

# Exhibit A

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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:

**PIETRO FAMILY INVESTMENTS LP (PLN240045)**

### **RESOLUTION NO. 26--**

Resolution by the County of Monterey Zoning  
Administrator:

- 1) Considering an Addendum together with a previously adopted Mitigated Negative Declaration (State Clearinghouse No. 2018091011) pursuant to CEQA Guidelines section 15164; and
- 2) Approving a Combined Development Permit consisting of:
  - a. Coastal Administrative Permit and Design Approval to allow construction of a 2,707 square foot two-story single-family dwelling with attached garage, and associated site improvements; and
  - b. Coastal Administrative Permit and Design Approval to allow the construction of a 1,126 square-foot Accessory Dwelling Unit and associated site improvements; and
  - c. Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

[PLN2400

45, Pietro Family Investments LP, 26307 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-463-012-000)]

**The PIETRO FAMILY INVESTMENTS LP application (PLN240045) came on for public hearing before the County of Monterey Zoning Administrator on March 13, 2025 and June 25, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

### **FINDINGS**

1. **FINDING:** **PROCESS** - The County has received and processed a Combined Development Permit under HCD-Planning File No. PLN240045.  
**EVIDENCE:** a) An application for a Combined Development Permit was submitted to HCD-Planning on February 21, 2024.

- b) On March 13, 2025 the County of Monterey Zoning Administrator considered a Combined Development Permit to allow the development of a 2,707 square foot single-family dwelling with an attached garage and associated site improvements. The application included a Condition (Condition No.15) requiring the establishment of a Conservation and Scenic Easement over all undeveloped portions of the property to protect against inadvertent impacts to potential Archaeological resources on site. The project applicant did not agree to the Condition as it would prohibit the future development of an Accessory Dwelling Unit. The project was continued to a date uncertain to allow the applicant time to revise plans to include an Accessory Dwelling Unit prior to the establishment of the Conservation and Scenic Easement over remaining undeveloped portions of the property.
- c) The proposed project includes a 1,126 square foot Accessory Dwelling Unit. Condition No.15 requiring a Conservation and Scenic Easement over undeveloped portions of the property is still applied.
- e) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN240045.

2. **FINDING:**

**CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

The project and/or use, as conditioned and/or mitigated, is consistent with the policies of the Monterey County 1982 General Plan, Carmel Area Land Use Plan, and other County health, safety, and welfare ordinances related to land use development.

**EVIDENCE:**

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

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Project scope. The project involves the construction of a 2,707 square foot two-story single-family dwelling with an attached garage, a 1,126 square foot accessory dwelling unit, and associated site improvements. The project also involves development within an area of known archaeological resources.
- c) Allowed Uses. The property is located at 26307 Isabella Avenue in Carmel (Carmel Point neighborhood), on the west side of Highway 1 (APN: 009-463-012-000), Carmel Area Land Use Plan. The 0.19-acre property is zoned Medium Density Residential, maximum of two units

per acre; with a Design Control overlay, and subject to an 18-foot height restriction in the Coastal Zone [MDR/2-D(18) (CZ)], which allows for the development of the first single-family dwelling and accessory dwelling units subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section XXXX. Therefore, as proposed, the project involves allowed land uses for this site. Development within 750 feet of known archaeological resources is also allowed subject to the granting of a Coastal Development Permit. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see subsequent Evidence “f”).

- d) Lot Legality. The 0.19-acre lot (8,438-square feet) is described as the Southerly one-half of lot number 4, all of lot number 6, and the Northerly one-half of lot number 8, in Block B-6. It was created with map entitled “Map of Addition No. 7, Carmel-by-the-sea, Monterey County, California,” filed for record on May 4, 1910, in the office of the County Recorder of the County of Monterey in Volume 2 of Maps, “Cities and Towns,” on page 24. The County has previously recognized the legality of lots created by the subject 1910 final map. The County and property owners have also relied on the 1910 final map to direct development of lots within the subdivision, including utilities. The lots and streets, as identified on the final map, conform to the surrounding topography and the siting of lots and improvements on the final map indicate evidence of design. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Site Coverage. Development standards for the MDR zoning district are identified in MCC Section 20.12.060. Allowable site coverage and floor area ratio in this zoning designation is 35% or 2,954 square feet and 45% or 3,792.2 square feet for the subject parcel. Plans show the proposed single-family dwelling and accessory dwelling unit to be at a 2,636 square feet, or 31.4% site coverage and 35.8% floor area ratio. Therefore, the proposed project meets coverage allowances for its zoning designation.
- f) Height and Setbacks. Development standards for the MDR zoning district are identified in MCC Section 20.12.060. Required setbacks in this MDR district for main structures are 20 feet (front), 10 feet (rear), and 5 feet (sides). As proposed, the development would have a front setback of 20 feet and ½ inch, a rear setback of 10 feet, and side setbacks of 5 and 45 feet (south and north, respectively). The maximum allowed height for main structures in this MDR zoning district is 18 feet above average natural grade. The proposed dwelling would have a height of approximately 18 feet above average natural grade and would therefore conform to the maximum allowed height limit. Required setbacks for accessory dwelling units are 20 feet (front) and 4 feet (side and rear) and the maximum allowable height is 16 feet are outlined in Title 20 section 20.64.030. The proposed ADU will have setbacks of 21 feet (front), 45 feet (east side), 5 feet (west side), and 11 feet (rear), and a height of 13.8 feet. The County has applied a standard condition of approval (Condition No. 6 – Height Verification) to ensure conformance to the allowed height standard.

- g) Design and Neighborhood Character. The proposed project site and surrounding area are designated “D,” or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed residence has a split-level design with two separate levels that are staggered and separated from each other by a partial flight of stairs. This type of elevation has resulted in a “raised California Ranch house” style. Colors and materials proposed for the residence and ADU include: beige stucco, natural “Carmel” stone veneer, and horizontal wood walls, metal frame windows and doors, built up flat green roof with wood soffit and aluminum fascia. Per the Carmel Area LUP, structures shall be subordinate to and blended with the environment, using appropriate materials to that effect. In accordance with Carmel LUP Policy 2.2.3.6, the colors and materials proposed for the subject project will not disrupt the overall character of the neighborhood and will be subordinate to and blended into the developed and natural environment.
- h) Parking. Pursuant to Chapter 20.58 (Regulations for Parking) under County of Monterey Zoning Ordinance Title 20, all residential developments shall have at least 1 covered parking space; covered parking shall count toward the two (2) required parking spaces. The project proposes to add a one-car garage and has adequate space for an uncovered parking space and therefore, complies the required parking regulations for a single family dwelling. Pursuant to Appendix 15 of the Monterey County Coastal Implementation Plan, no off-street parking is required for ADU’s on the subject property.
- i) Hazards. The subject property is located within 660 feet, or 1/8 mile, of a potentially active fault known as the Cypress Point Fault (CPF). Pursuant to Section 15.1.2 of the 1982 General Plan, faults classified as “potentially active” shall be treated the same as “active faults” until geotechnical information demonstrating that a fault is not “active” is accepted by the County. The CPF is described as a northwest striking slip fault extending from the City of Carmel-by-the-Sea to the Palo Corona Ranch on the south side of Carmel Valley. Due to the location of the site, a Geotechnical Report and Geologic Evaluation were required. The scope of the Geotechnical Report explored the surface and subsurface soil conditions and included geotechnical recommendations; the Geologic Evaluation defined the geologic conditions and identified potential geologic hazards associated with the project site. In geology, an “active” fault classification is given to faults causing surface displacement in the last 11,000 years. Based on the geologist’s evaluation, the CPF would not be considered an active fault. The geologist determined that the Cypress Point Fault is located about 35 feet southwest from the subject parcel. Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault unless a geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury and the

project is certified by a registered geologist/soils engineer [Section 20.146.080(f)]. According to the engineering geologist, given the very low level of hazard posed by the Cypress Point Fault, a reduced setback could be supported. It is the engineering geologist's professional opinion that no geologic conditions or geologic hazards would preclude construction of the proposed residences as they are currently proposed and given its current adherence to the fault setback. Haro, Kasunich and Associates, Inc. have developed geotechnical recommendations for foundations, retaining walls, slabs-on-grade, subgrade preparation beneath flatwork, and site drainage. Pursuant to MCC section 16.08.110, all geotechnical recommendations will be incorporated into the final construction plans.

- j) Visual Resources. Policy 2.2 in the Carmel Area LUP, requires that existing visual access from scenic viewing corridors and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1, be permanently protected as an important component of shoreline access and public recreational use. A site visit was conducted on September 29, 2024, and it was determined that development of the site will not cause a significant impact to the visual resources of the Carmel area. Although the project proposes to add a residence reaching the allowed height and an accessory dwelling unit, the development is being proposed in a built-up neighborhood where the first single-family dwelling and accessory dwelling unit is a principal use allowed. The subject property, located on the eastern side of Isabella Avenue, is not visible from Scenic Road (located over 300 feet north of Scenic Road) or Point Lobos. Furthermore, except for one introduced, not protected tree, no other trees are proposed for removal and existing vegetation on the parcel's west (front) side will also remain.
- k) Archaeological & Tribal Cultural Resources. The subject project is within 750-feet of a known archaeological resource and has a high archaeological sensitivity. Specifically, the project is located in a recorded archaeological site known as CA-MNT-17. Significant archaeological resources have been found in the surrounding neighborhood. Carmel's key policy on Archaeological Resources is such that when development is proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites (Chapter 2.8, Section 2.8.2). Three archaeological reports (County of Monterey Library Nos. LIB170269, LIB170435, LIB190038, and ) were prepared by three different archaeological experts for a previously approved project on the subject property (PLN170611, Board of Supervisors Resolution No. 19-121), which ultimately was never constructed. A project specific archaeological report (County of Library No. LIB240268) was prepared for proposed project (PLN240045). The following discussion is based on the conclusion of these reports.

The first archaeological report prepared by Albion (County of Library No. LIB170269) for PLN170611 (inclusive of basement proposal)

concluded there was no need for further testing, notwithstanding a finding of cultural materials during both the Phase 1 surface reconnaissance and the Extended Phase 1 sub-surface survey using shovel probes (SPs). The cultural material (lithic debitage, low-density fragmented marine shell, and one piece of bone) found in the SPs gave inconclusive information as to the presence of significant Cultural or Tribal Cultural Resources. No anthropogenic soils were observed, and no intact archaeological deposits were discovered in the SPs. Albion's subsurface investigations indicated that potentially significant cultural materials may be located within the Project Area. However, because the data was not conclusive (sparse accumulation of prehistoric flaked stone debitage and marine shell, and the lack of midden soils), Albion could not confirm whether the SP's cultural materials were associated with one of Carmel Point's main archaeological resources (CA-MNT-17). To ensure impacts to potentially significant archaeological resources are minimized or avoided, Albion recommended the preparation of a project-specific Archaeological Monitoring Plan, archaeological and tribal cultural monitoring, and a preconstruction cultural resources awareness and response training program for construction personnel. The second report prepared by Dr. Breschini (LIB170435) for PLN170611 (inclusive of basement proposal) did not identify surface evidence of potentially significant archaeological resources as the auger testing produced clean light brown sand. This report recommended onsite archaeological monitoring during construction. The third report prepared by Susan Morley (LIB190038) for PLN170611 (inclusive of basement proposal) included auger testing. The auger testing (reaching ten feet deep or bedrock) did not encounter any material to indicate cultural resources are present on the project parcel, except for one fragmented stone. This report recommended that the project's ground disturbance be monitored by both a qualified archaeologist and a tribal member. The fourth report prepared by Dana Supernowicz (Project Archaeologist) (County of Monterey Library No. LIB240268) for the proposed project (PLN240045, no basement proposed) detailed the findings of a pedestrian survey with random 8-16 inch deep shovel tests. Per this report, none of the shovel test units produced any evidence of midden, marine shells, fire-fractured rock, flakes, groundstone, or faunal material. Soils were consistent with native fine medium-dark aeolian sands and silt. In addition, no surface indications of precontact occupation were identified within the parcel. The Project Archaeologist determined that the probability of encountering below-grade cultural deposits is determined to be low, and thus did not recommend any specific protection measures. This report was later amended to include an assessment of the newly proposed ADU. According to the amended report, no cultural resources were identified and the probability of encountering below-grade cultural deposits is determined to be low.

Due to the findings of archaeological reports, the scope of the project, high archaeological sensitivity of the area, and compelling evidence found near the subject site, All recommendations contained in the four archaeological reports outlining measures for protecting inadvertently

discovered resources (project-specific Archaeological Monitoring Plan, a pre-construction cultural resources awareness and response training program, and on-site archaeological and tribal monitoring) have been applied to this proposed project as conditions of approval. The Archaeological Monitoring Plan shall address: 1. Description of cultural resources present; 2) monitoring procedures; 3) the evaluation process; 4) Native American participation; and 5) treatment of human remains. Additionally, if Native American remains are uncovered during construction, and if they will stay buried onsite, Condition No. 15, requires that the Applicant/Owner record a Conservation Easement over the subject, except those portions developed with approved structures and landscaping. These protection and avoidance measures provide compliance with Carmel Area Land Use Plan Policy 2.8.3.3. Additionally, application of the archaeologist’s recommendation as conditions of approval is consistent with Carmel Coastal Implementation Plan section 20.146.090.D.2(a).

- l) Land Use Advisory Committee. The proposed design was reviewed by the Carmel Area Land Use Advisory Committee on January 21, 2025 and was given a recommendation of approval with changes. A motion to support the project was made with members voting: 7 ayes, and 0 no. The following modifications were cited in the minutes for supporting the project with changes: Move the storm drainage away from an oak tree on the Northeast corner to the Southeast corner; and modify the upper southern deck to allow for privacy plant screening.
- m) The project planner conducted a site inspection on September 29, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- n) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240045.

**2. FINDING:**

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

**EVIDENCE:**

- a) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Cypress Fire Protection District. County staff reviewed the application materials and plans, as well as the County’s GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development.
- b) Staff identified potential impacts to Cultural, Tribal Cultural, and Geology/Soils resources. The following reports have been prepared:
  - “Phase I and II Archaeological Study,” (LIB240268) prepared by Historic Resource Associates, September 2024.
  - “Geologic Evaluation,” (LIB180354), prepared by Craig S. Harwood, November 22, 2017, and June 17, 2024.
  - “Geotechnical Investigation,” (LIB180355) prepared by Haro, Kasunich and Associates, Inc., December 18, 2017, and August 28, 2024.

- c) The above-mentioned technical reports by third-party 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 concur with their conclusions.
- d) Staff conducted a site inspection on September 29, 2024, to verify that the site is suitable for this use.
- e) The application, plans, and supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN240045.

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, HCD-Environmental Services, Environmental Health Bureau, and the Cypress Fire Protection District. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public and private facilities are available: Public water supply is from CAL-AM (additional water credits were obtained from the Malpas Water Company) and wastewater collection/treatment is serviced by the Carmel Area Wastewater District.
- c) Hazards. The subject property is located within 660 feet, or 1/8 mile, of a potentially active fault known as the Cypress Point Fault (CPF). Pursuant to Section 15.1.2 of the 1982 General Plan, faults classified as “potentially active” shall be treated the same as “active faults” until geotechnical information demonstrating that a fault is not “active” is accepted by the County. The CPF is described as a northwest striking slip fault extending from the City of Carmel-by-the-Sea to the Palo Corona Ranch on the south side of Carmel Valley. Due to the location of the site, a Geotechnical Report (LIB180355) and Geologic Evaluation (LIB180354) were required. Based on the geologist’s evaluation, the CPF would not be considered an active fault. The geologist determined that the Cypress Point Fault is located about 35 feet southwest from the subject parcel. Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the CIP, all structures shall be sited a minimum of 50 feet from an identified active fault or potentially active fault unless a geotechnical evaluation determines that the hazard is unlikely to lead to property damage or injury and the project is certified by a registered geologist/soils engineer [Section 20.146.080(f)]. According to the geologist, given the very low level of hazard posed by the Cypress Point Fault, a reduced setback could be supported in this case. It is the engineering geologist’s professional opinion that no geologic conditions or geologic hazards would preclude

construction of the proposed residence as it is currently proposed and given its current adherence to the fault setback. LIB180355 makes geotechnical recommendations for foundations, retaining walls, slabs-on-grade, subgrade preparation beneath flatwork, and site drainage. Pursuant to MCC section 16.08.110, all geotechnical recommendations will be incorporated into the final construction plans.

- d) Staff conducted a site inspection on September 29, 2024, to verify that the site is suitable for this use.
- e) The application, plans, and related supporting materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN240045.

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) County staff reviewed Monterey County HCD-Planning and HCD-Building Services records, and is not aware of any violations existing on the subject property.
  - b) Staff conducted a site inspection on September 29, 2024 to assess and confirm that no violations exist on the subject property.
  - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN240045.
5. **FINDING:** **CEQA (Addendum)** – An Addendum to a previously certified Mitigated Negative Declaration (MND) (State Clearinghouse No. 2018091011) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.
- EVIDENCE:**
- a) An MND (SCH No. 2018091011) for PLN170611, Pietro Family Investments LP was prepared and adopted by the Board of Supervisors on April 23, 2019 (Board Resolution No. 19-121).
  - b) Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, see subsequent Evidence “c” through “e”. However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope. The prepared Addendum is attached as Exhibit C of the June 25, 2026 staff report to the Zoning Administrator and reflects the County’s independent judgement and analysis.
  - c) Pursuant to Section 15162(a)(1) of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major

revisions to the MND. There are no new significant environmental effects nor a substantial increase in the severity of previously identified significant effects as the changes to the project are the omission of a 1,366 square foot basement and the addition of a 1,126 square foot Accessory Dwelling Unit. The remaining scope of work proposed is the construction of a single-family dwelling and accessory dwelling unit. Therefore, the proposed project will reduce the impacts analyzed under the previously adopted MND and will not result in new or more severe impacts, specifically on cultural and tribal cultural resources.

- d) Pursuant to Section 15162(a)(2) of the CEQA Guidelines, there are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior MND. All recommendations of previously prepared technical reports remain valid and applicable to the proposed project. The archaeological, geological, and geotechnical reports submitted for the proposed project did not identify any new resources not already analyzed under the prior MND.
- e) Pursuant to Section 15162(a)(3) of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. There have been no new significant environmental effects or substantial increases in the severity of previously identified effects of the project site. The prepared technical reports, submitted application materials, and information in the record do not present new information demonstrating that the proposed project will have one or more significant effects not discussed in the adopted MND. Construction of the single-family dwelling, attached garage, and accessory dwelling unit will be in accordance with the technical reports on file which were produced for the previously approved project and updated for the currently proposed project. All previously approved mitigation measures remain adequate and appropriate to apply to PLN240045 (Condition Nos. 12-16).
- f) The Zoning Administrator has considered the Addendum together with the previously adopted MND for PLN170611 and finds that there is no substantial evidence that the project warrants subsequent environmental review. The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
- h) No adverse environmental effects were identified during staff review of the development application during a site visit on September 29, 2024.
- i) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning can be found in Project File PLN240045.

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

**EVIDENCE:** a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in

Section 20.146.130 of the Monterey County Coastal Implementation Plan (Part 4) can be demonstrated.

- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) As proposed, the project would not obstruct public views of the shoreline from surrounding roadways, nor obstruct public visual access to the shoreline from major public viewing corridors (Carmel Land Use Plan Policy 5.3.3.4.a).
- e) The project planner conducted a site visit on September 29, 2024, to verify that the project, as proposed and conditioned/mitigated, would not impact public access. Based on this site inspection, the proposed project would not be visible from Highway 1 or any common public viewing area. The project will not result in adverse impacts to the public viewshed or scenic character in the project vicinity, and is consistent with the applicable visual resource and public access policies of the Carmel Area Land Use Plan. See also Finding No. 1, Evidence i above.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN240045.

**7. FINDING:**

**ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

**EVIDENCE:**

- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 1,126 square-foot ADU that includes independent living facilities as shown in the attached plans.
- b) The ADU complies with the maximum allowed floor area of 1,200 square feet and will be the first ADU on the subject property. The ADU is sited approximately 10 feet north of the proposed single-family dwelling and meets all required setback standards (see Finding 2, Evidence “f”).
- c) The ADU meets the required site development standards and design criteria as defined in Title 20 section 20.64.030 and Chapter 20.44 (See Finding 2, evidence “e, f, g, h, j”)
- d) Pursuant to Appendix 15 of the Monterey County Coastal Implementation Plan, no off-street parking is required for ADU’s on the subject property.
- e) Necessary public and private facilities are available: Public water supply is from CAL-AM (additional water credits were obtained from the Malpasos Water Company) and wastewater collection/treatment is serviced by the Carmel Area Wastewater District.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development can be found in Project File PLN240045.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development permitted in the underlying zone as a conditional use (i.e.; development within 750 feet of known archaeological resources).

### **DECISION**

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

- 1) Consider an Addendum together with a previously adopted Mitigated Negative Declaration (SCH No. 2018091011), and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of:
  - 1) Approve a Combined Development Permit consisting of:
    - a) Coastal Administrative Permit and Design Approval to allow construction of a 2,707 square foot two-story single-family dwelling with attached garage, and associated site improvements;
    - b) Coastal Administrative Permit and Design Approval to allow the construction of a 1,126 square-foot Accessory Dwelling Unit and associated site improvements; and
    - c) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

In general conformance with the attached plans and subject to attached conditions of approval, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of June, 2026.

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Mike Novo, AICP  
Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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 construction permit and must comply with the Monterey County Building Ordinance in every respect.

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

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

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

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# County of Monterey HCD Planning

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

PLN240045

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN240045) allows the construction of a 2,707 square foot two-story single-family dwelling with an attached garage and associated site improvements, and a 1,126 square foot ADU within 750 feet of known archaeological resources. The property is located at 26307 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-012-000), Carmel Area Plan/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 the Zoning Administrator for Assessor's Parcel Number 009-463-012-000 on June 25, 2026. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of 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. 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 throughout 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.

### 4. 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.

## 5. PD012(D) - LANDSCAPE PLAN AND MAINTENANCE

**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.

## 6. 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.

## 7. PW0005 – DRIVEWAY IMPROVEMENTS

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Construct driveway connection to Isabella Ave. 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.

## 8. 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.

**9. 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.

**10. 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.

**11. 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:**

**12. PDSP001 - NON-STANDARD CONDITION: MM#1 CULTURAL RESOURCES (ARCHAEOLOGICAL MONITOR)**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** In order to reduce potential impacts to archaeological resources that may be discovered during site disturbance, a qualified archaeological monitor shall be present onsite during soil disturbing activities. These activities include, but are not limited to: grading and foundation excavation. A qualified archaeological monitor is defined as a licensed professional archaeologist on the list of County-approved archaeological consultants. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by both the Tribal Monitor or other appropriate NAHC-recognized representative and the onsite qualified archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated with concurrence of the County. In order to facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring.

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 1. The owner/applicant shall submit the plans to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of grading or building permits, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include, but not be limited to: pre-construction meeting agenda, specific construction activities for which the monitor shall be present, any construction activities for which the archaeological monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site shall be halted. The contract shall be submitted to HCD-Planning for review and approval. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 1c: Prior to the issuance of grading or building permits, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any construction 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.

### 13. PDSP002 - NON-STANDARD CONDITION: MM#2 CULTURAL RESOURCES

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Due to the project site's location in CA-MNT-17, a recorded prehistoric site and because the project includes excavation for a foundation, there is a potential for human remains or cultural artifacts to be accidentally uncovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified professional Archaeologist (chosen from the County-approved list of consultants), and the Most Likely Descendant (MLD) as identified by The Native American Heritage Commission and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition.

In the event that archaeological materials other than human remains are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeologist and a Tribal Monitor. A Tribal Monitor is defined as a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative. If the find is determined to be historically (as determined by a qualified archaeologist) or culturally (as determined by a Tribal Monitor) significant, appropriate mitigation measures shall be implemented in accordance with the Compliance or Monitoring Actions to be Performed, contained in this Condition of Approval. All mechanical excavation undertaken with a backhoe shall be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site.

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

Mitigation Measure Monitoring Action No. 2a.: Notes on Plans

Prior to the issuance of grading or building permits, the owner/applicant shall include a note on the plans encompassing the language within Mitigation Measure No. 2, including the actions to be performed. The owner/applicant shall submit plans to HCD-Planning for review and approval.

Mitigation Measure Monitoring Action No. 2b.: Discovery of Human Remains

If human remains are discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request that they determine that no investigation of the cause of death is required;
- The Owner/Applicant/Contractor shall contact Monterey County HCD-Planning within 24 hours of the find to alert them to the discovery;
- If the County Coroner determines the remains to be Native American:
  - o The Coroner shall contact the Native American Heritage Commission and HCD-Planning within 24 hours of the determination.
  - o The Native American Heritage Commission shall identify the person or persons it believes to be the MLD (from a tribal group such as, though not limited to, the Esselen, Salinan, Costonoans/Ohlone or Chumash, as appropriate tribal groups, as appropriate.
  - o The MLD may make a 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 5097.98.

- If the remains are determined to be Native American, and the MLD, in concurrence with a qualified archaeologist, determines that:

- a. The remains are evidence of a larger burial of human remains, which would qualify as a “unique archaeological resource”, as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or
- b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation, then

The Owner/Applicant/Contractor will work with HCD-Planning to move/shrink/modify/redesign the portions of the project which will have further impact on those areas of the site containing remains. Modified plans shall be submitted to HCD-Planning. The redesign shall be in accordance with the process codified in State law Public Resources Code section 5097.98 with penalty for violation pursuant to Public Resources Code section 5097.994. No work shall re-commence on site within 50 meters of the find until the County has approved the revisions to the approved plans.

CONTINUED IN CONDITION NO. 11

**14. (CONT) Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** (CONTINUED FROM CONDITION NO. 13)

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

If significant tribal cultural artifacts (determined to be significant by the onsite Tribal Monitor – not including human remains which are handled in accordance with Public Resources Code section 5097.98 and penalty for violation pursuant to Public Resources Code section 5097.994) are discovered during construction activities, there shall be no further mechanical excavation (e.g.: backhoe, trencher, etc.) or ground disturbance within 50 meters (164 feet) of the find on the parcel and the following shall occur:

- The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be surgically uncovered and extracted by a qualified archaeologist, and stored safely through the duration of excavation;
- Excavation will continue by hand (shovels) within a perimeter of two (2) meters surrounding the artifact for the subsequent one (1) meter of depth;
- If another significant tribal cultural artifact is found within the perimeter, the perimeter requirement for hand digging will be extended around the newly discovered artifact as well.
- If no additional significant tribal cultural artifacts are found in the original perimeter, or any of the subsequent perimeters, mechanical excavation may resume to completion unless another significant artifact is discovered in the process. If significant artifacts are discovered again after restarting mechanical excavation, hand digging will be required again as dictated by this condition.
- If human remains are found at any time during either hand digging or mechanical excavation, the Owner shall take the steps required by Mitigation Measure Monitoring Action No. 2b.

After completion of excavation activities, all recovered artifacts will be catalogued by both the Tribal Cultural Monitor and the qualified archaeological monitor. Once catalogued, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, the qualified archaeologist will return all artifacts within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society, at the discretion of the property owner. A Final Technical Report shall be submitted to by the qualified archaeologist to HCD-Planning within one year of the discovery.

**15. PDSP003 - NON-STANDARD CONDITION: MM#3 CONSERVATION EASEMENT**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If Native American human remains are uncovered during construction, and will remain on site, a conservation and scenic easement shall be conveyed to the County over the entire parcel, excepting only those areas of the parcel where the residence and landscaping are authorized. An easement deed shall be submitted to, reviewed, and approved by, the Chief of HCD-Planning and accepted by the Board of Supervisors prior to final building permits.

(HCD-PLANNING)

**Compliance or Monitoring Action to be Performed:** Mitigation Measure Action 3a:  
Within 24 hours of confirmation by the County Coroner that uncovered remains found onsite have been identified as Native American, the applicant/owner shall notify HCD-Planning that a Conservation and Scenic Easement is to be surveyed and submitted.

Prior to issuance of final building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, with the metes and bound description developed in consultation with a certified professional, to HCD-Planning for review and approval.

Mitigation Measure Action 3b:  
Prior to the issuance of final building permits, the Owner/Applicant shall record the conservation and scenic easement deed and corresponding map and submit a copy of the recorded deed and map to HCD-Planning.

**16. PDSP004-NON-STANDARD CONDITION: MM#4 PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACE!**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** In order to ensure that Tribal Cultural Resources incur less than significant impacts, a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measure #2. 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:** Mitigation Measure Action 4a:  
Prior to issuance of a construction permit for grading and/or building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:  
Any artifacts found that are not associated with a finding of human remains shall be catalogued by both the Tribal Monitor and the Qualified Archaeological Monitor. Once catalogued, the Qualified Archaeological Monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A Final Technical Report shall be submitted by the qualified archaeologist to HCD-Planning within one year of the discovery. Artifacts associated with a finding of human remains shall be reburied in accordance with State law and penalty for violation pursuant to PRC section 5097.994, and a conservation easement shall be required to be recorded over the parcel, as required in MM#3.

Mitigation Measure Action 4c:  
Prior to final building inspection, the Tribal Monitor or other appropriately NAHC-recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and/or cultural finds or no finds, as applicable.

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# ADAMSKI RESIDENCE

## 26307 Isabella Avenue Carmel, California

### PROJECT DATA

### PROJECT INFORMATION

### SHEET INDEX

#### LOT DATA

LOT SIZE: 0.1936 ACRE (8,427 S.F.)  
 ZONING: MDR/2-D(18)(CZ)  
 BUILDING HEIGHT: ALLOWABLE 18' MAX.  
 APN: 009-463-012-00  
 OCCUPANCY GROUP: R3 FOR HOUSE - U FOR GARAGE

ALLOWED:	MAIN HOUSE	ADU
FAR:	3,742.2 S.F. (45%)	800 S.F. - 1,200 S.F.
BLDG. SITE COVERAGE:	2,444.5 S.F. (35%)	N/A

#### FLOOR AREA

MAIN HOUSE FLOOR AREA:	
1ST FLOOR ENTRY / BEDROOMS	1,545 S.F.
GARAGE / MECH.	264 S.F.
2ND FLOOR LIVING SPACE	843 S.F.
<b>TOTAL FLOOR AREA</b>	<b>2,707 S.F. (32.1%)</b>
REMAINING FLOOR AREA = 1,085.2 S.F. (12.9%)	
ADU FLOOR AREA:	
LIVING SPACE	1,090 S.F.
LAUNDRY / MECHANICAL	36 S.F.
<b>TOTAL FLOOR AREA</b>	<b>1,126 S.F.</b>

OWNER: CHRISTOPHER ADAMSKI  
 12 RONNOGO ROAD  
 CARMEL VALLEY, CA 939240

PROJECT ADDRESS: 26307 ISABELLA AVE.  
 CARMEL, CA 93923

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

ARCHITECTURAL:

A-0.1	COVER SHEET
A-1.0	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-1.2	EXCAVATION DIAGRAM
A-2.1	MAIN HOUSE PLANS
A-2.2	ADU PLANS
A-3.1	NORTH & SOUTH ELEVATIONS
A-3.2	EAST ELEVATIONS
A-3.3	WEST ELEVATIONS
A-7.1	MATERIAL SAMPLES
A-7.2	RENDERED PERSPECTIVES

#### SETBACKS

MAIN HOUSE		
SETBACKS:	REQUIRED	PROPOSED
FRONT (VALLEY VIEW)	20'-0"	20'-1.5"
SIDES (EAST)	5'-0"	5'-0"
SIDES (WEST)	5'-0"	45'-0"
REAR	10'-0"	10'-0"
ADU		
SETBACKS:	REQUIRED	PROPOSED
FRONT (VALLEY VIEW)	20'-0"	21'-10.5"
SIDES (EAST)	4'-0"	45'-6"
SIDES (WEST)	4'-0"	5'-0"
REAR	4'-0"	11'-6.5"

#### BUILDING SITE COVERAGE

MAIN HOUSE BUILDING SITE COVERAGE:	1,972 S.F. (23.5%)
REMAINING BUILDING SITE COVERAGE = 977.6 S.F. (11.5%)	
ADU COVERED ENTRY / PATIO & CARPORT:	664 S.F. (7.9%)

LAND SURVEYOR: LUCIDO SURVEYORS  
 245 FOAM STREET, SUITE 200  
 MONTEREY, CA 93940  
 PH: 831-620-5032

ARBORIST: ROB THOMPSON  
 THOMPSON WILDLAND MANAGEMENT (TWM)  
 57 VIA DEL REY  
 MONTEREY, CA 93940  
 PH: (831) 372-3746

CIVIL ENGINEER: C3 ENGINEERING, INC.  
 126 BONIFACIO PLACE, SUITE C  
 MONTEREY, CA 93940  
 PH: (831) 647-1142  
 CONTACT: JENNIFER RUDOLPH

LANDSCAPE ARCHITECT: SEVEN SPRINGS STUDIO  
 2548 EMPIRE GRADE  
 SANTA CRUZ, CA 95060  
 PH: (831) 466-4617  
 CONTACT: SIMON PHILLIPS

GEOTECHNICAL: HARO, KASUNICH AND ASSOCIATES, INC.  
 116 EAST LAKE AVENUE  
 WATSONVILLE, CA 95076  
 PH: (831) 722-4175  
 CONTACT: JOHN KASUNICH

ARCHAEOLOGIST: HISTORIC RESOURCE ASSOCIATES  
 9142 BIRD ROCK ROAD  
 PEBBLE BEACH, CA 93953  
 CONTACT: DANA SUPERNOWICZ

#### CIVIL:

C1	TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	STORMTECH DETAILS
C4	CONSTRUCTION DETAILS
C5	EROSION CONTROL PLAN

#### LANDSCAPE:

L-1.0	PLANTING PLAN
L-2.0	LIGHTING PLAN

#### BUILDING HEIGHT

	MAIN HOUSE	ADU
MAXIMUM ALLOWED HEIGHT:	18 FT.	18 FT.
PROPOSED HEIGHT:	18 FT.	19.8 FT.
EXISTING LOW GRADE:	51.5'	52.66'
EXISTING HIGH GRADE:	56.5'	57.75'
EXISTING AVERAGE GRADE:	54.0'	55.2'
MAXIMUM BUILDING HEIGHT:	72.0'	71.2'

#### SITE COVERAGE

SITE COVERAGE - IMPERVIOUS:	MAIN HOUSE	ADU
BUILDING SITE COVERAGE:	1,972 S.F.	664 S.F.
SITE WALLS	142 S.F.	111 S.F.
PATIOS	638 S.F.	345 S.F.
SUB TOTAL IMPERVIOUS	2,752 S.F.	1,120 S.F.
SITE COVERAGE - PERVIOUS:	MAIN HOUSE	ADU
DRIVEWAY	191 S.F.	181 S.F.
STEPPING STONES / LANDINGS	231 S.F.	115 S.F.
SUB TOTAL PERVIOUS	422 S.F.	304 S.F.
<b>TOTAL SITE COVERAGE</b>	<b>3,174 S.F.</b>	<b>1,424 S.F.</b>

#### PROJECT DESCRIPTION

CONSTRUCTION OF NEW, 2 STORY, 2,707 S.F. SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS, 3 FULL BATHS, 1 HALF BATH, 1 CAR GARAGE, SECOND FLOOR VIEW DECK, PERIMETER FENCES UP TO 6 FEET, AND LOW PRIVACY WALLS ON ISABELLA AVENUE UP TO 4 FEET.

CONSTRUCTION OF NEW, 1 STORY, DETACHED, 1,085.2 S.F. ADU WITH 2 BEDROOMS, 2 FULL BATHS, 1 CAR CARPORT, COVERED ENTRY, COVERED PATIO, AND PERIMETER FENCES UP TO 5 FEET.

#### OWNERSHIP NOTES

- OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:
- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
  - THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
  - THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
  - IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

#### UTILITIES

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

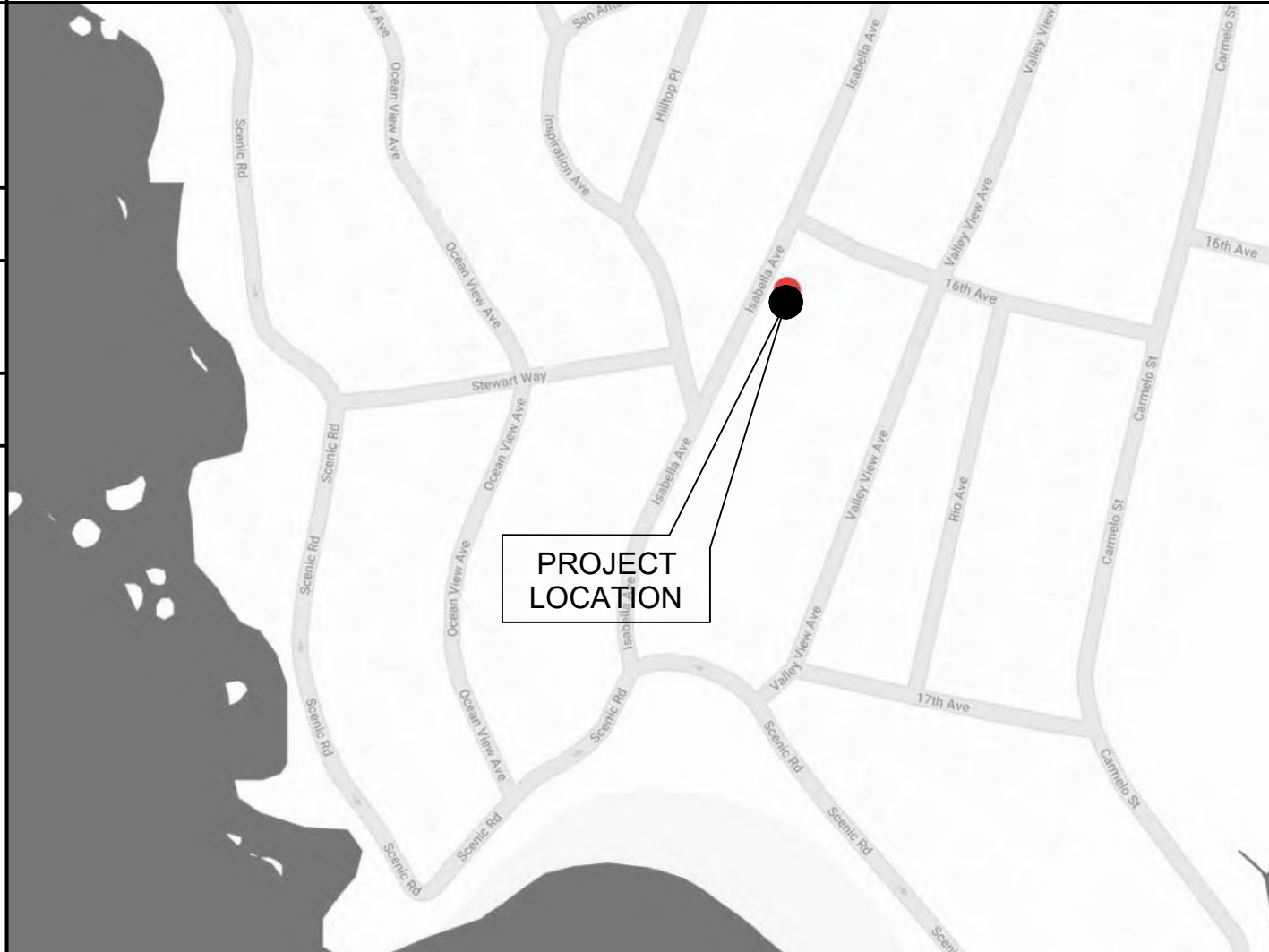
#### TREE REMOVAL

REMOVAL OF ONE 12" TREE.

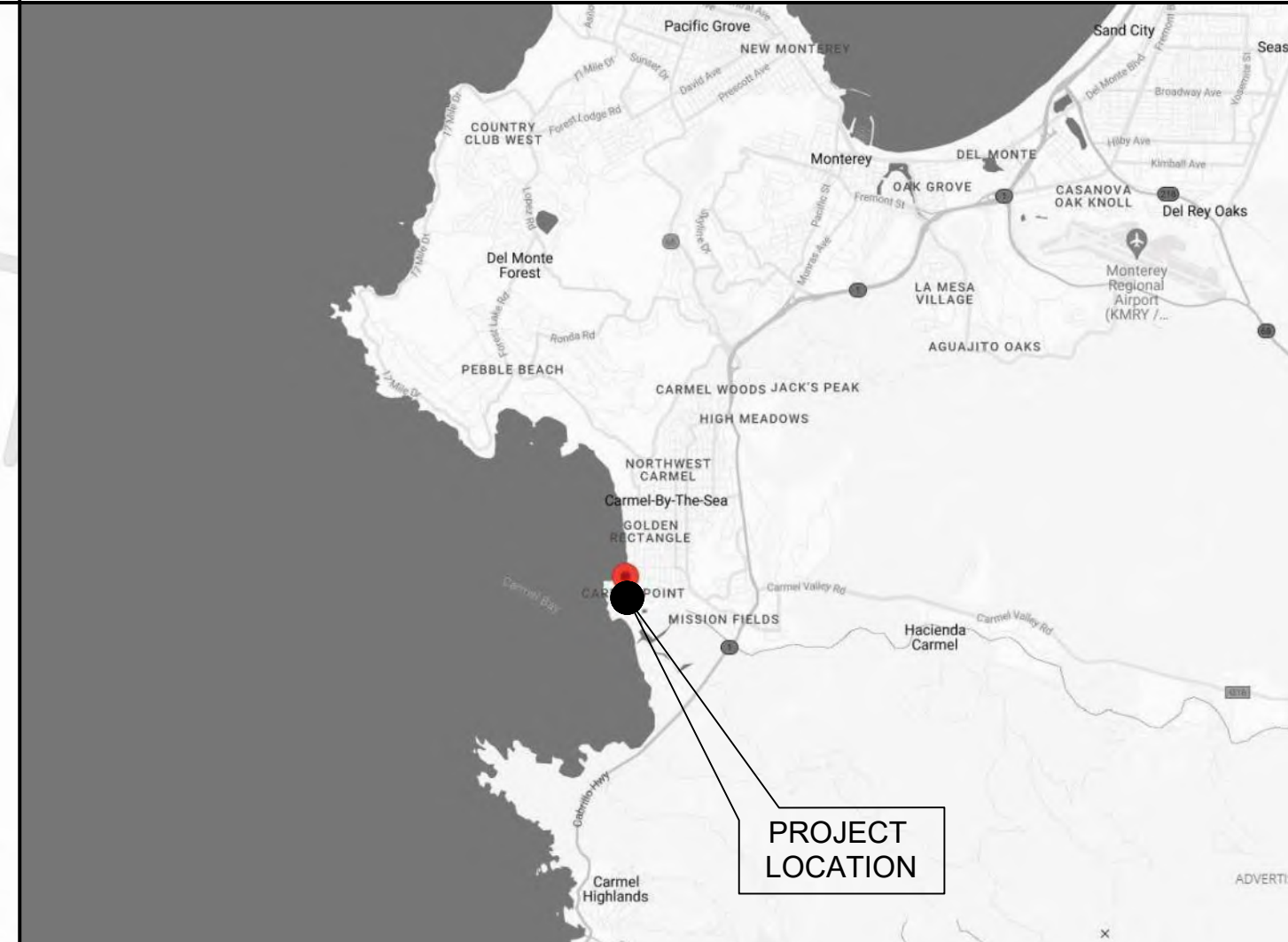
#### ARCHAEOLOGICAL NOTES

- STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
- ARCHAEOLOGICAL MITIGATION REQUIREMENTS ADOPTED BY MONTEREY COUNTY FOR ITS MITIGATED NEGATIVE DECLARATION AND FOR COUNTY CDP# FLN10011, FLN10012, AND FLN10013, ARE INCORPORATED AS CONDITIONS.
- ARCHAEOLOGICAL RESOURCES REPORT. ANY RECOMMENDATIONS OR OTHER MEASURES INCLUDED IN THE ARCHAEOLOGICAL REPORT CURRENTLY UNDERWAY WILL BE INCLUDED ON THE BUILDING PERMIT FOR NEW CONSTRUCTION.
- TRIBAL MONITOR. PRIOR TO GROUND DISTURBING ACTIVITIES RELATING TO NEW CONSTRUCTION, THE APPLICANT SHALL CONTRACT WITH THE LOCAL TRIBAL REPRESENTATIVE TO CONDUCT ONSITE MONITORING FOR THE DURATION OF THE GROUND DISTURBING ACTIVITIES.

#### LOCATION MAP



#### VICINITY MAP



REVISION	No.

CONSULTANT:

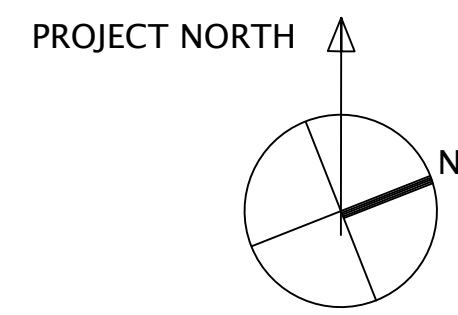
**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7640 • WEB: www.ericmillerarchitects.com

ARCHITECT

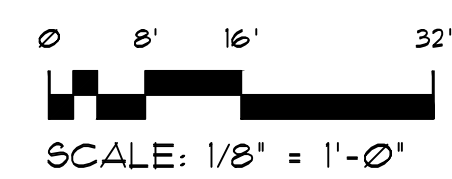
COVER SHEET  
 JOB NAME: Adamski Residence  
 26307 Isabella Avenue  
 Carmel, CA 93923  
 A.P.N. 009-463-012-000

DATE:	7/8/2025
SCALE:	N/A
DRAWN:	HRM
JOB NUMBER:	22.10

**A0.1**  
 SHEET OF



**EXISTING SITE PLAN**



REVISION	No.

CONSULTANT:

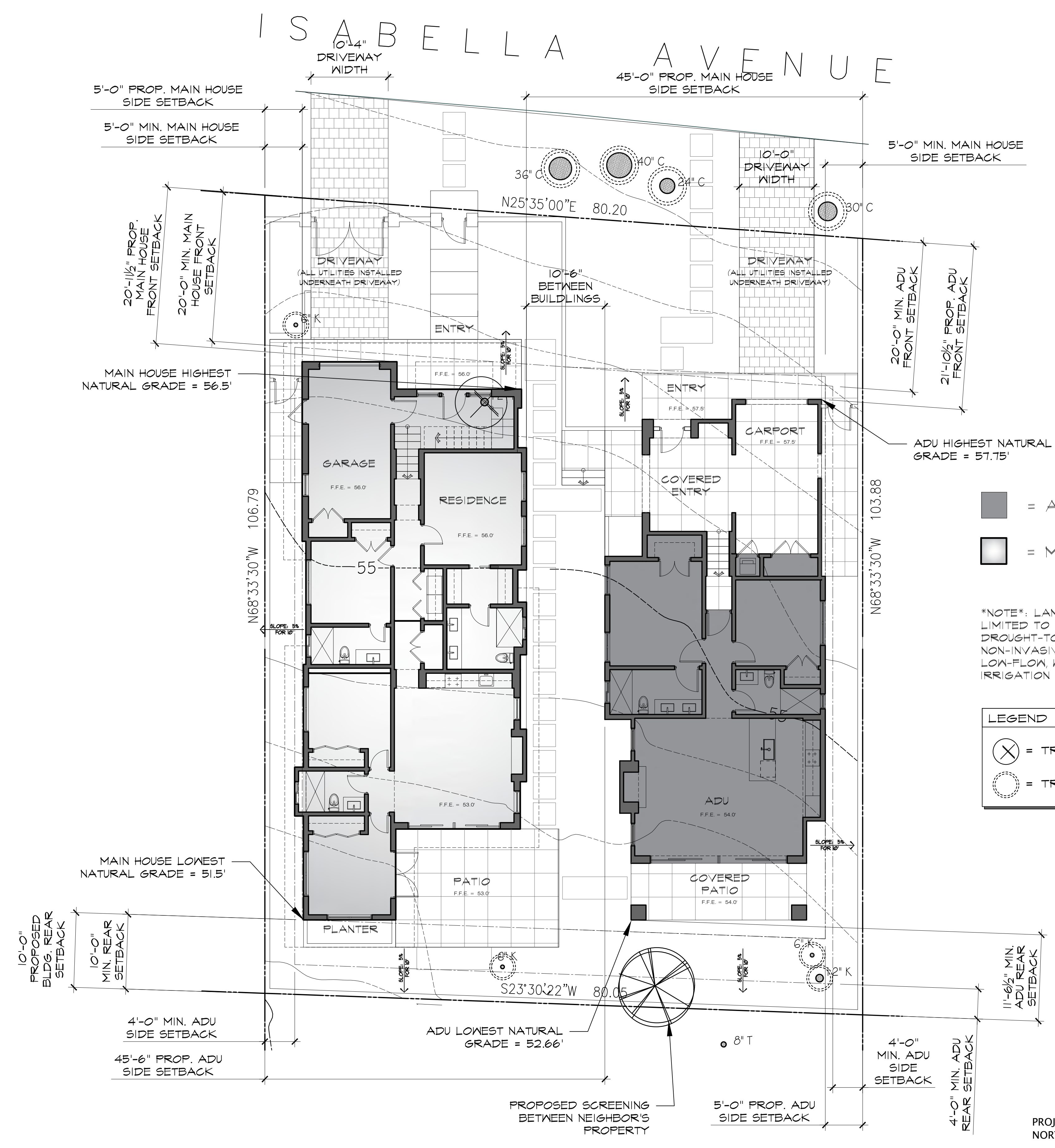
ARCHITECT  
**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

EXISTING SITE PLAN

JOB NAME: **Adamski Residence**  
 26307 Isabella Avenue  
 Carmel, CA 93923  
 A.P.N. 009-463-012-000

DATE: 7/8/2025  
 SCALE: 1/8" = 1'-0"  
 DRAWN: HRM  
 JOB NUMBER: 22.10

**A-1.0**  
 SHEET OF

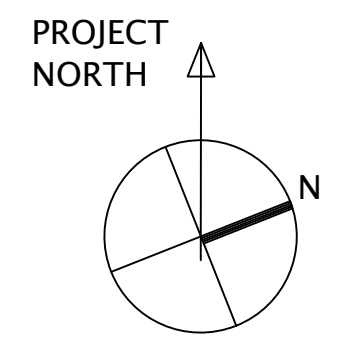


■ = ADU  
 □ = MAIN HOUSE

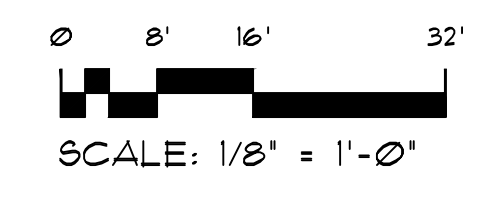
\*NOTE\*: LANDSCAPING SHALL BE LIMITED TO USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES W/ LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

**LEGEND**

⊗ = TREE TO BE REMOVED  
 ○ = TREE TO BE PROTECTED



**PROPOSED SITE PLAN**



REVISION	No.

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PROPOSED SITE PLAN  
 JOB NAME: Adamski Residence  
 2650T Isabella Avenue  
 Carmel, CA 95023  
 A.P.N. 004-463-012-000

DATE: 7/8/2025  
 SCALE: 1/8" = 1'-0"  
 DRAWN: HRM  
 JOB NUMBER: 22.10

**A-1.1**  
 SHEET OF

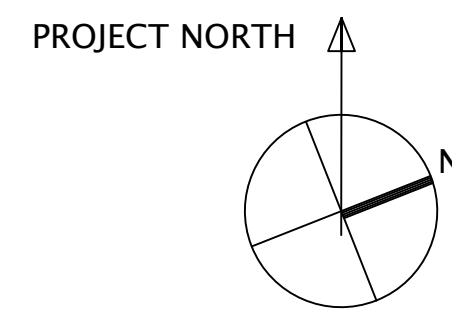


**CUT LEGEND**

	= 0' - 6" OF CUT
	= 6" - 1' OF CUT
	= 1' - 1.5' OF CUT
	= 1.5' - 2' OF CUT
	= 2' - 2.5' OF CUT
	= 2.5' - 2.9' OF CUT

**MAIN HOUSE EXCAVATION<sup>1</sup>**  
 GARAGE F.F.E. = 56.0'  
 0' - 5' = 137 S.F.  
 BEDROOM & FAMILY ROOM F.F.E. = 59.0'  
 0' - 5' = 204 S.F.  
 5' - 1' = 181 S.F.  
 1' - 1.5' = 241 S.F.  
 1.5' - 2' = 221 S.F.  
 2' - 2.5' = 222 S.F.  
 2.5' - 2.9' = 109 S.F.  
 TOTAL = 1,177 S.F.  
 NET TOTAL = 1,314 S.F.

**ADU EXCAVATION<sup>1</sup>**  
 CARPORT F.F.E. = 57.5'  
 0' - 3' = 25 S.F.  
 LIVING SPACE F.F.E. = 54.0'  
 0' - 5' = 187 S.F.  
 5' - 1' = 207 S.F.  
 1' - 1.5' = 210 S.F.  
 1.5' - 2' = 168 S.F.  
 2' - 2.5' = 52 S.F.  
 TOTAL = 824 S.F.  
 NET TOTAL = 849 S.F.



**EXCAVATION CUT DIAGRAM**

REVISION	No.

CONSULTANT:

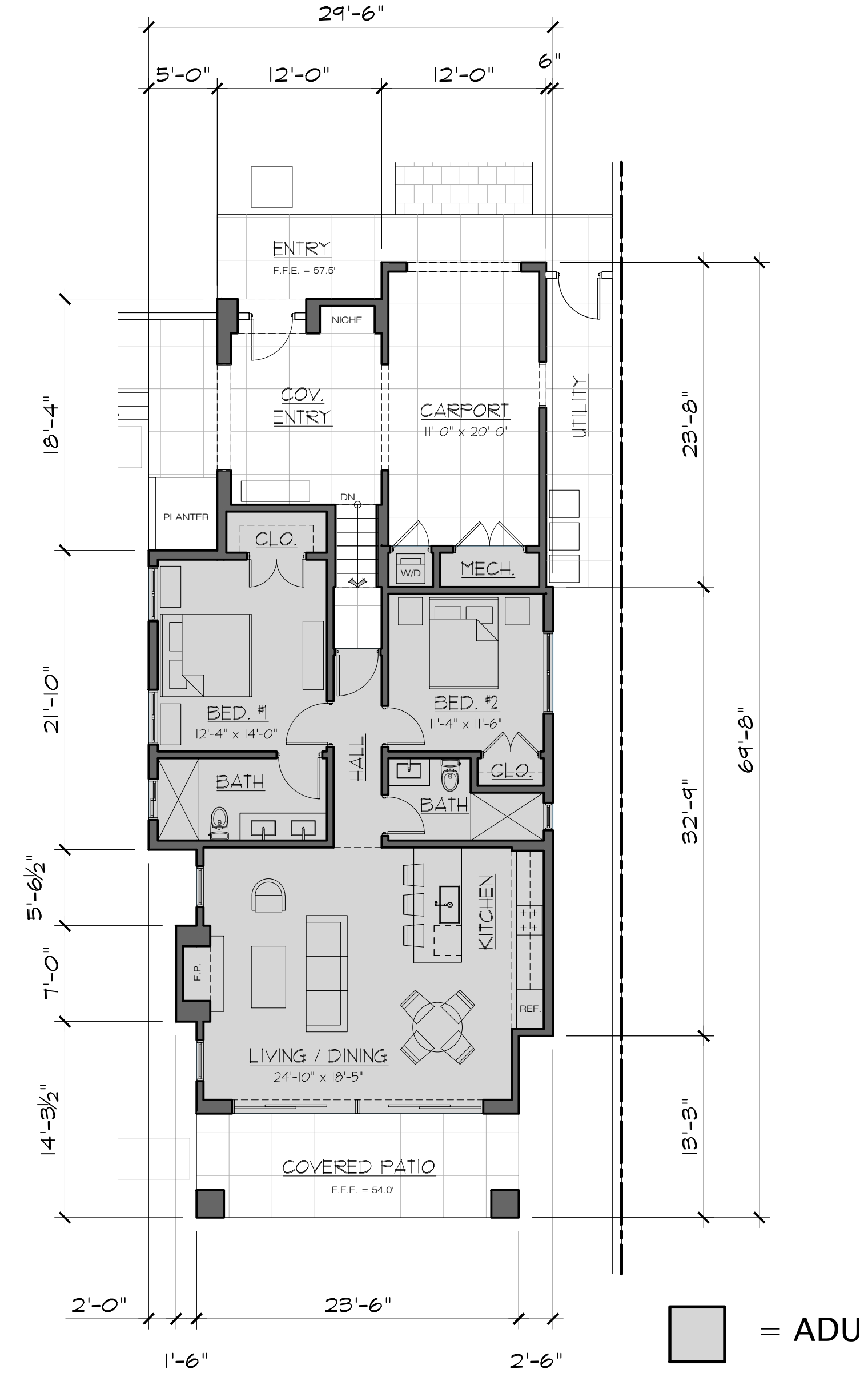
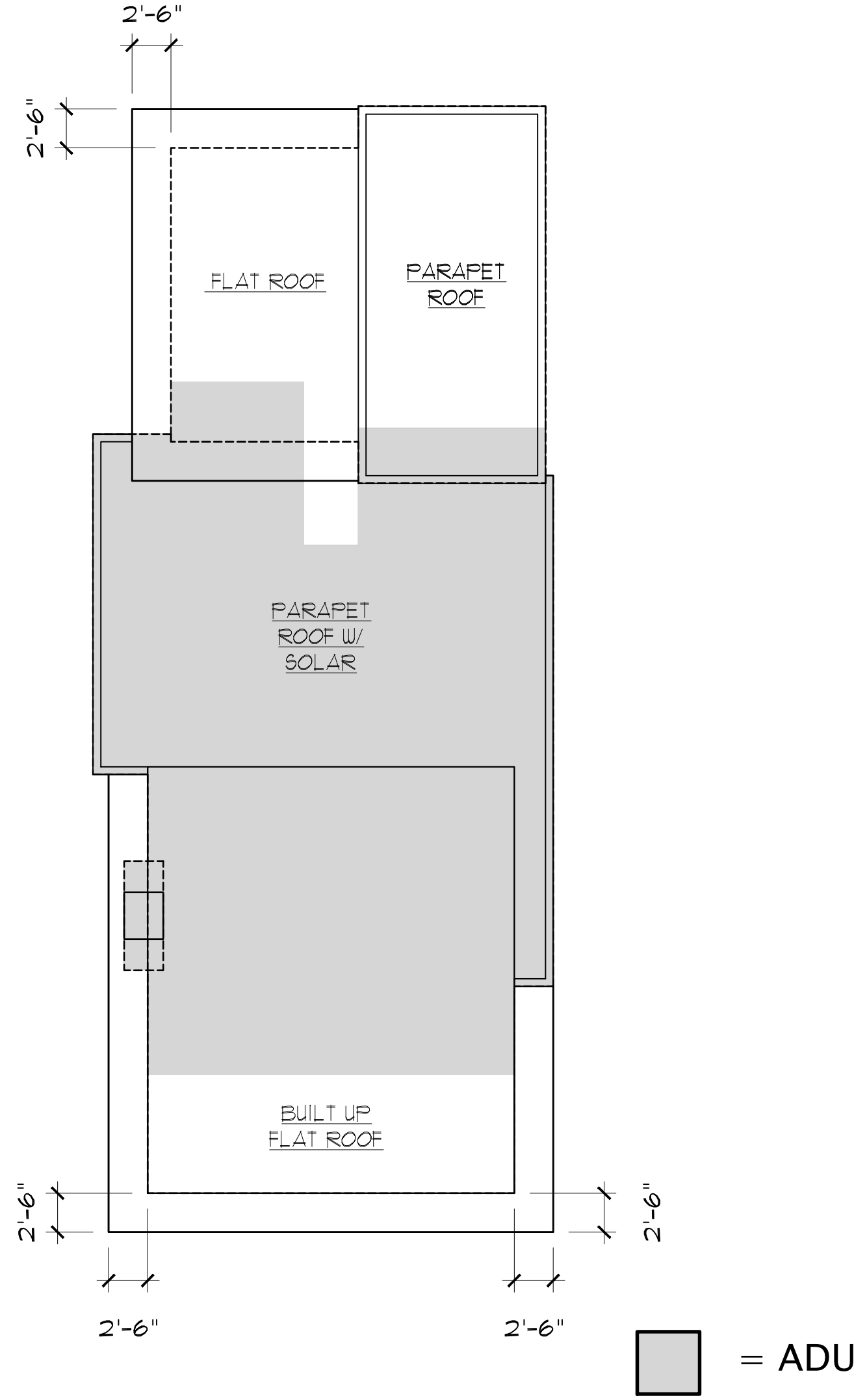
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EXCAVATION DIAGRAM  
 JOB NAME: Adamski Residence  
 26507 Isabella Avenue  
 Carmel, CA 93923  
 A.P.N. 004-463-012-000

DATE: 7/8/2025  
 SCALE: 1/8" = 1'-0"  
 DRAWN: HRM  
 JOB NUMBER: 22.10

**A-1.2**  
 SHEET OF





REVISION	No.

CONSULTANT:

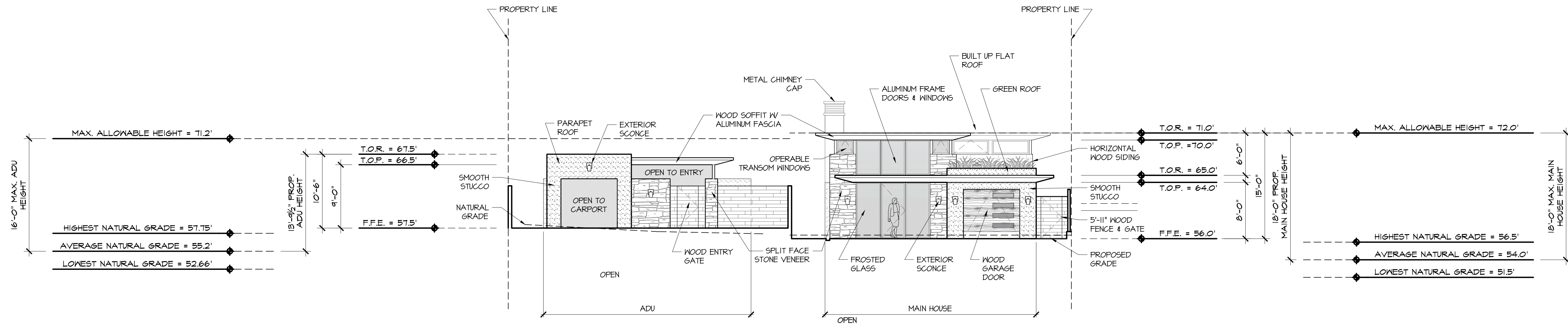
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SECOND FLOOR PLANS

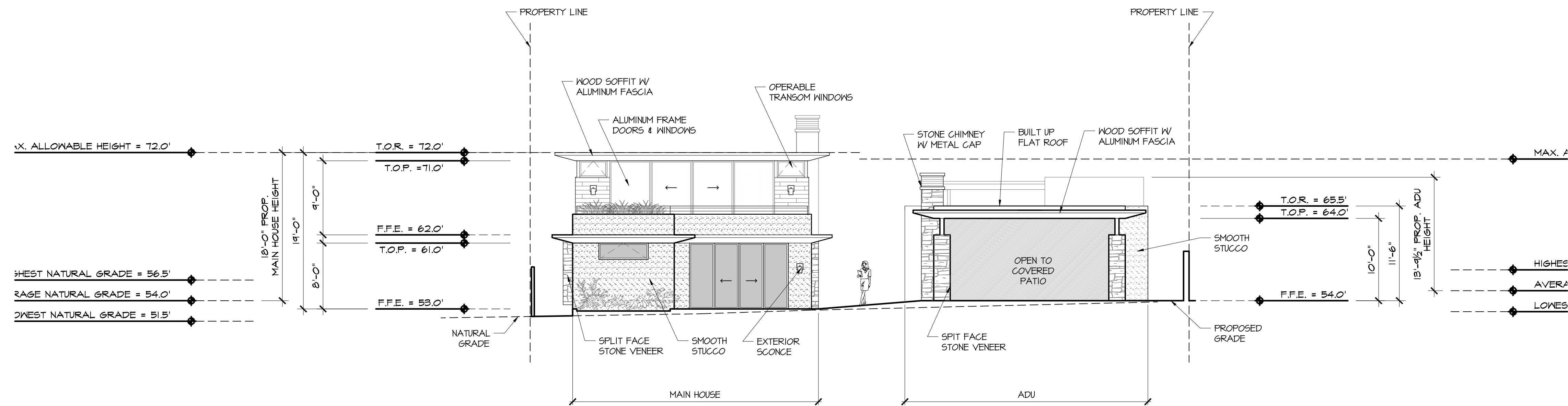
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 26507 Isabella Avenue  
 Carmel, CA 95023  
 A.P.N. 004-463-012-000

DATE: 7/8/2025  
 SCALE: 1/8" = 1'-0"  
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 JOB NUMBER: 22.10

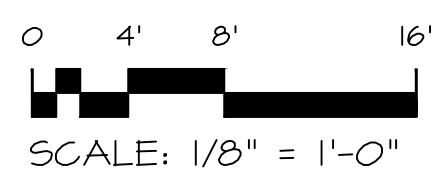
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 SHEET OF



**NORTH ELEVATION**



**SOUTH ELEVATION**



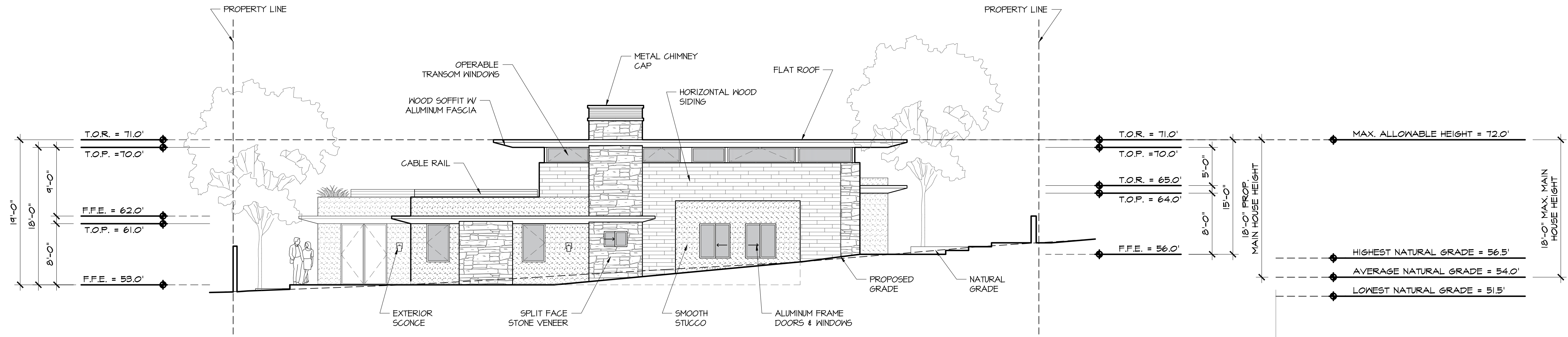
REVISION	No.

CONSULTANT:

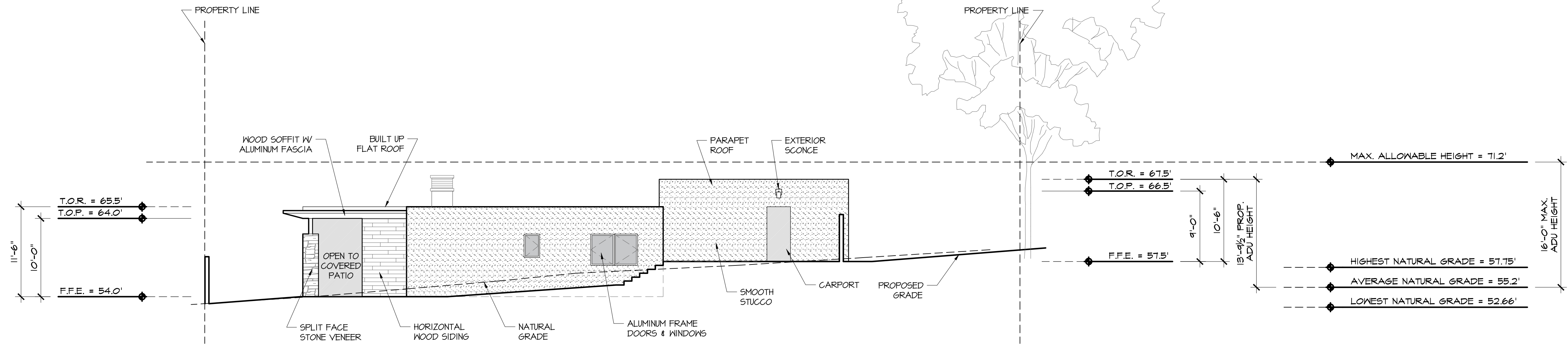
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**NORTH & SOUTH ELEVATIONS**  
 JOB NAME: **Adamski Residence**  
 26307 Isabella Avenue  
 Carmel, CA 93923  
 A.P.N. 009-463-012-000

DATE: 7/8/2025  
 SCALE: 1/8"=1'-0"  
 DRAWN: HRM  
 JOB NUMBER: 22.10



**EAST ELEVATION - MAIN HOUSE**



**EAST ELEVATION - ADU**



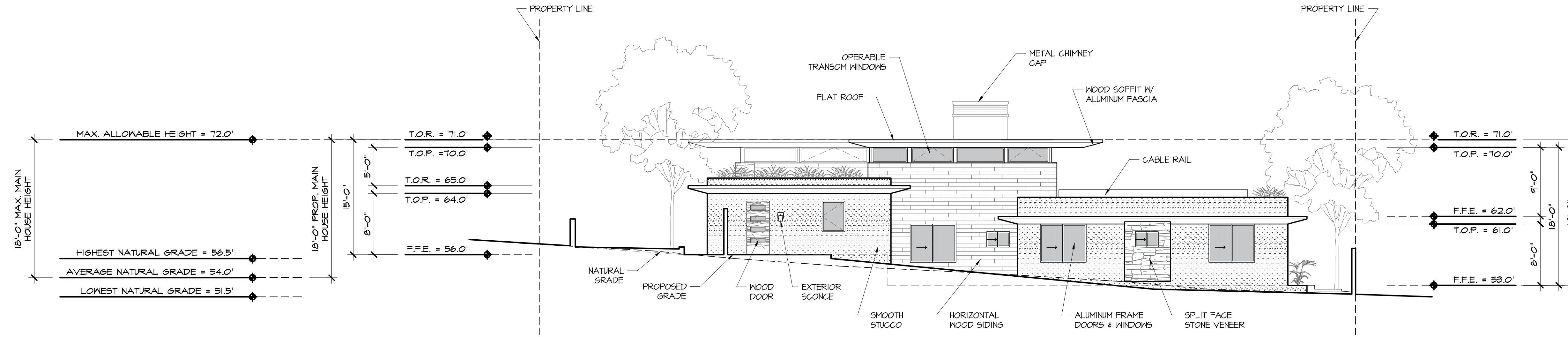
REVISION	No.

CONSULTANT:

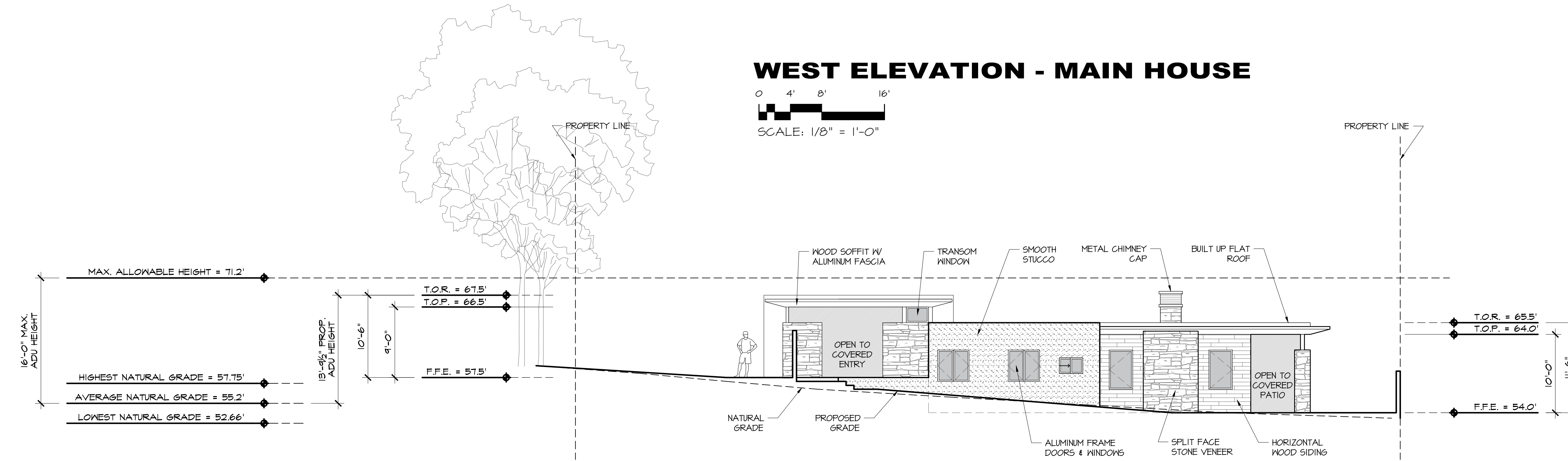
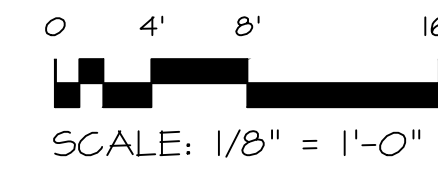
ARCHITECT  
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EAST ELEVATIONS  
 JOB NAME: **Adamski Residence**  
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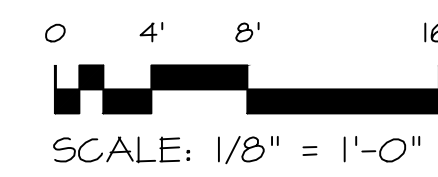
DATE: 7/8/2025  
 SCALE: 1/8"=1'-0"  
 DRAWN: HRM  
 JOB NUMBER: 22.10



**WEST ELEVATION - MAIN HOUSE**



**WEST ELEVATION - ADU**



REVISION	No.

CONSULTANT:

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WEST ELEVATIONS  
 JOB NAME: **Adamski Residence**  
 26307 Isabella Avenue  
 Carmel, CA 93923  
 A.P.N. 009-463-012-000

DATE:	7/8/2025
SCALE:	1/8"=1'-0"
DRAWN:	HRM
JOB NUMBER:	22.10

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TRENCH GRATES - URBAN ACCESSORIES  
"FLOW" IN ALUMINUM



DRAIN COVER - URBAN ACCESSORIES  
"OPCB" IN ALUMINUM

**10 DRAIN COVERS**

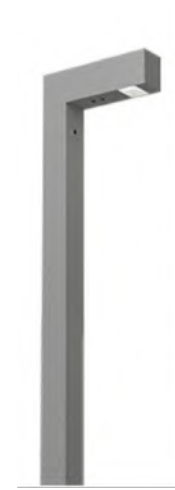


RECESSED DOWN LIGHT  
STAINLESS STEEL  
7W LED



MODEL : DICE SCOSCE LED IN WHITE BRONZE  
LAMP : 3.5 LED WATT  
MANUFACTURER : ROCKY MOUNTAIN HARDWARE

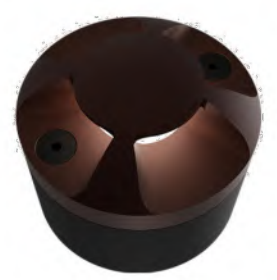
**11 EXTERIOR LIGHTING**



PATH DOWNLIGHT  
STAINLESS STEEL FINISH  
3W LED



WALL DOWNLIGHT  
STAINLESS STEEL FINISH  
3W LED



DRIVEWAY SURFACE DOWNLIGHT  
STAINLESS STEEL FINISH  
3W LED

**12 LANDSCAPE LIGHTING**



SMOOTH BEIGE STUCCO

**7 STUCCO**



TAPERED WOOD EAVE



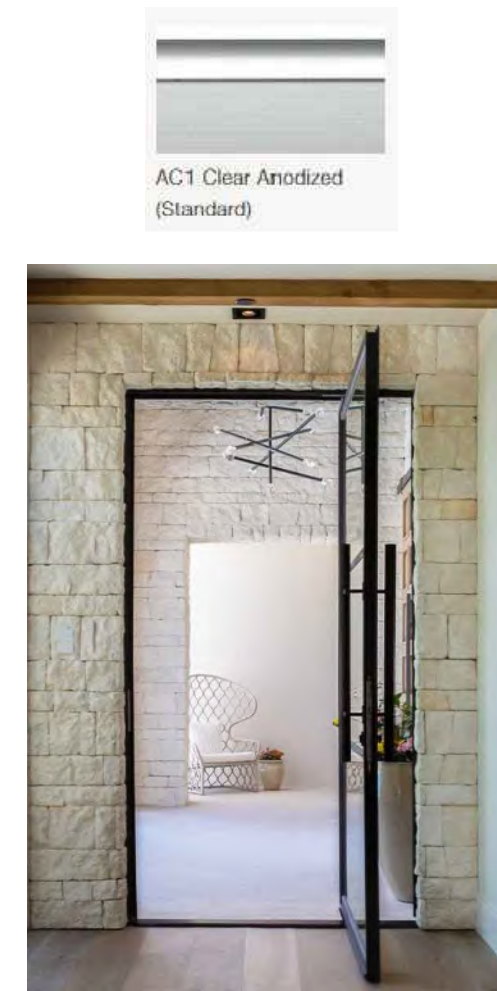
ALUMINUM FASCIA

**8 OVERHANG & EAVE**



MANUFACTURER : CARRIAGE HOUSE  
STYLE : "SONOMA" IN DOUGLAS FIR AND ALUMINUM

**9 GARAGE DOOR**



PIVOT DOOR  
MANUFACTURER: ARGADIA  
FRAME: CLEAR ANODIZED



MINIMAL FRAME SLIDING  
GLASS DOOR



METAL FRAME WINDOWS

**4 WINDOW & DOORS**



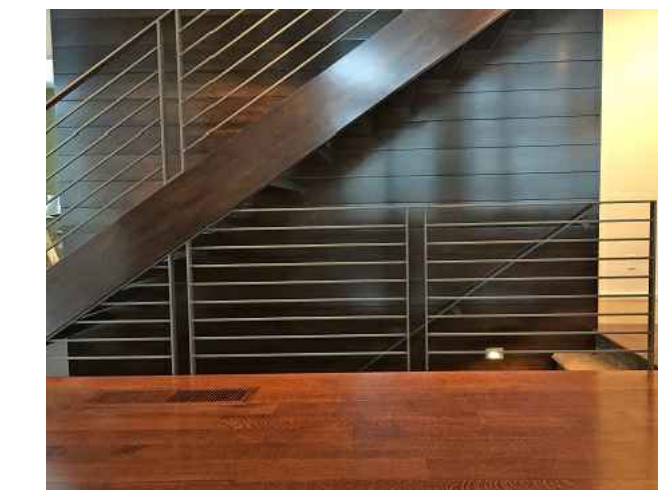
EXTERIOR STEPS  
WITH UNDERLIGHTING



HORIZONTAL  
WOOD FENCE



EXTERIOR FLOOR TILE SAMPLE



METAL GUARDRAIL

**5 SITE WORK**



THIN VENEER STONE: HUDSON LEDGESTONE  
STONE LAYOUT : ASHLAR DRY STACK

**6 STONE VENEER**



BUILT UP FLAT ROOF



GREEN ROOF

**1 METAL ROOF**



Silverdale

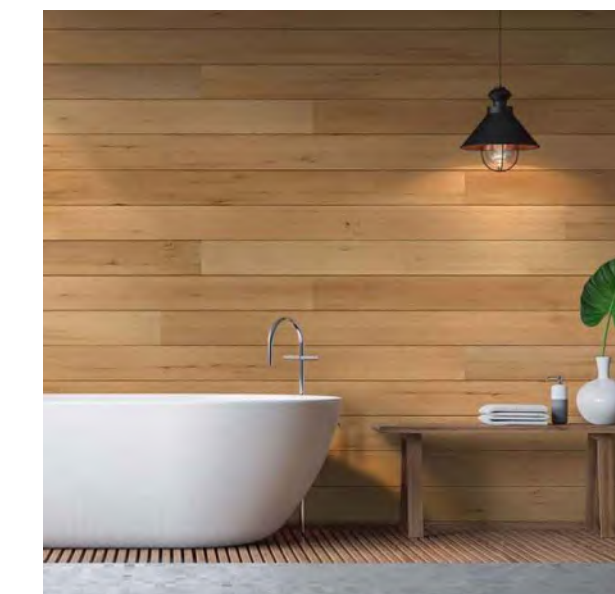


EXTERIOR FLOOR TILE SAMPLE  
COLOR: SILVERDALE  
MANUFACTURER: US STONE



COLOR: VERONA  
MANUFACTURER: BASALITE - ITALIAN RENAISSANCE

**2 PAVERS & PATIO**



THERMALLY MODIFIED WOOD, UFP EDGE V6 HEMLOCK



**3 WOOD SIDING & CEILING**

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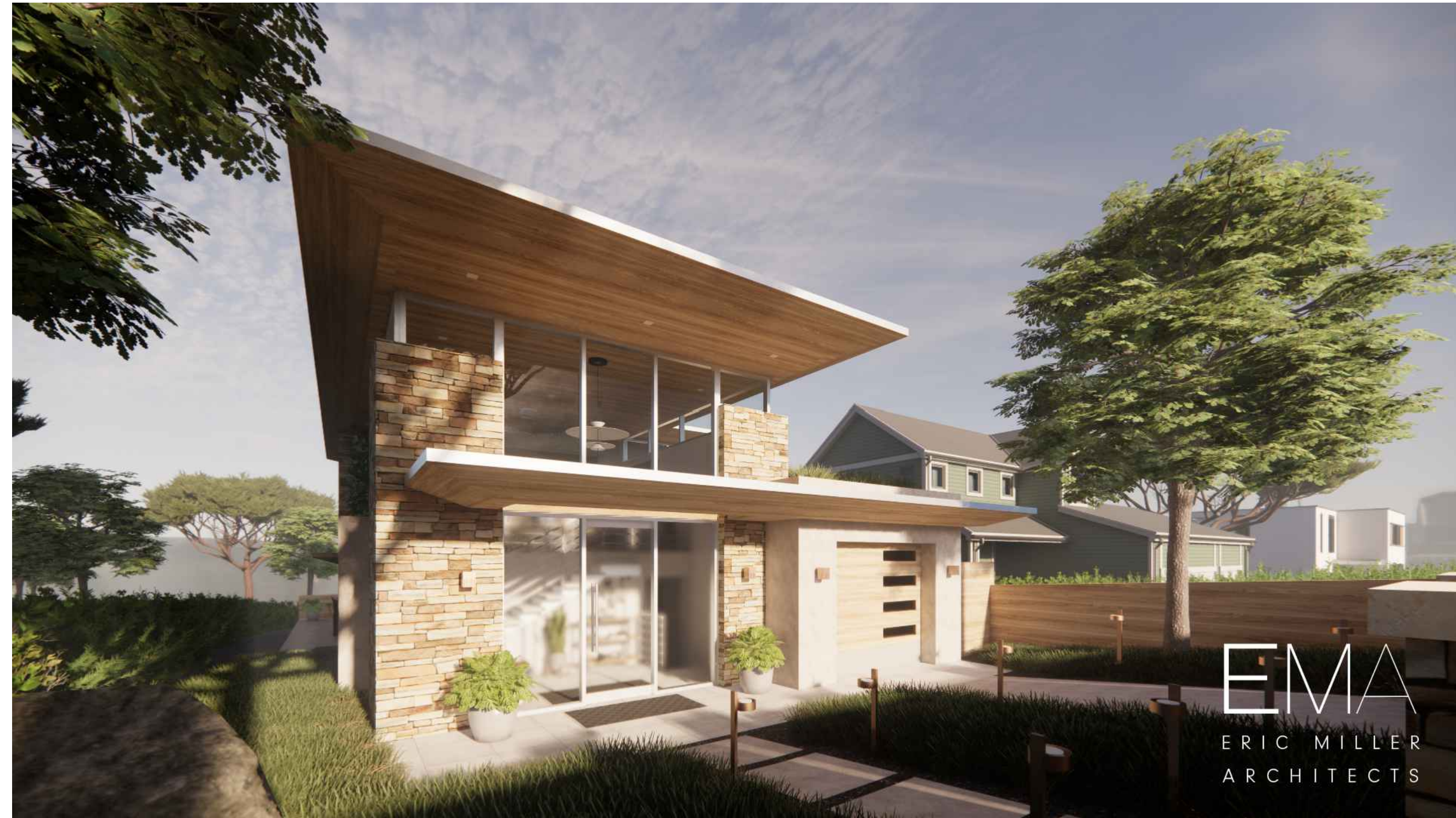
CONSULTANT:

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**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: Adamski Residence  
 26307 Isabella Avenue  
 Carmel, CA 93923  
 A.P.N. 009-463-012-000

DATE: 7/8/2025  
 SCALE: N.T.S.  
 DRAWN: HRM  
 JOB NUMBER: 22.10

**A-7.1**  
 SHEET OF



**MAIN HOUSE ENTRY PERSPECTIVE**



**MAIN HOUSE STREET PERSPECTIVE**



**MAIN HOUSE REAR PATIO PERSPECTIVE**



**MAIN HOUSE VIEW DECK PERSPECTIVE**

REVISION	No.

CONSULTANT:

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 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

**RENDERED PERSPECTIVES**  
 JOB NAME: Adamski Residence  
 26307 Isabella Avenue  
 Carmel, CA 93923  
 A.P.N. 009-463-012-000

DATE: 7/8/2025  
 SCALE: N.T.S.  
 DRAWN: HRM  
 JOB NUMBER: 22.10

**A7.2**  
 SHEET OF





**STORMTECH CHAMBER SPECIFICATIONS**

- CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 ARE MET FOR: 1. LONG-DURATION DEAD LOADS AND 2. SHORT-DURATION LIVE LOADS BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET ASTM F2122 POLYETHYLENE OR ASTM F2411 POLYPROPYLENE STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2777 STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING FOR REVIEW TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE.
  - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.5 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2777 AND BY AASHTO FOR THERMOPLASTIC PIPE.
  - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 ARE MET THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2411 OR ASTM F2122 MUST BE USED AS PART OF THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
  - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

**IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM**

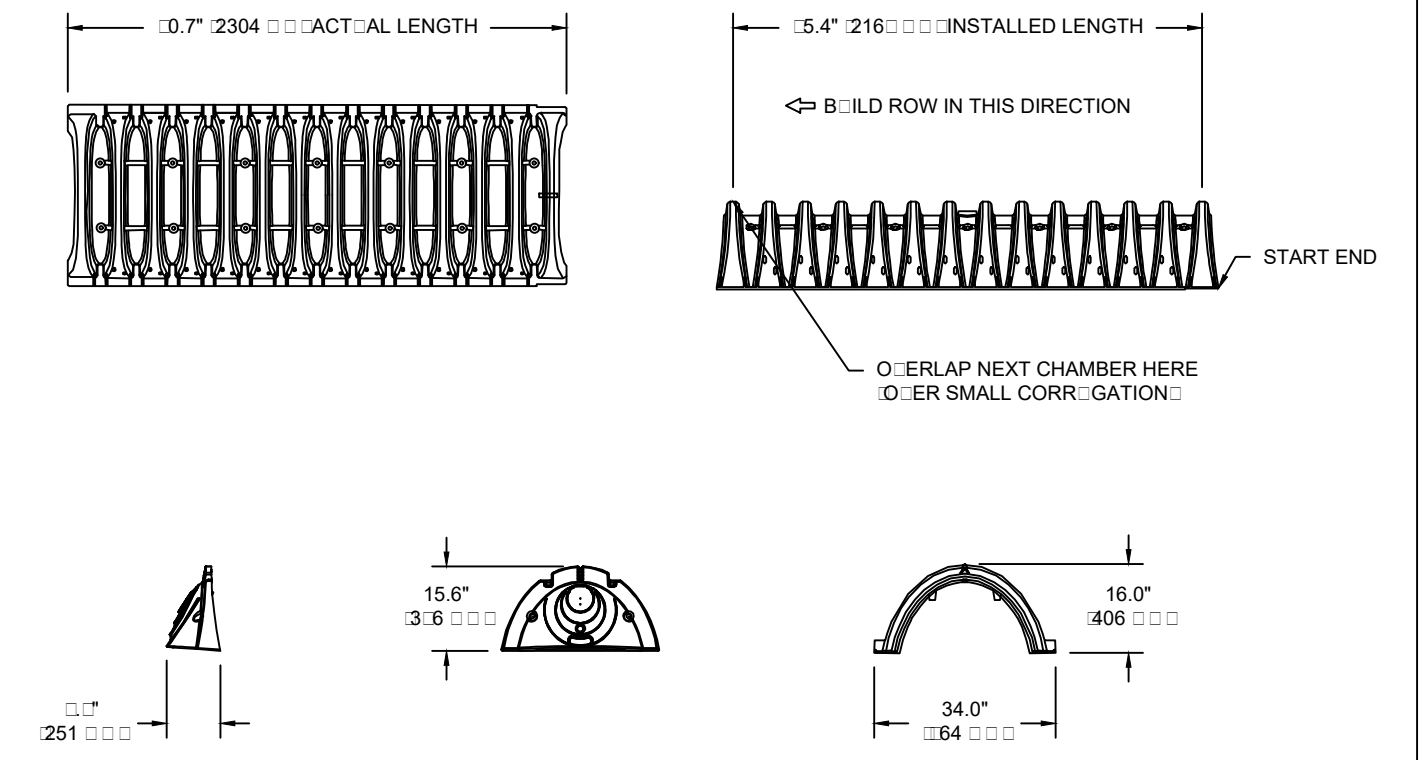
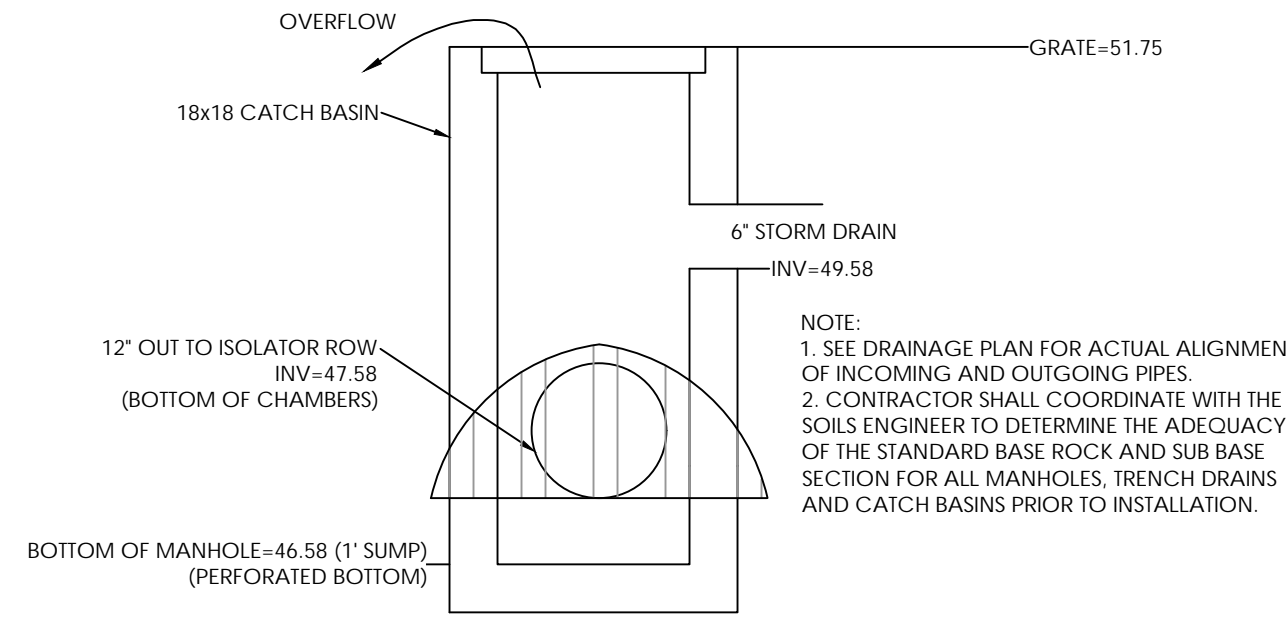
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURERS REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-7.0 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SURFACING OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STONE SHOOTER LOCATED OFF THE CHAMBER BED
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LAYED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 6" (150mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN CRUSHED ANGULAR STONE 3/4" - 20-50mm.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

**NOTES FOR CONSTRUCTION EQUIPMENT**

- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-7.0 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER TIRE LOADERS, DUMP TRUCKS OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-7.0 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-7.0 CONSTRUCTION GUIDE".
- FILL 36" (915mm) OF STABILIZED COARSE MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAILER OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-226-2634 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H) X INSTALLED LENGTH	34" X 16" X 5'4"	64" X 406" X 2160"
CHAMBER STORAGE	14.7 CUBIC FEET	0.42
MINIMUM INSTALLED STORAGE	31.0 CUBIC FEET	0
WEIGHT	35.0 lbs.	16.0 kg.

ASSUMES 6" (152mm) ABOVE AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"  
 PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"  
 PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC310EP007 / SC310EP00TPC	6" 150	0" 244	5" 147	---
SC310EP008 / SC310EP00BPC	---	---	---	5" 13
SC310EP00T / SC310EP00TPC	7" 200	11" 7 302	3" 5	---
SC310EP00B / SC310EP00BPC	---	---	---	6" 15
SC310EP010T / SC310EP010TPC	10" 250	12" 7 323	1" 4 36	---
SC310EP010B / SC310EP010BPC	---	---	---	0" 7 1
SC310EP12B	12" 300	13" 5 343	---	0" 7 23

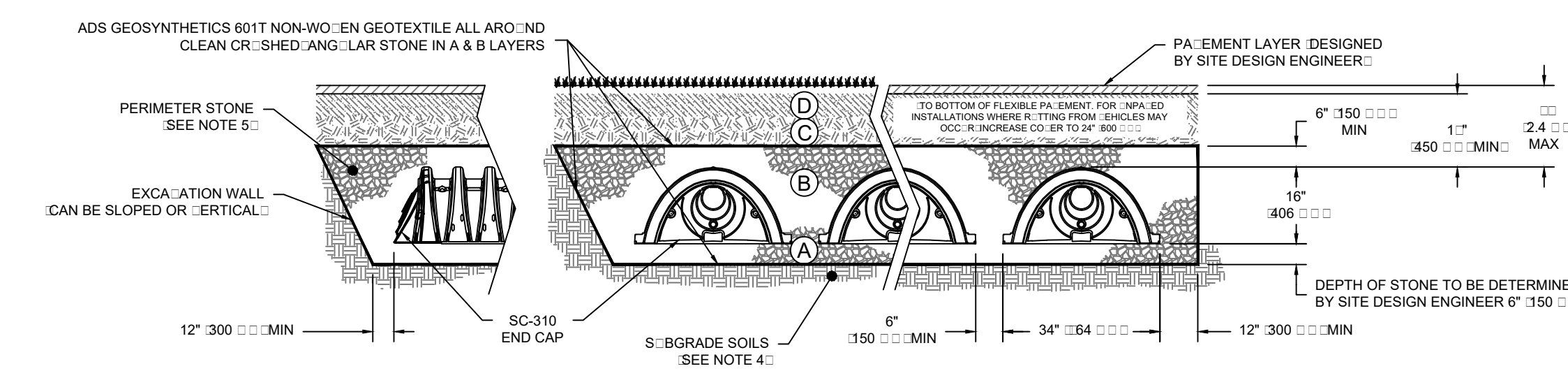
ALL STUBS EXCEPT FOR THE SC310EP12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-800-226-2634.  
 FOR THE SC310EP12B THE 12" 300 STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6mm) BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE 12" STUB SO THAT THE FITTING SITS LEVEL.  
 NOTE: ALL DIMENSIONS ARE NOMINAL.

**2 SC-310 TECHNICAL SPECIFICATIONS**

**ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS**

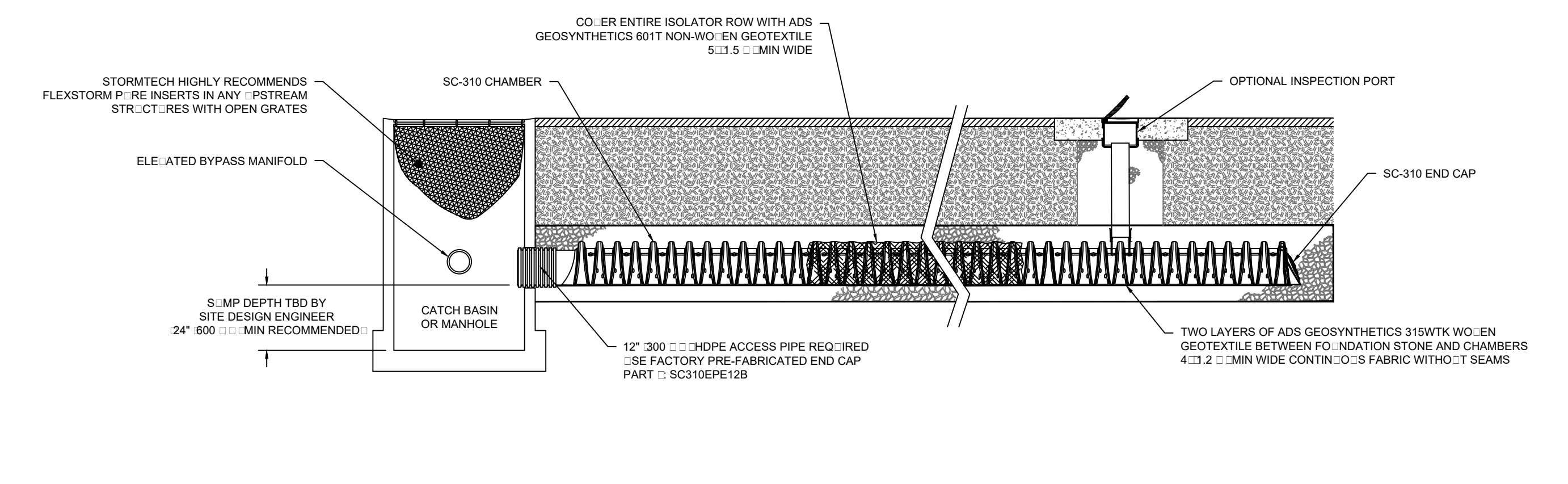
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE D LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEERS PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE B LAYER TO 1" (25mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE C LAYER.	AASHTO M145 A-1-A-2-A-3 OR AASHTO M43 3:357.4:467.5:56.57:6.67:6.7:7.7:10:10	BEFORE CHAMBERS AFTER 12" 300 OF MATERIAL OVER THE CHAMBERS IS REACHED, COMPACT ADDITIONAL LAYERS IN 6" 150 MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs. IN DYNAMIC FORCE NOT TO EXCEED 20,000 lbs. (110kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE LAYER TO THE C LAYER ABOVE.	AASHTO M43 3:357.4:467.5:56.57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT BOTTOM OF THE CHAMBER.	AASHTO M43 3:357.4:467.5:56.57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.

PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE: A SPECIFICATION FOR 3/4" STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4, AASHTO M43 STONE."  
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" 150 MAX LIFTS USING TWO FULL COERAGES WITH A LIBRATORY COMPACTOR.  
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

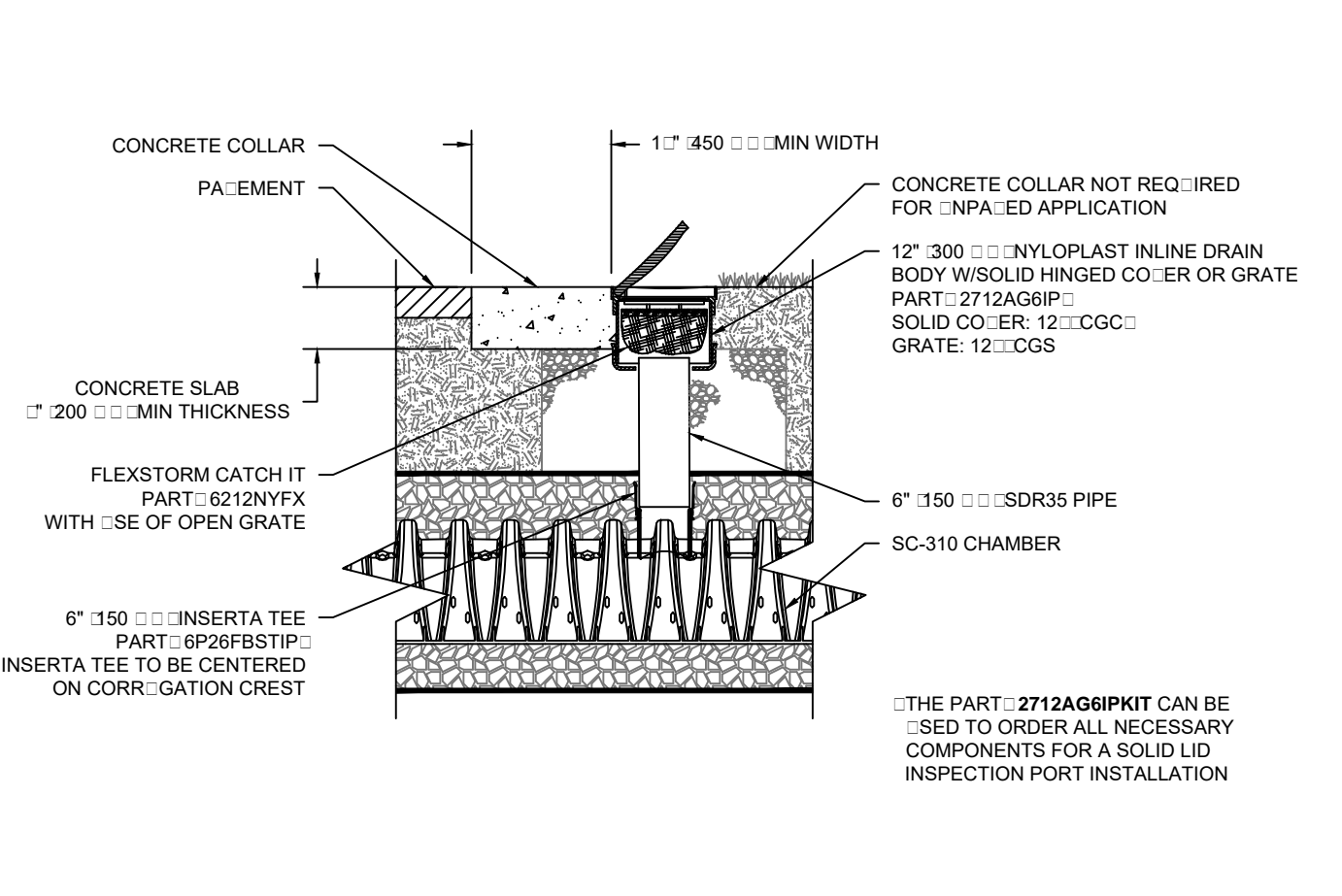


- NOTES:**
- SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2411 "STANDARD SPECIFICATION FOR POLYPROPYLENE PIPE, CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" OR ASTM F2122 "STANDARD SPECIFICATION FOR POLYETHYLENE PIPE, CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
  - SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2777 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
  - "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
  - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE, ALLOWABLE BEARING CAPACITY, OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
  - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
  - ONCE LAYER C IS PLACED ANY SOIL MATERIAL CAN BE PLACED IN LAYER D UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER C OR D AT THE SITE DESIGN ENGINEERS DISCRETION.

**1 SC-310 CROSS SECTION DETAIL**



**3 SC-310 ISOLATOR ROW DETAIL**



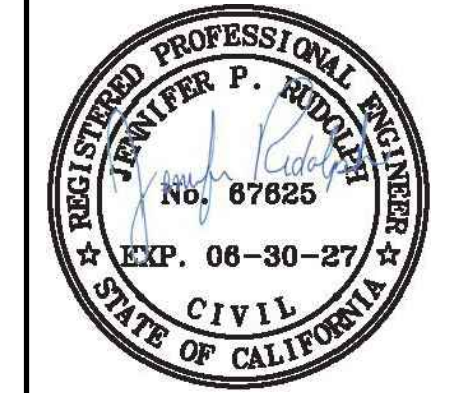
- INSPECTION & MAINTENANCE**
- STEP 1: INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS IF PRESENT
  - REMOVE OPEN LID ON NYLOPLAST INLINE DRAIN
  - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS
  - OPTIONAL
  - IF SEDIMENT IS AT OR ABOVE 3" (75mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2: CLEAN OUT ISOLATOR ROW USING THE LET-AC PROCESS
- A FIXED CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (113°) OR MORE IS PREFERRED
  - APPLY MULTIPLE PASSES OF LET-AC UNTIL BACKFLOSH WATER IS CLEAN
  - ACCOMPLISH STRUCTURE SURFACING AS REQUIRED
- STEP 3: REPLACE ALL COVERS, GRATES, FILTERS AND LIDS. RECORD OBSERVATIONS AND ACTIONS.
- STEP 4: INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.
- NOTES**
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ASSIST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
  - CONDUCT LETTING AND FACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

**4 SC-310 6" 150 INSPECTION PORT DETAIL**

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.  
 Drawing file: Z:\Projects\124134\_Adamski-26307\_Isabella.dwg | 124134 Grading Plan.dwg  
 Plotted: Jul 07, 2025 - 11:59am

**C3 ENGINEERING INCORPORATED**  
 Civil Engineering Land Development Stormwater Control

126 Bonifacio Plaza, Suite C, Monterey, CA 93940  
 Phone: (831) 647-1192 Fax: (831) 647-1194  
 mail@c3engineering.net



**STORM TECH DETAILS**

ADAMSKI RESIDENCE  
 26307 ISABELLA AVENUE  
 CARMEL, CA 93923

SCALE: AS NOTED  
 DATE: 7/7/2025  
 DESIGN BY: JPR  
 DRAWN BY: JPR  
 CHECKED BY:  
 SHEET NUMBER:

**C3**

OF 5 SHEETS  
 PROJECT# 124134





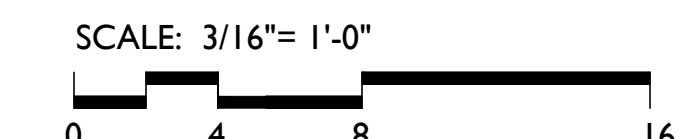


**PLANT LEGEND**

*WUCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
<b>SHRUBS</b>				
L Ae	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	
L Ah	ARCTOSTAPHYLOS HOWARD MCMINN	MANZANITA HOWARD MCMINN	15 GAL.	
M Cf	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	1 GAL.	
L Fr	FESTUCA 'TOMALES BAY'	TOMALES BAY FESCUE	1 GAL.	
L Ls	LEUCADENDRON 'SAFARI GOLD'	SAFARI GOLD LEUCADENDRON	5 GAL.	
L Li	LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	1 GAL.	
L Om	OLEA 'MONTRA'	LITTLE OLLIE OLIVE	5 GAL.	
M Hy	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	5 GAL.	
L Pi	PRUNUS LAUROCERASUS	CHERRY LAUREL	15 GAL.	
M Ps	PENNISETUM SPATHIOLATUM	SLENDER VELD'T GRASS	1 GAL.	
M Ri	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL.	
L Sm	SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL.	
M Sa	SESALERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	
<b>GROUND-COVERS</b>				
L Dm	DYMONDIA MARGARETAE	SILVER CARPET	4" POT	MIX @ 8" OC
L Th	THYMUS PRAEcox	CREeping THYME	4" POT	
L An	SEDUM 'ANGELINA'	ANGELINA STONECROP	40%	
L Bp	SEDUM 'BLUE SPRUCE'	BLUE SPRUCE STONECROP	40%	
L Au	SEDUM 'AUREUM'	GOLD MOSS STONECROP	5%	
L Al	SEDUM ALBUM	WHITE STONECROP	5%	
L Hi	SEDUM HISPANICUM	SPANISH STONECROP	5%	
L Sx	SEDUM SEXANGULARE	TASTELESS STONECROP	5%	
<b>VINES</b>				
M Bo	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	1 GAL.	
M Tj	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.	
<b>MISCELLANEOUS</b>				
		CRUSHED GRAVEL: 2" OVER 4" COMPACTED CLASS II BASE.		
		HDR METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.		

**GENERAL NOTES**

- ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
- FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING. WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS. LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS. LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED. LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
- AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
- FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
- INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED-RELEASE 20-10-05 (N-P-K), BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
- SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
- AMENDMENT CHEMISTRY - SUITABILITY CONSIDERATIONS
  - NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
  - IRON (MINIMUM): 0.08%
  - ORGANIC CONTENT: ABOVE 17%
  - CARBON/NITROGEN RATIO: BELOW 25
  - PH: BELOW 8.0
  - SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DSM (MMHOS/CM).
- GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
  - CAL-SUL PELLETTIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
  - ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
  - APPROVED EQUAL.
- SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
- ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
- CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIBLE. CROSS RIPPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
- UNIFORM SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL. 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL. AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
- 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.
- 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 PLANTING SOIL USED ON STRUCTURES TO BE A LIGHT WEIGHT SOIL MIX INTENDED FOR USE ON STRUCTURES - CONTRACTOR TO PROVIDE SATURATED SOIL WEIGHT PRIOR TO INSTALLING SOIL FOR CONFIRMATION THAT IT IS BELOW THE STRUCTURAL MAXIMUM.
- 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.
- CONTRACTOR TO INSTALL GOPHER WIRE AND FILTER FABRIC AT EACH VALVE BOX.
- CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- IRRIGATION ON GREEN ROOF TO BE A SUB SURFACE DRIP SYSTEM WHERE THE VALVE IS INSTALLED ON THE GROUND BELOW THE GARAGE NON PRESSURE LATERAL LINE TO BE RUN THROUGH THE STRUCTURE TO THE ROOF PLANTING.



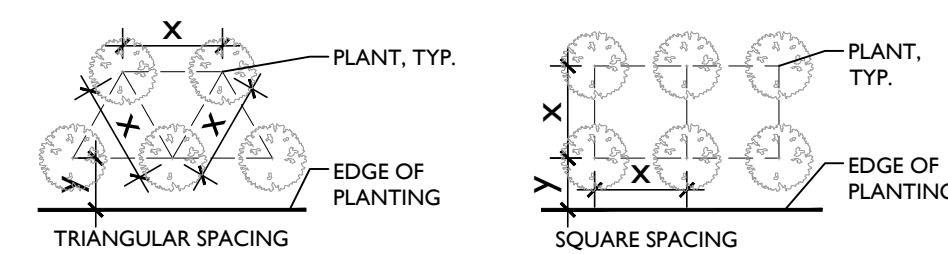
**REFERENCE NOTES**

- RUN IRRIGATION TO ROOF - IRRIGATION VALVE TO BE LOCATED AT GRADE WITH A LATERAL LINE RUNNING TO THE ROOF - VERIFY ALIGNMENT THROUGH BUILDING WITH GENERAL CONTRACTOR - IRRIGATION TO BE DRIPLINE BY NETAFIM OR EQUAL.

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

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION I  
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) UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

**PLANT SPACING AND PLANTING SETBACK DIAGRAM**



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

**MWLE 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.

SIGNED: *Simon Phillips* NAME: SIMON PHILLIPS 4532 CLA# 06-24-2025 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.

SIGNED: *Simon Phillips* NAME: SIMON PHILLIPS 4532 CLA# 06-24-2025 DATE

**WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL**

Project Name	26307 Isabella						
Project Number	24-21						
Reference Evapotranspiration (ET <sub>o</sub> )	32.00						
Hydrozone #/Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
<b>Regular Landscape Areas</b>							
1 Front garden	0.4	drip	0.81	0.49	970	479.01	9503.60
2 Side Garden & Steppes	0.4	drip	0.81	0.49	501	247.41	4908.56
3 Back Garden	0.4	drip	0.81	0.49	770	380.25	7544.10
4 Roof Garden	0.3	drip	0.81	0.37	249	92.22	1829.69
				Totals (A)	2490	1198.89	23785.96
<b>Special Landscape Areas</b>							
				1.00	0	0.00	0.00
				Totals (C)	0	0.00	0.00
<b>ETWU Total (Gallons)</b>							23785.96
<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup> (Gallons)</b>							27170.88
<b>ETWU (Acre Feet)</b>							0.07
<b>MAWA (Acre Feet)</b>							0.08

<sup>a</sup>Hydrozone #/Planting Description  
E.g. 1) front lawn  
2) low water use plantings  
3) medium water use planting

<sup>b</sup>Irrigation Method  
overhead spray or drip

<sup>c</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) =  
ET<sub>o</sub> 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.

<sup>e</sup>MAWA (Annual Gallons Allowed) = (E<sub>o</sub>) (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 .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

<b>Regular Landscape Areas</b>			
Total ETAF x Area	(B)	1198.89	
Total Area	(A)	2490.00	
Average ETAF	B ÷ A	0.48	

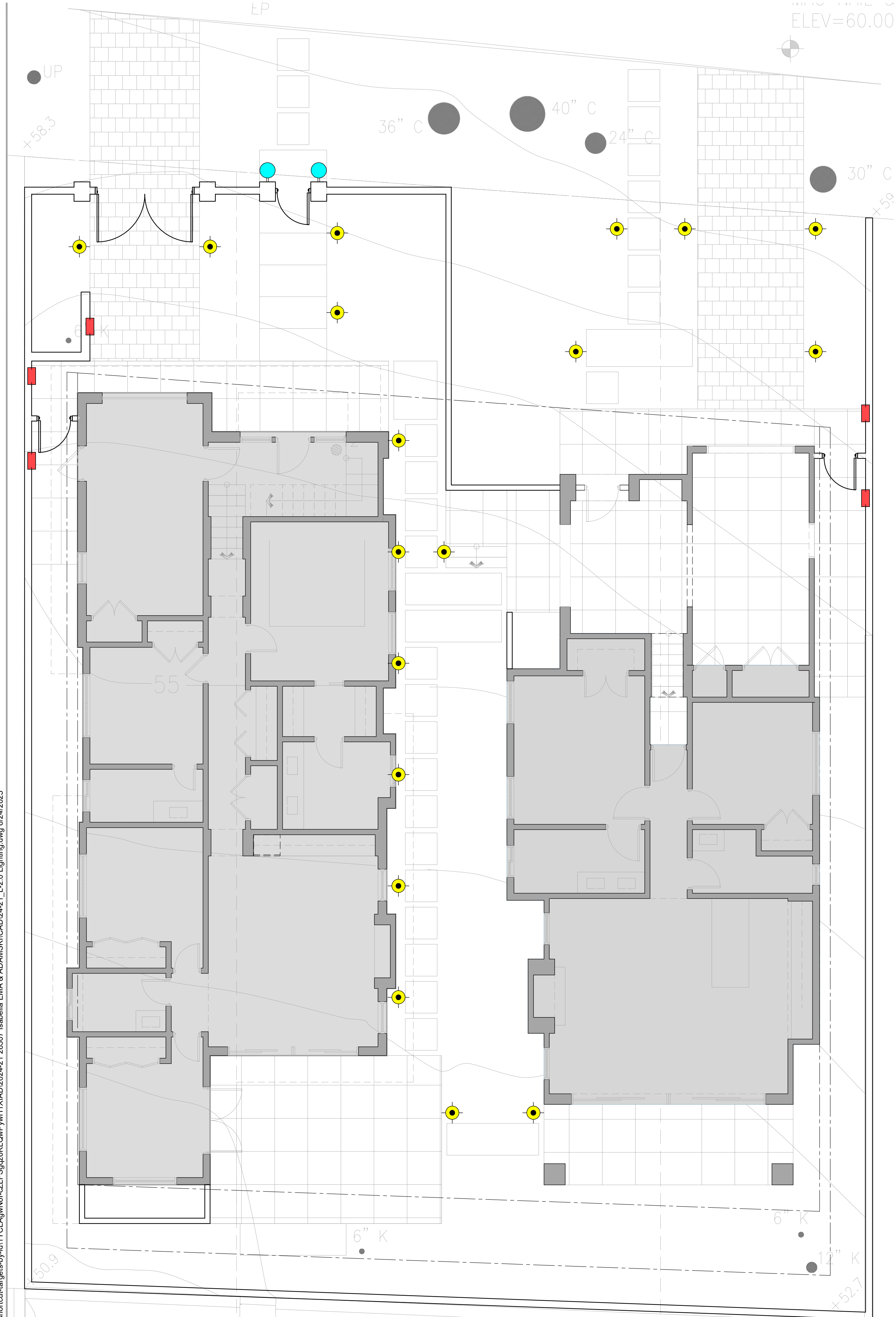
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

**All Landscape Areas**

Total ETAF x Area	(B+D)	1198.89
Total Area	(A+C)	2490.00
Sitewide ETAF	(B+D) ÷ (A+C)	0.48



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SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
●	PATH LIGHT	SPJ-3124-DS	2W LED 2700K	SEE (1/L-2.0)
■	WALL STEP LIGHT	SPJ-MSL-12-DS	6W LED 2700K	SEE (2/L-2.0)
●	WALL SCONCE	MATCH ARCHITECTURAL SCONCE		

- GENERAL NOTES**
- 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.
  - ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
  - COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
  - PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
  - RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
  - RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
  - 8" DEPTH MINIMUM CABLE BURIAL.
  - ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
  - SPACE LIGHTS EVENLY.
  - TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
  - ALL SITE LIGHTS TO BE ON DIMMERS.



PATH LIGHT

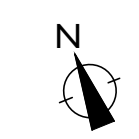
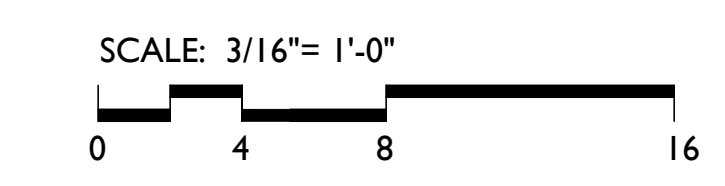
WALL STEP LIGHT

<p><b>SPJ LIGHTING Inc.</b> ARCHITECTURAL LANDSCAPE &amp; OUTDOOR LIGHTING</p> <p>MODEL: SPJ-3124-DS MATERIAL: Solid Brass FINISH SHOWN: Black ELECTRICAL: 12V or 120V WATTAGE: 2W ENGINE: FB-LS2 LUMENS: 150 MOUNTING: 1/2" NPT, Dual Fix Spike Included</p>	<p>SPECIFICATION SHEET</p> <p>Contemporary Path Lights</p> <p>SPJ-3124-DS</p>
<p>Deck Mount &amp; Base Cover</p> <p>SPJ-DMMSQ (SHOWN) SPJ-DMMSQ 8" Deck Mount</p> <p>SPJ-DMMSQ (SHOWN) SPJ-DMMSQ 8" 1/4" Deck Cover</p> <p>Ordering Example: SPJ-3124-DS-0-2W-27K-12V</p> <p>Customer Approval: _____ Date: _____</p> <p>Wet Listed</p>	

1 PATH LIGHT

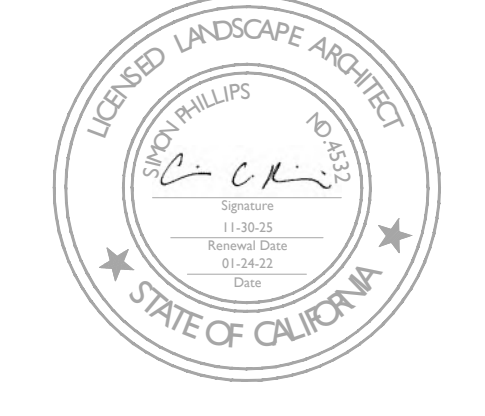
<p><b>SPJ LIGHTING Inc.</b> ARCHITECTURAL LANDSCAPE &amp; OUTDOOR LIGHTING</p> <p>MODEL: SPJ-MSL-12-DS MATERIAL: Solid Brass FINISH SHOWN: PVD Satin ELECTRICAL: 12V, 120V WATTAGE: 6W ENGINE: FB-LS11-600 LUMENS: 600 MOUNTING: Recessed</p>	<p>SPECIFICATION SHEET</p> <p>Recessed</p> <p>SPJ-MSL-12-DS</p>
<p>Concrete Pour Box</p> <p>7/8" Knockout</p> <p>Mounting Tabs</p> <p>ALTERNATE VIEW</p> <p>Ordering Example: SPJ-MSL-12-DS-PVS-6W-27K-12V</p> <p>Customer Approval: _____ Date: _____</p> <p>Wet Listed</p>	

2 WALL STEP LIGHT



**SEVEN SPRINGS STUDIO**  
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE  
SANTA CRUZ, CA 95060  
831.466.9617



PROJECT NAME:  
**ADAMSKI RESIDENCE**

PROJECT ADDRESS:  
26307 ISABELLA AVENUE  
CARMEL, CA 93923  
APN: 009-463-012-000

ISSUANCE:  
**PLANNING DEPARTMENT SUBMITTAL**

PROJECT NO: 2024-21  
DATE: 06/24/2025

REVISIONS:  
DATE DESCRIPTION

SHEET NAME:  
**LIGHTING PLAN**

SHEET NO:

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