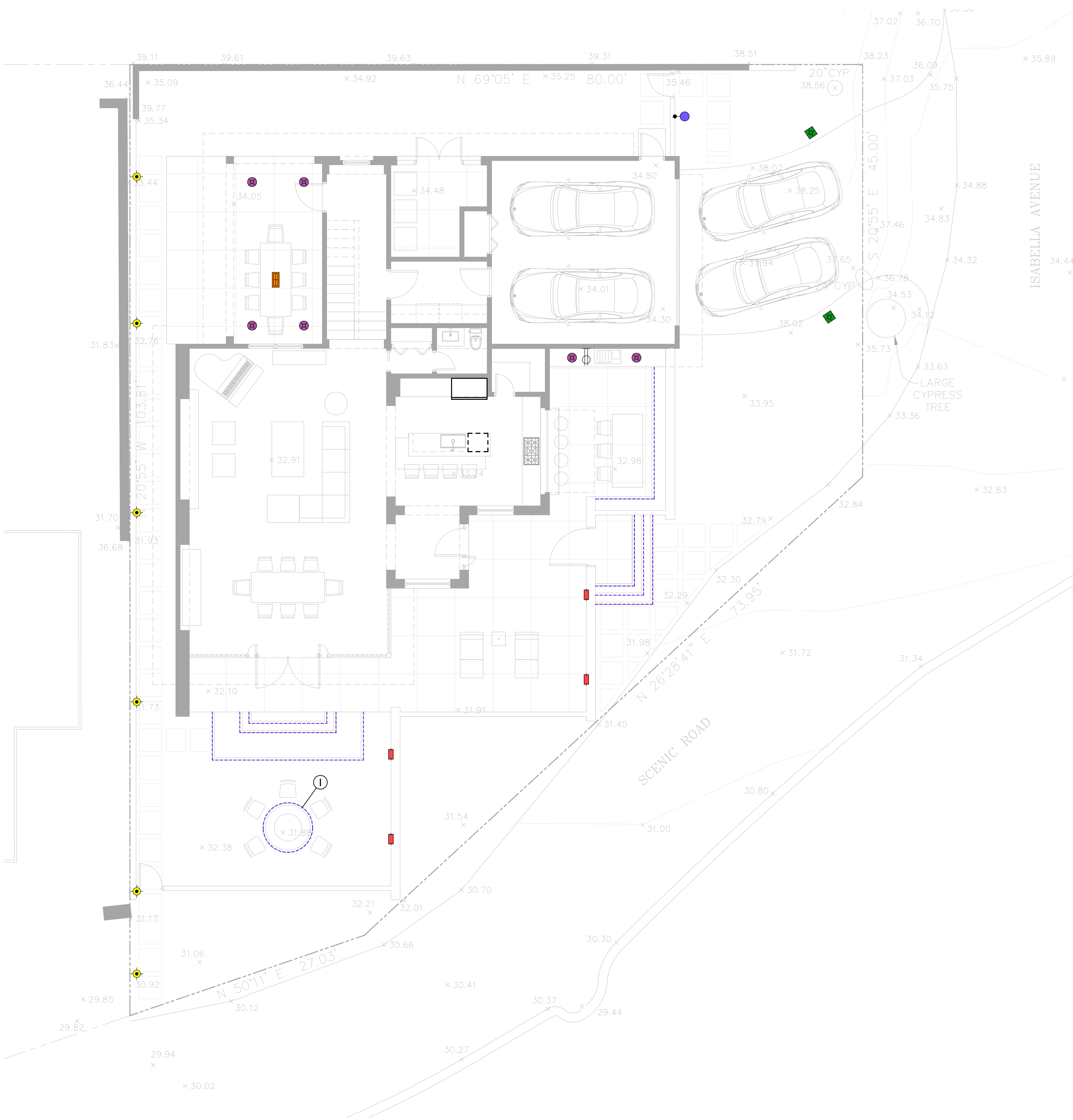
SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	WALL LIGHT	Beachside STL-A	1W LED 1700K	SEE (1/L-2.1)
	PATH LIGHT	BEGA 84 218	4.2W LED	SEE (2/L-2.1)
	IN-GRADE DRIVE LIGHT	BK DR2-LED-TR-e57	8W LED 2700K	SEE (3/L-2.1)
	PENDANT LIGHT	SEE ARCHITECTURAL DRAWINGS		
	RECESSED DOWNLIGHT	SEE ARCHITECTURAL DRAWINGS		
	ROPE LIGHT	Diode LED Neon Blaze	2.4W LED	SEE (5/L-2.1)
	WALL SCONCE	SEE ARCHITECTURAL DRAWINGS		
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

REFERENCE NOTES

- ① INSTALL SWITCHED OUTLET IN FIRE PIT FOR AUTO-IGNITER



diodeled NEON BLAZE™ Diffused LED Lighting
Specification Sheet

NEON BLAZE™ 24V Diffused LED Lighting

Diffused, neon-like LED lighting with top-bending and side-bending options. Available in static white and colors, and suitable for wet locations (IP65).

RECOMMENDED DRIVERS

SKU	WATTAGE	LENGTH	WIDTH	HEIGHT
CORONAVOLT 60mA Driver Variable driver for most high performance dimming applications. Dim to dark depending on installation.				
DI-COR-24V30W-J	30W	6.5 in.	3.7 in.	1.36 in.
DI-COR-24V60W-J	60W	7.2 in.	3.7 in.	1.36 in.
DI-COR-24V90W-J	90W	8.66 in.	3.7 in.	1.36 in.
DI-COR-24V120W-J	120W	8.66 in.	3.7 in.	1.36 in.
DI-COR-24V200W-J	200W	10.24 in.	4.92 in.	1.95 in.
SWITCHER Driver and Dimmer Switch LED driver and dimmer switch combined in a single gang box. Simplify your installation and save labor costs.				
DI-24V-SE-60W	60W	1.4 in.	2.1 in.	4.1 in.
DI-24V-SE-100W	100W	1.4 in.	2.1 in.	4.1 in.
VLM Series Constant Voltage Drivers Compact constant voltage LED driver				
VLM50W-24-LFM	60W	8.59 in.	2.94 in.	1.31 in.
VLM100W-24-LFM	100W	8.59 in.	2.94 in.	1.31 in.
LUTRON® Hi-Lume™ DLX Dimmable LED Driver High performance dimming on Lutron control systems.				
DI-DM-24V40W-L3D	40W	4.89 in.	4 in.	2.82 in.
DI-DM-24V60W-LTE	60W	4.89 in.	4 in.	2.82 in.
LUTRON® Hi-Lume™ Pro® DLX LED Driver High performance dimming on Lutron control systems.				
DI-DM-24V100W-L3D	90W	5.5 in.	2.2 in.	10.3 in.
PAK 24V constant voltage platform, ready for Power over Ethernet (PoE)				

MOUNTING OPTIONS

SIDE BENDING

DI-SE-NB-BUC-16 Bottom U-Clip (TBC)
Side Bending Mounting Clip

DI-SE-NB-TUC-16 Top U-Clip (TTC)
Top Bending Mounting Clip

DI-SE-NB-MTCH Mounting Channel
Anodized Aluminum Side Bending Mounting Channel

DI-SE-NB-FLCH-WH Flexible Mounting Channel
Flexible Side Bending Mounting Channel

TOP BENDING

DI-TE-NB-BUC-16 Bottom U-Clip (TBC)
Top Bending Mounting Clip

DI-TE-NB-TUC-16 Top U-Clip (TTC)
Top Bending Mounting Clip

DI-TE-NB-MTCH Mounting Channel
Anodized Aluminum Top Bending Mounting Channel

DI-TE-NB-FLCH-WH Flexible Top Bending Mounting Channel

Specification Sheet | NEON BLAZE™ Diffused LED Lighting | SS962022 | V31
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diodeled NEON BLAZE™ Diffused LED Lighting
Specification Sheet

NEON BLAZE™ 24V Diffused LED Lighting

Diffused, neon-like LED lighting with top-bending and side-bending options. Available in static white and colors, and suitable for wet locations (IP65).

FEATURES

- Fully diffused, dotless light
- Top-bending and side-bending options with multiple output levels
- IP65 for wet locations and UV stabilized for outdoor use
- Ideal for coves and other architectural details
- 5 Year limited warranty

ORDERING CODES

Order spools, and components for field assembly

Diode LED	Voltage	Form	Model	CCT	Length	Channels	Finish	Mounting	Driver	Delivery
DI	24V	NS	NBL1	6000K	3.0m	2	BL	Standard Top Mount	Standard	FIELD
DI	24V	TR	NBL1	6000K	3.0m	2	BL	Standard Top Mount	Standard	FACTORY
DI	24V	NS	NBL1	6000K	3.0m	2	BL	Standard Top Mount	Standard	40' DELIVERY
DI	24V	TR	NBL1	6000K	3.0m	2	BL	Standard Top Mount	Standard	40' DELIVERY

OPTIONAL ORDERING CODES

Mounting, drivers, and assembly preference

Model	24V-SE-NBL1	24V-SE-NBL2	24V-SE-NBL4	24V-TE-NBL1	24V-TE-NBL2	24V-TE-NBL4
Voltage	24V	24V	24V	24V	24V	24V
Wattage	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.
2500K	65/ft.	130/ft.	256/ft.	66/ft.	132/ft.	268/ft.
3000K	65/ft.	130/ft.	148/ft.	66/ft.	132/ft.	268/ft.
3500K	66/ft.	132/ft.	195/ft.	66/ft.	132/ft.	268/ft.
4000K	-	132/ft.	-	-	-	-
Lumens	6300K	56/ft.	116/ft.	173/ft.	66/ft.	132/ft.
Armor	6/ft.	16/ft.	16/ft.	16/ft.	30/ft.	30/ft.
Blue	31/ft.	61/ft.	84/ft.	70/ft.	157/ft.	164/ft.
Green	30/ft.	78/ft.	88/ft.	88/ft.	168/ft.	153/ft.
Pink	17/ft.	37/ft.	53/ft.	36/ft.	93/ft.	110/ft.
Red	11/ft.	23/ft.	34/ft.	33/ft.	61/ft.	64/ft.
Cut Points	2 in.	2 in.	2 in.	2 in.	2 in.	2 in.
Max Run (ft.)	65 ft.	62 ft.	18 ft.	65 ft.	62 ft.	18 ft.
CB	80+	80+	80+	80+	80+	80+

Specification Sheet | NEON BLAZE™ Diffused LED Lighting | SS962022 | V31
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4 Rope Light
NTS

DR2 LED (INTEGRAL TRANSFORMER) IP68 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:

STANDARD FINISHES

- Satin Black (BLP)
- Satin Bronze (BZP)
- Satin White (WHP)
- Satin Aluminum (SAP)
- Black Winkie (BLW)
- Bronze Winkie (BZW)
- White Winkie (WHW)
- Verde (VER)

PREMIUM FINISHES

- Cascade Mtn. Granite (CMG)
- Rocky Mtn. Granite (RMG)
- Sierra Mtn. Granite (SMG)
- Alouian Mtn. Granite (AMG)
- Textured Forest (TFX)
- Black Chrome (BCM)
- Beige (BGE)
- Weathered Copper (WCP)
- Old Copper (OCF)
- Hunter Green (HUG)
- Antique Brass Powder (ABP)
- Brown Patina Powder (BPP)
- Sonoran Desert Sandstone (SDS)
- Weathered Iron (WIR)
- Cream (CRM)
- Antique White (AQW)
- Natural Brass Powder (NBP)

Click Here to view larger, full-color swatches of all available finishes on our website.

B-K LIGHTING MADE IN THE USA 559.438.5800 INFO@BKLIGHTING.COM BKLIGHTING.COM

DR2 LED (INTEGRAL TRANSFORMER) IP68 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:

CATALOG NUMBER LOGIC

Example: DR2 - LED - TR - e57 - SAP - 1 - MT - GM - S

MATERIAL
Aluminum

FACEPLATE
DR2 - DriveStar2
OptiLock™
LED - with Integral Driver

HOUSING
TR - Integral Transformer (Non-Dimming)

LED TYPE
e57 - RW LED/2700K e58 - RW LED/3000K e59 - RW LED/4000K

FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WWP, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCF, RCP, SDS, SMG, TXS, WCP, WIR)
Also available in RAL Finishes

OPTIONAL OPENINGS
1 - Single
2 - 2 @ 180°
4 - 4 @ 90°

INPUT VOLTAGE
MT - 105-300 VAC Input

OPTIONS
GM-R - Round Grot Mask
GM-S - Square Grot Mask
LSF - Less Stability Flange

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3 In-Grade Drive Light
NTS

Garden and pathway bollard - Direct burial anchorage BEGA

Application
Pathway luminaires with shielded light for residential and light commercial use. These luminaires are ideally suited for gardens, entryways, and for many applications on paths and terraces. Anchorage unit provided for direct burial in concrete or soil. Low voltage magnetic transformer required for operation.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy.
Clear safety glass
High temperature silicone gasket
Reflector made of pure anodized aluminum
Anchorage constructed of galvanized steel

NTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 7.5 lbs

Electrical
Operating voltage: 12-24V AC
Minimum start temperature: -40° C
LED module wattage: 4.2W
System wattage: 6.0W
Controllability: Non-dimmable
Color rendering index: Ra > 90
Luminaire lumens: 321 lumens (4000K)
LED service life (L70): 60,000 hours

LED color temperature
□ 4000K - Product number + K4
□ 3500K - Product number + K35
□ 3000K - Product number + K3
□ 2700K - Product number + K27

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidura® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard Whites, as well as optionally available RAL and custom colors, are a polyester powder.
Available colors □ Black (BLK) □ White (WHT) □ RAL
□ Bronze (BRZ) □ Silver (SLV) □ CUS:

Specification Sheet | GARDEN AND PATHWAY BOLLARD - DIRECT BURIAL ANCHORAGE | SS962022 | V31
1 of 1

2 Path Light
NTS

STL

The STL is an energy efficient, compact LED steplight suitable for interior or exterior applications. Its 1-to-2.5-Watt output provides maintenance-free illumination in excess of 50,000 hours, while its compact size and integral driver make for simple wiring and easy installation into standard 2" x 4" junction boxes with #6-32 threads at 3/8" on center. Suitable for wet locations. The STL faceplate features 0.070" (1.8mm) thick louvers positioned at a 30° angle with cutoff, preventing glare.

Construction
High-impact, weather-resistant polycarbonate LED module.
Solid brass faceplate.

Electrical
WW 120 Volts, 2.5 Watts, dimmable
A 100-277 Volts, 1 Watt, non-dimmable

Lamps
Module consists of 12 LEDs with integral driver circuit
— **WW** Warm White (3000K)
— **A** **AMBER** (1700K) **TURTLE FRIENDLY**

Accessories
— **CTO-1/4-STL** Color Temperature Orange Warning Filter, Changes 3000K to 2700K
— **SGBOX-SS** Single-gang stainless steel junction box

Finish
Unfinished is standard, no specification required.
— **FIN-BK** Black Acid Finish
— **FIN-BR** Dark Bronze Acid Finish
— **FIN-NA** Nickel Acid Finish
— **FIN-WH** White Powder Coating

The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

IP65
5 year fixture warranty

Project: STL Fixture
By: For ordering purposes, please specify (example: STL-WW-SGBOX-SS-FIN-NA)
Date: _____
Lamp: _____
Accessory: _____
Finish (if any): _____

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1 Wall Light
NTS