

# 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:

**BUCKEYE INVESTMENTS, 401K PLAN  
(PLN250205) RESOLUTION NO. -**

Resolution by the County of Zoning Administrator:

- 1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of a:
  - a. Coastal Administrative Permit and Design Approval to allow the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, and associated site improvements; and
  - b. Coastal Development Permit to allow the removal of 7 protected trees.

[PLN250205, BUCKEYE INVESTMENTS, 401K PLAN, 24734 Dolores Street, Carmel, Carmel Land Use Plan (APN: (009-111-012-000)]

**The BUCKEYE INVESTMENTS, 401K PLAN application (PLN250205) came on for public hearing before the County of Monterey Zoning Administrator on December 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

### FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan (General Plan);
  - Carmel Land Use Plan (CAR LUP);
  - Carmel Area Coastal Implementation Policy Part 4 (CIP); and
  - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 24734 Dolores Street, Carmel (Assessor's Parcel Number 009-111-012-000), subject to the Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 acres per unit, and Design Control overlay, or "MDR/2-D". MDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.12.040.A. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, associated site improvements. Associated site improvements include a 520 square foot garage, a 60 square foot porch, a 582 square foot deck, a 576 square foot covered patio, inclusive of a new driveway and underground utilities. The site is currently undeveloped besides a garage that is proposed for removal, and the proposed residence would establish the first single family dwelling on a legal lot of record. The project as proposed would require a Coastal Development Permit per CAR CIP section 20.146.060, to allow removal of 7 Monterey Pines. As further detailed in the evidence below and Finding 6, adequate findings can be made for the granting of a Coastal Development permit in each case. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property is shown in its current configuration (16,552 square feet) as adjusted Lot 7 of Block 151 of a Final Map entitled "Por. Of El Pescadero Ro. Carmel Woods", recorded in February of 2025 (Assessor's Map Book 009 Towns, Page 11-2). Therefore, the County recognizes the subject properties as legal lots of record.
- d) Review of Development Standards. The proposed project meets all required development standards for Medium Density Residential zoning district, which are identified in Title 20 section 20.12.060, respectively. Pursuant to Title 20 section 20.12.060.C, development within this district shall meet the required setbacks of 20 feet (front), 5 feet (side), and 10 feet (rear), unless otherwise indicated on a final map. The proposed single-family dwelling will have setbacks of over 20 feet from the pointed corner of the access and utility easement located in the top right corner of the parcel (front), 20 feet (north side), 5 feet (south side), and well over 10 feet (rear). Staff interpretations of the front setback is to be interpreted as a flag lot from the center of the easement private road as a 200 foot radius, therefore meets the required front setback. The MDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 22 feet and 6 inches. Due to the subject property's unique configuration and the current easement that prevents the lot from being landlocked, the easement serves as a narrow strip of land that provides access to a larger area, enabling for the parcel to be subject to Title 20 section 20.62 Height and Setback Exceptions. The MDR zoning district allows a maximum building site coverage of 35%. The proposed project will



have a building site coverage of 3,297 square feet or 18%. Therefore, the project meets all required development standards.

- e) Site Access. The subject property and the property directly above with common ownership (known as Lot 5) are accessible from an access easement through an adjacent parcel to Dolores Street. After a lot line adjustment in December of 2024, the easement no longer provides direct access to Lot 5, but the owner of both lots cannot grant themselves an easement. A non-standard condition has been applied to the proposed project requiring that the applicant add the access and utility easement into the subject property's grant deed once a transfer of ownership occurs so Lot 5 does not become landlocked. Once the easement is applied, the proposed development will still continue to meet the setbacks as a flag lot.
- f) Design and Visual Resources. Pursuant to Title 20 Chapter 20.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling would have a modern architectural style with rural finishes consisting of earthly tones including garden gate brown ship lap siding, rough-cut el dorado stone in a wheatfield color, and charcoal black roofing shakes, with finishes of garden gate brown trim, copper lighting, and a rich wood rail with horizontal cables. The property is surrounded by mature Monterey pines and few California oak trees, as well as other native vegetation with nearby custom residences. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. Consistent with Carmel Area Land Use Policy 2.2.2 and CAR CIP section 20.146.030.C.1.d, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. Therefore, as designed, sited and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the CAR LUP, CAR CIP and Title 20. Additionally, General Plan Policy 26.1.20 requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled Condition No. 4 will require that the all-exterior lighting on the property 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.

Map A of the Carmel Land Use Plan entitled, “Local Coastal Program General Viewshed”, indicates the subject property is within a public viewshed. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposed as described is consistent with the surrounding neighborhood character, as well as the Visual Resources Chapter of Carmel Area Land Use Plan and would have no impact on visual resources. The subject property is not along a scenic highway corridor or in the critical viewshed. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

- g) Tree Removal. The proposed project involves the removal of 7 protected trees. As detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Coastal Development Permit have been met in this case.
- h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with CSR CIP section 20.146.090, any new development being proposed within high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250235), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist’s pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County’s standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250218), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence “c”.
- j) Land Use Advisory Committee. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The proposed project was not referred to a LUAC because the Carmel Highlands LUAC currently does not have enough committee members to hold a quorum, therefore staff scheduled the project for the December 11<sup>th</sup>, 2025, Zoning Administrator hearing.

- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250205.

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

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Cypress Fire Protection District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Biological Resources, Geological Resources (soils), Geotechnical Resources, Forest Resources, Archaeological Resources, and Protected Species (Yadon’s Rein Orchid). The following reports have been prepared:
- “Biological Resource Evaluation” & “Focused Yadon’s Rein Orchid Survey Results” (County of Monterey Library No. LIB250217), prepared by Patrick Furtado & Kimiya Ghadiri, MS, Monterey, CA, July 10<sup>th</sup>, 2025
  - “Geology Report” (County of Monterey Library No. LIB250218), prepared by CapRock, Aromas, CA, November 24<sup>th</sup>, 2025
  - “Geotechnical Investigation” (County of Monterey Library No. LIB250219), prepared by Phillip Edwards, Monterey, CA, July 3<sup>rd</sup>, 2025
  - “Tree Assessment Summary” (County of Monterey Library No. LIB250220), prepared by Albert Weisfuss, Monterey, CA, June 2<sup>nd</sup>, 2025
  - “Phase I Archaeological Survey” (County of Monterey Library No. LIB250235), prepared by Vanessa Potter, MA, Monterey, CA, August 11<sup>th</sup>, 2025

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

- c) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to Carmel CIP section 20.146.080.1.B, a Geological Hazards Assessment and Geotechnical Report (LIB250219) were prepared to address the property’s known geological hazards. Per the geologist’s research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is the Monterey Bay-Tularcitos Fault, approximately 2,010 feet of the project

site located northeast. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The proposed structures, driveways and roads do not reveal any strain, which would be attributable to subsurface, lateral or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250218), this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110. D.

- d) Staff conducted a site inspection on October 17<sup>th</sup>, 2025, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250205.

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, Cypress Fire Protection District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District
  - c) Staff conducted a site inspection on October 17<sup>th</sup>, 2025, to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250205.

4.       **FINDING:**       **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**   a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on October 17<sup>th</sup>, 2025, and researched County records to assess if any violation exists on the subject property.
- c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250205.
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5.       **FINDING:**       **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**   a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.
- b) The proposed project involves the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, and associated site improvements. The project also involves the removal of 7 protected trees, which is an allowed use subject to the granting of a Coastal Development Permit. Therefore, the project is consistent with the Class 3 categorical exemption requirements of CEQA Guidelines section 15303.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 17<sup>th</sup>, 2025.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and remove only the trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250205.
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6.       **FINDING:**       **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) The project includes application for the removal of 7 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required, and the criteria to grant said permit have been met.
  - b) Pursuant to Title 20 section 20.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250220) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 15 trees greater than 6 inches in DBH within the subject property and determined that most of these are in fair condition, with the exception of one dead Monterey pine and one other pine in poor health, with a lean and a crook. Per the project Arborist, the trees in fair condition are in average vigor for the area but are of structurally manageable, but in moderate decline. As proposed, 7 trees will be removed with implementation of this project, all Monterey pine trees. Five of these trees are within the development footprint, and the other two trees are either within grading boundaries or are in declining health, with proposed impacts to their critical root zones. CIP section 20.146.060.D.1 prohibits the removal of landmark trees, unless the decision-making body finds that the trees are not visually or historically significant and there are no alternatives whereby the tree removal can be avoided. A total of four of the Monterey pines are greater than 24 inches in diameter, making them landmark trees. Additionally, 1 of the Landmark Monterey Pine is in poor health condition and would be further impacted by the development. The project as proposed would require a Coastal Development Permit per Title 20 and CAR CIP section 20.146.060.
  - c) CIP section 20.146.060.D.3 states that the removal of native trees be limited to those necessary for the proposed development, and that development shall be required to be adjusted for siting, location, size, and design as necessary to minimize tree removal. In this case, the removal is the minimum under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. Five of the trees to be removed are within the development footprint. The remaining two trees to be removed are either within grading limits or are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. Removal of these trees is consistent with the recommendations of the prepared forest management plan and the State's fuel management requirements and guidelines.
  - d) As delineated on the project plans (Finding 6, "e"), the trees sited for removal are within the proposed footprint of development, are dead, and/or hazardous to the proposed residence. The project will retain the

property's remaining trees, which are contiguous with the surrounding forested area of Carmel. Trees to be retained will be protected with implementation of Condition No. 6.

- e) CIP section 20.146.060.D.1 prohibits the removal of landmark trees, unless the decision-making body finds that the trees are not visually or historically significant and there no alternatives whereby the tree removal can be avoided. In alignment with CIP section 20.146.060.D.6 requires replanting on a 1:1 basis of all trees greater than 12 inches in diameter and the Arborist's recommendation after assessing the parcel, for replanting includes 2:1 replanting of removed landmark trees and 1:1 of the remaining protected trees to be removed, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Therefore, the arborist recommends the replanting of twelve Monterey with the minimum planting size to be 5-gallon containers per tree. Replanting only twelve trees also ensures the property's fuel loads can be adequately managed trees. Accordingly, Condition No. 6 requires the applicant to replant twelve 5-gallon Monterey pines.
- f) Measures for tree protection during construction have been incorporated as a condition of approval, and include tree protection zones, trunk protection, hand excavation and bridging roots.
- g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 7 requires a raptor/bird nesting survey be performed by a qualified biologist if tree removal is to be conducted between February 22 and August 1.
- h) Staff conducted a site inspection on October 17<sup>th</sup>, 2025, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250205.

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

- EVIDENCE:**
- a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 20) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.
  - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

8. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the

- Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Carmel CIP Section 20.146.130, can be demonstrated.
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - c) The subject property is described as an area outside of where the Local Coastal Program requires physical public access (Figure 3, Local Coastal Program Public Access, in the Carmel LUP).
  - d) The subject project site is identified as an area where the Local Coastal Program requires visual public access (Map A- Local Coastal Program General Viewshed, in the Carmel LUP). Based on the project location, and its topographical relationship to visual public access points in the area, the development proposal will not interfere with visual access along Highway 1. Consistent with Carmel LUP Policy 5.3.2.4, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
  - e) The project planner completed a site inspection on October 17<sup>th</sup>, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans to verify that the proposed development will not impact public access or visual resources/access. See evidence “d” above. See also Finding No. 1 and supporting evidence.
  - f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250205.

### **DECISION**

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

- 1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
  - a. Approve a Combined Development Permit consisting of:
    - 1) Coastal Administrative Permit and Design Approval to allow the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, 1,135 square feet of new porches, decks, patios, and associated site improvements, inclusive of a new driveway and underground utilities; and
    - 2) A Coastal Development Permit to allow the removal of 7 protected trees.

All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of December 2025:



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

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

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

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

Form Rev. 5-14-2014

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# County of Monterey HCD Planning

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

PLN250205

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development permit (PLN250205) allows allow the demolition of existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, 1,135 square feet of new porches, decks, patios, and associated site improvements, inclusive of a new driveway and under-ground utilities, and allow the removal of 7 trees. The property is located at 24734 Dolores Street, Carmel (Assessor's Parcel Number 009-111-012-000), Carmel Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

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

**Monitoring Measure:** "A Combined Development Permit (Resolution Number \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 009-111-012-000 on December 11th, 2025. The permit was granted subject to 12 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** Prior to the issuance of grading and building permits, certificates of compliance, or  
**Action to be** commencement of use, whichever occurs first and as applicable, the Owner/Applicant  
**Performed:** shall provide proof of recordation of this notice to the HCD - Planning.

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

**Responsible Department:** Planning

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

**Compliance or Monitoring** The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

#### 4. 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. PD011(A) - TREE REMOVAL

**Responsible Department:** Planning

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

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

## 6. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 8 trees 1:1 ratio, 2 trees 2:1 ratio, with a total of 12 trees to be replanted (All Monterey pine)
- Replacement ratio recommended by arborist: 8 trees 1:1 ratio, 2 trees 2:1 ratio, with a total of 12 trees to be replanted
- Other: all 5-gallon trees

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

## 7. PD049 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

## 8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

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

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

## 9. PDSP01 - GRANT DEED REVISION IN THE INSTANCE OF OWNERSHIP EXCHANGE - (NON-STANDARD CONDITION)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The subject property known as Lot 7 (Assessor's Parcel Number 009-111-012-000) is accessible through an access and utility easement on an adjacent parcel to Dolores Street. The neighboring property located directly north of subject property, known as Lot 5 (Assessor's Parcel Number 009-111-014-000), has street access through the same easement, as well as is within common ownership with Lot 7 and cannot grant themselves an access easement on their own property. Once an exchange in ownership occurs with the subject property Lot 7, the owner will record a continuation of the access and utility access easement through the northeastern corner of the parcel on the property's Grant Deed with the Assessor's Office in order to provide accessibility and prevent the landlocking of parcel Lot 5. This extension of the access and utility easement was documented and approved within the Resolution of PLN230337 for a Lot Line Adjustment.

**Compliance or Monitoring Action to be Performed:** In the exchange of ownership, an access and utility easement will be recorded on the Grant Deed of subject property Lot 7 (Assessor's Parcel Number 009-111-012-000) to enable continuing access of Lot 5 (Assessor's Parcel Number 009-111-014-000) in order to prevent Lot 5 from becoming landlocked.

## 10. 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.

## 11. 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.

## 12. 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.



GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION:  
CBC - CALIFORNIA RESIDENTIAL CODE, PART 2.5  
CBC - CALIFORNIA BUILDING CODE, PART 2, VOL. 1 & 2  
CEC - CALIFORNIA ELECTRICAL CODE, PART 3  
CMC - CALIFORNIA MECHANICAL CODE, PART 4  
CPC - CALIFORNIA PLUMBING CODE, PART 5  
CENC - CALIFORNIA ENERGY CODE, PART 6  
CFC - CALIFORNIA FIRE CODE, PART 3  
CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10  
CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART 11

DURING THE COURSE OF CONSTRUCTION, THE PREVAILING BEST MANAGEMENT PRACTICE (BMP'S) SHALL BE OBSERVED.

THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR.

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

EXISTING CONDITIONS ARE SHOWN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS. MATERIALS PLANNED TO BE REUSED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS.

ADDRESS IDENTIFICATION:  
PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES:  
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION.

SHOULD HUMAN REMAINS BE UNCOVERED, ALL EXCAVATION SHALL BE HALTED IN THE IMMEDIATE AREA AND COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. SHOULD THE CORNER DETERMINE THAT HE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION AND SHALL DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ABBREVIATIONS

AB	ANCHOR BOLT	GL	GLASS	R.O	ROUGH OPENING
AC	ASPHALTIC CONCRETE	GRD	GROUND	REQ	REQUIRED
A/C	AIR CONDITIONING	GYP. BD.	GYPSUM BOARD	R/W	RIGHT OF WAY
ALUM.	ALUMINUM	H.C.	HOLLOW CORE	R/WL	RAINWATER LEADER
APPROX.	APPROXIMATE	H.D.	HOLD DOWN	SCHED	SCHEDULE
ARCH.	ARCHITECTURAL	HDR	HEADER	S.C	SOLID CORE
ANDG	ANGLED	HDWD	HARDWOOD	SECT.	SECTION
ASPH.	ASPHALT	HORIZ	HORIZONTAL	S.F	SQUARE FOOT/FEET
BD	BOARD	HR	HOUR	SH	SINGLE HANG
BLDG	BUILDING	HB	HOLE BOBB	SH	SHEET
BLKG	BLOCKING	HT	HEIGHT	SHUR	SHOWER
BM	BENCHMARK	HC	HANGING	SHLR	SHIMLAR
BOTT	BOTTOM	HVAC	HEATING VENTILATION & AIR CONDITIONING	SID	SLIDER
CAB	CABINET	HU	HOT WATER	SID GL DR	SLIDING GLASS DOOR
CEM	CEMENT	ID	INSIDE DIAMETER	SFP	SHELF AND POLE SPECIFICATIONS
C.T.	CERAMIC TILE	INS.	INSULATION	SG	SQUARE
CL	CAST IRON	INT.	INTERIOR	SG FT.	SQUARE FEET
CLR	CLEAR	J.B.	JUNCTION BOX	STD	STANDARD
CLUT	CLOSET	JST	JOB	STL	STEEL
COMP	COMPOSITION	KIT	KITCHEN	STOR.	STORAGE
CONC.	CONCRETE	KICKER	KICKER POST	STRUCT.	STRUCTURAL
CLG	CEILING	KP	KING STUD	S.A.D.	SEE STRUCTURAL DRAWINGS
C.M.U.	CONCRETE MASONRY UNIT	KV	LAVATORIES	SS	STAINLESS STEEL
C.O	CLEAN OUT	LN	LINEN	STYL	SYMMETRICAL
COL	COLUMN	LT.	LIGHT	TEL	TOILET BARE
CONN.	CONNECTION	LAV	LAVATORIES	TEHP	TEHPERED
CONMT.	CONSTRUCTION	LN	LINEN	THRESH.	THRESHOLD
CSMT.	CASEMENT	LT.	LIGHT	YES	TONGUE & GROOVE
C.W	COLD WATER	MAT.	MATERIAL	T.O.P	TOP OF FOOTING
DBL	DOUBLE	MAX	MAXIMUM	T.O.	TOP OF
DET	DETAIL	M.B.	MACHINE BOLT	T.O.P	TOP OF PLATE
DF	DOUGLAS FIR	MCH.	MACHINE	T.O.S	TOP OF SLAB
DI	DIMENSION	M.A.	MEDICINE CABINET	T.O.W	TOP OF WALL
D.S	DOWNSPUT	MFR.	MANUFACTURER	TP	TOILET PAPER
DRY	DRYER	MN	MINIMUM	TYP.	TYPICAL
DISW	DISWASHER	MISC.	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	MTD	MOUNTED	VERT.	VERTICAL
EA	EACH	N	NEW	W	WITH
ELEC.	ELECTRICAL	N.C.	NOT IN CONTRACT	WANS	WANSICOT
ELEV.	ELEVATION	NO OR #	NUMBER	W	WATER CLOSET
ENCL	ENCLOSURE	N.T.S.	NOT TO SCALE	W	WOOD
EQ	EQUAL	O	OVER	WU	WINDOOD
EXH.	EXHAUST	O/C	ON CENTER	WU	WINDOOD
EXP.	EXPANSION	O.S.	OUTSIDE FACE OF STUD	WU	WINDOOD
EXT.	EXTENDING	O.PP.	OPPOSITE	WU	WINDOOD
EXT.	EXTENDING	O.A.	OUTSIDE DIAMETER	WU	WINDOOD
FB	FIBERGLASS	P	PLATE	WU	WINDOOD
FD	FLOOR DRAIN	P/L	PROPERTY	WU	WINDOOD
FIN.	FOUNDATION	PLAS.	PLASTER	WU	WINDOOD
FIN.	FINISH FLOOR	PLY	PLYWOOD	WU	WINDOOD
FIN.	FINISH GRADE	PAN.	PANEL	WU	WINDOOD
FL	FLOOR	P.F.S	POLE & SHELF	WU	WINDOOD
FL	FLUORESCENT	P	POINT	WU	WINDOOD
FL	FACE OF CONCRETE	FR	PAIR	WU	WINDOOD
FL	FACE OF STUD	R.A.	RETURN AIR	WU	WINDOOD
FR. DR.	FRANCE DOOR	RAD.	RADIUS	WU	WINDOOD
FT.	FOOT OR FEET	R.D.	ROUND	WU	WINDOOD
FTG.	FOOTING	REC	RECESSED	WU	WINDOOD
FV	FIXED	REF.	REFRIGERATOR	WU	WINDOOD
GA	GAUGE	REH.	REINFORCING	WU	WINDOOD
GALV.	GALVANIZED	RES.	RESILIENT	WU	WINDOOD
GA	GALVANIZED IRON	RH.	ROOM	WU	WINDOOD
GI	GROUND FAULT INTERRUPTER				

PROJECT DIRECTORY

OWNER	APPLICANT
Buckeye Investments, Inc. 401K Plan 7560 Hillside Drive La Jolla, CA 92037 (619) 261-0295 socialsweeney@gmail.com	Bradley Green Hastings Construction Inc. 11 Thomas Owens Way, Suite 201 Monterey, CA 93940 (831) 620-0920 ex. 708 bradley@hastingsconstruction.com
SURVEYOR	CIVIL
Brian Wilson Monterey Bay Engineers, Inc. 607 Charles Avenue, Suite B Seaside, CA 93955 (831) 899-7899 mbayengr@mbay.net	Jennifer P. Rudolph, P.E. QSD C3 Engineering Inc. 126 Bonifacio Place, Suite C Monterey, CA 93940 (831) 214-2201 jrudolph@c3engineering.net
GEOTECHNICAL ENGINEER	ARBORIST
Philip Edwards, P.E. All Earth Geotechnical Engineering, Inc. 303 Potrero Street, Suite 7 Santa Cruz, CA 95060 (831) 345-8852 philip@allearthgeo.com	Albert Weisfuss Monterey Bay Treeworks PO Box 223374 Carmel, CA 93922 (831) 869-2767 albertweisfuss@gmail.com
GEOLOGIC ENGINEER	ARCHEOLOGIST / BIOLOGIST
Robert Barminski, R.G., C.E.G. CapRock Geology, Inc. 120 Corey Road Aromas, CA 95004 (831) 484-5053 caprockgeology@gmail.com	Vanessa Potter, MA / Patrick Furtado, MS EMC Planning Group, Inc. 601 Abrego Street Monterey, CA 93940 (831) 649-1799 potter@emcplanning.com

VICINITY MAP



APN MAP



DRAWING INDEX

GENERAL	ARCHITECTURAL
T1 Title Sheet with Site Plan	A1 Existing Site Plan
G1 General Notes	A2 Proposed Site Plan
G2 California Green Building Standards, Sheet 1	A3 Proposed Floor Plan - Entry Level
G3 California Green Building Standards, Sheet 2	A4 Proposed Floor Plan - Lower Level
G4 Best Management Practices (BMP's)	A5 Proposed Elevations
	A6 Proposed Elevations
	A7 Proposed Elevations
	A8 Proposed Color Schemes

SURVEY	
1 OF 1 Topographic Survey	
CIVIL	
C1 Grading Plan	
C2 Erosion Control Plan	

SCOPE OF WORK

- Combined Development Permit consisting of:
- 1) Use Permit to allow the removal of 7 trees; and
  - 2) Design Approval to allow the demolition of existing 386 sq. ft. garage and the construction of a new 3284 sq. ft. single family dwelling with an attached 520 sq. ft. garage, 1218 sq. ft. of new porches, decks and patios, and associated site improvements inclusive of a new driveway and underground utilities.

PROJECT DATA

CODE DATA:	LOT DATA:
Codes:	2022 California Building Code
	2022 California Residential Code
	2022 California Mechanical Code
	2022 California Plumbing Code
	2022 California Fire Code
	2022 California Electrical Code
	2022 California Energy Code
	2022 California Green Building Standards Code
Governing Jurisdiction:	Monterey County Housing and Community Development
Occupancy:	R-3
Construction Type:	VB/U
Project Address:	24734 Dolores Street Carmel, California, 93923
APN:	009-111-012-000
Zoning:	MDR/2-D(CZ)
Parcel Size:	18,533 sq. ft. (0.43 acres)
Built:	1949
Use:	Single Family Residential

BUILDING DATA:

	Existing:	Proposed
Footage:		
Main Residence:	---	3284 SQ. FT.
Entry Level:		2145 SQ. FT.
Lower Level:		1139 SQ. FT.
Garage:	386 SQ. FT.	520 SQ. FT.
Porch:	---	60 SQ. FT.
Deck:	---	582 SQ. FT.
Covered Patio:	---	576 SQ. FT.
Total F.A.R.	2%	20%
Site Coverage:		
Main Residence:	---	2145 SQ. FT.
Garage:	386 SQ. FT.	520 SQ. FT.
Porch:	---	60 SQ. FT.
Deck:	---	582 SQ. FT.
Total Site Coverage:	2%	18%

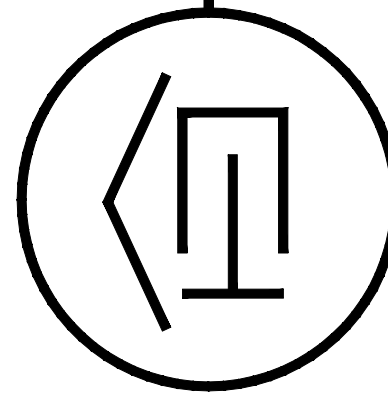
(Note: 25% coverage allowed per title 20.12.060 and includes all area covered by a structure, structures or structure protrusions including decks twenty-four (24) inches or more above grade per title 20.06.250)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM  
LIC# 791539 CLASS: A/B

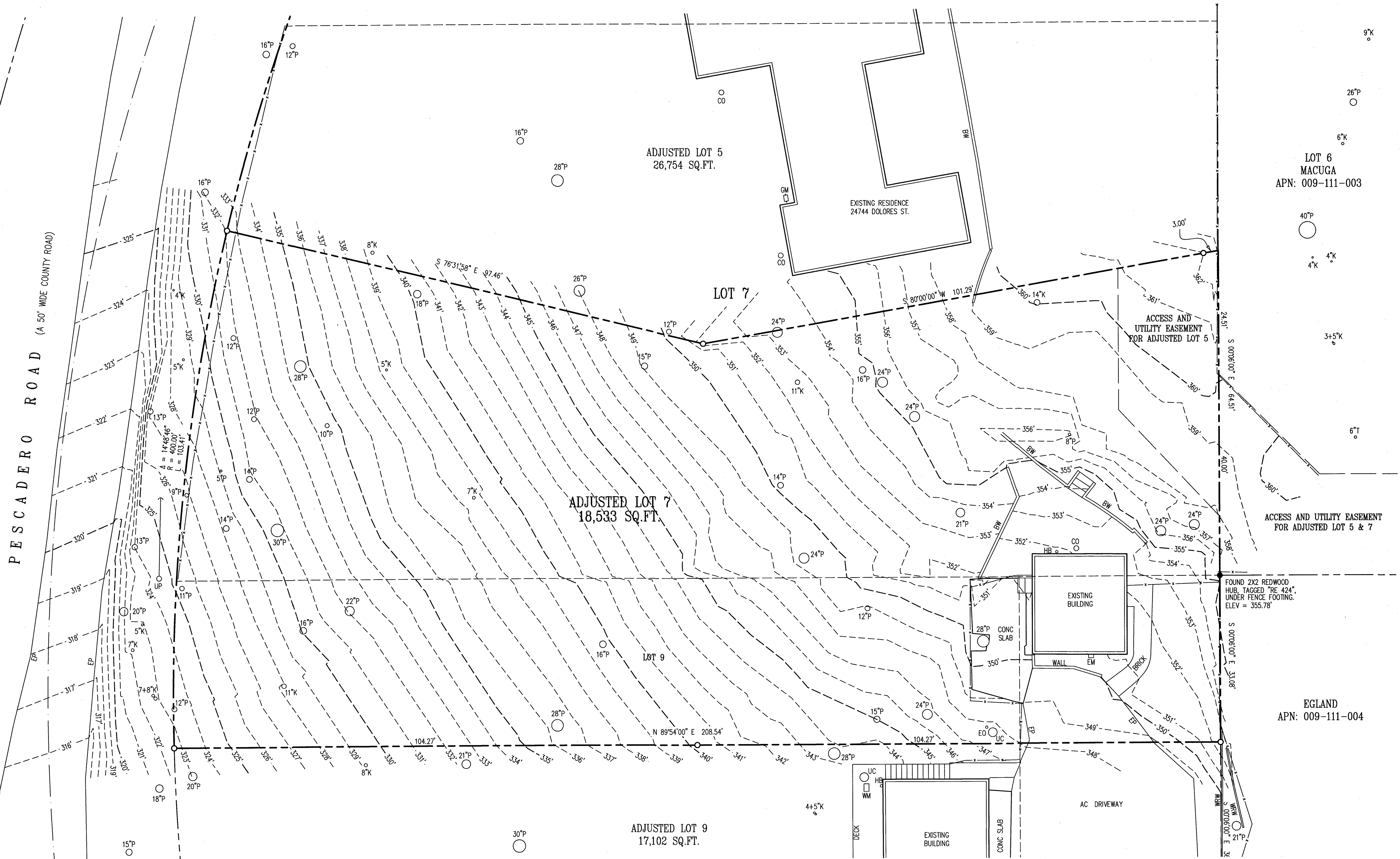
Bradley Green



Drawing Title:	TITLE SHEET
Job Title:	SWEENEY RESIDENCE
Project Address & APN:	24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923 APN: 009-111-012-000

Project:	HC-23068
Date:	11.10.2025
Drawn By:	BGREEN
Scale:	1/16" = 1'-0"
Sheet No.	T1





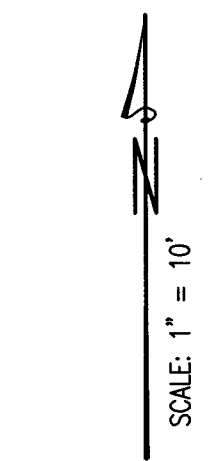
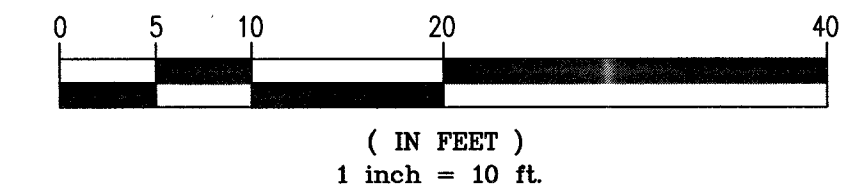
**LEGEND:**

.....	FENCE LINE
AC .....	ASPHALTIC CONCRETE
BW .....	BRICK WALL
CO .....	CLEAN OUT
CONC .....	CONCRETE
EM .....	ELECTRIC METER
EO .....	ELECTRIC OUTLET
EP .....	EDGE OF PAVEMENT
GM .....	GAS METER
HB .....	HOSE BIB
K .....	OAK
P .....	PINE
S .....	STUMP
T .....	TREE, SPECIES NOT SPECIFIED
UC .....	UTILITY COVER
UP .....	UTILITY POLE
WM .....	WATER METER
WRW .....	WOOD RETAINING WALL
WV .....	WATER VALVE

**NOTES:**

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. A RECORD OF SURVEY WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE BOUNDARY LINES WITH PROPERTY MONUMENTATION FOUND AND SET, AS APPLICABLE.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- EASEMENTS SHOWN ARE FROM A PRELIMINARY REPORT ORDER NUMBER FWMN-522201017, DATED MAY 8, 2023, BY CHICAGO TITLE COMPANY.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAMT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT, AS SHOWN ON THIS MAP. ELEVATION = 364.18'.
- DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 7771", UNLESS NOTED OTHERWISE.
- DENOTES A SET 3/4" IRON PIPE TAGGED "LS 7771".
- TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
- THERE ARE NO SIGNIFICANT AREAS OF SLOPE GREATER THAN 30% FOR THIS SURVEYED PROPERTY.
- ANY SUBSEQUENT USE OF THIS SURVEYING DATA MUST INCLUDE THIS NOTE:  
THE BOUNDARY AND SURVEYING DATA SHOWN WAS FURNISHED BY MONTEREY BAY ENGINEERS, INC., AND THAT FIRM IS NOT RESPONSIBLE FOR ANY REVISIONS. THE ORIGINAL WORK WAS SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.

**GRAPHIC SCALE**



**TOPOGRAPHIC SURVEY**

DOCUMENT: 2025006667  
ADJUSTED LOT 7  
PORTION OF BLOCK 151  
VOLUME 3, CITIES & TOWNS, PAGE 21

COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR  
**JUSTIN HASTINGS**

BY  
**MONTEREY BAY ENGINEERS, INC.**

CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING  
607 Charles Ave Suite B Seaside, California 93955  
Phone: (831) 899-7899

SCALE: 1" = 10' JOB No. 23-026 FEBRUARY 2025

FIELD: END & WAL DRAWN BY: END



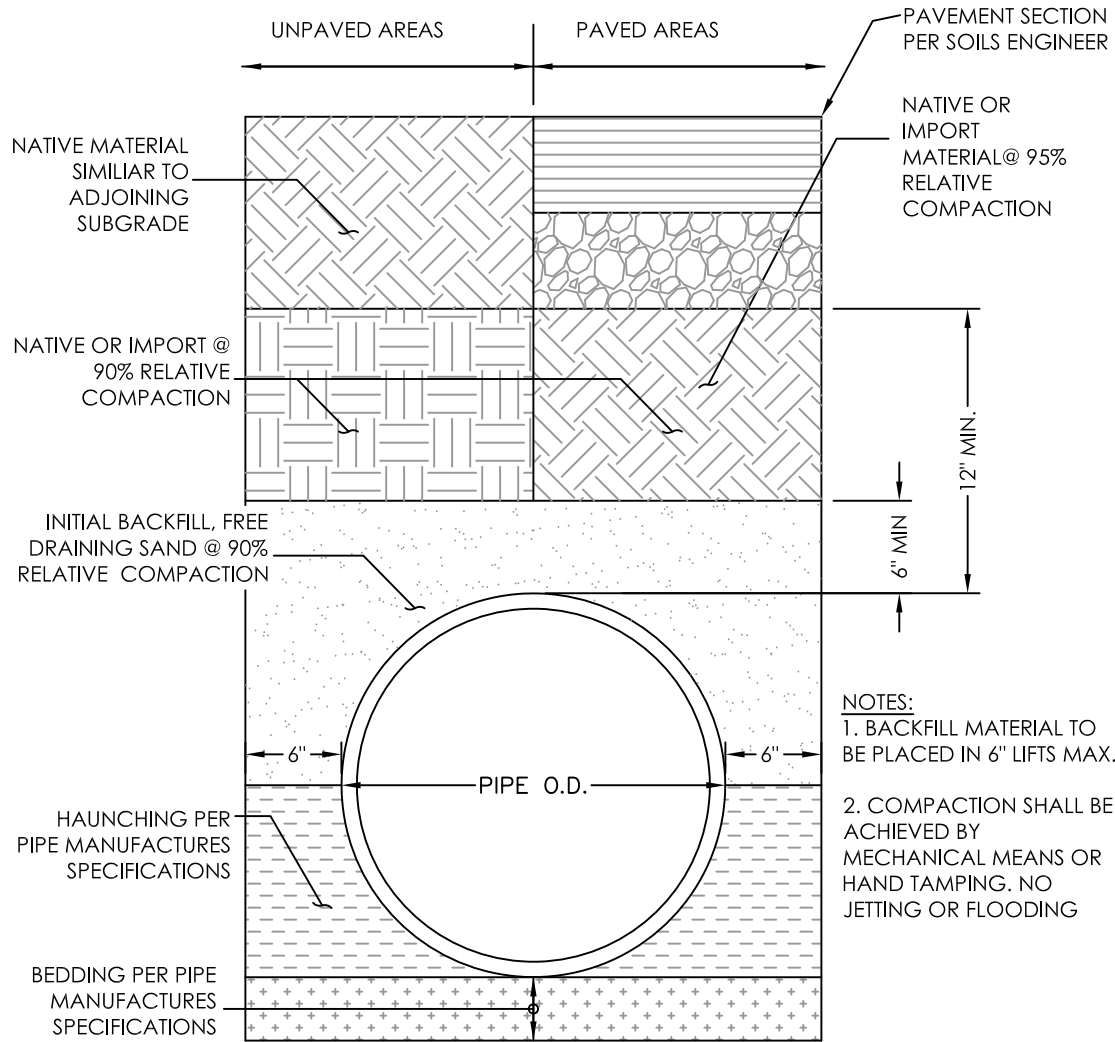
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Plotted: Nov 03, 2025 - 8:33pm

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE DESCRIBED HEREIN. ANY REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

B  
C1

ENERGY DISSIPATOR

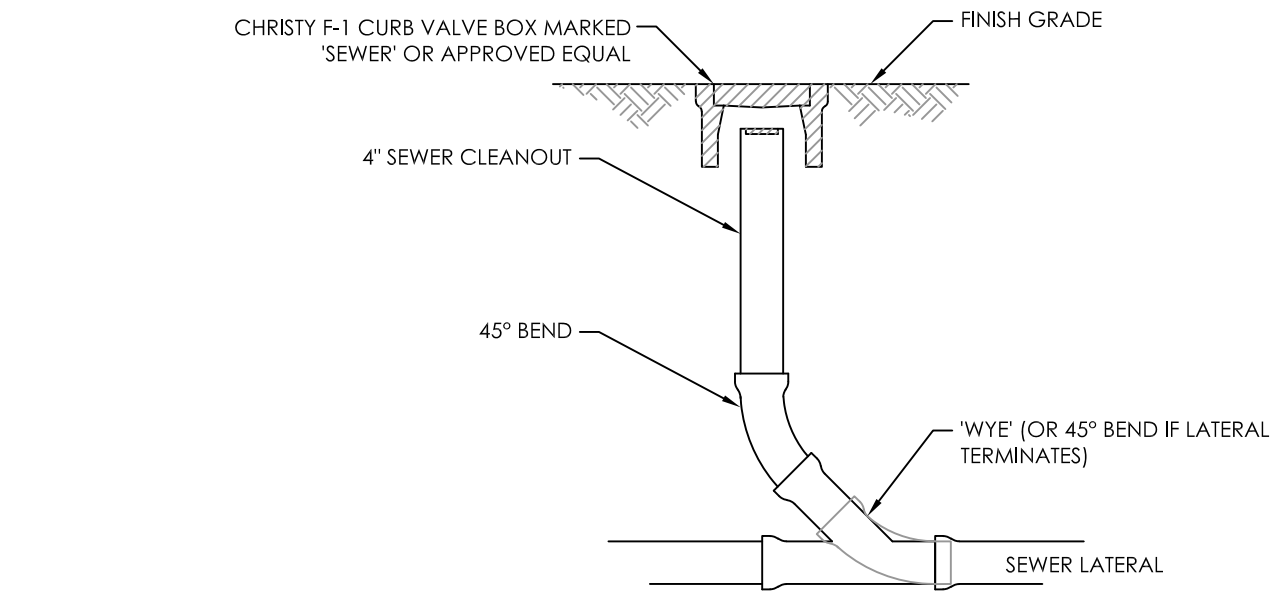
NTS



C  
C1

UTILITY TRENCH

NTS



D  
C1

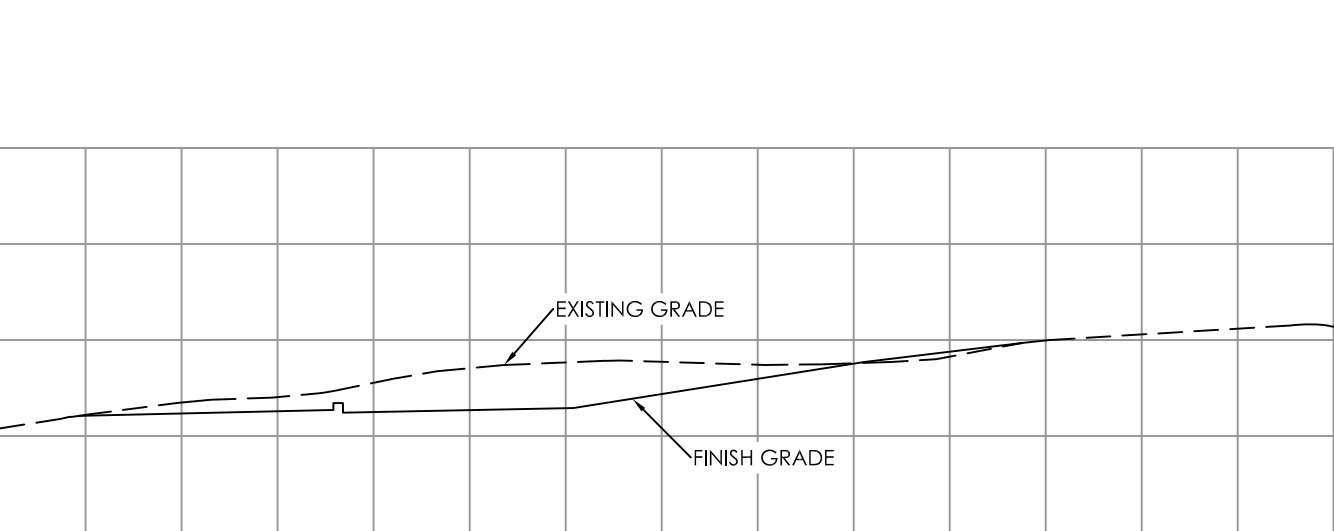
STORM DRAIN CLEANOUT

NTS

E  
C1

SECTION 1

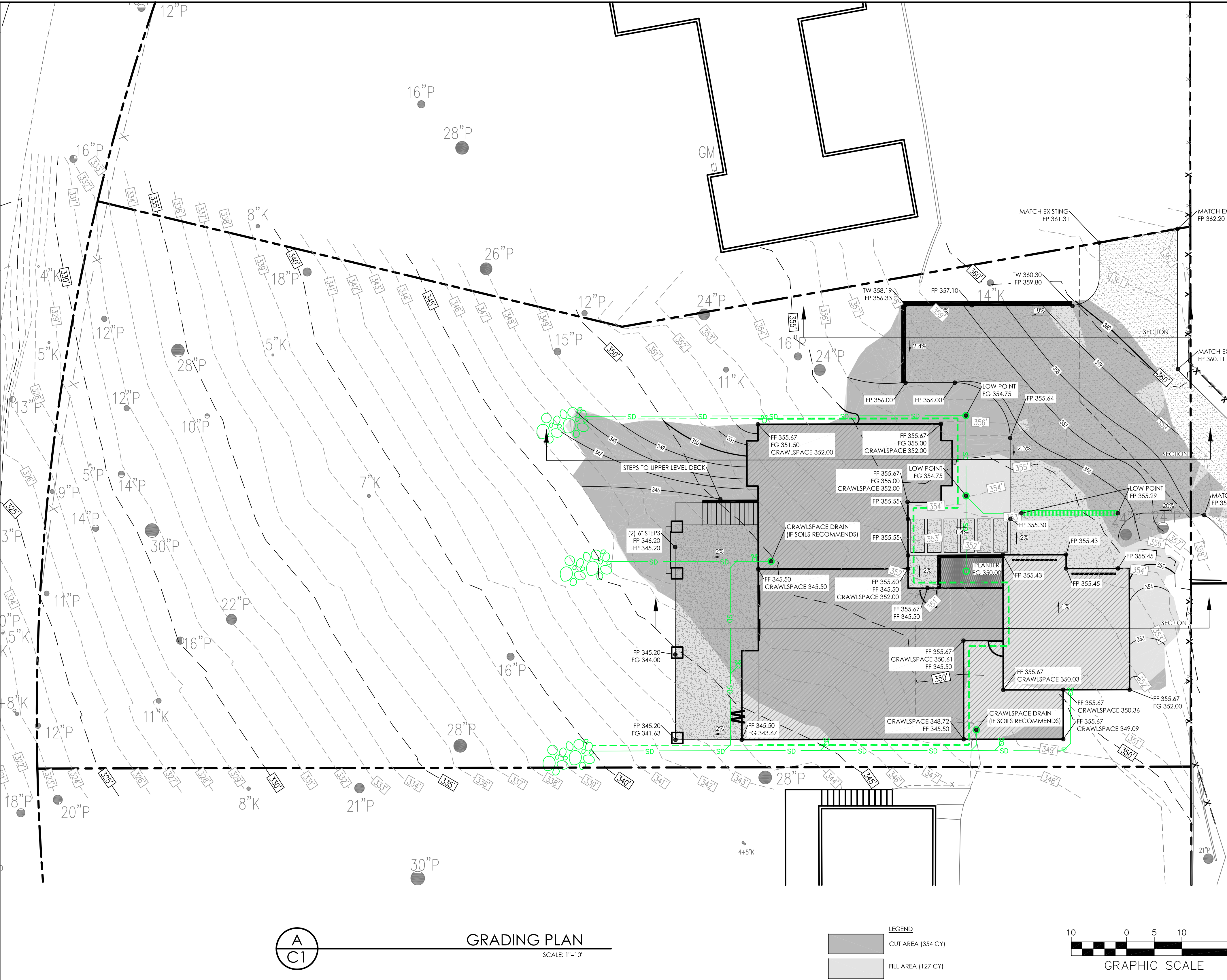
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A  
C1

GRADING PLAN

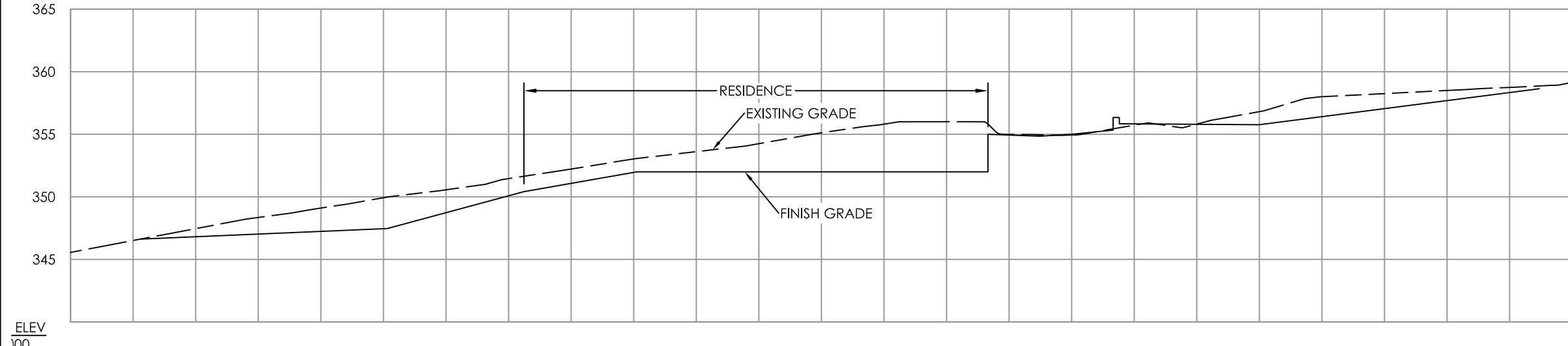
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F  
C1

SECTION 2

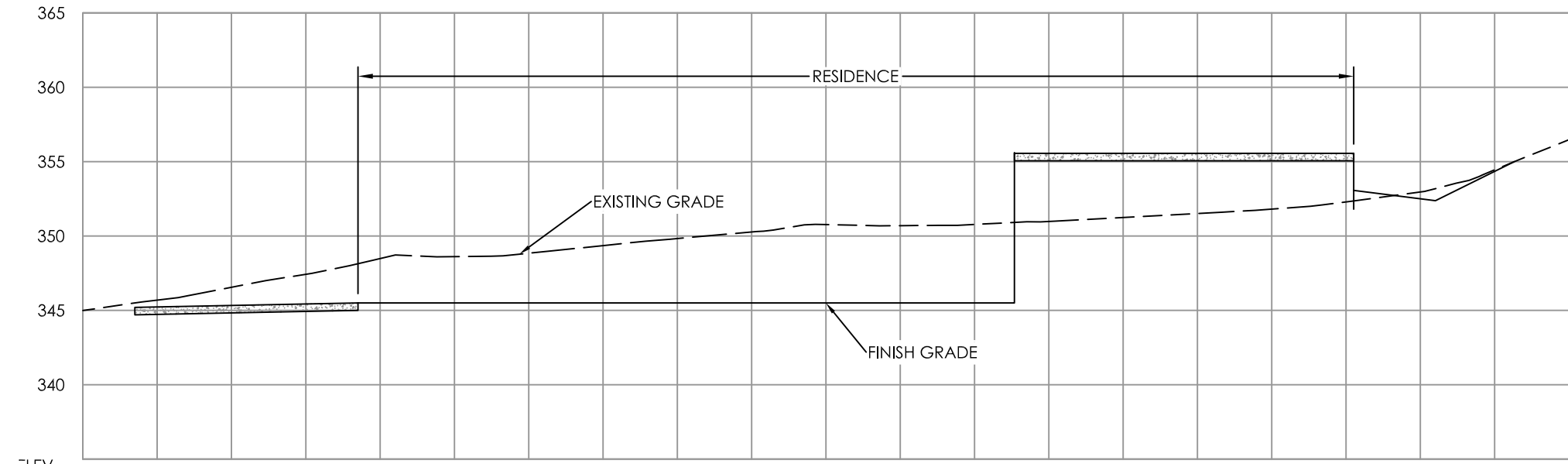
SCALE: 1"=10'



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C1

SECTION 3

SCALE: 1"=10'



**C3 ENGINEERING**  
INCORPORATED

Civil Engineering Land Development Stormwater Control  
128 Bonifacio Place, Suite C, Monterey, CA 93940  
Phone: (831) 647-1192 Fax: (831) 647-1194  
mail@c3engineering.net

PRELIMARY  
FOR  
REVIEW

GRADING PLAN

SWEENEY RESIDENCE

24734 DOLORES STREET  
CARMEL-BY-THE-SEA  
AFN 009-111-012-000

SCALE: AS NOTED  
DATE: 11/3/2025  
DESIGN BY: JPR  
DRAWN BY: JPR  
CHECKED BY:  
SHEET NUMBER:

C1

OF 2 SHEETS  
PROJECT# 125109



1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

A) PROVIDE GUARDS AND MAIN POWER REQUIREMENTS TO ALL MATERIALS EXPOSED OR DISTURBED EXPOSED TO SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.

B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.

C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.

D) EXPOSED OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF TYPE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B) EROSION STUDS HAVE DRAINAGE CANALS SUFFICIENT IN SIZE AND LOCATION TO PREVENT EROSION OR ADJACENT TO THE ROADWAY OR TO THE DOWNHILL PROPERTIES.

C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

D) EROSION CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY OF CONSTRUCTION AND CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

4. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROPOSED LAND-USE PLAN WITHIN 30 DAYS OF THE DATE OF REMOVAL.

5. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED:

A) NON-STORED WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.

B) SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORED WATER DISCHARGES AND AUTHORIZED NON-STORED WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.

9. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

10. AN ANNUAL MAINTENANCE PLAN (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT. CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

1. PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. THE SCHEDULED INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER REQUIRED HAVE BEEN REMOVED.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS. DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.

8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT/POLLUTION CONTROL WHERE APPLICABLE:

- WM-1. MATERIAL DELIVERY AND STORAGE  
WM-2. MATERIAL USE  
WM-3. STOCKPILE MANAGEMENT  
WM-4. SPILL PREVENTION AND CONTROL  
WM-5. SOLID WASTE MANAGEMENT  
WM-6. HAZARDOUS WASTE MANAGEMENT  
WM-7. CONTAMINATED SOIL MANAGEMENT  
WM-8. CONCRETE WASTE MANAGEMENT  
WM-9. SANITARY/SEPTIC WASTE MANAGEMENT  
WM-10. LIQUID WASTE MANAGEMENT  
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS, SUCH AS LEAD-CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS, WHERE POSSIBLE. CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT OF THE SORT OF RAIN DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS. THE CONTRACTOR SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST, WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.

2. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- EC-1. SCHEDULING  
EC-2. PRESERVATION OF EXISTING VEGETATION  
EC-3. HYDRAULIC MULCH  
EC-4. HYDROSEEDING  
EC-5. SOIL BINDERS  
EC-6. STRAW MULCH  
EC-7. GEOTEXTILES AND MATS  
EC-8. WOOD MULCHING  
EC-9. EARTH DIKES AND DRAINAGE SWALES  
EC-10. VELOCITY DISSIPATION DEVICES  
EC-11. SLOPE DRAIN  
EC-12. STREAMBANK STABILIZATION  
EC-13. POLYACRYLAMIDE  
(SOURCE: "STORMWATER BEST MANAGEMENT HANDBOOK")  
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.

1. DISCHARGERS SHALL ESTABLISH AND MAINTAIN A LINE PERMITTER CONTROL AND STABLE ALL CONSTRUCTION ENHANCES AS WELL AS SUFFICIENTLY COMPLETION EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN A LINE PERMITTER CONTROL WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE, RUNOFF FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
3. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
4. DISCHARGERS SHALL MAINTAIN SUFFICIENTLY COMPLETION EROSION AND SEDIMENT DISCHARGES FROM THE SITE TO PREVENT OFF-SITE TRACKING OF SEDIMENT.
5. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERMITTER CONTROLS, RUNOFF CONTROL BMPs, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
6. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS.
7. DISCHARGERS SHALL MAINTAIN A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- SE-1, SET FENCE  
SE-2, SEDIMENT BASIN  
SE-3, SEDIMENT TRAP  
SE-4, CHECK DAMS  
SE-5, FIBER ROLLS  
SE-6, GRAVEL BAG BERM  
SE-7, STREET SWEEPING AND VACUUMING  
SE-8, SANDBAG BARRIER  
SE-9, STRAW BALE BARRIER  
SE-10, STORM DRAIN INLET PROTECTION  
SE-11, CHEMICAL TREATMENT  
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.

2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
- TC-1. STABILIZED CONSTRUCTION ENTRANCE/EXIT
  - TC-2. STABILIZED CONSTRUCTION ROADWAY
  - TC-3. ENTRANCE/OUTLET TIRE WASH
- (SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

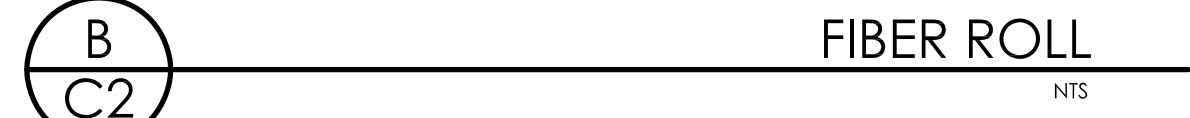
1. WIND EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- WE-1, WIND EROSION CONTROL  
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)  
NON-STORMWATER MANAGEMENT POLLUTION CONTROL

2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.

4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.  
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:  
NS-1. WATER CONSERVATION PRACTICES  
NS-2. DEWATERING OPERATIONS  
NS-3. PAVING AND GRINDING OPERATIONS  
NS-4. TEMPORARY STREAM CROSSING  
NS-5. CLEAR WATER DIVERSION  
NS-6. ILLEGAL CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING  
NS-7. POTABLE WATER / IRRIGATION  
NS-8. VEHICLE AND EQUIPMENT CLEANING  
NS-9. VEHICLE AND EQUIPMENT FUELING  
NS-10. VEHICLE AND EQUIPMENT MAINTENANCE  
NS-11. FILE DRIVING OPERATIONS  
NS-12. CONCRETE CURING  
NS-13. MATERIALS AND EQUIPMENT USE OVER WATER  
NS-14. CONCRETE FINISHING  
NS-15. STRUCTURE DEMOLITION/REMOVAL  
NS-16. TEMPORARY BATCH PLANTS  
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK

1. USE 1'X1'X2" OR 1'X1'X3" WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL. SHORTER STAKES IN DENSER SOILS.
2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUNOFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.
4. CONTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)
5. CASQA RECOMMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



CONSTRUCTION MANAGEMENT NOTES	
CONSTRUCTION VEHICLE TRIPS/DAY	10 TRIPS/DAY
AMOUNT OF GRADING/DAY	100 CY/DAY
HOURS OF OPERATION	7AM TO 7PM
ESTIMATED DATES OF CONSTRUCTION	OCTOBER 2025 - OCTOBER 2027
SENSITIVE AREAS	N/A



**AC3 ENGINEERING**  
INCORPORATED

Civil Engineering Land Development Stormwater Control

126 Bonifacio Place, Suite C, Monterey, CA 93940  
Phone: (831) 447-1192 Fax (831) 647-1194  
mail@C3Engineering.net

EROSION CONTROL PLAN

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SWEENEY RESIDENCE  
24734 DOLORES STREET  
CARMBLY, TEXAS  
APN 009-111-012-000

C2

OF 2 SHEETS

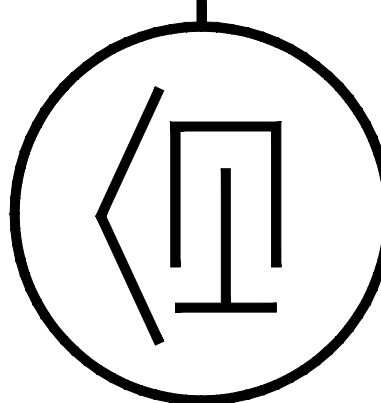
PROJECT# 125109

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Plotted: Nov 03, 2025 - 8:33pm



Revision/Issue	Date

11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940  
(831) 620-0920 | [INFO@HASTINGSCONSTRUCTION.COM](mailto:INFO@HASTINGSCONSTRUCTION.COM)  
LIC#: 791539 CLASS: A/B



Drawing Title:

Job Title:

Project Address &amp; APN:

Project:	HC-23068
Date:	11.10.2025
Drawn By:	BGREEN
Scale:	1/8" = 1'-0"

Sheet No.

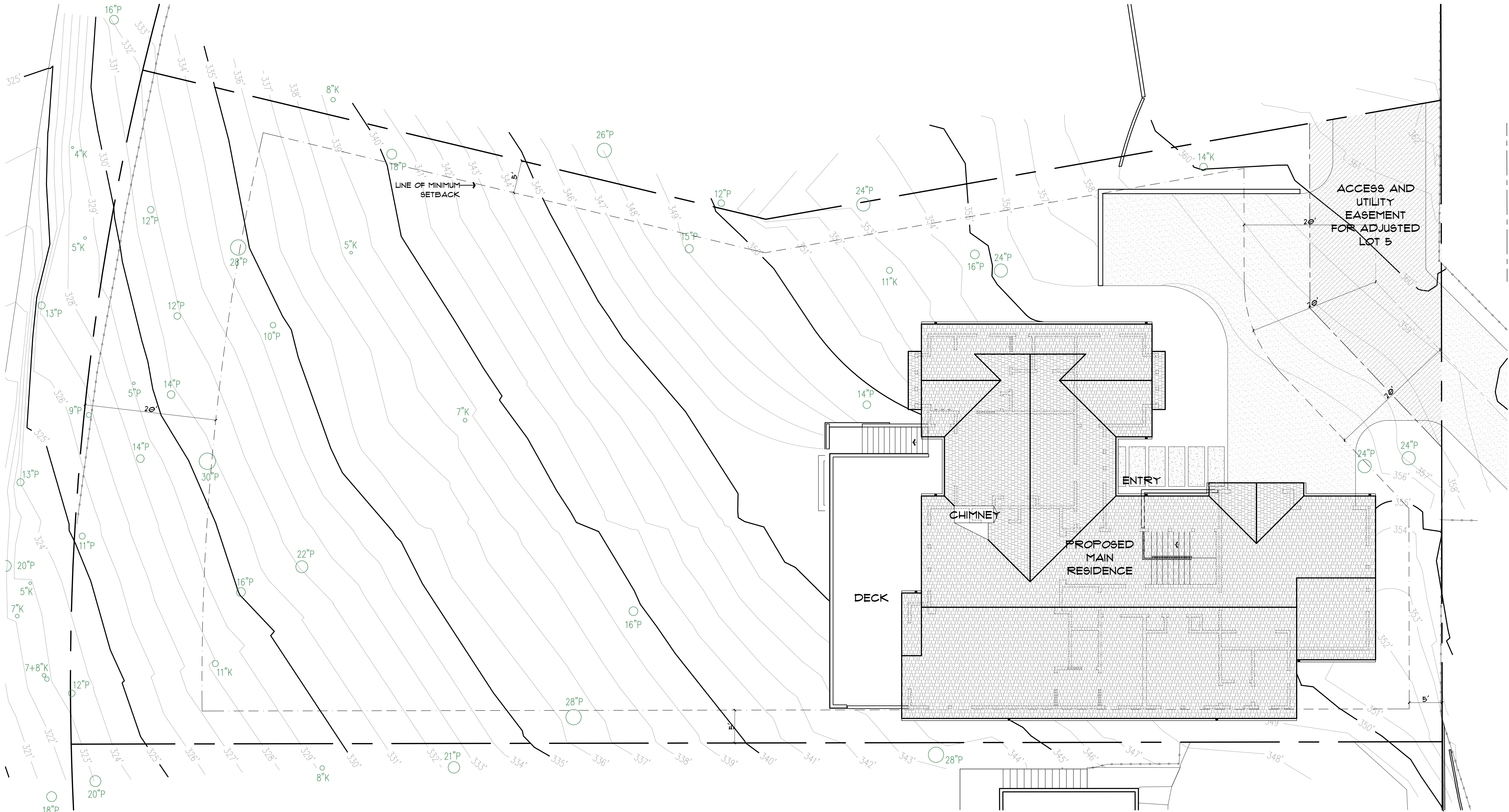
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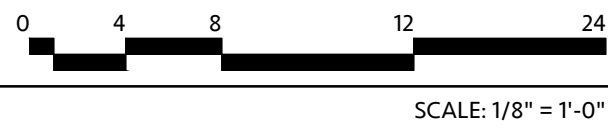
## EXISTING SITE PLAN



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EXISTING SITE PLAN



Revision/Issue	Date

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LIC# 791539 CLASS: A/B

Drawing Title:  
PROPOSED SITE PLAN

Job Title:  
SWEENEY RESIDENCE

Project Address & APN:  
24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923  
APN: 009-111-012-000

Project:  
HC-23068

Date:  
11.10.2025

Drawn By:  
BGREEN

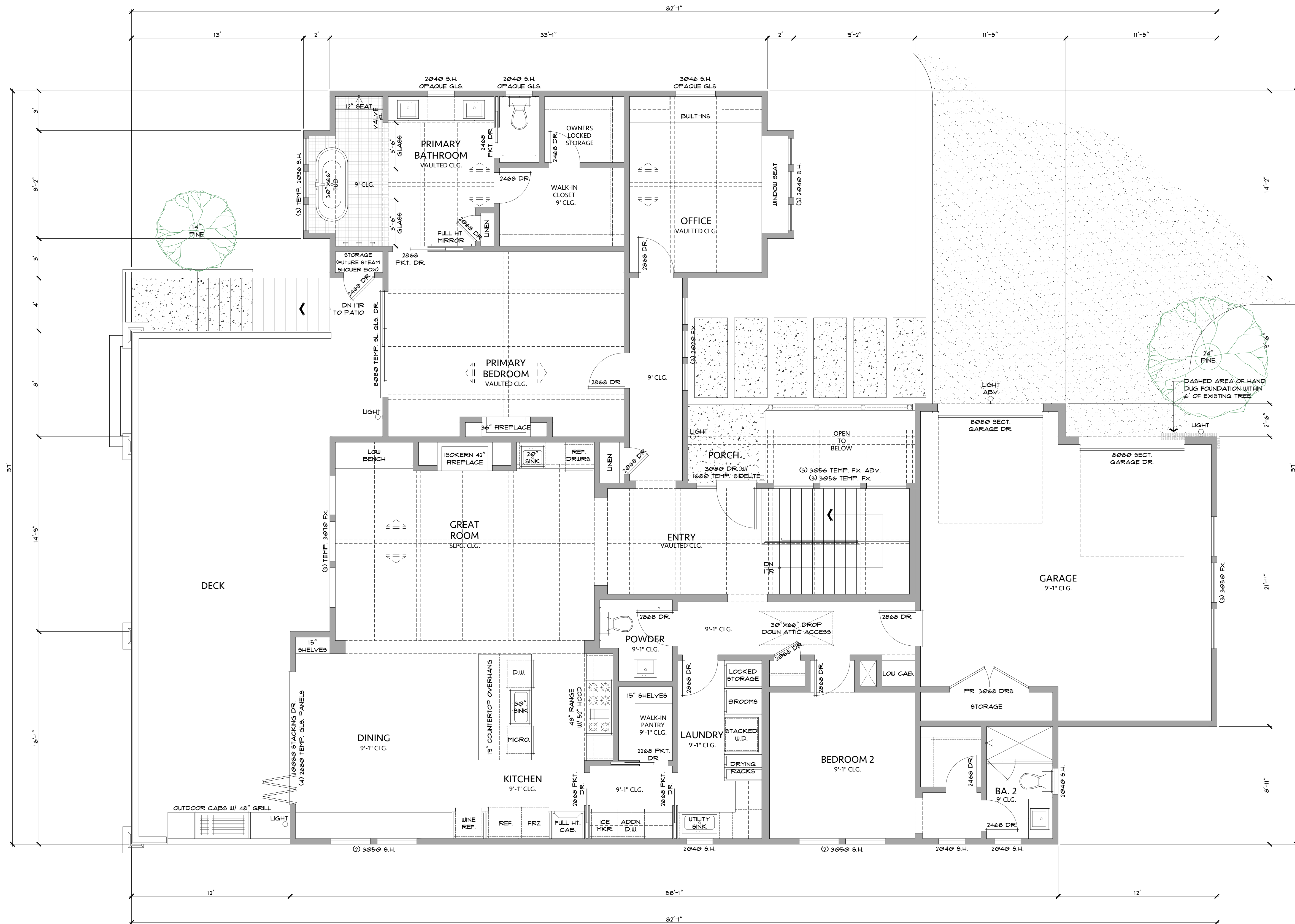
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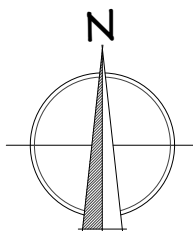


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ENTRY LEVEL FLOOR PLAN

1/4" = 1'-0"



24734 DOLORES STREET 3284 SQ. FT. INTERIOR 4 BED / 3.5 BATH - WITH WALKOUT BASEMENT	
FLOOR AREA TABLE	
ENTRY LEVEL	2145 SQ. FT.
LOWER LEVEL	1139 SQ. FT.
<b>TOTAL:</b>	<b>3284 SQ. FT.</b>
GARAGE	520 SQ. FT.
PORCH	60 SQ. FT.
DECK	582 SQ. FT.
COVERED PATIO	576 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	

Revision/Issue	Date

**HASTINGS CONSTRUCTION, INC.**

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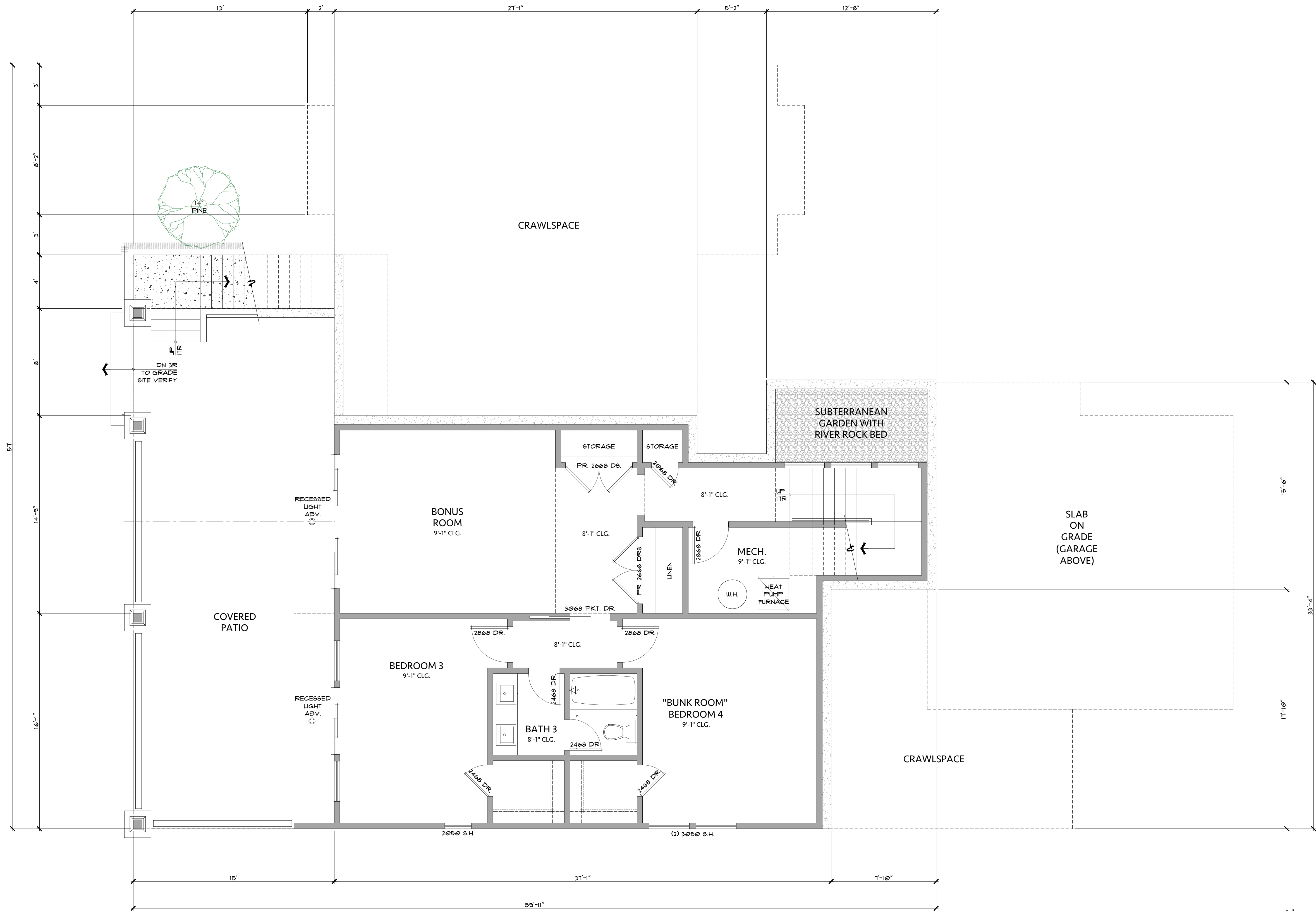
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**PROPOSED FLOOR PLAN - ENTRY LEVEL**

Job Title:  
**SWEENEY RESIDENCE**

Project Address & APN:  
**24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923  
APN: 009-111-012-000**

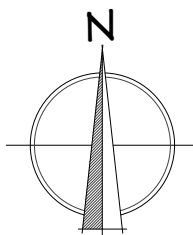
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Date: 11.10.2025	
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LOWER LEVEL FLOOR PLAN

1/4"=1'-0"



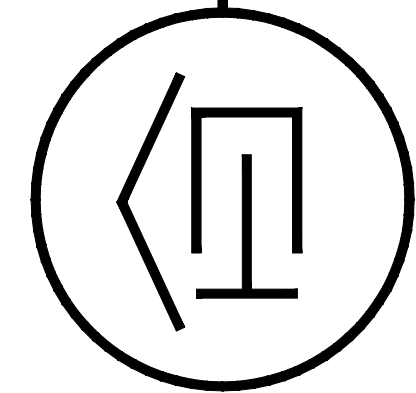
24734 DOLORES STREET 3284 SQ. FT. INTERIOR 4 BED / 3.5 BATH - WITH WALKOUT BASEMENT	
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	

Project: HC-23068	Sheet No.
Date: 11.10.2025	A4
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

Drawing Title:  
PROPOSED FLOOR PLAN - LOWER LEVEL

Job Title:  
SWEENEY RESIDENCE

Project Address & APN:  
24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923  
APN: 009-111-012-000



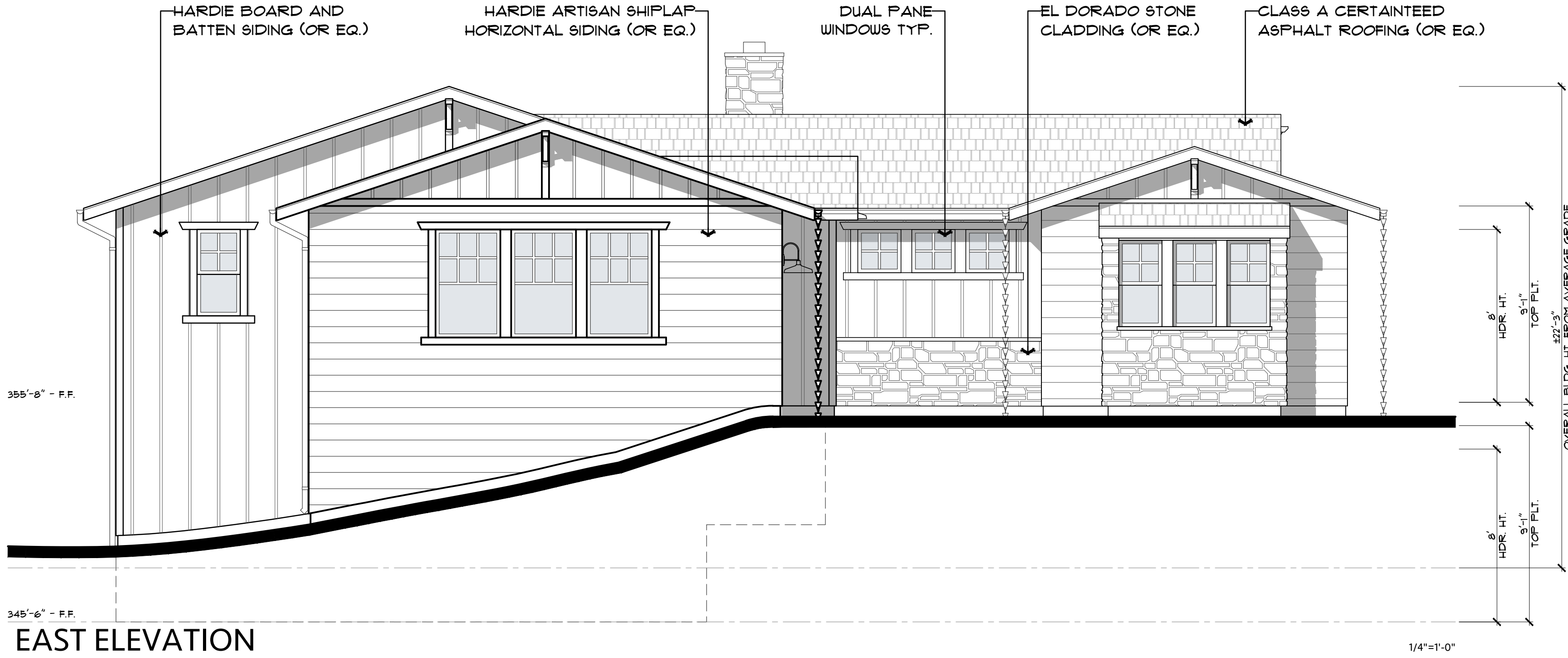
HASTINGS CONSTRUCTION, INC.

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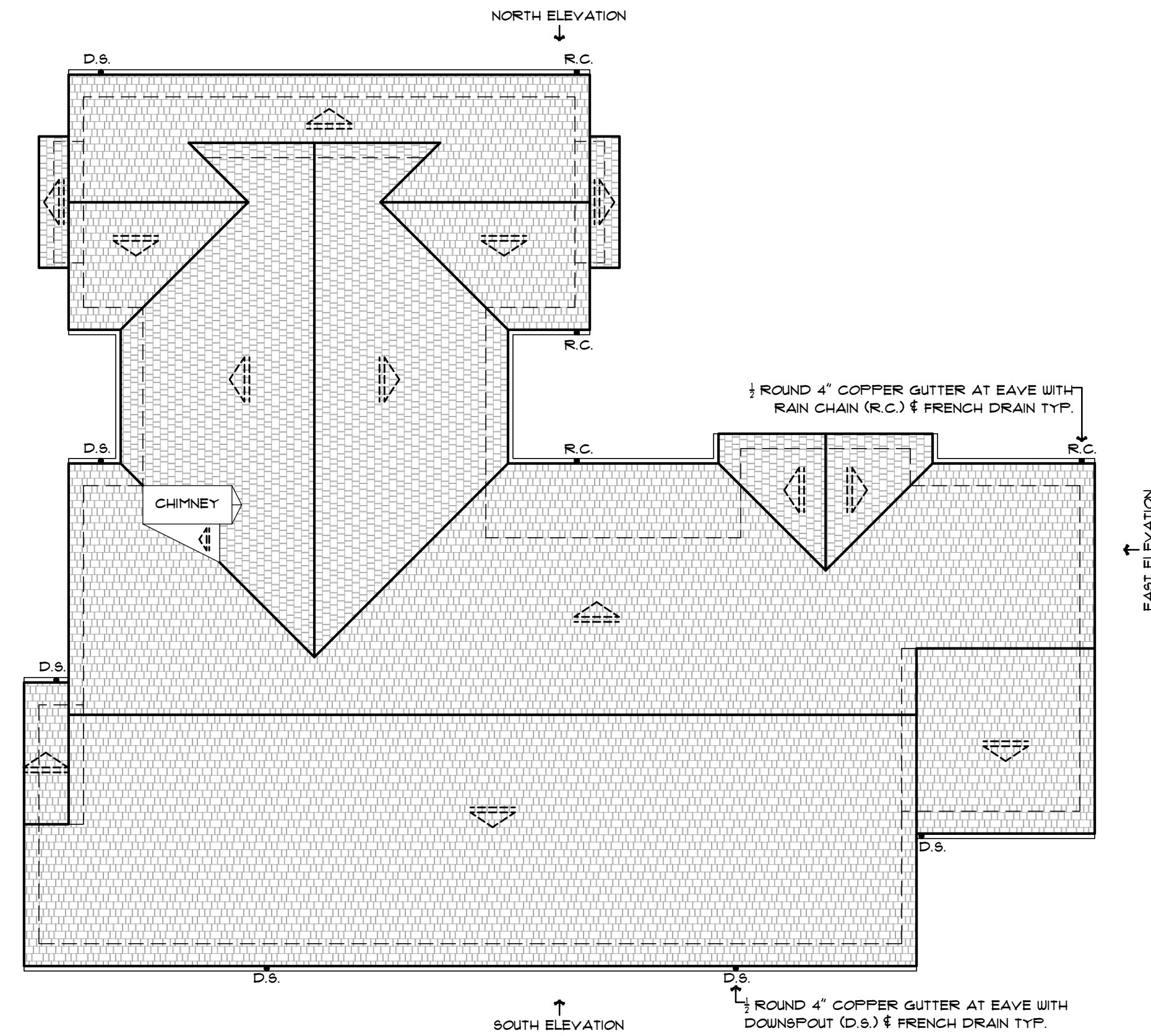
Revision/Issue	Date



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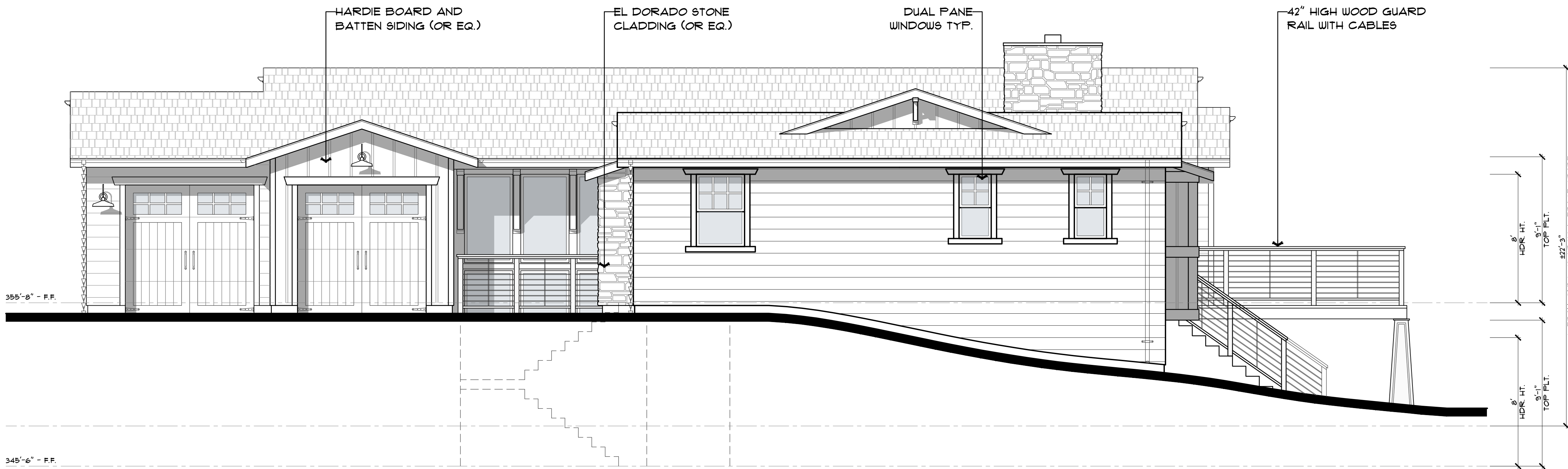


EAST ELEVATION



PROPOSED ROOF PLAN

ROOF SLOPE: 4:12  
RAKE OVERHANG: 12"  
EAVE OVERHANG: 18"  
ROOF MATERIAL: CERTAINTED PRESIDENTIAL SHAKE TL - AUTUMN BLEND ASPHALT SHINGLE ROOFING (OR EQ.)

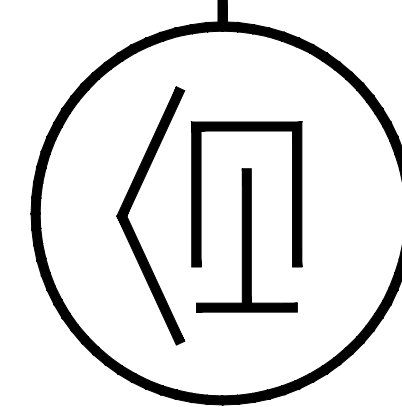


NORTH ELEVATION

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

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LIC# 791539 CLASS: A/B



Drawing Title:  
PROPOSED ELEVATIONS

Job Title:  
SWEENEY RESIDENCE

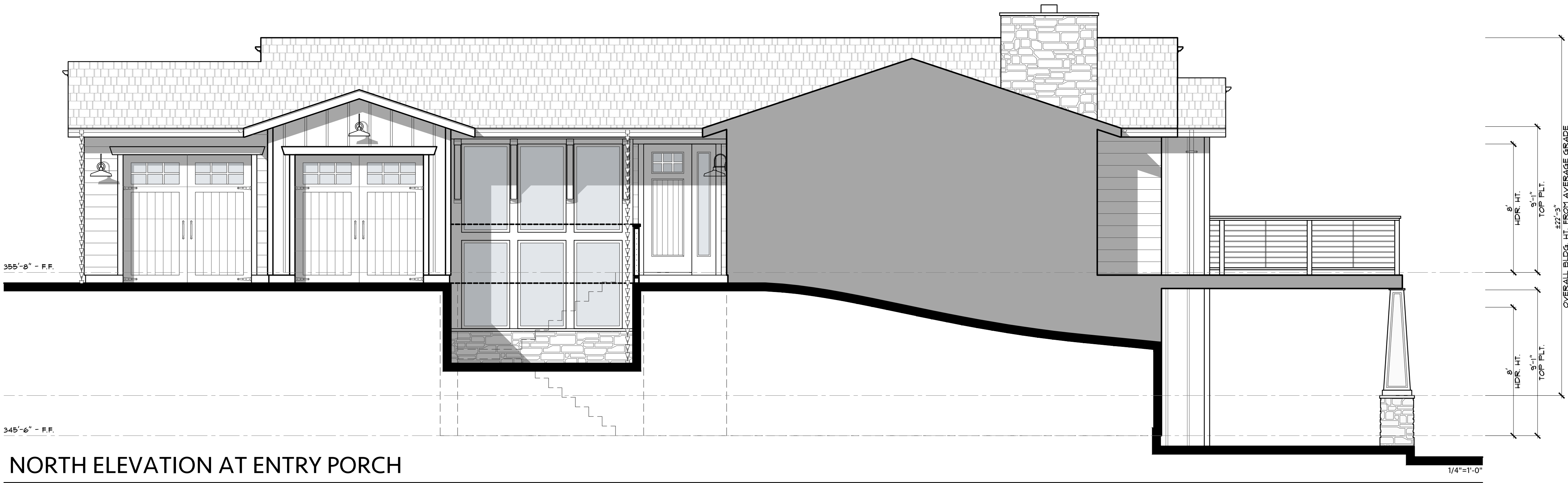
Project Address & APN:  
24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923  
APN: 009-111-012-000

Project:  
HC-23068  
Date:  
11.4.2025  
Drawn By:  
BGREEN  
Scale:  
1/4" = 1'-0"

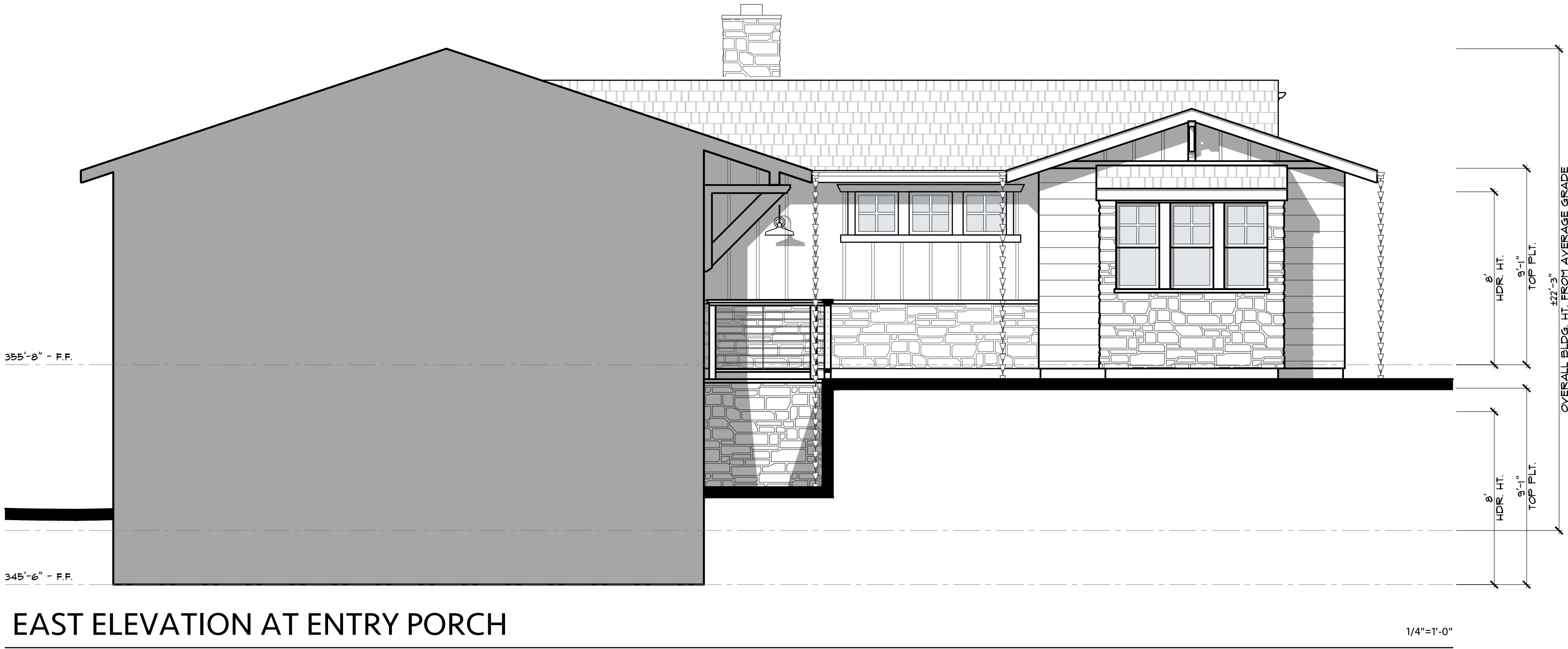
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A5

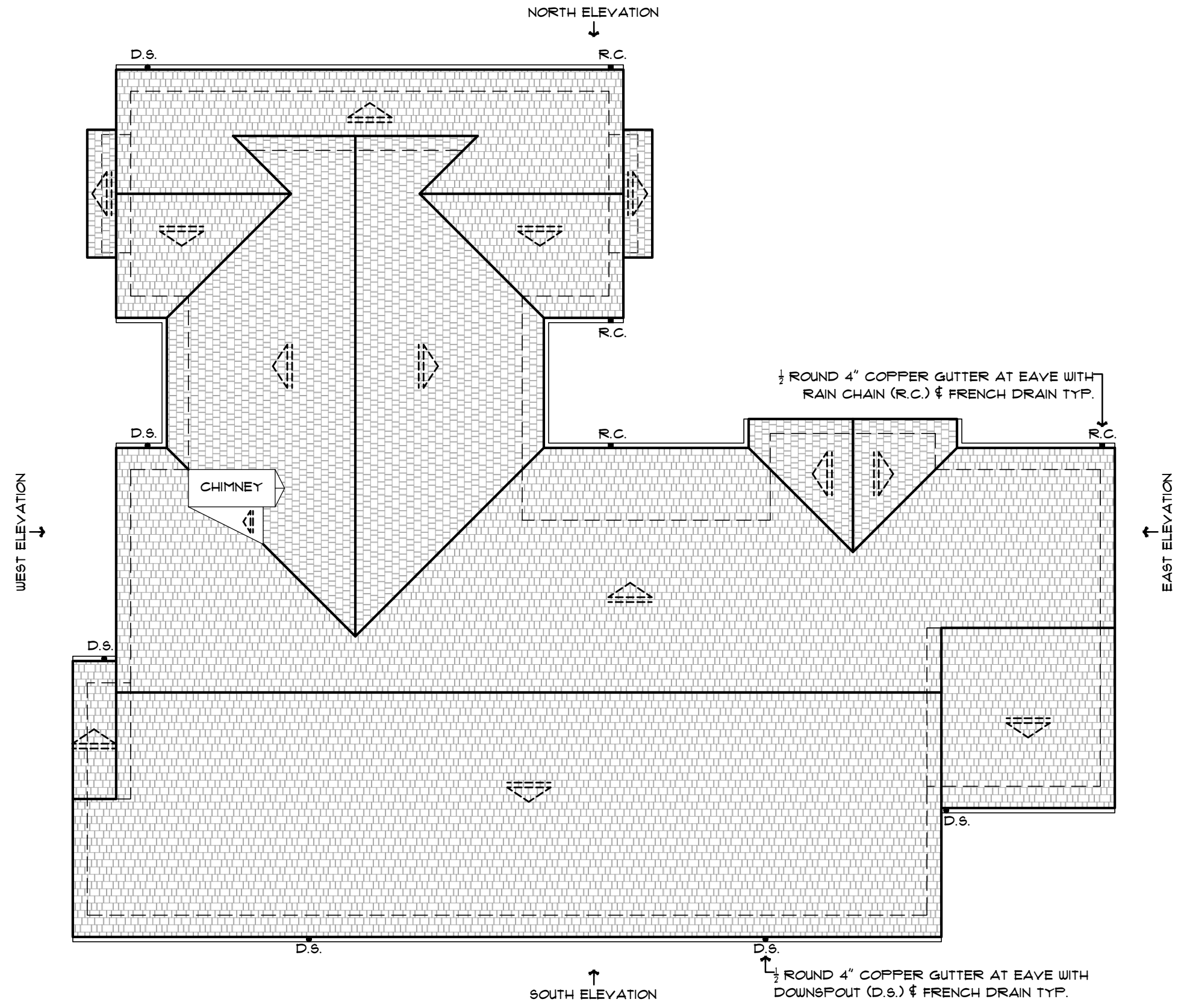
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NORTH ELEVATION AT ENTRY PORCH



EAST ELEVATION AT ENTRY PORCH



PROPOSED ROOF PLAN

ROOF SLOPE: 4:12  
RAKE OVERHANG: 12"  
EAVE OVERHANG: 18"  
ROOF MATERIAL: CERTAINTEED PRESIDENTIAL SHAKE TL - AUTUMN BLEND ASPHALT SHINGLE ROOFING (OR EQ.)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

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Drawing Title:  
PROPOSED ELEVATIONS

Job Title:  
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Project:  
HC-23068

Date:  
11.4.2025

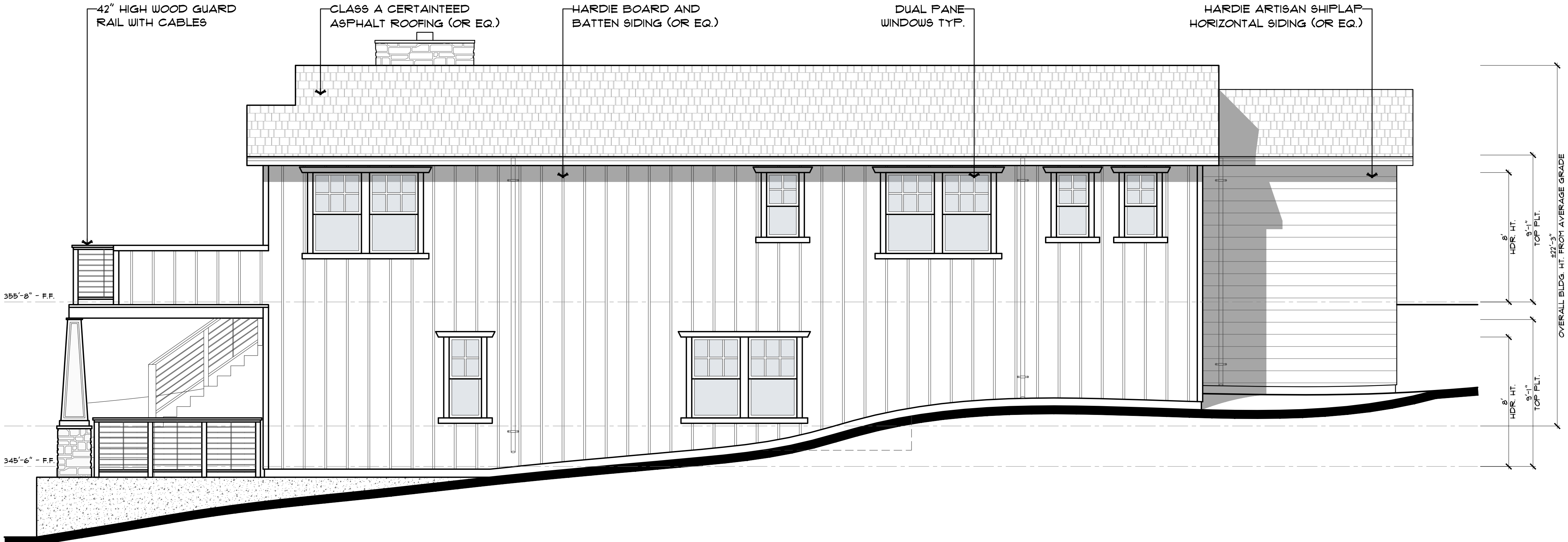
Drawn By:  
BGREEN

Scale:  
1/4" = 1'-0"

Sheet No.  

A6

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SOUTH ELEVATION

1/4"=1'-0"



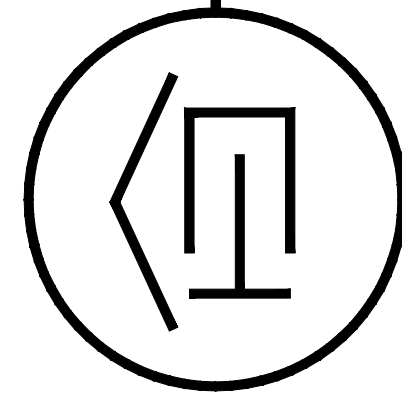
WEST ELEVATION

1/4"=1'-0"

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.

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LIC#: 791539 CLASS: A/B



Drawing Title:  
PROPOSED ELEVATIONS

Job Title:  
SWEENEY RESIDENCE

Project Address & APN:  
24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923  
APN: 009-111-012-000

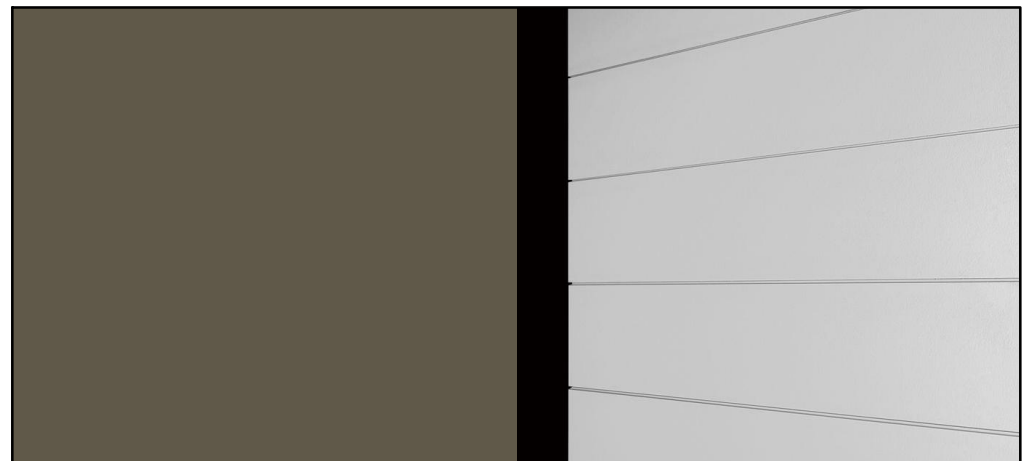
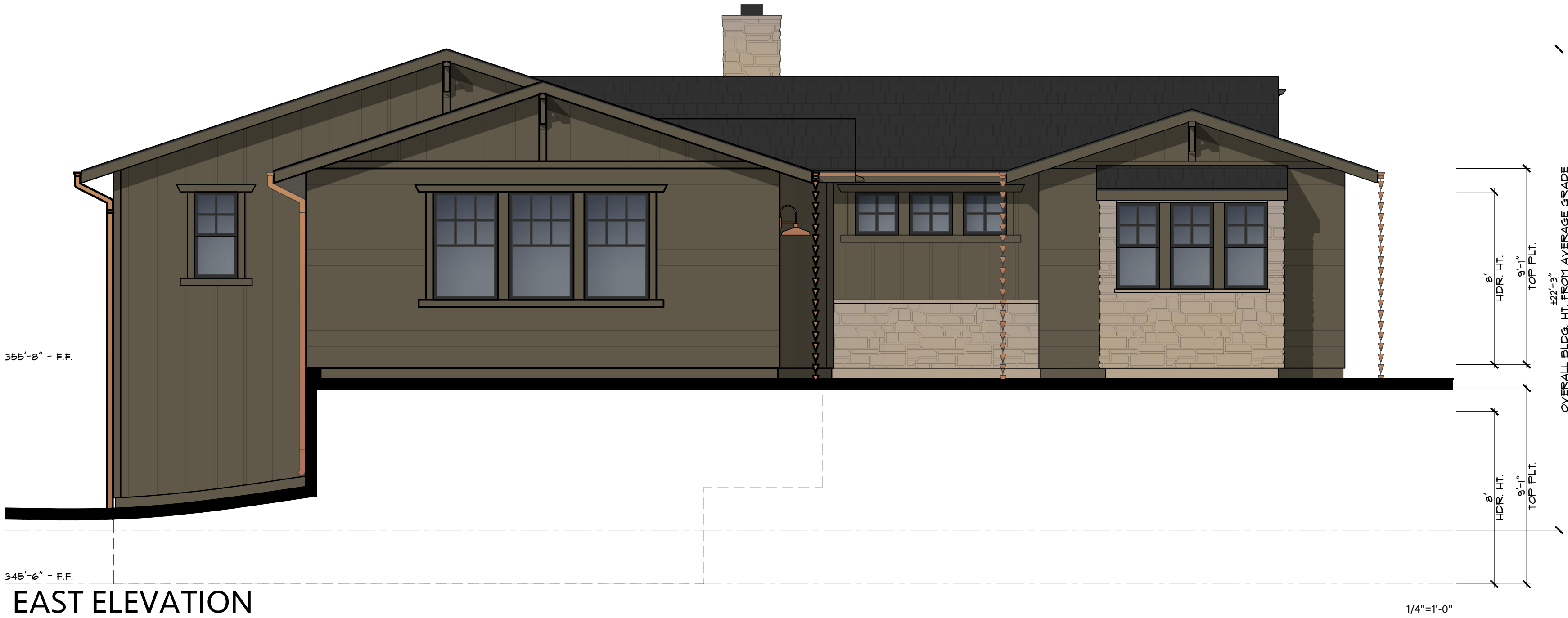
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Date:  
11.4.2025  
Drawn By:  
BGREEN  
Scale:  
1/4" = 1'-0"

Sheet No.

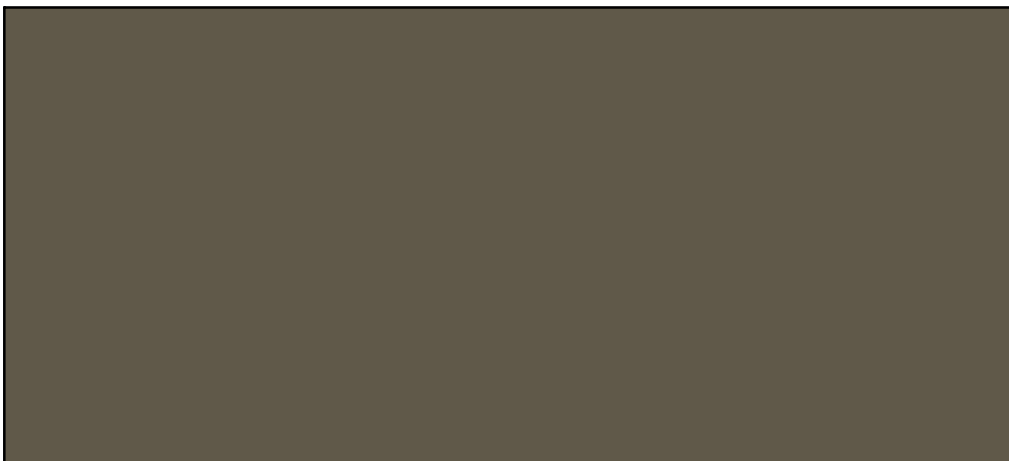
A7



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MAIN BODY (HARDIE ARTISAN SHIP LAP SIDING)  
SHERWIN WILLIAMS  
Garden Gate (SW 6167)



TRIM, FASCIA, OUTRIGGERS, SIDING  
SHERWIN WILLIAMS  
Garden Gate (SW 6167)



ROOF  
CERTAINTEED - PRESIDENTIAL SHAKE TL  
CHARCOAL BLACK



STONE  
EL DORADO STONE - ROUGH CUT  
Wheatfield

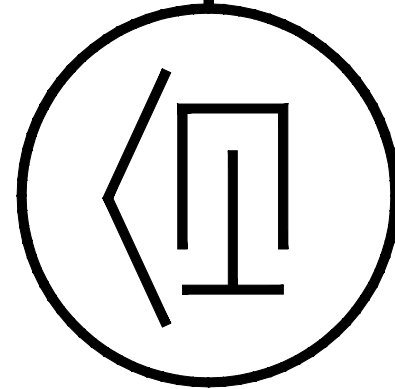


LIGHTING  
COPPERSMITH GOOSENECK LIGHT  
Key Largo 17"



RAIL  
FEENEY CABLE RAIL KIT  
Wood Rail with Horizontal Cables

Revision/Issue	Date



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LIC# 791539 CLASS: A/B

Drawing Title:  
PROPOSED COLOR SCHEMES

Job Title:  
SWEENEY RESIDENCE

Project Address & APN:  
24734 DOLORES STREET, CARMEL-BY-THE-SEA, CALIFORNIA 93923  
APN: 009-111-012-000

Project: HC-23068	Sheet No.  <b>A8</b>
Date: 11.4.2025	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	