CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

Erin Allen, Robert Delves, Stefan Karapetkov, Michael LePage, Stephanie Locke

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

REGULAR MEETING
Wednesday, September 11, 2024

TOUR 3:00 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at: https://www.youtube.com/@CityofCarmelbytheSea/streams, or use the link below to view or listen to the meeting via Zoom teleconference:

https://ci-carmel-ca-us.zoom.us/j/87694638519?pwd=K4w04362BLvw9Vvsc-DfRfzBtBNpdQ.9AkTceOuBjdOtshp. To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 876 9463 8519. Passcode: 900382.

HOW TO OFFER PUBLIC COMMENT: Public comments may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to bswanson@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Planning Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the Commission on its tour. The tour is intended only to give the Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the

Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

A. **DS 24096 (Comeau-Meyrose):** Santa Fe Street 3 northeast of 5th Avenue

B. **DS 24175 (Rowland-Smith):** 4910 Monterey Street

C. **DS 23249 (1540MescalSt, LLC):** Junipero Avenue 3 northeast of 12th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PUBLIC APPEARANCES - Under the Brown Act, public comments for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment, as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act meeting, that speaker will then be muted.

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Monthly Activity Report: August 2024

2. **DR 16-384 (Fountain):** Consideration of a time extension for Design Review approval DR 16-384 (Fountain), associated Use Permits, and associated Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot located on 8th Avenue 2 northwest of Junipero Avenue in the Residential & Limited Commercial (R-C) District. APN: 010-087-020-000.

3. **DS 23-205 (CRI on Carpenter, Inc. - Lot 10):** Consideration of a Final Design Study, DS 23-205 (CRI on Carpenter, Inc. – Lot 10), and associated Coastal Development Permit for the demolition of a 688-square-foot hotel cottage and 122-square-foot accessory building and the construction of a new 1,944-square-foot, two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-021-030-000.

4. **DS 23-206 (CRI on Carpenter, Inc. - Lot 12):** Consideration of a Final Design Study, DS 23-206 (CRI on Carpenter, Inc. – Lot 12), and associated Coastal Development Permit for the construction of a 1,934-square-foot, two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 010-

021-031-000.

5. **DS 23-354 (Liniger)**: Consideration of a Combined Concept and Final Design Study, DS 23-354 (Liniger), for a 60-square-foot first floor addition, 373-square-foot second-floor addition with a 148-square-foot deck, and 166-square-foot expansion of an existing deck to an existing 1,282-square-foot, one-story single-family residence located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-214-026-000.

6. **UP 24159 (Dolores & 7th, LLC):** Consideration of a Use Permit Application (UP 24159) to amend the Conditions of Approval associated with a previously approved Use Permit Application, UP 21-226 (Dolores & 7th, LLC; The Conservatory) located at Dolores Street 2 Northwest of 7th Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay. APN: 010-147-006-000.

7. **DS 24267 (Rainey)**: Consideration of a Track 1 Design Study referral for a request to amend a previously approved Track 2 Design Study Application, DS 20-205 (Rainey), for the installation of a driveway gate located on Lincoln Street 5 southeast of 10th Avenue in the Single-Family (R-1) District. APN: 010-182-004-000.

8. **DS 23-108 (Chadwick)**: Consideration of a Track 1 Design Study referral, DS 23-108 (Chadwick), and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026-000.

PUBLIC HEARINGS

9. **DS 24203, 24216, 24217 (Faia):** Consideration of a Track 1 Design Study referral, DS 24203, 24216, 24217 (Faia), for the construction of new fencing, a new vertical standing seam metal roof, the addition of new doors, new Carmel stone around the front door and chimney, and other site improvements, to an existing 2,235-square-foot single-family residence at the northeast corner of Torres Street and 2nd Avenue in the Single-Family Residential (R-1) District. APNs: 010-101-021-000, 010-101-012-000, 010-101-020-000. **RECOMMEND CONTINUANCE TO A DATE UNCERTAIN.**

10. **CDP 24149 (CAWD – Scenic Road Pipeline Replacement):** Consideration of an Initial Study and Mitigated Negative Declaration, and Coastal Development Permit for replacement of existing sewer mains within the Scenic Road right-of-way between Ocean Avenue and Martin Way.

11. **DS 24096 (Comeau & Meyrose):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a new two-story, single-family residence located on Santa Fe Street 3 northeast of 5th Avenue in the Single-Family Residential (R-1) District. APN: 010-037-009-000.

12. **DS 24175 (Rowland-Smith):** Consideration of a Concept Design Study, DS 24175 (Rowland Smith), for the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements at 4910 Monterey Street in the Single-Family Residential (R-1) District. APN: 010-011-006-000.

13. **DS 23-249 (1540MescalSt, LLC):** Consideration of a Concept Design Study, DS 23-249 (1540MescalSt, LLC), for the demolition of a one-story single-family

residence and detached accessory building and the construction of a 1,703-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements. The residence is located on Junipero Avenue 3 northeast of 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-073-005-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

14. Next Regular Meeting: October 9, 2024

ADJOURNMENT

CORRESPONDENCE

15. PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

16. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage http://www.ci.carmel.ca.us in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA
Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	
SUBJECT:	Monthly Activity Report: August 2024

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report: August 2024

Attachment 1

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
SUBMITTED ON:	September 1, 2024
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building

AUGUST 2024 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In August 2024, 33 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In August 2024, 4 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In August 2024, 43 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In August 2024, 9 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

VI. ENCROACHMENT PERMIT APPLICATIONS:

In August 2024, 19 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In August 2024, 29 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following August 2024 totals:

- Planning Permit Applications
- Business License Applications
- Building Permit Applications
- Code Compliance Cases
- Transient Rental Cases
- Encroachment Permit Applications
- Tree Permit Applications

August 2024 totals are provided alongside August 2023 totals for comparison. Compared to the same time period in the year 2023, Table 1 denotes percentage changes in the year 2024.

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2023 YTD Totals	276	51	417	161		187	278
2024 YTD Totals	270	42	394	117		172	252
YTD % Difference	- 2.17%	- 17.64%	- 5.52%	- 27.33%		- 8.02%	- 9.35%

Planning Permit Report

08/01/2024 - 08/31/2024

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
24269	Historic Evaluation	HE 24269 (Thorburn)		I would like to buy this property and remodel for my family.	Santa Rita 5 Sw of 3rd, Carmel CA 93921	9/3/2024		In Review
24268	Design Study	DS 24268 (Kadar) APPLICATION PENDING ADDITIONAL INFORMATION	One	FOR ADDITIONAL PROJECT DESCRIPTION PLEASE REFER TO "PROJECT DESCRIPTION EMAIL" below, uploaded 9/5/24. Window replacement of 11ea windows and 1ea door. 4ea openings will be modified from existing to include 1ea window new opening with new header. ALL windows will be aluminum clad with wood interior and simulated divided lite grids.	5 Southwest of Ocean on Forest	9/5/2024		In Review
24267	Design Study	DS 24267 (Rainey) PENDING OWNER SIGNED APPLICATION	One	Proposed approval for driveway gate	Lincoln 5 SW of 10th			In Review
24266	Design Study	DS 24266 (Murrin)	One	Scope of work is to remove the front walkway, and remove Gravel Parking area, and install a Carmel stone border with mulch inside. Also we will be landscaping public right of way with a plant list provided by the city. As well as installing Drip irrigation. We will not plant around oak trees or pine trees to protect them.	NW Corner of Casanova & 10th Ave.	8/28/2024		In Review
24265	Design Study	DS 24265 (Vais)	One	ASSOCIATED PERMITS: DS 23-201 and BP 240042. See attached file upload "REVISION DESCRIPTION, PLANS, & PHOTOS: Stucco and shear wall removal to repair dry rot."	Lincoln 4 NW Santa Lucia	8/25/2024		In Review
24264	Design Study	DS 24264 (Kaiser)	One	New backyard pavers, 331 SQ FT proposed.	5 Torres S.E. 1st Tousjours			Pending Assignment

24263	Variance	VA 24263 (Brown)		ASSOCIATED PERMIT: DS 24164. Exterior remodel of existing residence including replacing doors and windows at the front, adding a roof over the existing front deck, expanding the uncovered front deck, replacing siding with stucco and stone, and construction of new site walls, stairs, pathways, patios and driveway.	Scenic Road 3 SE 12th Avenue	6/18/2024		In Review
24262		VOID - BUS. LICENSE APP SUBMITTED IN WRONG MODULE		"The Big Squeezy" Juice smoothie shop	Lincoln 3 be of eighth			Closed
24261	Historic Evaluation	HE 24261 (Great Valley Holdings, LLC)		HISTORIC EVALUATION: Mews Building.	Dolores 1 NE of 5th	8/19/2024		In Review
24260	Historic Evaluation	HE 24260 (Great Valley Holdings, LLC)		HISTORIC EVALUATION: Sunset Terrace Buildings.	NW Corner of Mission and 8th	8/19/2024		In Review
24259	Design Study	DS 24259 (Sievert)	One	Replacement of existing chimney caps	Scenic 5 SE of 13th	8/19/2024		In Review
24258	Design Study	DS 24258 (Herrick)	Streamlined	This approval of Design Study DS 24258 (Herrick) authorizes a project for the construction of a retaining wall to stabilize the hillside in the backyard after the occurrence of a landslide. The retaining wall will have a guardrail on top as a safety measure. located at Vizcaino, 8 SW Mountain View in the R-1 District and, APN: 010055028000 as depicted in the plans stamped approved by Community Planning and Building Department on 09/04/2024 unless modified by the conditions of approval contained herein.	Vizcaino, 8 SW Mountain View	8/21/2024	9/4/2024	Approved
24257	Zoning Compliance Request	ZCR 24257 (Carmel Fireplace Inn)		I am requesting a zoning verification letter for the property.	CARMEL BY THE SEA LOT 1, 3, 5 BLK 51	8/16/2024		In Review
24256	Design Study	DS 24256 (Schwyzer)	One	Repair of staircase at rear of house as needed in like only bringing up to code if necessary in areas that are needed.	Fourth House South East of 10th st. on Camino Real	8/16/2024		In Review

24255	Sign	SI 24255 (Amber Moon Boutique)		NEW SIGN: "Amber Moon Boutique." Installation of one western red cedar dimensional hand-painted exterior store front signage.	Mission 2 SW of Ocean	8/29/2024		In Review
24254	Lot Merger	LM 24254 (Hobbs)		Lot Merger of APN 009-146-028 (County of Monterey) and 009-146-029 (City of Carmel-by-the-Sea)	Santa Rita Street 3 NE of 1st Avenue	8/19/2024		In Review
24253	Preliminary Site Assessment	PSA 24253 (Hobbs)		Preliminary Site assessment for planned Track 2 Design Study. (Remodel and addition to existing residence.)	Santa Rita Street 3 NE of 1st Avenue	8/19/2024		In Review
24252	Design Study	DS 24252 (Ayres)	One	Fence. Propose bramble fence (wood) 3 ft. tall follow red line. Set back from yellow existing retaining wall.	San Antonio 2 NE Santa Lucia	8/15/2024		In Review
24251	Use Permit	TUP 24251 (Edwin's)		Proposed event to extend restaurant hours on 8/16/24 & 8/17/24 from 9PM to 1AM.	NE Corner of San Carlos & 6th	8/14/2024		Closed
24250	Design Study	DS 24250 (Maxcy-Levy)	One	Driveway addition & landscape updates	Camino Real 3NW 8th	8/14/2024		In Review
24249	Design Study	DS 24249 - PENDING APN & MAILING ADDR		Paint entire exterior of house White Dove by Benjamin Moore	Lincoln 3 SW between 10 and 11			Pending Assignment
24248	Temporary Use Permit	TUP 24248 (Seventh & Dolores)		1) This temporary event approval is for Thursday, August 15th to Saturday, August 17th, and allows the restaurant to remain open until 1:00 a.m. with the last guests seated indoors at 11:30 p.m. 2) The outdoor seating area will close at 10 p.m., and no additional guests will be seated outdoors after that time. 3) This approval allows a DJ to play music indoors on Saturday evening only. All noise shall be maintained at a level not discernable at the property lines.	SE Corner of Seventh Ave & Dolores St	8/13/2024	8/16/2024	Approved

24247	Use Permit	UP 24247 (Perfectly Pressed)		Conversion to Specialty Restaurant. Conversion of existing retail unit 119 at Carmel Plaza into a Cold Pressed Juice/Smoothie/Bowl location. We will not be changing storefront. We will be altering electrical outlet location, adding two floor sinks and installing a countertop and dividing wall. There will be no cooking on site (no hood or hot prep) and the only food prep will be smoothies and bowls prepared on site.	Mission and Ocean - 119 - Carmel Plaza	8/15/2024		In Review
24246	Design Study	DS 24246 (Taylor-Green)	One	Replace 4 windows with same-size units, Marvin ultimate all-wood. Painted. Replace 1 door with a sliding door, Kolbe heritage, all-wood slider. Repaint wood siding exterior and exterior trim with similar dark-blue color. Entry door to be contrasting color. Add darkly compliant exterior light fixture outside sliding door.	San Antonio 4 SW 10th	8/14/2024		In Review
24245	Preliminary Site Assessment	VOID - SUBMITTED IN WRONG MODULE		Permanent Encroachment Permit as part of larger planning permit DS24-071	2 SW JUNIPERO & 10TH AVE., CARMEL, CA 93923			Closed
24244	Design Study	DS 24244 (Koch) PENDING SITE MAP	One	Addition of a hot tub/concrete pad under/power source garage panel. 2 Person TX Model - Spas of Monterey (would love to install in September 2024 if possible)	OSW Corner Santa Fe & Second (Ohana By The Sea)	8/12/2024		In Review
24243	Sign	SI 24243 (Maui Fine Jewelry)		Business Sign	Ocean Avenue, 2E of Lincoln, North Side	8/9/2024	9/5/2024	Approved

24242	Sign	SI 24242 (Chevron)		NEW SIGN: "Chevron." Property Owner: H&S Energy / HASCO Holdings, LLC / Hassan. Rebrand existing Shell service station to Chevron: Remove (2) Shell metal price signs and (1) Shell hanging logo sign from west planter. Remove (2) 'Shell' channel letter signs mounted on the west fueling canopy and north side of c-store. Remove (1) Shell 'Air & Water' sign in east planter next to c-store. Install (2) new Chevron metal price signs in existing architectural wood frames and (1) hanging Chevron logo sign in same locations as existing signs in west planter. Install (1) new Chevron Air/Water sign in east planter. Replace all Shell decals on (4) existing fuel dispensers with new Chevron product/ regulatory decals and new door skins. Install (4) new information pump flag number signs mounted on the existing canopy columns above the dispensers.	San Carlos St. & 5th Ave, Carmel By-The-Sea, CA 93921	8/8/2024		In Review
24241	Design Study	DS 24241 (Lewis)	One	Window replacement	Carmelo 3SW 8th	8/7/2024		In Review
24240	Temporary Use Permit	TUP 24240 (Barmel Supper Club)		1) This temporary event approval is for Friday, August 16th, and Saturday, August 17th, and allows the Barmel Supper Club to remain open until 1:00 a.m. with the last guests seated at 12:00 a.m. 2) This approval does not include any live music. 3) Private on-site security shall remain on-site until all guests have left the property.	San Carlos 2 NE of 7th	8/7/2024	8/16/2024	Approved
24239		VOID - CREATED IN ERROR						Closed
24238	Sign	SI 24238 (Karges Fine Art)		NEW SIGN: "Karges Fine Art." This application is for a sign permit for the recently re-located business "Karges Fine Art"	N 6th between Dolores and San Carlos	8/6/2024		In Review
24237	Historic Evaluation	HE 24237 (Faia)		Historic Evaluation	North East Corner of Torres and 2nd Ave	8/6/2024	9/5/2024	Closed

Total Records: 33 **9/6/2024**

Business License Report

08/01/2024 - 08/31/2024

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
24042	Ownership Change	Jeju Kitchen	Full line restaurant	Ocean Avenue and Mission Street	8/23/2024		In Review
24041	New Business	Coastal Luxury RE Inc.	Real Estate	San Carlos 3 NE of Ocean Ave.	8/26/2024		In Review
24040	Location Change	Monterey Design Build	Contractor	Junipero 2 SE of 2nd, Carmel,	8/16/2024		Closed
24039	New Business	Talbott Family Foundation	Private Foundation	San Carlos 2 NW 8th	8/19/2024		In Review

Total Records: 4 **9/6/2024**

Building Permit Report

08/01/2024 - 08/31/2024

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
240392	8/29/2024	8/29/2024	Retroactive permit to repair gas leak.	200	Plumbing	Torres 2 SE of 1st
240391	8/29/2024	8/29/2024	Remove existing wood shake from main residence and guest house. Install new underlayment, cap sheet, and new wood shake roof on the main residence and a new Flintlastic cap sheet in color "Burnt Sienna" with a crushed ballast finish on the guest house.	103,460	Roofing	Camino Real 2 NE of 11th
240390	8/29/2024		INSTALLATION OF RESIDENTIAL ROOF MOUNT GRID-TIED PV SYSTEM (4.8kW) + 13.5kWh/11.5kW BATTERY ENERGY STORAGE SYSTEM(BESS)	39,740	Electrical	SW Corner of Torres & 9th
240389	8/29/2024	8/29/2024	Remove existing shake roof and install a new layer of 1/2" CDX plywood with a 30lbs underlayment. Install a Certainteed Presidential TL roof in color Autumn Blend.	19,400	Roofing	Dolores 3 SW of 4th
240388	8/28/2024		Remodel of existing bathroom to replace shower and lighting.	12,000	Building	San Antonio 3 NW of 8th
240387	8/28/2024	8/28/2024	Replacement of kitchen cabinets, add new counter top, and replace sink/faucet with no new plumbing or electrical work.	0	Exempt Work	25962 Mission St
240386	8/27/2024		Replacement of 11 windows and 1 door. Close off 2 window openings. Frame and install 1 new window in master bathroom and master bedroom.	69,000	Building	Forest 5 SW of Ocean

240385	8/26/2024		Remove 18 windows and one double french door and install replacement Pella "Reserve Series" windows and new french door in-kind. No framing changes. Paint to match in color Auburn Brown.	0	Exempt Work	San Carlos 4 SE of 12th
240384	8/26/2024		Construction of a 200 sf detached garage.	0	Building	Casanova 2 NW of 13th
240383	8/26/2024		Construction of an attached 423sf accessory dwelling unit.	0	Building	Casanova 2 NW of 13th
240382	8/26/2024		CONSTRUCTION OF A NEW 1,177 SF ONE STORY HOUSE ON A 4,000 SF VACANT LOT. CONSTRUCT NEW 4'H GRAPE STAKE FENCE & GATE ACROSS FRONT OF PROPERTY, CONSTRUCT NEW 4'H TO 6'H VERTICAL BOARD FENCES ALONG NORTH SIDE YARD & REAR YARD. CONSTRUCT NEW STONE PATIO, STONE WALKWAY, & OUTDOOR GAS FIRE PIT. NEW LANDSCAPING PER SHEET L1.0.	1,100,000	Building	Casanova 2 NW of 13th
240381	8/26/2024		Renovation of interior & exterior of an existing two-story residence to include: replacement of existing roof, installation of new solar system, installation of new windows and front doors, new oriel window, new driveway, new firepit and fence. Repair existing rear deck and install new FAU and electrical panel.	120,000	Building	Lincoln 2 NE of 2nd
240380	8/26/2024		Remove hot tub from exterior deck. Install new joists and IPE decking to match existing.	1,500	Building	Santa Lucia 2 NE of Scenic
240379	8/26/2024	8/26/2024	Upgrade electrical panel from 100amp panel to new 200 amp meter/main combo panel.	4,325	Electrical	26004 Ridgewood Rd

240378	8/26/2024	8/26/2024	Replace water service from meter to house. Approximately 30' of 1" copper pipe and fittings.	2,000	Plumbing	Mission 3 SW of Alta
240377	8/22/2024	8/22/2024	Replace main water line, approximately 60', with new 3/4" aquapex pipe.	2,000	Plumbing	SE Corner of Flanders & Crespi
240376	8/22/2024		Installation of residential roof mount grid-tied PV system (6.64 kW). Installation of 15 kWh/11.52kW battery energy storage systems.	31,556	Electrical	Scenic 3 SW of Ocean
240375	8/21/2024	8/22/2024	Replace defective 100amp meter main panel with distribution with a new 100 amp meter main with distribution.	6,750	Electrical	Scenic 3 NW of 8th
240374			Add an interior door between the primary residence & ADU. Plans have been uploaded to the Google Drive.	5,000	BP Revision	3 SW of 13th Ave. on Camino Real
240373	8/20/2024	8/20/2024	Tear off existing composition roofs at the house and garage. Install new underlayment, install 19.5 squares at the main residence and 5.5 on the garage. New roof material to be CertainTeed Landmark TL in color "Autumn Blend".	63,510	Roofing	Carmelo 4 NW of 4th
240372	8/19/2024		Dry rot repair of existing plywood floor sheathing in garage – repair and replace to match existing.	10,000	Building	Carmelo 2 NW of 10th
240371	8/19/2024	8/19/2024	Remove existing wood shingle roofing and install new Davinci Multi-Width shake in color "Tahoe".	67,000	Roofing	Carmelo 2 SE of 12th
240370	8/16/2024	8/16/2024	Remove existing cedar wood shake roof and replace with new CertainTeed Landmark TL in color "Country Gray".	28,000	Roofing	Junipero 4 NE of 10th
240369	8/16/2024	8/16/2024	REMOVE AND REPLACE BOILER	15,997	Plumbing	NW Corner of Dolores & 12th
240368			VOID - DO NOT USE	0		

240367	8/15/2024		74 sf addition to an existing SFR for a new bathroom.	65,000	Building	NW Corner of Torres and 1st
240366	8/15/2024	8/19/2024	Remove existing crown, base boards, and flooring. Replace flooring with vinyl waterproof planks, install new baseboards, patch drywall damage, sand and paint with new off-white color. Sand and paint existing cabinets black, replace counter tops, replace existing shampoo bowls with new bowls utilizing existing plumbing, and replace existing cutting stations.	0	Exempt Work	SE Corner of Monte Verde & 7th
240365	8/15/2024	8/26/2024	Remove existing wood shingle roof and replace with new DaVinci Slate roofing in color "Steel Gray".	50,152	Roofing	Guadalupe 2 SE of 3rd
240364	8/13/2024	8/13/2024	Exploratory demolition to determine cause of water leak.	0	Demolition	East Side of San Carlos Between 9th and 10th
240363	8/13/2024	8/13/2024	Re-roof front upper roof section only. Remove existing 20 year roof and install new CertainTeed Landmark TL Pro in color "Burnt Sienna".	4,945	Roofing	Lopez 3 NW of 4th
240362			VOID. Replace existing defective dutch front door with a new dutch front door same opening and no framing changes. Same color black paint., no mullions in the glass. Replace existing side gate with a new side gate with a lock 72 inches tall- see attachments of current photos and new proposed gate and door.	5,000	Building	Monte Verde 2 SW of 9th

240361	8/13/2024	8/13/2024	Remove (1) old leaking Navien 199k btu tankless water heater and install (1) new Navien NPE-240A2 199k btu tankless water heater in same location.	5,000	Plumbing	SE Corner of Palou and Casanova
240360	8/8/2024		Construction of a new bar, back bar, and associated plumbing and electrical as an extension of the Anton and Michel restaurant.	150,000	Building	NW Corner of Mission & 7th
240359	8/8/2024		Interior remodel of existing single family residence.	25,000	Building	Camino Real 10 NE of 4th
240358	8/8/2024	8/8/2024	Remove and replace two furnaces.	23,588	Mechanical	San Antonio 3 SW of Ocean
240357	8/7/2024		Convert the existing home theater room to a 522 sf ADU with kitchenette.	0	Building	San Antonio 4 NE of 4th
240356	8/7/2024		Kitchen remodel-replacement of interior finishes including millwork, appliances and countertops. Add half bath to upstairs bedroom #2 (1 toilet & 1 sink). No modifications to structural or building footprint,	30,000	Building	Santa Fe 5 SW of 5th
240355	8/6/2024	8/6/2024	Remove (1) old leaking Navien 199k btu tankless water heater and install (1) new Navien NPE-240A2 199k btu tankless water heater in same location	4,500	Plumbing	Lobos 3 SW of 3rd
240354	8/6/2024	8/13/2024	Remove existing wood shakes and install a 50 year CertainTeed TL Presidential roof in color "Country Gray".	28,779	Roofing	Dolores 3 NE of 10th
240353	8/6/2024		New Detached Garage	175,000	Building	Torres 4 NE of 6th
240352	8/6/2024		Storm repair to garage, deck and fence.	20,000	Building	Junipero 2 SW of 1st
240351	8/2/2024	8/2/2024	Removal of existing roof and replacement with new asphalt composition shingles.	183,310	Roofing	Monte Verde 3 SE of Ocean

240350	8/1/2024	8/29/2024	Partial reroof. Remove wood shake areas from five roof pitches, install new underlayment, and install new wood shakes to meet class "A" assembly requirements.	123,875	Roofing	NW Corner of San Carlos & 6th

Total Records: 43 **9/6/2024**

Code Compliance Report

08/01/2024 - 08/31/2024

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
24131	8/23/2024	Open	Lincoln 3 NW of 6th	Sign installation deviates from planning approval packet dated 06-20-2023 (attached); sign lettering is wired for illumination; no building permit obtained for installation of electric wiring to sign.	6/25/2024	
24130	8/22/2024	Open	SE Corner of Dolores & 7th	Noise violation; sound level of activities violated Temporary Use Permit TUP 24248 Condition #3	8/22/2024	
24129	8/29/2024		NWC Carpenter & 5th	Unsupported cut/excavation in excess of 8' tall and within 11' of the neighboring property, track out onto 5th and excavations made within 6' of trees required to be dug by hand.	8/27/2024	
24128	8/22/2024	Open	San Carlos 3 SE of First	Vacant house with overgrown weeds and misc. debris	8/15/2024	
24127	8/22/2024	Open	NW Corner of Mission & 8th	Exterior signage	8/19/2024	
24116	8/20/2024	Closed	Junipero NE of 8th	Cones in the public right-of-way	8/19/2024	8/22/2024
24115	8/16/2024	Open	NWC Casanova and 10th	Landscaping public right-of-way	8/16/2024	1/1/1900
24114	8/14/2024	Open	Torres 2 SE of 1st	Transient rental	8/14/2024	
24113	8/12/2024	Open	NEC Mission and 9th	Transient rental	8/12/2024	

Total Records: 9 **9/6/2024**

Encroachment Permit Report

08/01/2024 - 08/31/2024

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
240172	Temp Ench		temporary tcp setup to work on existing pole to relocate cable	24718 UPPER TRL CARMEL CA 93923		Closed
240171	Temp Ench		PROOF, DIG AND REPAIR A DAMAGED CONSUIT IN CITY ROW	26200 SCENIC DR		Closed
240170	Temp Ench	8/30/2024	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35449903.	NW Corner of San Antonio & 9th	9/3/2024	Issued
240169						
240168	Temp Ench	8/29/2024	Closure of sidewalk in front of Cantinetta Luca building to perform fire pump system testing. CONDITIONS: 1) Sidewalk closed ahead signs will be needed at the north and south corners of Dolores. 2) BMP's will be needed on the catch basin at the NE corner of Lincoln and 7th. 3) Any erosion or sediment deposits downstream towards Scenic caused by their discharge will need to be cleaned up by the contractor. 4) Contractor must contact Rob Culver at (831) 620-2074 the day before work is scheduled so the drain on Scenic can be opened.	Dolores 3 SW of Ocean	9/3/2024	Issued
240167	Temp Ench	8/29/2024	Trench across sidewalk and in dirt area for new electrical service.	Junipero 6 NE of 8th	9/4/2024	Issued
240166	Temp Ench	8/27/2024	Replace waste line from residence to city main. Replace sewer line with trenchless and install 2 way clean out overflow and backwater valves.	San Antonio 4 SE of 11th	8/29/2024	Issued

240165	Temp Ench	8/27/2024	PG&E to clear vegetation around poles and install pole clearance.			In Review
240164	Temp Ench	8/27/2024	Restoration of 3'x4' pavers for CalAm Job #3955.	Mission 5 NW of 4th	8/28/2024	Issued
240163	Driveway	8/26/2024	Demolition of current driveway and replace with new pavers.	San Antonio 2 NW of 4th		In Review
240162	Temp Ench	8/26/2024	Replace sewer lateral using pipe bursting	Casanova 4 NE of 8th	8/26/2024	In Review
240161	Temp Ench	8/21/2024	Replace sewer lateral using pipe bursting.	Guadalupe 2 NW of 5th	8/22/2024	Issued
240160	Temp Ench	8/16/2024	Remove overhead service, remove enclosure, install underground service and two new enclosures, then backfill. PM# 35546641.	San Carlos 6 SW of 13th	8/26/2024	Issued
240159	Perm Ench	8/16/2024	Replacement of existing steps and retaining walls and addition of one new low wood landscape retaining wall in the right of way.	Junipero 2 SW of 10th		In Review
240158	Temp Ench	8/13/2024	Cut bell hole over main in street to pull new 4" sewer through existing lateral. Replace tap with wye at main. Backfill, compact, and re-asphalt road after inspection.	SE Corner of Monte Verde & 3rd	8/13/2024	Issued
240157	Temp Ench	8/8/2024	Replace sewer lateral using pipe bursting. CONDITIONS: Final pavement restoration needs to be concrete. Colored with Sequoia Sand concrete dye. #4 rebar dowels spaced every 18" on center. Concrete patch shall match existing thickness. No full road closure will be approved.	San Carlos 3 NE of 6th	8/8/2024	Issued
240156	Temp Ench	8/6/2024	Excavate a 6'x6' pit in the asphalt to repair damages due to a water service repair.	Santa Fe St 115' South of 8th		In Review

240155	Temp Ench	8/6/2024	Excavate a 2'x2' and a 2'x6' of asphalt to repair damages due to water service repair.	SW Corner of Santa Fe & Mountain View	8/7/2024	Issued
240154	Temp Ench	8/6/2024	Close single lane in front of property for concrete trucks and pumps.	Camino Del Monte 2 SW of Junipero	8/19/2024	Approved

Total Records: 19 **9/6/2024**

Tree Permit Report

08/01/2024 - 08/31/2024

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
24224	8/2/2024	Tree Removal/Pruning	San Antonio 3NW of 11th	1 Monterey Cypress Tree	In Review	
24225	8/2/2024	Tree Removal/Pruning	Santa Rita 2 SE of 2nd	1 Tree- See attached picture	In Review	
24226	8/2/2024	Tree Removal/Pruning	Lobos 4 NE of 3rd	REMOVAL: One Monterey pine, Size: 95' , WIDTH: 33' , SPREAD: 50'	In Review	
24227	8/4/2024	Tree Removal/Pruning	San Carlos 3 SW of 8th, Carmel-by-the-Sea	Remove dead Oak tree	Approved	8/6/2024
24228	8/5/2024	Tree Evaluation	Santa Fe 3rd NE OF 8th	Cypress tree leaning, pruning or removal	In Review	
24229	8/5/2024	Tree Evaluation	Vizcaino 6 SW of Mountain View	1 Monterey pine tree approximately 4-5 feet in diameter. See site plan. Tree hi-lighted in yellow.	Approved	8/6/2024
24230	8/5/2024	Tree Removal/Pruning	Mission 4 SE of 13th	1 Coast Live Oak that is dead	Approved	8/5/2024
24231	8/5/2024	Tree Removal/Pruning	Guadalupe 2 SE of 7th	Remove 2 large lower limbs over garage and remove large limb touching roof	Approved	8/23/2024
24232	8/5/2024	Tree Removal/Pruning	NE Corner of Santa Fe & 1st	PRUNING: Prune 1 Cypress tree west side of property; prune Oaks encroaching onto north side of house. REMOVAL: Remove extra large pine south side of property; remove large incense cedar tree south side of property.	In Review	

24233	8/7/2024	Tree Removal/Pruning	Mission 2 NE of 12th	PRUNING- 5 Coastal Live Oaks REMOVAL-1 dead and rotting away Coastal Live Oak	In Review	
24234	8/7/2024	Tree Removal/Pruning	2 SE of 9th on San Antonio Ave	Holly Oak- Specs TBD by City of Carmel. Tree is on City Setback	In Review	
24235	8/8/2024	Tree Removal/Pruning	San Carlos 2 NW of Santa Lucia	2 Cypress trees on the right side of property	In Review	
24236	8/14/2024	Tree with Construction	Santa Fe 3 SW of Mountain View	Remove trees	In Review	
24237	8/15/2024	Tree Removal/Pruning	San Carlos 4 SE of First Avenue	Remove Damaged Pine Tree on City Property	Approved	9/5/2024
24238	8/16/2024	Tree Evaluation	Mission St, 3SW of Alta	Tree Removal	Approved	8/20/2024
24239	8/20/2024	Tree Removal/Pruning	Mission St, 3SW of Alta	Tree Removal	Approved	8/20/2024
24240	8/22/2024	Tree Removal/Pruning	Camino Real 3 SE of 9th	Large dead spar on oak tree in the left side yard	In Review	
24241	8/23/2024	Tree Evaluation	Santa Fe 3 SE of 5th Avenue	Tree Evaluation of diseased white oak on private property	In Review	
24242	8/23/2024	Tree Removal/Pruning	0 Monte Verde and 3rd NE	CITY TREES: Assess health of one (1) large Monterey Pine on City property, and if healthy, remove lichen and thin out branches. If unhealthy and possible hazard, approve removal of tree. Assess Cypress trees with dead branches on City property and permission to prune corner trees.	In Review	
24243	8/26/2024	Tree Evaluation	GUADALUPE 4 NE OF 6TH	EVALUATION FOR TREE REMOVAL	Approved	8/29/2024
24244	8/26/2024	Tree Evaluation	Camino Real 3 SW of 4th	REMOVE: 1 Acacia Tree, 14' over hanging roof	In Review	

24245	8/26/2024	Tree Removal/Pruning	2 NE of Flanders on Vizcaino	1 48" Cypress, 1 8" Oak	Approved	8/29/2024
24246	8/29/2024	Tree Removal/Pruning	2 SE of 10th and Lincoln	Removal of one (1) Monterey Pine on Private Property	Approved	8/29/2024
24247	8/29/2024	Tree Removal/Pruning	GUADALUPE 4 NE OF 6TH	TREE REMOVAL	Approved	8/29/2024
24248	8/29/2024	Tree Evaluation	Monte Verde 2 SW of 13th	EVALUATION: Coastal Live Oak for pruning or removal	In Review	
24249	8/30/2024	Tree Removal/Pruning	San Carlos 2 SE of Alta	REMOVAL: Oak, large	Approved	9/3/2024
24250	8/30/2024	Tree Removal/Pruning	Monte Verde 2SE of 13th	1 80 ft Pine Tree for removal	Approved	8/30/2024
24251	8/30/2024	Tree Evaluation	Crespi 9 SE of Mountain View	EVALUATION: 2 Pinus radiata (huge, 80'?); 3 Quercus agrifolia (~15-20')	In Review	
24252	8/30/2024	Tree Removal/Pruning	Santa Rita 3 SW of 2nd	Five Monterey Pine Trees	Approved	8/27/2024

Total Records: 29 **9/6/2024**

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DR 16-384 (Fountain):** Consideration of a time extension for Design Review approval DR 16-384 (Fountain), associated Use Permits, and associated Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot located on 8th Avenue 2 northwest of Junipero Avenue in the Residential & Limited Commercial (R-C) District. APN: 010-087-020-000.

Application: DR 16-384 (Fountain) **APN:** APN 010-087-020-000
Block:89 **Lot:**26
Location: 8th Avenue 2 northwest of Junipero Avenue
Applicant: Anthony Lombardo & Associates **Property Owner:** Thomas Dean Fountain

Executive Summary:

The project involves the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot. The main level is proposed for office use, and the upper level is for one residential unit. Two underground levels provide four off-street parking spaces and a mechanical and elevator equipment room. One 4-inch Coast live oak tree in the public right-of-way is proposed to be relocated to accommodate the new driveway.

Recommendation:

Adopt a Resolution (Attachment 1) approving a time extension for Design Review approval DR 16-384 (Fountain), associated Use Permits, and associated Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and a 595-square-foot car pit on a vacant 2,000-square-foot lot located on 8th Avenue 2 northwest of Junipero Avenue in the Residential & Limited Commercial (R-C) District.

Background and Project Description:

The project site is a vacant 2,000-square-foot lot located between the City-owned Scout House and a Single-Family dwelling on the north side of 8th Avenue between Mission Street and Junipero Avenue.

In 2016, the applicant submitted a Design Review application DR 16-384 (Fountain) to develop the lot with two apartments and a subterranean 3-car garage. On January 11, 2017, the Planning Commission reviewed the project and directed the applicant to do the following:

1) Revise the south elevation to comply with the building height requirement;
2) Provide an affordable housing unit;
3) Differentiate the stone cladding from the adjacent residence (to the east); and,
4) Consider installing a pathway along the property frontage.

On April 12, 2017, the applicant returned to the Planning Commission with a 1,600-square-foot mixed-use project consisting of 760 square feet of office space on the first floor and an 840-square-foot residential unit on the second floor. Additionally, the project included a 1,765-square-foot subgrade parking garage. The Planning Commission directed the applicant to obtain an encroachment permit for the driveway retaining walls.

On April 18, 2017, the applicant submitted a Permanent Encroachment application EN 17-043 (Fountain), including a request for a right-of-way abandonment of 1,103 square feet of right-of-way on the north side of 8th Avenue. On February 6, 2018, the City Council reviewed the request and supported the proposal with certain conditions, including constructing a new public sidewalk on the north side of 8th Avenue from Junipero Avenue to Mission Street.

On May 10, 2018, the applicant went before the Forest and Beach Commission to obtain approval for removing 13 public trees to facilitate the construction of a sidewalk on the north side of 8th Avenue. The Forest and Beach Commission denied the tree removal request, and the applicant appealed the denial to the City Council.

On April 2, 2019, the City Council considered the appeal of the Forest & Beach Commission's denial of the tree removal request and the Permanent Encroachment application for driveway retaining walls and directed staff to work with the applicant on an at-grade design for the driveway that did not require retaining walls that encroach into the public right-of-way. The item was continued to a date uncertain.

Based on the direction provided by the City Council, the applicant redesigned the project to eliminate the need for driveway retaining walls that encroach into the public right-of-way. The applicant also replaced one of the two residential units with offices and is no longer required to provide an affordable housing unit. Additionally, the applicant is no longer requesting a right-of-way abandonment. Last, the applicant is not requesting the removal of any public trees. One 4-inch Coast live oak is proposed to be relocated to accommodate the new driveway.

On February 8, 2023, the Planning Commission adopted Resolution 2023-008-PC approving the project with conditions. On April 14, 2024, Anthony Lombardo & Associates, the representative of the property owner Mr. Thomas Dean Fountain, submitted a request for a time extension. Mr. Fountain is currently on a job assignment that has taken him out of state and additional time is needed to commence the project.

Staff Analysis:

Carmel Municipal Code Section 17.52.170 (Time Limits on Approvals and Denials) states that a commercial design review permit is valid for 18 months from the date of action. The Code allows the Planning Commission to grant one extension of the permit approval. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. There have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on February 8, 2023, that would require the project to be reevaluated. Staff recommends that the Commission grant the time extension.

Other Project Components:

On February 8, 2023, the Planning Commission found the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes constructing a mixed-use building consisting of 840 square feet of future office uses and one residential unit and, therefore, qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact.

Attachment 1 - Resolution
Attachment 2 - Time Extension Request

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING AN 18-MONTH TIME EXTENSION, EXTENDING THE PERMIT APPROVAL TO FEBRUARY 9, 2026, FOR DESIGN REVIEW APPLICATION DR 16-384 (FOUNTAIN), ASSOCIATED USE PERMITS AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A MIXED-USE BUILDING ON A VACANT LOT AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON 8TH AVENUE 2 NORTHWEST OF JUNIPERO AVENUE
APN 010-087-020-000

WHEREAS, on February 8, 2023, the Planning Commission adopted Resolution 2023-008-PC approving a Design Review, associated Use Permits, and a Coastal Development Permit for the construction of a mixed-use building on a vacant 2,000-square-foot lot consisting of offices and one residential unit and four on-site parking spaces located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) Zoning District (Block 89, Lot 26); and

WHEREAS, commercial design review approvals are valid for 18 months from the date of action;

WHEREAS, the approval of DR 16-384 (Fountain) was set to expire on August 8, 2024; and

WHEREAS, on April 14, 2024, Anthony Lombardo & Associates ("Agent") submitted a request for a time extension; and

WHEREAS, pursuant to CMC 17.50.170.C, the Planning Commission may administratively grant one extension for approvals originally subject to a public hearing. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval; and

WHEREAS, there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on February 8, 2023, that would require the project to be reevaluated; and

WHEREAS, this extension also applies to the associated Use Permits and Coastal Development Permit; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000,

et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, on February 8, 2023, the Planning Commission found that pursuant to CEQA regulations, the project is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, on August 30, 2024, a notice of the public hearing scheduled for September 11, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 1, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before September 6, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the request for a time extension, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby grant an 18-month time extension, extending the permit approval to February 9, 2026, for Design Review application DR 16-384 (Fountain), associated Use Permits, and associated Coastal Development Permit for the construction of a mixed-use building on a vacant 2,000-square-foot lot consisting of offices and one residential unit and four on-site parking spaces located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) Zoning District (Block 89, Lot 26).

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary

Attachment 2

ANTHONY LOMBARDO & ASSOCIATES

A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

August 6, 2024

Our File No: 4822.000

Marnie Waffle, Principal Planner
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: Fountain Property Junipero Ave & 8th Ave NWC

Dear Marnie:

Per our conversation earlier today, Mr. Fountain has a job assignment that has taken him out of state and will not be able to start the small house project in the near future. Please accept this letter and the attached application as the formal request on their behalf for a one year extension on the approval of the permit.

Sincerely,

Gail Hatter,
Sr Land Use Specialist

cc: Client

Enclosures

Gail Hatter

From: Gail Hatter
Sent: Tuesday, August 6, 2024 4:28 PM
To: Gail Hatter
Subject: FW: [EXTERNAL] Fwd: Extension Request - DR16-384 (Fountain)

On Sun, Apr 14, 2024 at 4:16 PM Tony Lombardo <tony@alombardolaw.com> wrote:

> As we discussed briefly the other day, Mr. Mr. Fountain has a job assignment that has taken him out of state and will not be able to start the small house project in the near future. Please accept this letter as a request on their behalf that you grant a one year extension on the approval of the permit.
> Please let me know if there's anything else you need from the applicant to consider this request.
> **Sincerely,**
>
> **Anthony Lombardo**
>
> **PRIVILEGED & CONFIDENTIAL -- ATTORNEY CLIENT PRIVILEGE -- ATTORNEY WORK PRODUCT**
> The information contained in this electronic transmission is legally privileged and confidential, and it is intended for the sole use of the individual or entity to whom it is addressed. If you are not the intended recipient, please take notice that any form of dissemination, distribution or photocopying of this electronic transmission is strictly prohibited. If you have received this electronic transmission in error, please immediately contact Anthony Lombardo at (831) 751-2330 or tony@alombardolaw.com and immediately delete the electronic transmission.
>
> ANTHONY LOMBARDO & ASSOCIATES
> A Professional Corporation
> 144 W. Gabilan Street
> Salinas, CA 93901
> Phone (831) 751-2330
> Fax (831) 751-2331
> Email tony@alombardolaw.com

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 23-205 (CRI on Carpenter, Inc. - Lot 10):** Consideration of a Final Design Study, DS 23-205 (CRI on Carpenter, Inc. – Lot 10), and associated Coastal Development Permit for the demolition of a 688-square-foot hotel cottage and 122-square-foot accessory building and the construction of a new 1,944-square-foot, two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-021-030-000.

Application: DS 23-205 (CRI on Carpenter, Inc. - Lot 10)
APN: APN 010-021-030-000
Block: 17
Lot: 10
Location: Guadalupe Street 5 southeast of 1st Avenue
Applicant: Eric Miller Architects, Inc
Property Owner: CRI on Carpenter, Inc.

Executive Summary:

The project is constructing a two-story residence with a basement and attached garage on Lot 10 of the larger Carmel Resort Inn property. One tree and one stump were previously approved for removal. The Carmel Resort Inn property was found ineligible for the Carmel historic inventory on October 1, 2007. This determination expired in 2012 and will be reissued prior to final details review. On June 11, 2024, the Planning Commission adopted Resolution 2024-045-PC accepting the concept design with conditions.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Design Study and associated Coastal Development Permit for the demolition of a 688-square-foot hotel cottage and 122-square-foot accessory building and construction of a new 1,944-square-foot two-story residence inclusive of an attached garage and basement located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-021-030-000.

Background and Project Description:

The Carmel Resort Inn property is comprised of 16 lots of record within Block 17 located between Carpenter Street to the east, Guadalupe Street to the west, and 1st Avenue to the north. In 2007, Mr. Kent Seavey conducted a historic evaluation on behalf of the City for the entire Carmel Resort Inn property. Based on Mr. Seavey's report, the property has been used for overnight lodging since circa 1926 when it was originally known as Carmel Cottage Court. The property changed ownership multiple times between 1926 and 1939. Between 1939 and 1956, additional cottages were constructed under the ownership of Noel Van Bibber. According to Mr. Seavey, all of the cottages have been modified over time by unsympathetic additions or alterations. As a result, the physical integrity of the property has been compromised and no longer conveys the authenticity of its historic identity during the historic period of 1926-1956.

Use Permit No. 636 was approved on July 17, 1968, for 25 rental units, 1 manager's unit, and 31 off-street parking spaces. The Carmel Resort Inn currently offers 31 rental units in violation of Use Permit No. 636. Redevelopment of Lot 10 would eliminate two hotel units bringing the Carmel Resort Inn closer to compliance with Use Permit No. 636.

In 2019, Eric Miller Architects, Inc. approached the City with a proposal to redevelop the Carmel Resort Inn property consolidating the hotel use to 8 lots fronting on Carpenter Street and proposing 8 single-family residences on the lots fronting Guadalupe Street. A comprehensive inventory and evaluation of all trees on and adjacent to the property was performed by the City Forester. Based on a conceptual site plan, the Applicant submitted a Tree Removal Application for the removal of 40 trees. The Forest and Beach Commission reviewed the application at their January 14, 2021, and February 11, 2021, meetings and approved the removal of 23 trees and requiring each of the eight single-family lots to meet the recommended tree density standards (CMC 17.48.080). The Forest and Beach Commission further moved that no trees be removed until the Community Planning and Building Department has completed the review process, and a building permit has been issued and/or authorized by the City Forester (Attachment 3).

On October 7, 2021, and December 16, 2021, the Applicant hosted community meetings to present the Carmel Resort Inn project to the public, answer questions, and receive feedback. Based on community feedback, and the complexities of reconstructing a non-conforming hotel in the R-1 zoning district, the Applicant has decided not to pursue construction of a new hotel at this time. Instead, the applicant is focusing on redevelopment of the eight single-family lots fronting Guadalupe Street (Lots 2, 4, 6, 8, 10, 12, 14, & 16). Single-family residences on Lots 2 and 4 were approved by the Planning Commission on April 12, 2023, and March 8, 2023, respectively. The applicant has submitted applications for the redevelopment of Lots 10 and 12. This report focuses on the redevelopment of Lot 10. A separate report will be presented for Lot 12.

On June 11, 2024, the Planning Commission adopted Resolution 2024-045-PC accepting the design concept with conditions. The Commission will now consider approving the project.

Project Description

The project site is a 4,000-square foot developed lot with two existing buildings, a 688-square-foot hotel cottage and a 122-square-foot accessory building. The south wall of the cottage encroaches onto Lot 12. The applicant is proposing to demolish the existing buildings and construct a 1,944-square-foot two-story single-family residence inclusive of a 227-square-foot attached garage and 188-square-foot basement. The allowed base floor area for the site is 1,800 square feet. A total of 1,756 square feet is proposed above ground, with the remaining 44 square feet in a basement. For each one square foot of base floor area not

constructed above ground, one additional square foot of bonus floor area may be constructed in a basement (CMC Section 17.10.030.D.4.b). 88 square feet of basement floor area is permitted under this provision. Additionally, the applicant proposes to take advantage of the basement bonus which allows 100 square feet in a basement that is exempt from floor area (CMC Section 17.10.030.D.2.d.iv).

Staff Analysis:

Conditions for Concept Acceptance

Volume Study: The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.

Staff Response: On August 3, 2024, the volume study was completed and the project is under the allowable volume by 4,725.98 cubic feet.

Tree Planting: Prior to the final details review, the Applicant shall submit for review by the Community Planning and Building Department a revised preliminary landscape plan that identifies the size, number, species, and location of required tree plantings or submit a request to satisfy required tree planting through the payment of in-lieu fees which would be placed in the Reforestation Fund.

Staff Response: The applicant is proposing to plant three 15-gallon western redbud trees.

Exterior Lighting: Prior to the final details review, the Applicant shall submit for review by the Community Planning and Building Department a revised exterior lighting plan with light fixtures that are shielded, direct light downward, and are no more than 375 lumens.

Staff Response: The applicant is proposing an aged brass hanging lantern (or pendant) light by SPJ Lighting, Inc. The integrated LED option would be shielded, and generally direct light downwards. However, it is 1000 lumens and significantly exceeds the maximum allowed of 375 lumens. The screw in light bulb option is less lumens but appears to not be shielded.

For the wall mounted lights, the applicant is proposing a matte bronze fixture with a honey iridescent acrylic cover also by SPJ Lighting, Inc. The fixture is described as an up/down accent light with the option for a solid top to direct light downwards. The integrated LED option would be shielded, and generally direct light downwards. However, it is 1000 lumens and significantly exceeds the maximum allowed of 375 lumens. The screw in light bulb option is less lumens and is shielded by the honey iridescent acrylic cover.

Standard Condition of Approval No. 12 states, Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.

Finish Details: The residence is proposed to be finished with rough stucco and natural stone veneer. Additional finish elements include a two-piece clay tile roof, wood windows and doors, aluminum gutters and

downspouts painted brown, and a stained wood overhead garage door.

Fencing/Gate/Arbor: Residential Design Guidelines 11.1 through 11.3 states designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.

CMC Section 17.10.030.E.1 (Height) limits a fence in the front setback to no more than 4 feet. These limits are not permitted to be altered through design review by the Planning Commission. Pillars and gates in the front setback are limited to 6 feet in height.

Staff Response: The applicant is proposing a vertical wood slat fence and stucco columns on the north and south sides of the property. The slats and columns range from 4 feet in height within the front setback to 6 feet outside of the front setback. On the west (front) side of the property, a 4-foot stucco wall with columns and vertical wood slat gate demarcate the front yard. The south (rear) side of the property includes a 6-foot concrete retaining wall finished with stucco. The materials are similar to those used in various features of the house, including walls and chimney (stucco) and garage door (wood).

Site Coverage: Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

Staff Response: The project site is limited to 556 square feet of site coverage (396 square feet base coverage + 160-square-foot bonus for greater than 50% permeable coverage). The project proposes 402 square feet of site coverage, including 280 square feet of permeable site coverage and 122 square feet of impermeable site coverage. Permeable coverage includes a driveway (212 square feet) and stepping stones and walkways (68 square feet). Impermeable coverage includes porches (36 square feet), landings (18 square feet), landscaping walls (36 square feet) and hardscape (32 square feet). The project complies with allowable site coverage.

Landscaping: Residential Design Guideline 10.0 states that project sites should "Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel."

Staff Response: The Applicant has provided a preliminary landscape plan prepared by Town and Country Gardening and Landscape, Inc. The plan will be reviewed and approved by the City Forester prior to issuance of a building permit.

Public Correspondence: At the time this report was published, staff had not received correspondence regarding this project.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the construction of a single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Pendant Light
Attachment 3 - Wall Mounted Light
Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN STUDY FOR THE DEMOLITION OF A 688-SQUARE-FOOT PRIMARY BUILDING AND 122-SQUARE FOOT ACCESSORY BUILDING AND CONSTRUCTION OF A NEW 1,944-SQUARE-FOOT TWO-STORY RESIDENCE INCLUSIVE OF AN ATTACHED GARAGE AND BASEMENT AT GUADALUPE STREET 5 SOUTHEAST OF 1ST AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-021-030.

WHEREAS on July 4, 2023, Eric Miller Architects, Inc. ("Applicant") submitted an application on behalf of CRI on Carpenter, Inc. ("Owners") requesting approval of Track 2 Design Study application DS 23-205 (CRI on Carpenter – Lot 10) described herein as ("Application"); and

WHEREAS the Application has been submitted for a 4,000-square-foot lot located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 10); and

WHEREAS, the Applicant is requesting approval of a Design Study for the construction of a new 1,944-square-foot two-story single-family residence inclusive of a 227-square-foot attached garage and 188-square-foot basement; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040.B (Residential Track Two Design Study), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on June 11, 2024, the Planning Commission adopted Resolution 2024-045-PC, accepting the design concept plans with conditions; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on August 30, 2024, a notice of public hearing was published in the Carmel Pine Cone for the September 11, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

Attachment 1

WHEREAS, on or before September 1, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before September 6, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds the Project categorically exempt from CEQA pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Class 3 exemptions include the construction of one single-family residence in a residential zone; and

WHEREAS the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby make the following findings and determinations regarding the **Final Design Study**:

FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC 17.64.80 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.B – Final Details Phase Approval Findings	YES	NO

1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a Design Study (DS 23-205, CRI on Carpenter – Lot 10) for the demolition of a 688-square-foot primary building and 122-square-foot accessory building and construction of a new 1,944-square-foot two-story residence inclusive of an attached garage and basement at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-021-030-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Study application DS 23-205 (CRI on Carpenter-Lot 10) authorizes the demolition of a 688-square-foot cottage and 122-square-foot

	accessory building and construction of a 1,944-square-foot two-story residence inclusive of an attached garage and basement located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Eric Miller Architects, Inc. approved by the Planning Commission on September 11, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for 12 months from the date of action. The project must be implemented during this time, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).

7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.

	Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
15.	Windows & Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for windows and doors in the construction drawings. Windows that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
16.	Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the roofing material in the construction drawings. The material shall convey color and texture similar to that of wood shingles.
17.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.

18.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify the driveway material and asphalt connection to the paved street edge on the construction drawings. The driveway material may be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
19.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
20.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
21.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
22.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
23.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
24.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the

	construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
25.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
26.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
27.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet

	above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
28.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
29.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
30.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit a completed BMP Tracking form for review and approval by the Community Planning & Building and Public Works Departments.
31.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit cross-section details for all semi-permeable surfaces for review and approval by the Community Planning & Building and Public Works Departments.
32.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and

	installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
33.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
	Special Conditions
34.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
35.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
36.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall identify the material for gutters and downspouts in the construction plans.
37.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

Acknowledgment and acceptance of conditions of approval:

_____	_____	_____
Applicant Signature	Printed Name	Date
_____	_____	_____
Property Owner Signature	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Lantern
Attachment 2

SPJ41-05C



MODEL: **SPJ41-05C**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Aged Brass**
ACRYLIC: **Honey Swirl**
ELECTRICAL: **12V or 120V**
SOCKET: **Medium Base**
MOUNTING: **Hanging**

LED OPTION

Integrated FB-RD8 Board & Driver (Standard)

WATTAGE	LUMENS
☐ 8W	1000

Custom lumen packages are available upon request

COLOR TEMPERATURE

☐ 2200K ☐ 5000K
☐ 2700K ☐ 6500K
☐ 3000K ☐ RGBW-PLC
☐ 4000K ☐ WARM DIMMING

Custom options are available

ELECTRICAL

☐ 12V ☐ 120V ☐ 120V-277V

FINISHES

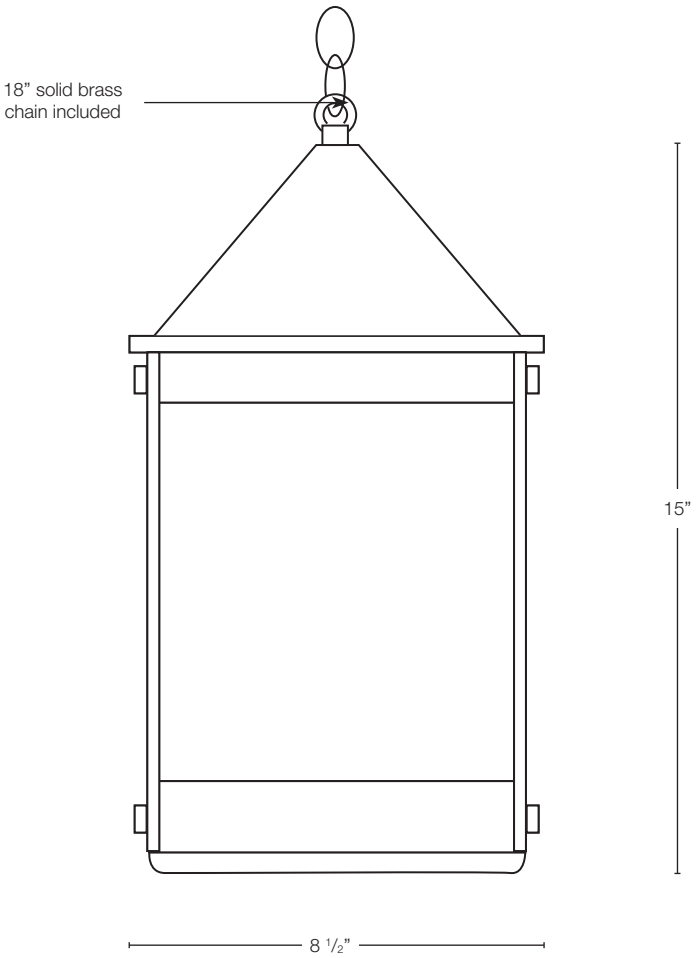
☐ Matte Bronze (MBR)
☐ Verde (V)
☐ Moss (M)
☐ Black (B)
☐ Rusty (R)
☐ Satin Brass (SB)
☐ Aged Brass (AG)
☐ Raw Copper (RC)
☐ Natural Copper (NC)

PVD PREMIUM

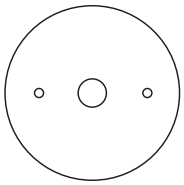
☐ PVD Polished (PVDP)
☐ PVD Satin (PVDS)
☐ PVD Graphite (PVDG)
☐ PVD Bronze (PVDBZ)
☐ PVD Black (PVDBL))

ACRYLIC

☐ Clear
☐ Clear Seedy
☐ Frosted Seedy
☐ Powder Coat Frosted
☐ Opaque White
☐ Honey



Mounting Canopy



c UL us LISTED

Wet Listed

MADE IN USA CERTIFIED

Ordering Example	Customer Approval	Date
SPJ41-05C-AG-HS-120V		

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Up / Down Accent
Attachment 3

SPJ48-08



MODEL: **SPJ48-08**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Matte Bronze**
ACRYLIC: **Honey Iridescent**
ELECTRICAL: **120V**
SOCKET: **(2) Bi-Pin**
MOUNTING: **Wall / Flush**

LED OPTION

Integrated FB-RD8 Board & Driver (Standard)

WATTAGE	LUMENS
☐ 8W	1000

Custom lumen packages are available upon request

COLOR TEMPERATURE

☐ 2200K ☐ 5000K
☐ 2700K ☐ 6500K
☐ 3000K ☐ RGBW-PLC
☐ 4000K ☐ WARM DIMMING

Custom options are available

ELECTRICAL

☐ 12V ☐ 120V ☐ 120V-277V

FINISHES

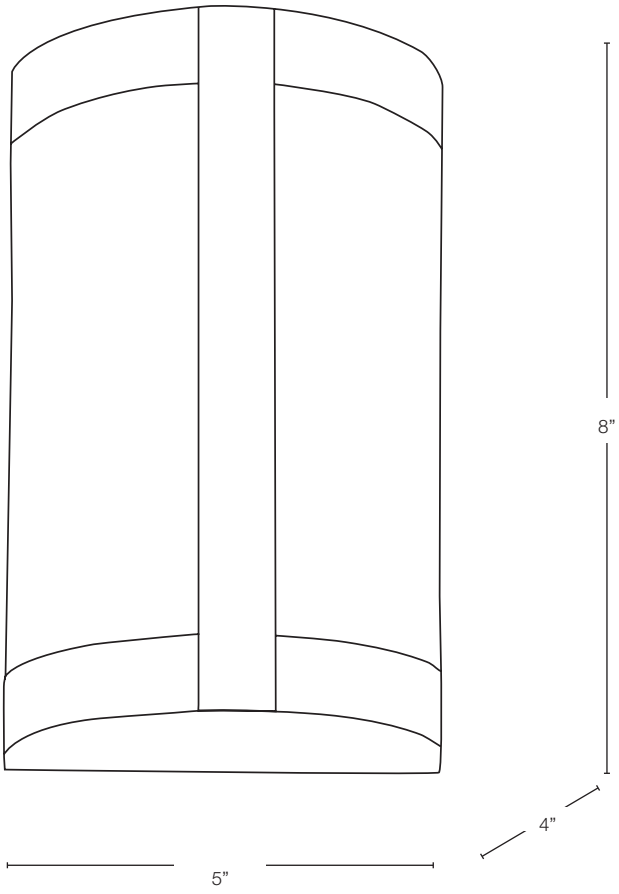
☐ Matte Bronze (MBR)
☐ Verde (V)
☐ Moss (M)
☐ Black (B)
☐ Rusty (R)
☐ Satin Brass (SB)
☐ Aged Brass (AG)
☐ Raw Copper (RC)
☐ Natural Copper (NC)

PVD PREMIUM

☐ PVD Polished (PVDP)
☐ PVD Satin (PVDS)
☐ PVD Graphite (PVDG)
☐ PVD Bronze (PVDBZ)
☐ PVD Black (PVDBL))

ACRYLIC

☐ Clear
☐ Clear Seedy
☐ Frosted Seedy
☐ Powder Coat Frosted
☐ Opaque White
☐ Honey



Must Specify Wet Location

Wet Listed

Ordering Example	Customer Approval	Date
SPJ48-08-MBR-_____-120V		

CRI - RESIDENTIAL DEVELOPMENT

Lot #10 Guadalupe Street

Carmel-by-the-Sea, CA 93921

PROJECT DATA

ADDRESS: LOT #10 GUADALUPE STREET
CARMEL BY THE SEA, CA 93921

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE, CONSISTING OF: 942 S.F. MAIN FLOOR, 631 S.F. UPPER FLOOR, 227 S.F. GARAGE AND 200 S.F. BASEMENT.

LOT SIZE: 4,000.0 S.F.
ZONING: R1
A.P.N.: 010-021-030-000
TYPE OF CONSTRUCTION: (V-B)

SETBACK
FRONT 15'
REAR 15'
SIDE 25% OF LOT WIDTH - 10' MAX.

BUILDING HEIGHT — ONE STORY PLATE HT. - 12.0'
2ND STORY PLATE HT. - 18.0'
MAX ROOF HT. - 24.0'

F.A.R. FLOOR AREA CALCULATIONS

MAIN FLOOR AREA		921 S.F.
GARAGE		227 S.F.
UPPER FLOOR AREA		608 S.F.
SUB - TOTAL		1,756 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,756 = 44 S.F.	
BASEMENT FLOOR AREA (44 x 2)		88 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,944 S.F.

PROJECT FLOOR AREA = 1,944 SF.

PROJECT TEAM

OWNER: CRI ON CARPENTER, INC.
HITESH DESAI + CEO
1240 MINERAS AVENUE
MONTEREY, CA 93940
PH: 510-853-2100

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: 831-372-0440
CONTACT: LUYEN VU

SURVEYOR: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6470
CONTACT: GUY GIRAUDO

LANDSCAPE: TOWN & COUNTRY GARDENING & LANDSCAPE
P.O. BOX 223748
CARMEL, CA 93923
PH: 831-596-7609
CONTACT: ROBERT LUSTER

CIVIL: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6470
CONTACT: GUY GIRAUDO

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A-3a EXISTING SITE PLAN
A-3b PROPOSED SITE PLAN
A-4 SITE SECTION
A-5a BASEMENT PLAN
A-5b MAIN FLOOR PLAN
A-5c UPPER FLOOR PLAN
A-5d MAIN FLOOR & UPPER FLOOR OVERLAY
A-5e DOOR SCHEDULE
A-5f WINDOW SCHEDULE
A-6 FRONT & REAR ELEVATIONS
A-7 SIDE ELEVATIONS
A-8 STREETSCAPE ELEVATION
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L2 LANDSCAPE IRRIGATION & LIGHTING SPECS

CIVIL

C1 GRADING, DRAINAGE & UTILITY PLAN
C2 GRADING SECTIONS
C3 EROSION & SEDIMENT CONTROL PLAN
C4 CONSTRUCTION MANAGEMENT PLAN

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. 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.
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TREE REMOVAL

TWO (2) TREES TO BE REMOVED: 23" TREE (#35), 22" TREE (#36)

EXTERIOR LIGHTING NOTE

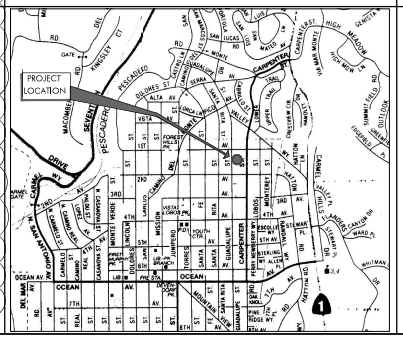
ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

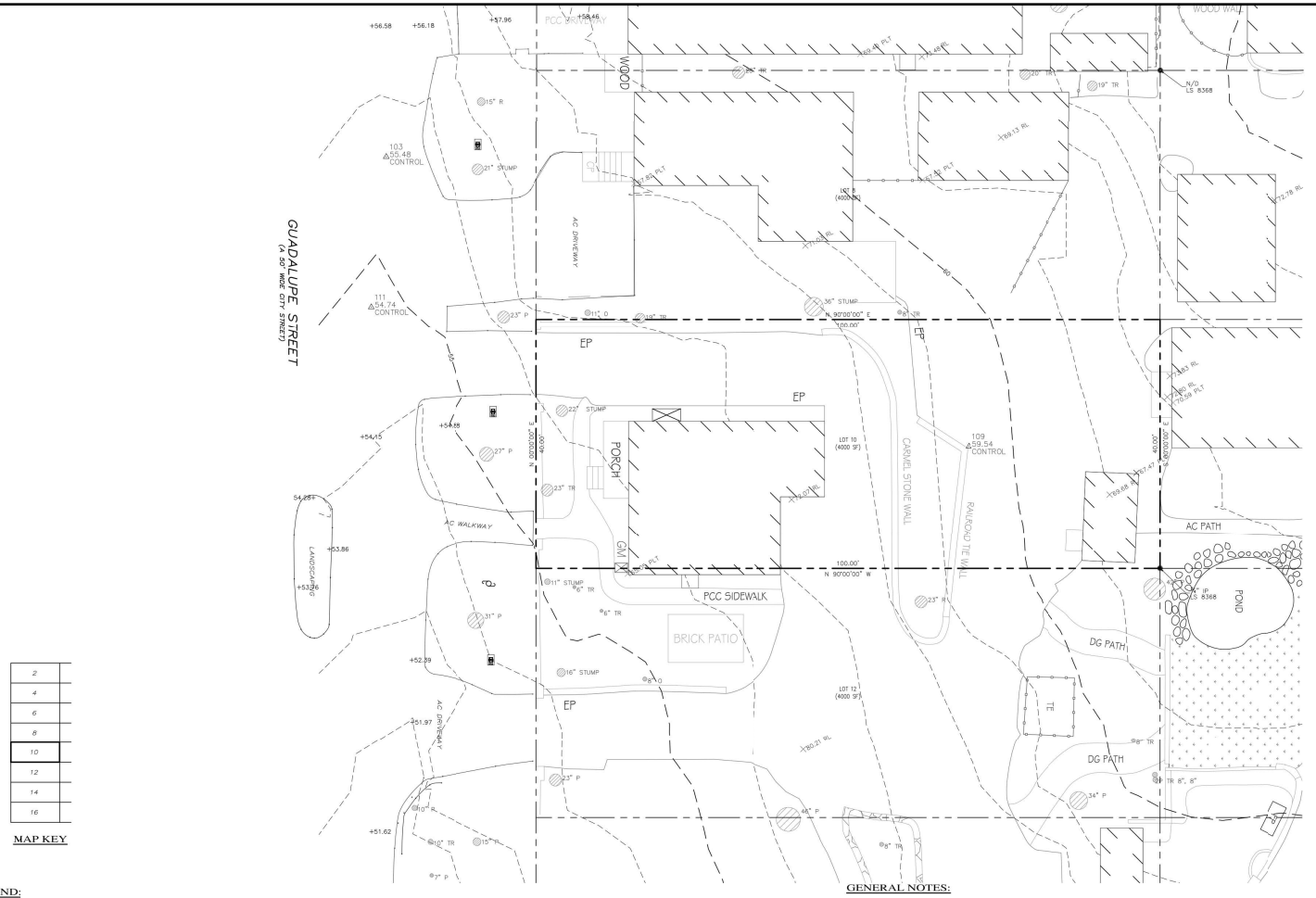
SITE COVERAGE

ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES	36.0 S.F.
LANDINGS	18.0 S.F.
SITE WALLS	36.0 S.F.
MISC. HARDSCAPE	32.0 S.F.
TOTAL IMPERVIOUS COVERAGE	122.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	212.0 S.F.
STEPPING STONES & WALKWAYS	68.0 S.F.
BUILDING OVERHANGS	N.A.
TOTAL PERVIOUS COVERAGE	280.0 S.F.
TOTAL PROPOSED SITE COVERAGE	402.0 S.F.

ROOF DECK
ROOF DECK: 125 S.F.

LOCATION MAP


PROJECT LOCATION
OCEAN
CARPENTER
MONTE VERDE
SAN CARLOS
DOLORES
LINCOLN
MISSION
JUNIPERO
CASANOVA
SAN ANTONIO
DEL MONTE
PESCADERO
MACGOWAN
SERRA
ASILOMAR
FOREST HILL
HIGHLAND
MEADOW
SUMMIT
RIO
CAMINO REAL
MONTEREY
PACIFIC
ALTA
VISTA
CRESCENT
WALKER
WAYNE
WILLIAMS
WINDSOR
WOOD
WATSON
WILDWOOD
WILLOW
WINDING
WINTER
WOODLAND
WYMAN
YUCCA
ZANDER
ZION
SAN MARCOS
SAN LUCAS
SAN MARTIN
SAN RAMON
SAN REMO
SAN ANDRES
SAN ANTONIO
SAN CARLOS
SAN FERNANDO
SAN JUAN
SAN MARCO



MAP KEY

2
4
6
8
10
12
14
16

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 50 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)

- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PGE GAS MANHOLE
- ELECTRICAL MANHOLE
- FOUND MONUMENT – TYPE NOTED
- SURVEY H&V CONTROL POINT
- +50.00 SPOT ELEVATION
- +50.00 RL RIDGELINE
- +50.00 PLT PLATE HEIGHT
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

CE = CEDAR PA = PALM
CW = COTTON WOOD PE = PEPPER
CYP = CYPRESS P = PINE
E = EUCALYPTUS R = REDWOOD
H = HOLLY TR = TREE
O = OAK W = WILLOW

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN GUADALUPE STREET APPROXIMATELY 29 FEET WEST OF THE NORTHWESTERLY PROPERTY CORNER OF LOT 16, BLOCK 17, ELEVATION = 50.00' AS SHOWN.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.

4) THIS MAP SERVES TO VALIDATE AND AUGMENT PREVIOUS TOPOGRAPHIC INFORMATION PRESENTED BY LUCIDO SURVEYORS. THIS MAP IS THEREFORE A COMPILATION OF SURVEYS PERFORMED BY SEPARATE PARTIES ON DIFFERENT DATES SPANNING FROM DECEMBER 2018 TO JULY 2020. THIS MAP DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

OWNER:
MR. DON DESAI
PO BOX 2106
MONTEREY, CA 93942

ARCHITECT:
ATTN: LUYEN VU
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
GUADALUPE ST, BETWEEN 1ST AND 2ND AVE
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	08/18/20	JK	RELEASED TO CLIENT

TOPOGRAPHIC MAP

OF

LOT 10 IN BLOCK 17
VOLUME 1 OF CITIES AND TOWNS AT PAGE 52
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

MR. DON DESAI

SCALE: 1" = 8'
DATE: AUG 2020
JOB NO. 2143-01

SHEET 6 OF 9 SHEETS

N

EXISTING TOPOGRAPHIC SURVEY

SCALE: N.T.S.

APPROVED BY:
GUY R. GIRARDO P.L.S. No. 8703
EXP. 12-31-21

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6979 Fax (831) 443-3801
www.landseteng.com

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6410 • FAX (831) 372-7846 • WEB www.ericmillerarchitects.com

EXISTING TOPOGRAPHIC SURVEY

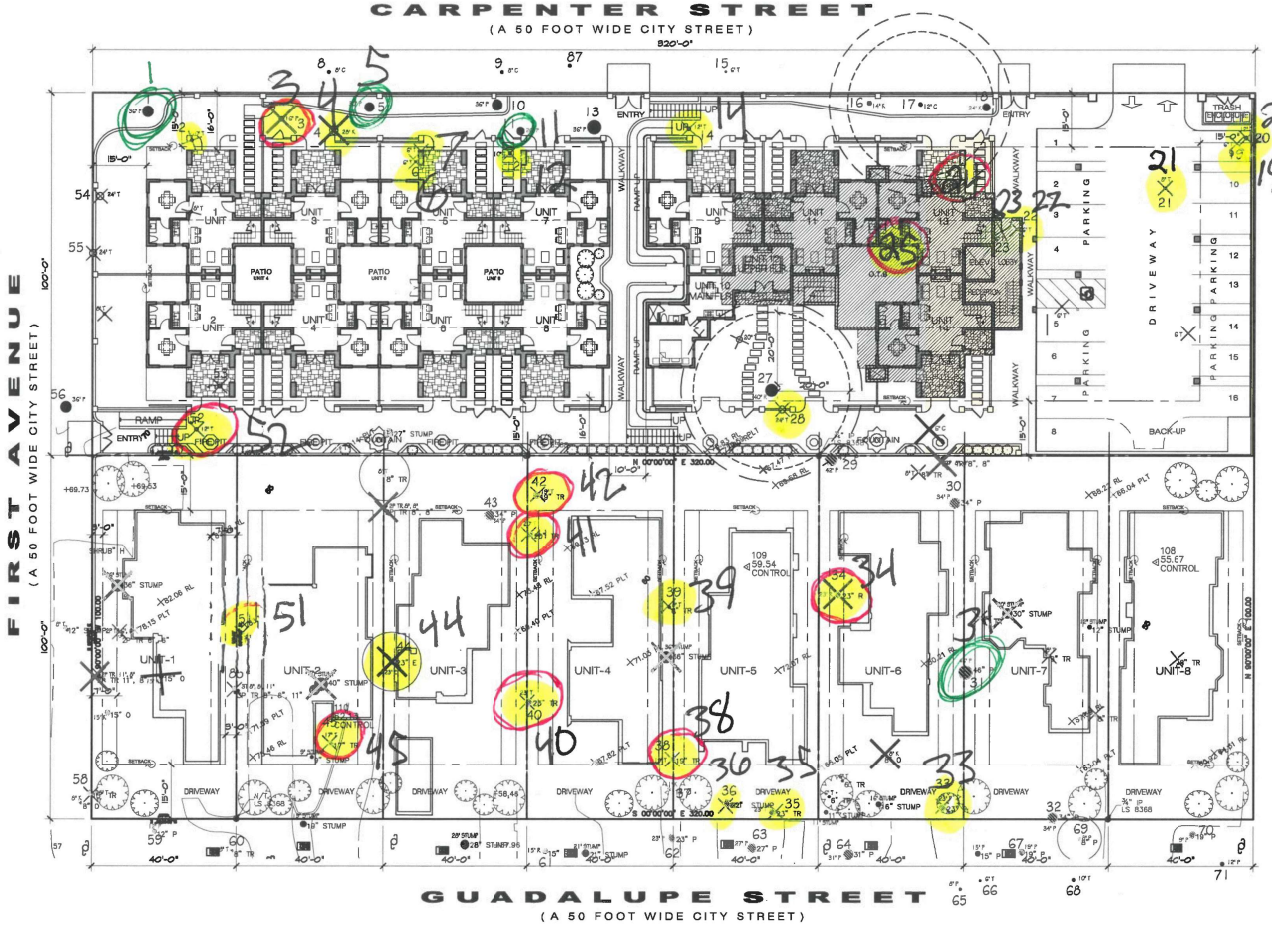
JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE: 5/5/23
SCALE: N.T.S.
DRAWN: JK
JOB NUMBER: 20.05

A-2a
SHEET OF

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J:\20 Jobs\2005 CRI_DO\Lot-10\005-L10-A2a.dwg 7-01-24 08:53:02 AM



LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (7) 6", (3) 8", (2) 10", (3) 12", (1) 14",(1) 18", (1) 20", (3) 24"	21 - TREES
(K) OAK (1) 28"	1 - OAK
(C) CYPRESS (1) 6"	1 - CYPRESS
(P) PINE (1) 16"	1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 24	

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (8) 8", (2) 11", (1) 15", (1) 17", (2) 19" (1) 20", (1) 22", (2) 23"	18 - TREES
(K) OAK (1) 8", (1) 15"	2 - OAK
(P) PINE (2) 6", (3) 8", (1) 11"	6 - PINE
(R) REDWOOD (1) 23"	1 - REDWOOD
(E) EUCALYPTUS (1) 23"	1 - EUCALYPTUS
STUMP (1) 30", (2) 36", (1) 40"	4 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 28	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4	

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

N

TREE REMOVAL PLAN

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

0 8' 16' 32' 48' 64' 80'

NOTES:

- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

ERIC MILLER ARCHITECTS, Inc.
211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

CRI ON CARPENTER INC.
Carpenter St. & 2nd Ave.
Between 1st & 2nd Comm'l, CA
010-021-050

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7846 • WEB www.ericmillerarchitects.com

PRELIMINARY SITE ASSESSMENT PLAN

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

DATE:	5/5/23
SCALE:	N.T.S.
DRAWN:	CAD
JOB NUMBER:	20.05

A-2b

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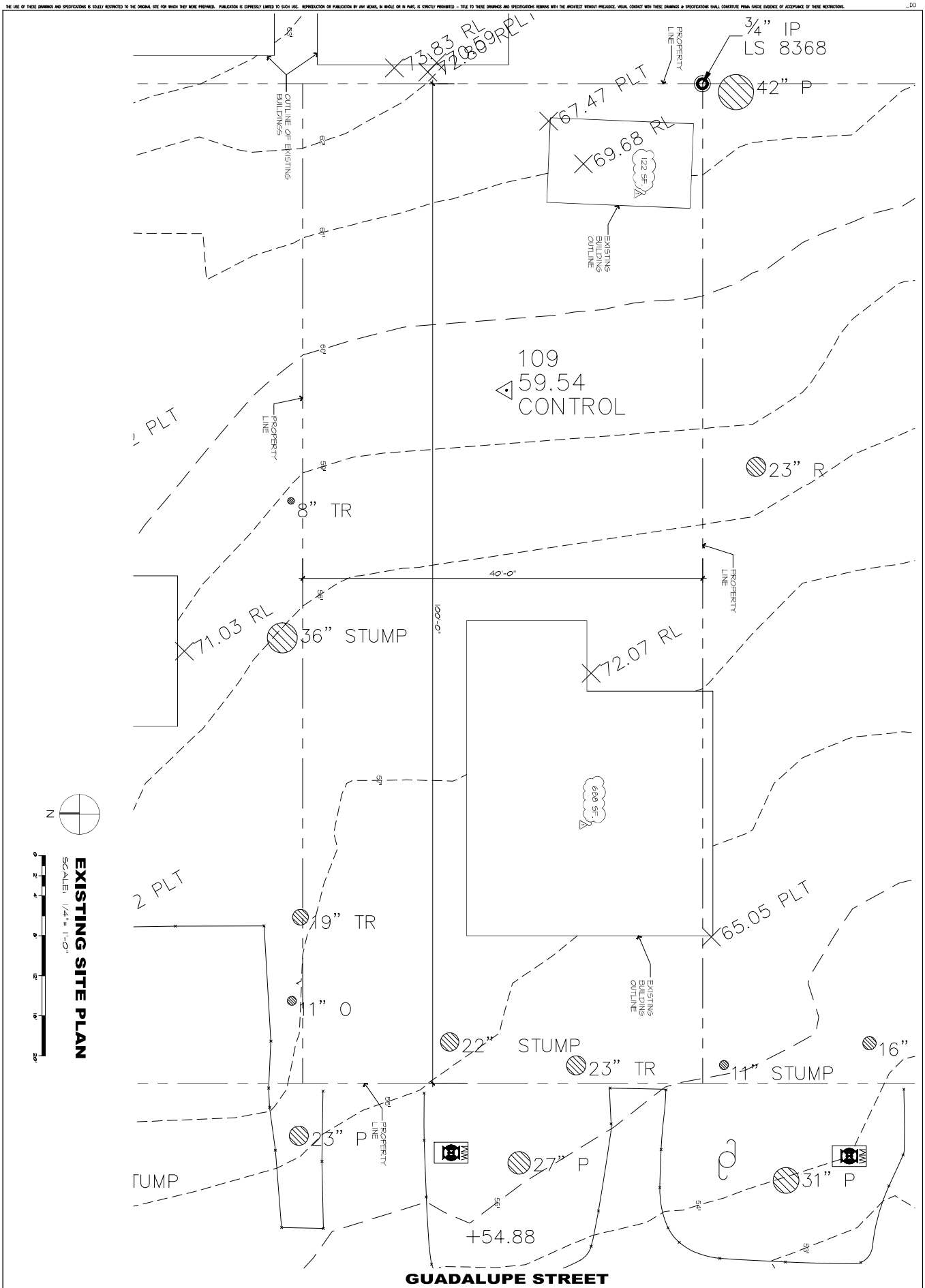
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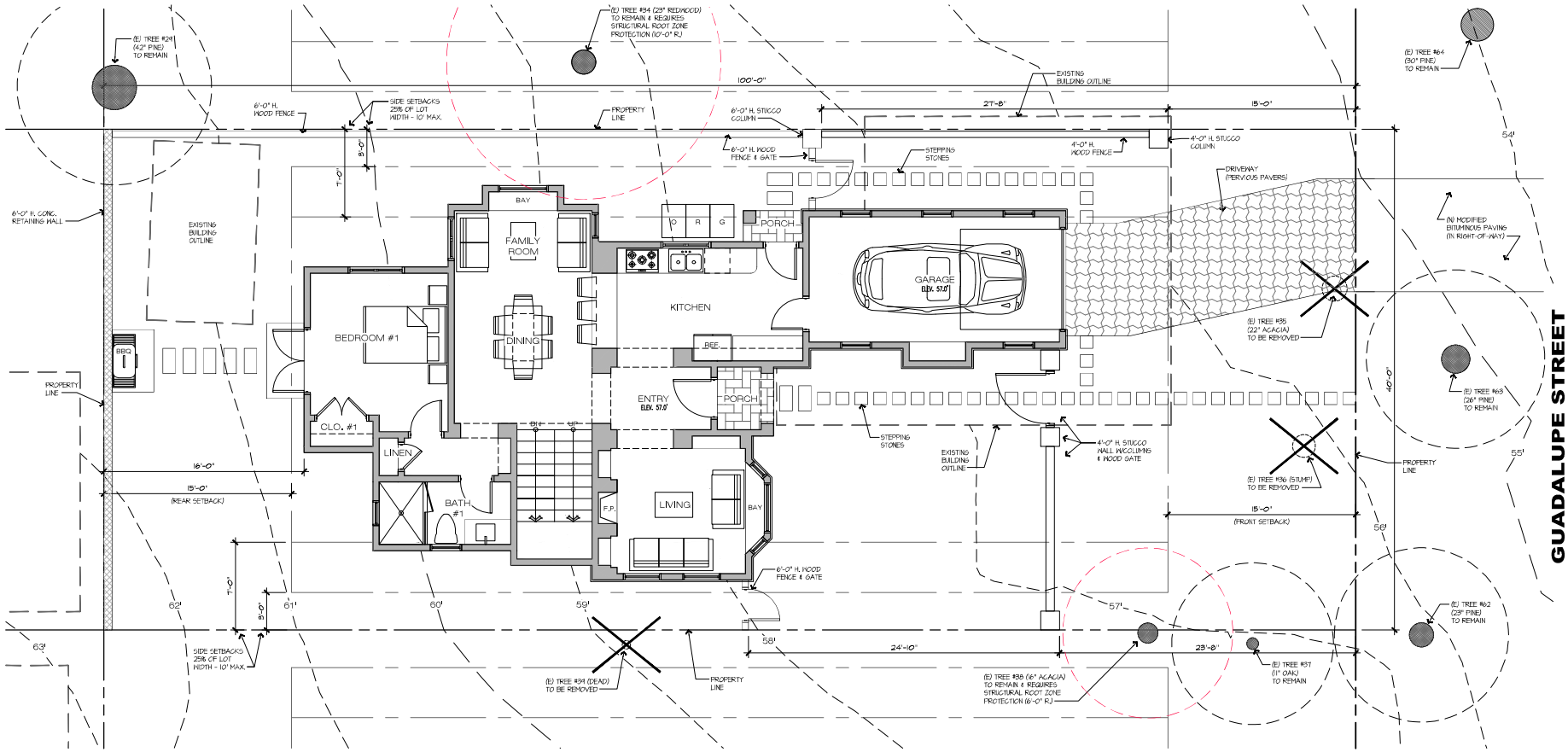
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EXISTING SITE PLAN

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

| | | |



N

PROPOSED SITE PLAN

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

0 2' 4' 8' 12' 16' 20'

SITE COVERAGE	
ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES	36.0 S.F.
LANDINGS	18.0 S.F.
SITE WALLS	36.0 S.F.
MISC. HARDSCAPE	32.0 S.F.
TOTAL IMPERVIOUS COVERAGE	122.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	212.0 S.F.
STEPPING STONES & WALKWAYS	68.0 S.F.
BUILDING OVERHANGS	N.A.
TOTAL PERVIOUS COVERAGE	280.0 S.F.
TOTAL PROPOSED SITE COVERAGE	402.0 S.F.

ROOF DECK	
ROOF DECK	125.0 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6470 • FAX (831) 372-7846 • WEB www.ericmillerarchitects.com

GUADALUPE STREET

PROPOSED SITE PLAN

JOB NAME: CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

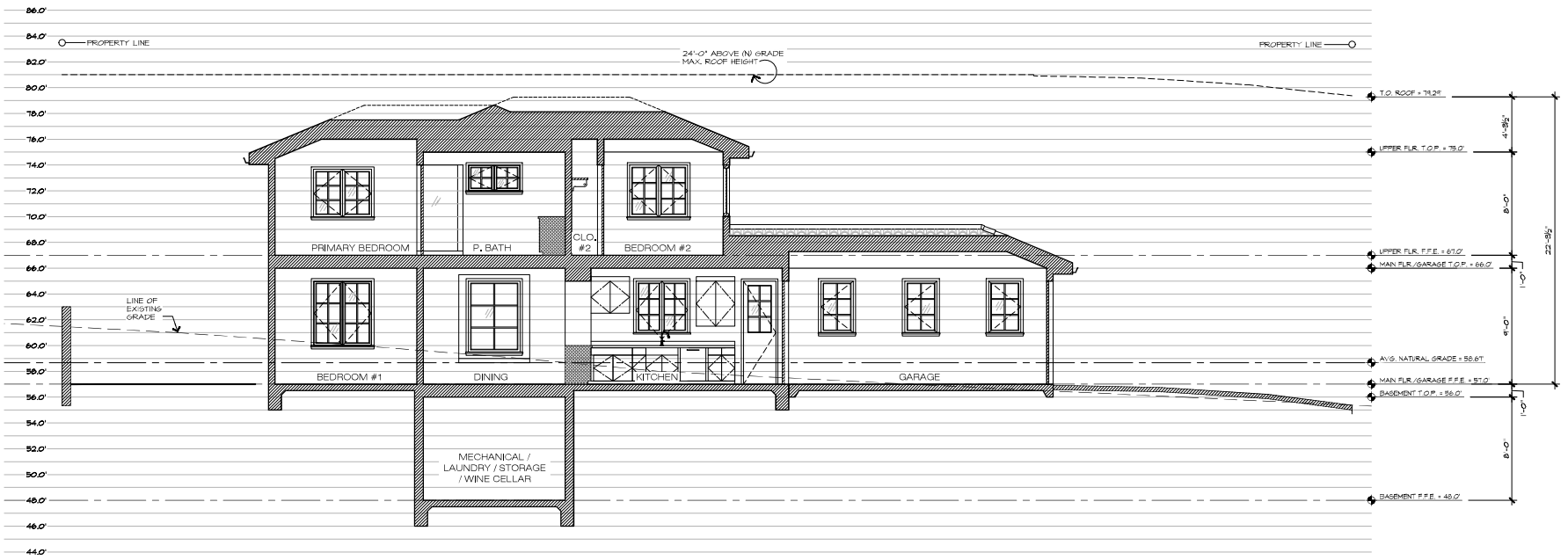
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SCALE: 1/4"=1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

A-3b
SHEET OF

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PROPOSED SITE SECTION

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

0 2' 4' 8' 12' 16' 20'

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REVISION	No.

CONSULTANT:

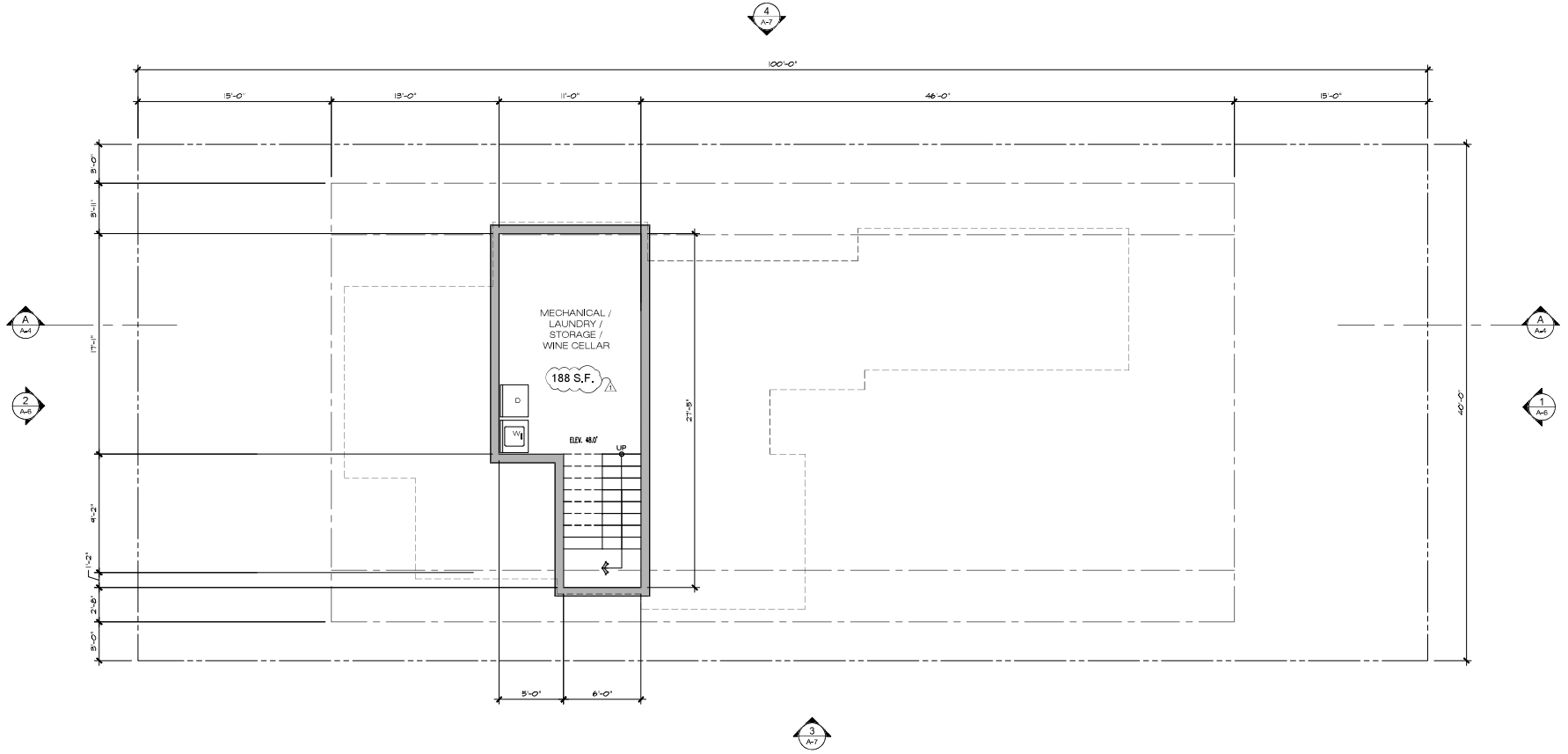
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PROPOSED SITE SECTION

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

DATE:	5/5/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	2005

A-4
SHEET OF



BASEMENT FLOOR PLAN

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

N

0 2' 4' 8' 12' 16' 20'

1

MAIN FLOOR AREA		921 S.F.
GARAGE		227 S.F.
UPPER FLOOR AREA		608 S.F.
SUB - TOTAL		1,756 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,756 = 44 S.F.	
BASEMENT FLOOR AREA (44 x 2)		88 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,944 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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

BASEMENT FLOOR PLAN

JOB NAME: CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

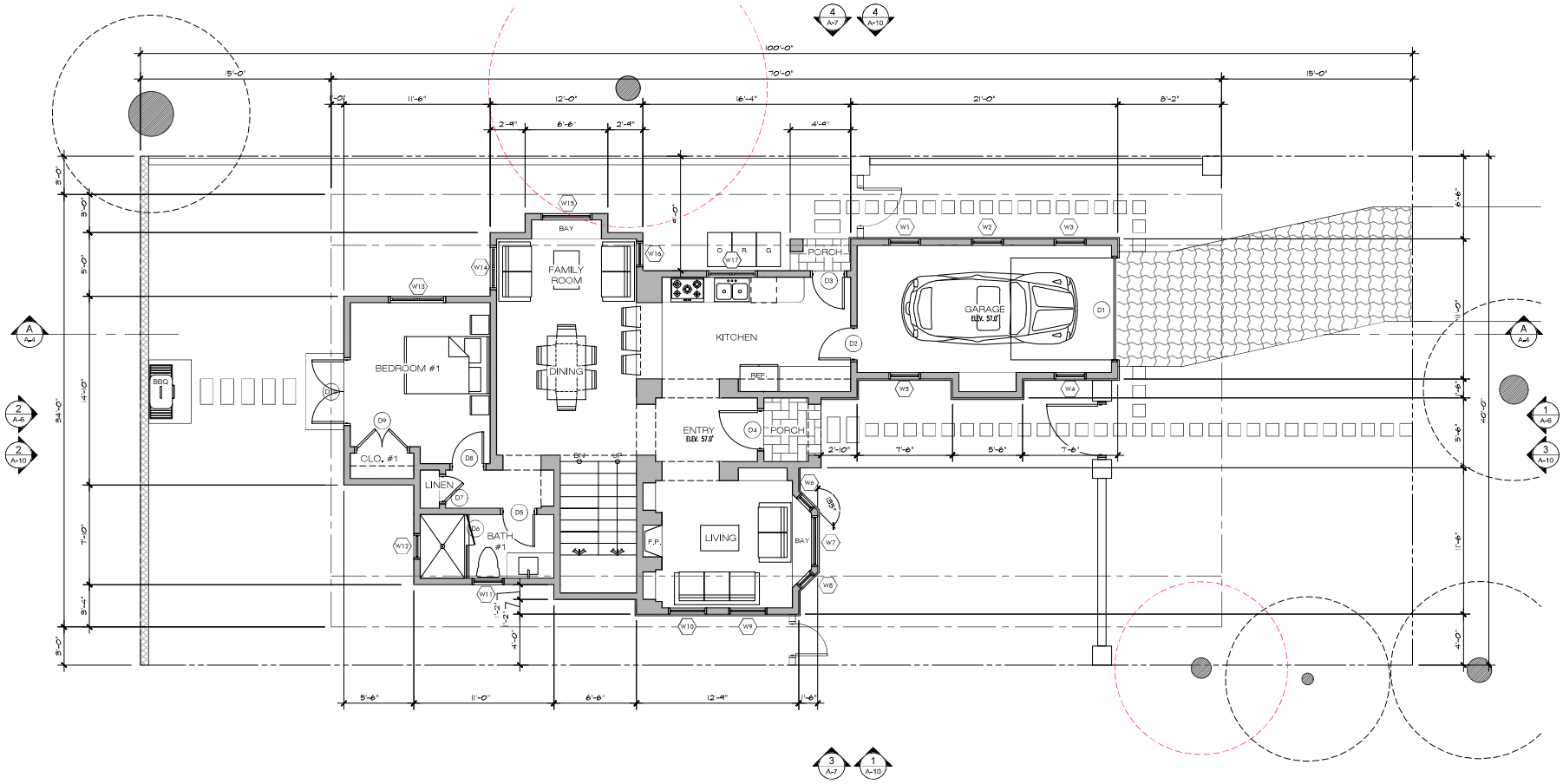
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SCALE: 1/4"=1'-0"
DRAWN: JK/DM
JOB NUMBER: 2005

A-5a
SHEET OF

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MAIN FLOOR PLAN

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

N

MAIN FLOOR AREA		921 S.F.
GARAGE		227 S.F.
UPPER FLOOR AREA		608 S.F.
SUB - TOTAL		1,756 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 - 1,756 = 44 S.F.	
BASEMENT FLOOR AREA (44 x 2)		88 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,944 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0470 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

MAIN FLOOR PLAN

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

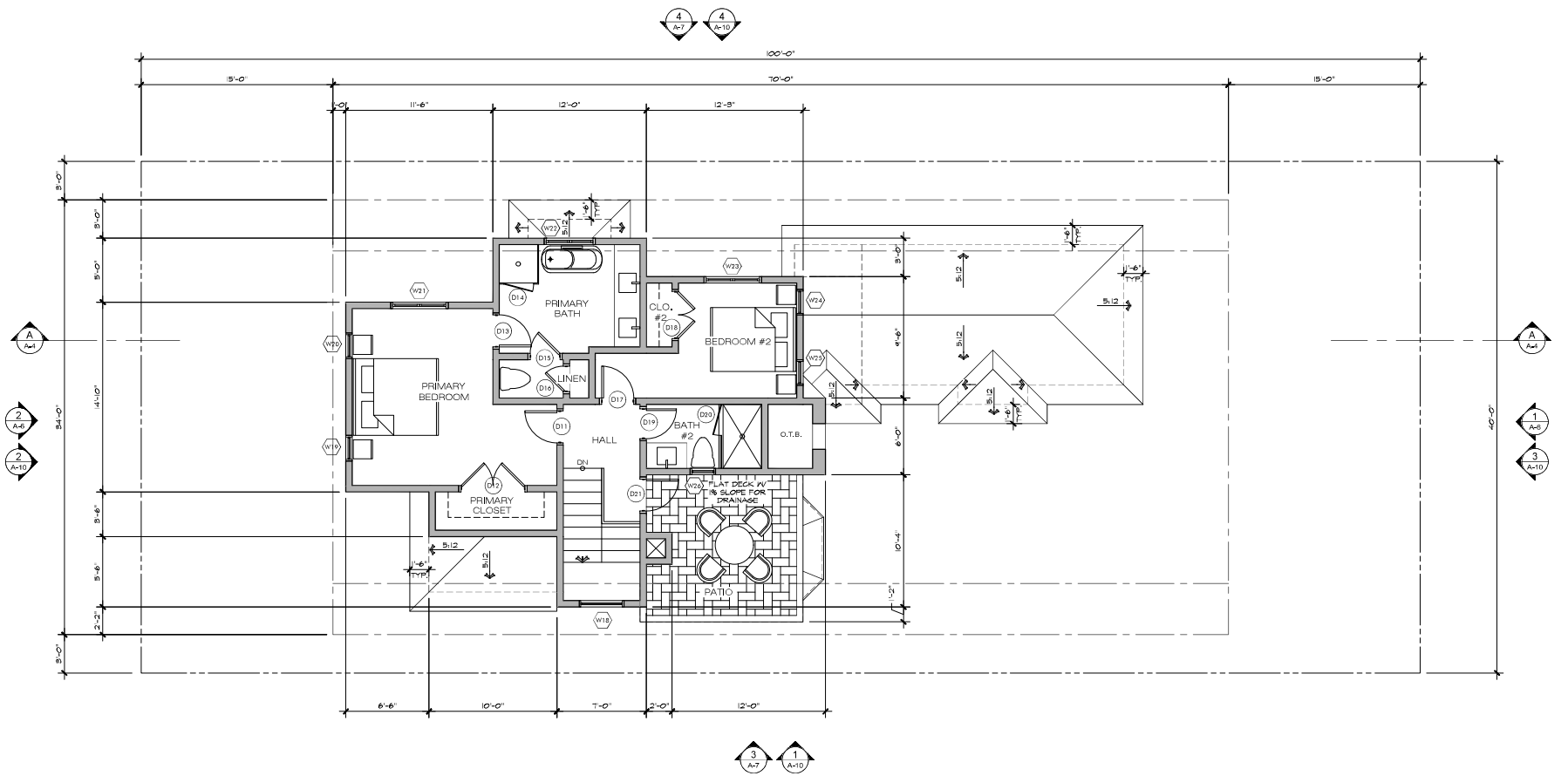
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DRAWN: JK/DM
JOB NUMBER: 2005

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UPPER FLOOR PLAN

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

MAIN FLOOR AREA		921 S.F.
GARAGE		227 S.F.
UPPER FLOOR AREA		608 S.F.
SUB - TOTAL		1,756 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,756 = 44 S.F.	
BASEMENT FLOOR AREA (44 x 2)		88 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,944 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
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211 HOFFMAN AVENUE MONTEREY, CA 93940
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UPPER FLOOR PLAN

JOB NAME: CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

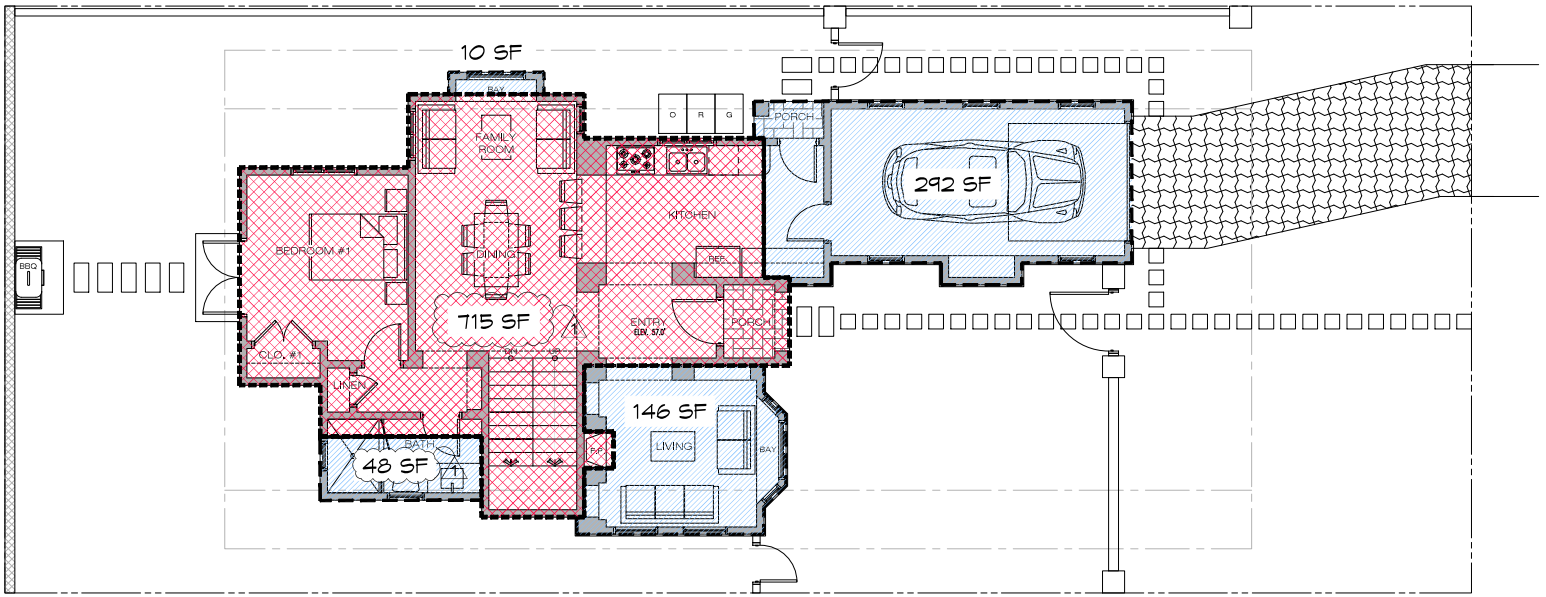
DATE: 5/5/23
SCALE: 1/4" = 1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

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MAIN FLOOR & UPPER FLOOR OVERLAY

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

0 2' 4' 8' 12' 16' 20'

LEGEND	OVERLAPPING & NON-OVERLAPPING FLOOR AREA	
	OVERLAPPING FLOOR AREA	= 715 S.F.
	NON-OVERLAPPING FLOOR AREA	= 496 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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

MAIN & UPPER FLOOR OVERLAY

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE:	5/5/23
SCALE:	1/4"=1'-0"
DRAWN:	JK/DM
JOB NUMBER:	20.05

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DOOR SCHEDULE

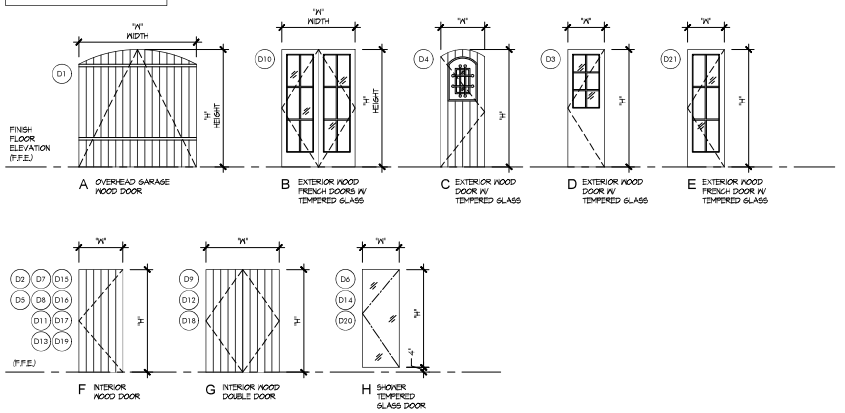
	DOOR NO.	TYPE	"W"-DOOR WIDTH	"H"-DOOR HEIGHT	THKNS.	LOCATION - ROOM NUMBER	DOOR MATL.	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	THRSHD. DETAIL	REMARKS
Main Floor	D1	A	8'-0"	8'-0"	2-1/4"	GARAGE	WOOD	WOOD	--	--	--	--
	D2	F	2'-6"	8'-0"	1-3/4"	KITCHEN	WOOD	WOOD	--	--	--	20 MIN. FIRE RATED, SEE NOTE 6
	D3	D	2'-6"	8'-0"	1-3/4"	KITCHEN	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D4	C	3'-0"	8'-0"	1-3/4"	ENTRY	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D5	F	2'-6"	8'-0"	1-3/4"	BATH #1	WOOD	WOOD	--	--	--	--
	D6	H	2'-4"	6'-8"	1/2"	BATH #1	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D7	F	2'-0"	8'-0"	1-3/4"	LINEN	WOOD	WOOD	--	--	--	--
	D8	F	2'-6"	8'-0"	1-3/4"	BEDROOM #1	WOOD	WOOD	--	--	--	--
	D9	G	4'-0"	8'-0"	1-3/4"	CLOSET #1	WOOD	WOOD	--	--	--	--
	D10	B	5'-0"	8'-0"	1-3/4"	BEDROOM #1	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
Upper Floor	D11	F	2'-6"	7'-0"	1-3/4"	PRIMARY BEDROOM	WOOD	WOOD	--	--	--	--
	D12	G	5'-0"	7'-0"	1-3/4"	PRIMARY CLOSET	WOOD	WOOD	--	--	--	--
	D13	F	2'-6"	7'-0"	1-3/4"	PRIMARY BATH	WOOD	WOOD	--	--	--	--
	D14	H	2'-4"	6'-8"	1/2"	PRIMARY BATH	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D15	F	2'-4"	7'-0"	1-3/4"	PRIMARY BATH	WOOD	WOOD	--	--	--	--
	D16	F	2'-0"	7'-0"	1-3/4"	LINEN	WOOD	WOOD	--	--	--	--
	D17	F	2'-6"	7'-0"	1-3/4"	BEDROOM #2	WOOD	WOOD	--	--	--	--
	D18	G	3'-8"	7'-0"	1-3/4"	CLOSET #2	WOOD	WOOD	--	--	--	--
	D19	F	2'-4"	7'-0"	1-3/4"	BATH #2	WOOD	WOOD	--	--	--	--
	D20	H	2'-4"	6'-8"	1/2"	BATH #2	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D21	E	2'-6"	7'-0"	1-3/4"	HALL	WD./GL.	WOOD	--	--	--	TEMPERED GLASS

DOOR NOTES

ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.):

1. SHALL BE 2'-0" X 7'-0" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR; EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
6. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. ALL WOOD DOORS SHALL BE SOLID CORE.
9. EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R337.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.1 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.

DOOR TYPES



REVISION	No.

CONSULTANT:

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

DOOR SCHEDULE

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

DATE: 5/5/23
SCALE: 1/4" = 1'-0"
DRAWN: JK
JOB NUMBER: 20.05

A-5e
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WINDOW SCHEDULE

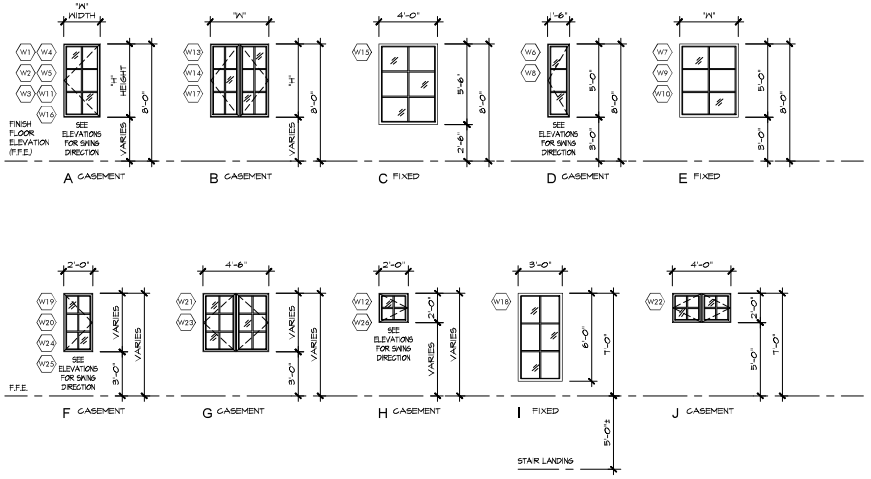
	WDW. NO.	TYPE	SIZE "W" WIDTH	SIZE "H" HEIGHT	HEAD HEIGHT	GLAZING	SAFETY GLAZING	OPERATING STYLE	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MULLION DETAIL	LOCATION	REMARKS
Main Floor	W1	A	2'-6"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W2	A	2'-6"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W3	A	2'-6"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W4	A	2'-6"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W5	A	2'-6"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W6	D	1'-6"	5'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	LIVING ROOM	--
	W7	E	4'-0"	5'-0"	8'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	LIVING ROOM	--
	W8	D	1'-6"	5'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	LIVING ROOM	--
	W9	E	3'-0"	5'-0"	8'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	LIVING ROOM	--
	W10	E	3'-0"	5'-0"	8'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	LIVING ROOM	--
	W11	A	2'-0"	3'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BATH #1	--
	W12	H	2'-0"	2'-0"	8'-0"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	WOOD	--	--	--	--	BATH #1	--
	W13	B	4'-6"	5'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
	W14	B	3'-6"	5'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	FAMILY ROOM	--
	W15	C	4'-0"	5'-6"	8'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	FAMILY ROOM	--
	W16	A	2'-0"	5'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	FAMILY ROOM	--
	W17	B	4'-0"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	KITCHEN	--
Upper Floor	W18	I	3'-0"	6'-0"	7'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	STAIR	--
	W19	F	2'-0"	3'-8"	6'-8"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	PRIMARY BEDROOM	--
	W20	F	2'-0"	3'-8"	6'-8"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	PRIMARY BEDROOM	--
	W21	G	4'-6"	3'-8"	6'-8"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	PRIMARY BEDROOM	--
	W22	J	4'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	WOOD	--	--	--	--	PRIMARY BATH	--
	W23	G	4'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W24	F	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W25	F	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W26	H	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BATH #2	--

WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.2.
2. WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS. PAINTED INTERIORS - COLORS TO BE SELECTED.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
4. ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
7. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
8. TEMPERED SAFETY GLAZING:
   a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
   b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
   c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE).
   d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   e) WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]

WINDOW TYPES



REVISION | No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7846 • WEB www.ericmillerarchitects.com

WINDOW SCHEDULE

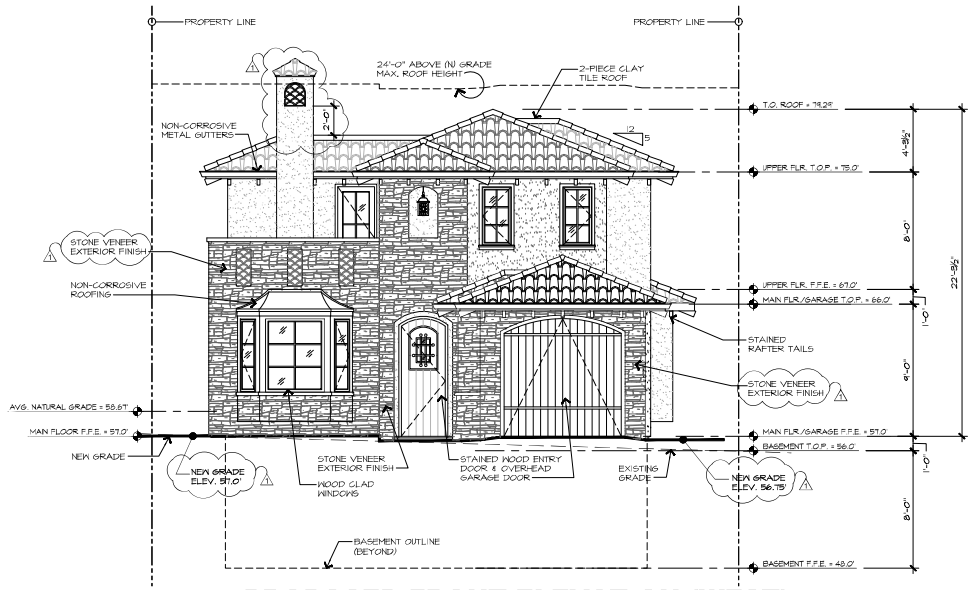
JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

DATE: 5/5/23
SCALE: 1/4" = 1'-0"
DRAWN: JK
JOB NUMBER: 20.05

A-5f
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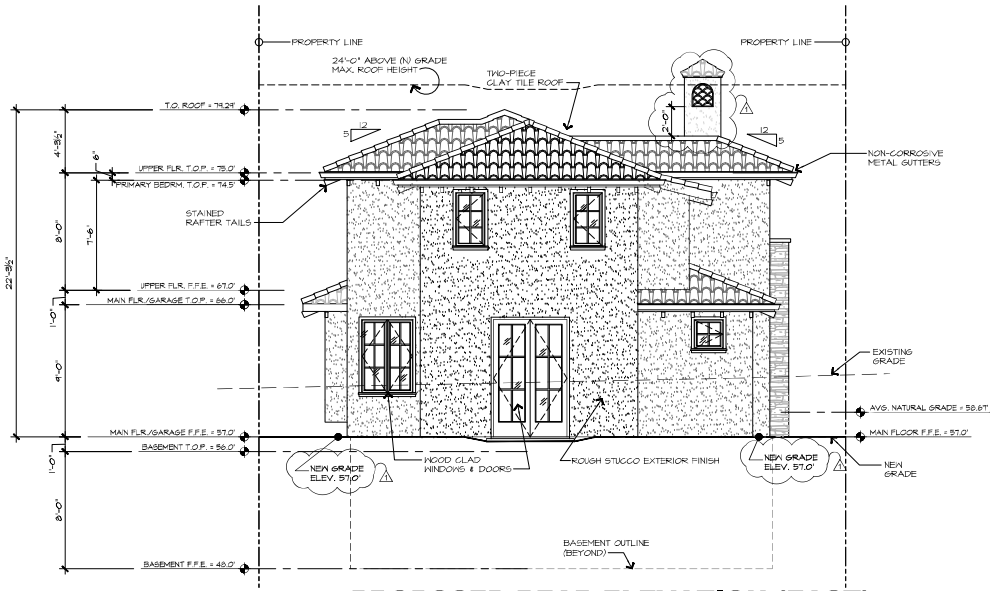
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PROPOSED FRONT ELEVATION (WEST)

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

0 2' 4' 8' 12' 16' 20'



PROPOSED REAR ELEVATION (EAST)

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0470 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

PROPOSED EXTERIOR ELEVATIONS

JOB NAME:
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Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

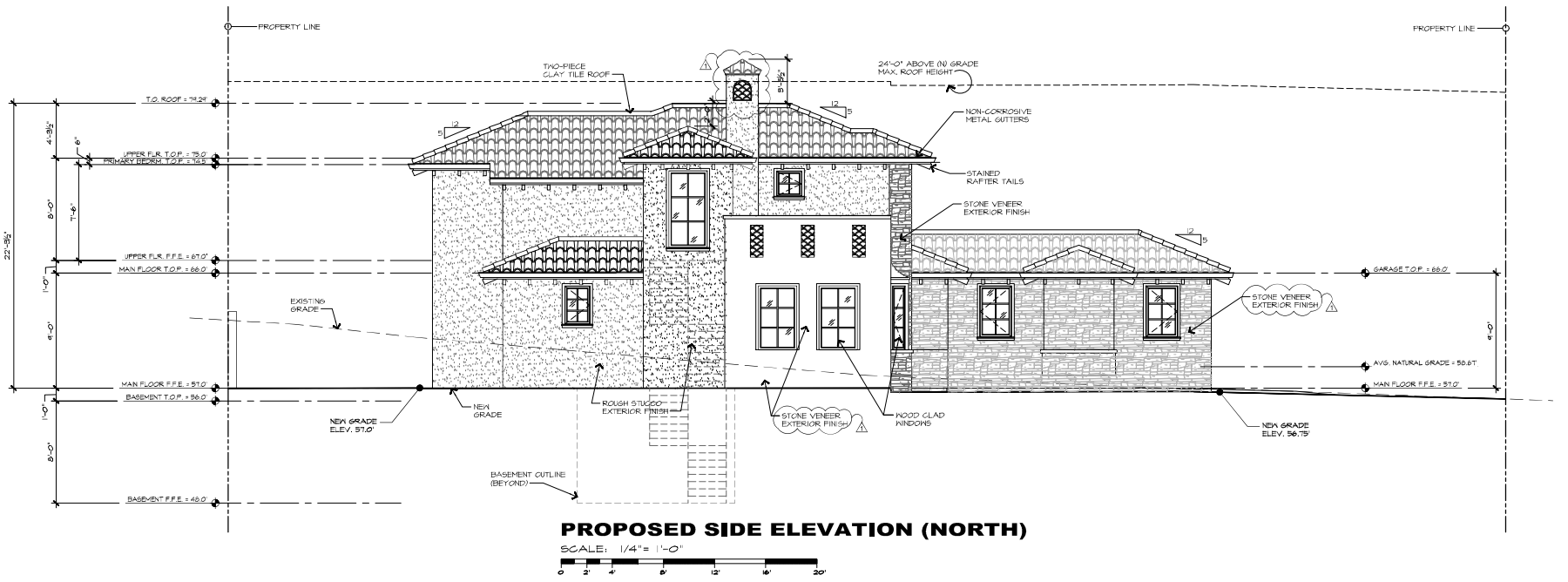
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DRAWN:	JK/DM
JOB NUMBER:	20.05

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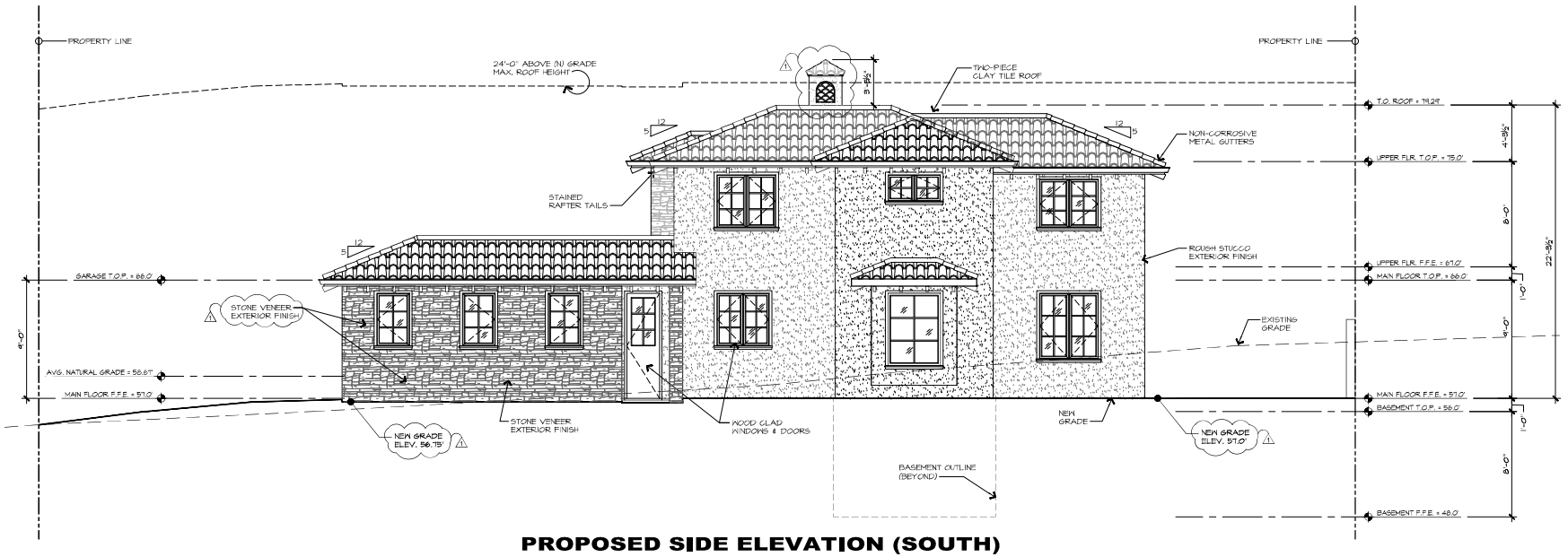
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PROPOSED SIDE ELEVATION (NORTH)

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

0 2' 4' 8' 12' 16' 20'



PROPOSED SIDE ELEVATION (SOUTH)

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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PROPOSED EXTERIOR ELEVATIONS

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Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

DATE:	5/5/23
SCALE:	1/4"=1'-0"
DRAWN:	JK/DM
JOB NUMBER:	20.05

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RENDERED SOUTH ELEVATION

SCALE: N.T.S.



RENDERED WEST ELEVATION

SCALE: N.T.S.

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PLAN CHECK RESPONSE 12/20/23	1

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RENDERED STREET ELEVATION

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A.P.N. 010-021-030

DATE:	5/5/23
SCALE:	N.T.S.
DRAWN:	K.L
JOB NUMBER:	20.05

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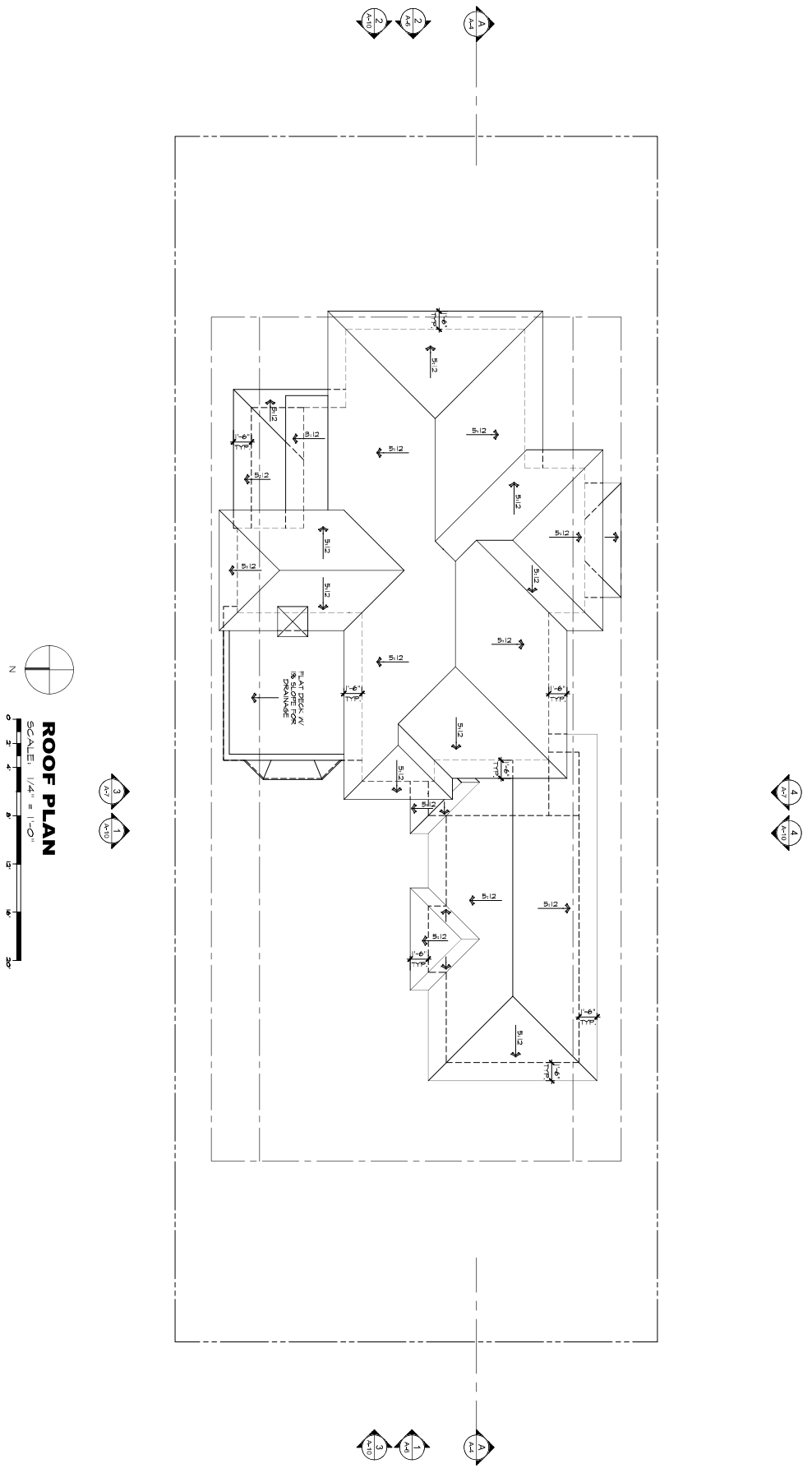
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_DD



ROOF PLAN

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

SHEET	A-9
OF	
JOB NUMBER:	2005
DRAWN:	JK
SCALE:	1/4" = 1'-0"
DATE:	5/15/23

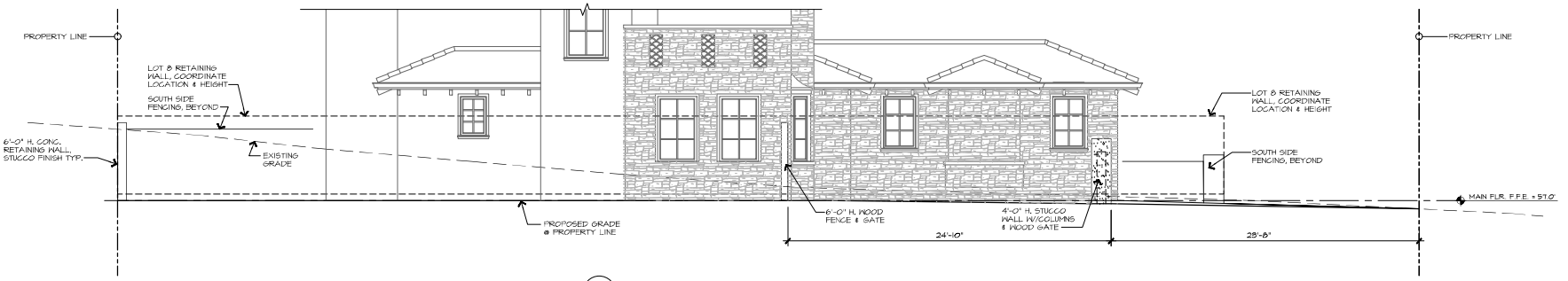
ROOF PLAN

JOB NAME:
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Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

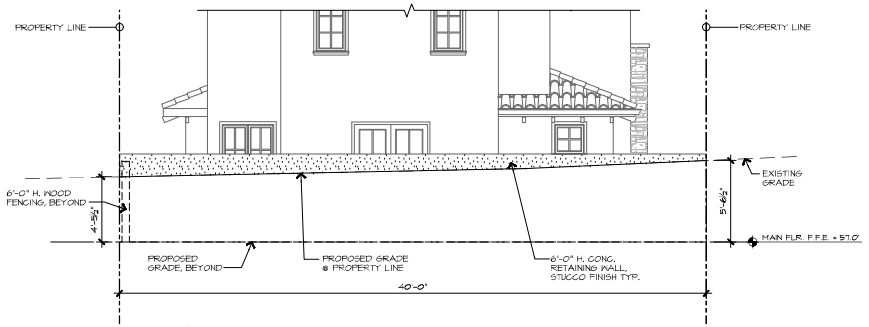
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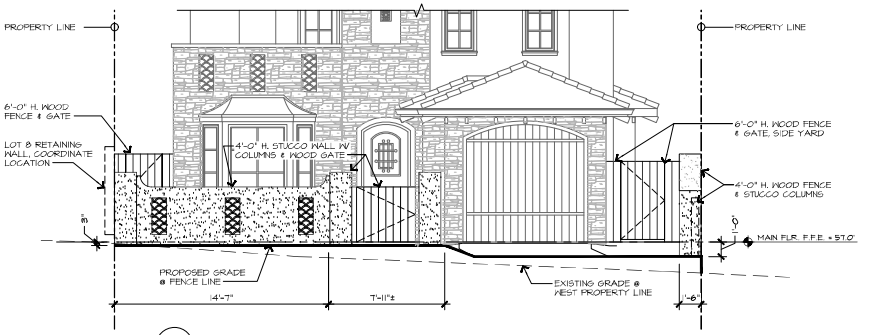
REVISION	No.



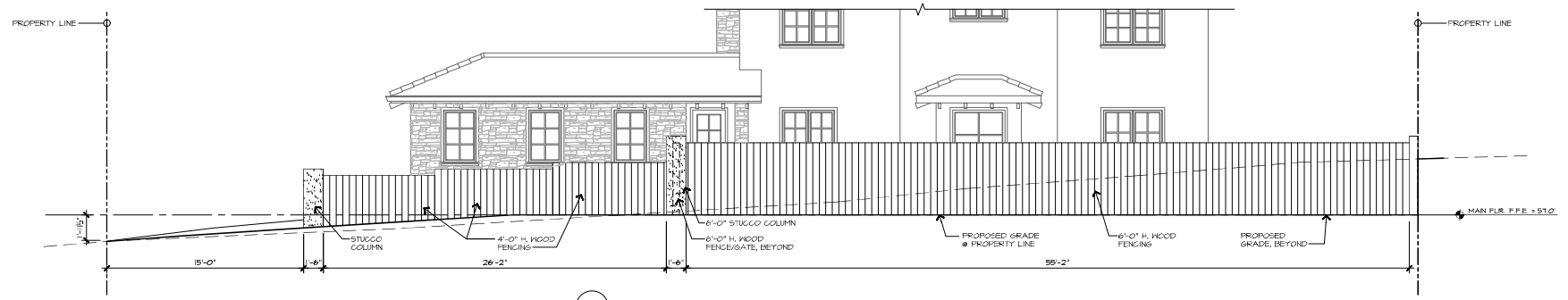
1 SIDE - NORTH PROPERTY LINE



2 REAR - EAST PROPERTY LINE



3 FRONT - WEST PROPERTY LINE



4 SIDE - SOUTH PROPERTY LINE

PROPOSED FENCING ELEVATIONS

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

0 2' 4' 8' 12' 16' 20'

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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6410 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

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PROPOSED FENCING ELEVATIONS

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A.P.N. 010-021-050

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DRAWN:	JK/DM
JOB NUMBER:	20.05

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PDF



PERMEABLE PAVERS

10 DRIVEWAY PAVERS



7 WOOD WINDOWS & DOORS



SPECTRA METALS
BROWN ALUMINUM
GUTTER & DOWNSPOUT

NON-CORROSIVE METAL

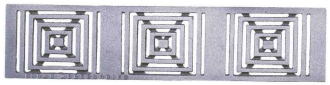
4 GUTTER & DOWNSPOUT



TWO-PIECE CLAY TILE

1 ROOFING





URBAN ACCESSORIES

11 TRENCH & AREA DRAIN



CLAY TILE - FLAT LAY

8 EXTERIOR WALL & CHIMNEY TILE DETAIL



STAINED WOOD OVERHEAD

5 GARAGE DOOR



ROUGH STUCCO FINISH

2 EXTERIOR FINISH



9 WOOD FENCING



6 WOOD ENTRY DOOR



NATURAL STONE VENEER

3 EXTERIOR FINISH

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-2404 • FAX (831) 372-7846 • WEB www.ericmillerarchitects.com

MATERIAL COLOR SAMPLES

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE:	5/5/23
SCALE:	N.T.S.
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JOB NUMBER:	20.05

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PERSPECTIVE RENDERING

SCALE: N.T.S.



PERSPECTIVE RENDERING

SCALE: N.T.S.

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CONSULTANT:

ARCHITECT

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211 HOFFMAN AVENUE MONTEREY, CA 93940

PHONE (831) 372-0410 • FAX (831) 372-7846 • WEB www.ericmillerarchitects.com

COLOR RENDERING

JOB NAME:

CRI - Residential House Lot #10

Guadalupe St. between 1st & 2nd Ave.

Carmel-by-the-Sea, CA 93921

A.P.N. 010-021-030

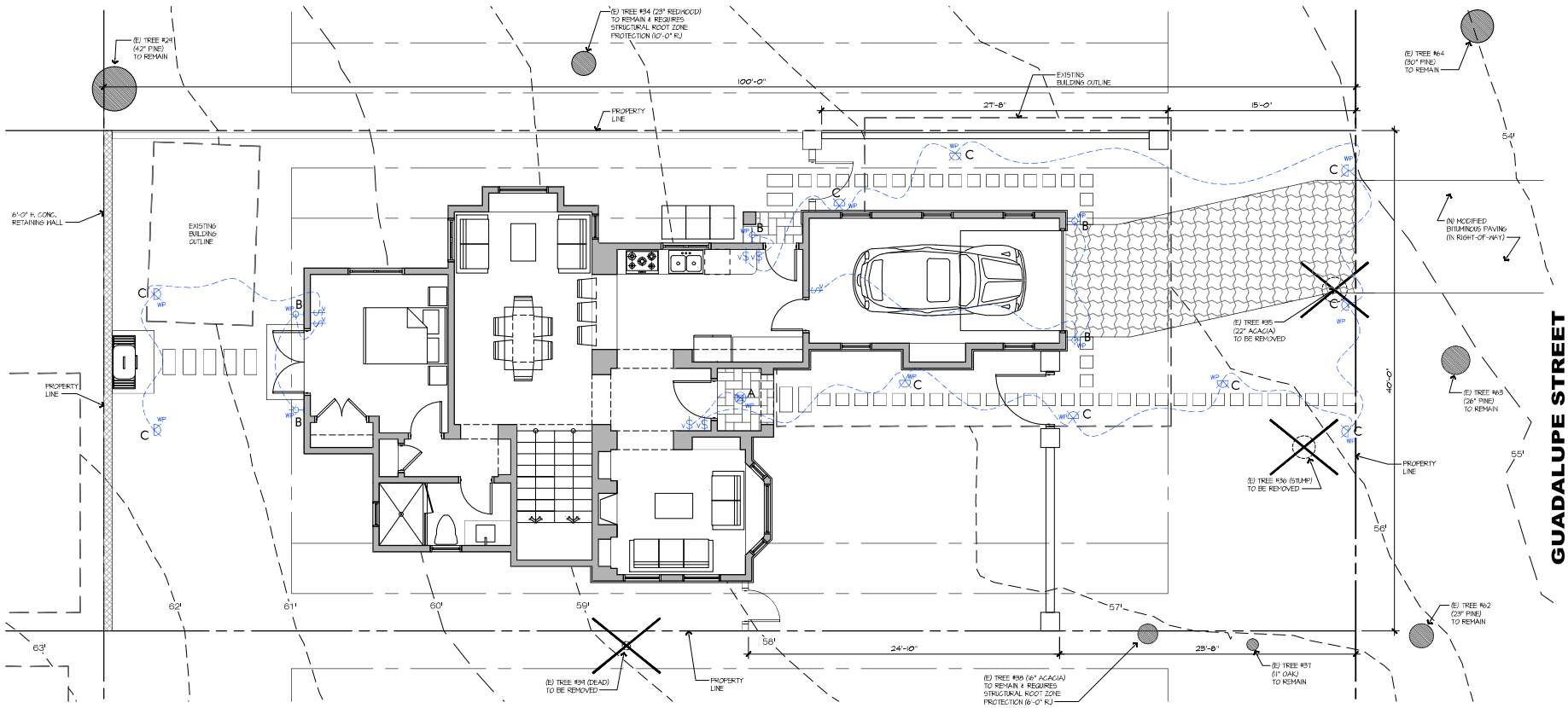
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SCALE:	N.T.S.
DRAWN:	K.L.
JOB NUMBER:	20.05

A-12

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SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING



A MODEL: **SPJ41-05C**
PENDANT LANTERN



B MODEL: **SPJ48-08**
WALL MOUNT DOWN LIGHT



C MODEL: **SPJ20-01**
PATH LIGHT



Model: **SPJ-FL150-15V**

Flex-Link™ Transformers

DESCRIPTION	
Model#:	SPJ-FL150-15V
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	150 Watts
Circuit:	1 Circuits
Dimmable:	Yes

* TIMER, 24 HOUR
* PHOTOCELL, FIELD INSTALL

D MODEL: **SPJ-FL150-15V**
FLEX LINK™ TRANSFORMERS

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUANTITY	WATT / LUMENS	SYMBOL
A	SPJ41-05C	MATTE BRONZE	15" x 8 ½"	PENDANT LANTERN	1	FL-13W / 200L	WP
B	SPJ48-08	MATTE BRONZE	8" x 5"	WALL MOUNT DOWN LIGHT	5	FL-13W / 200L	WP
C	SPJ20-01	MATTE BRONZE	20" x 6"	PATH LIGHT - MIN. DISTANCE APART 10 FEET	10	5W / 200L	WP
D	SPJ-FL150-15V	STAINLESS	17" x 8.75"	TRANSFORMER	1	150W	

N

EXTERIOR LIGHTING PLAN

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6470 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

EXTERIOR LIGHTING PLAN

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-050

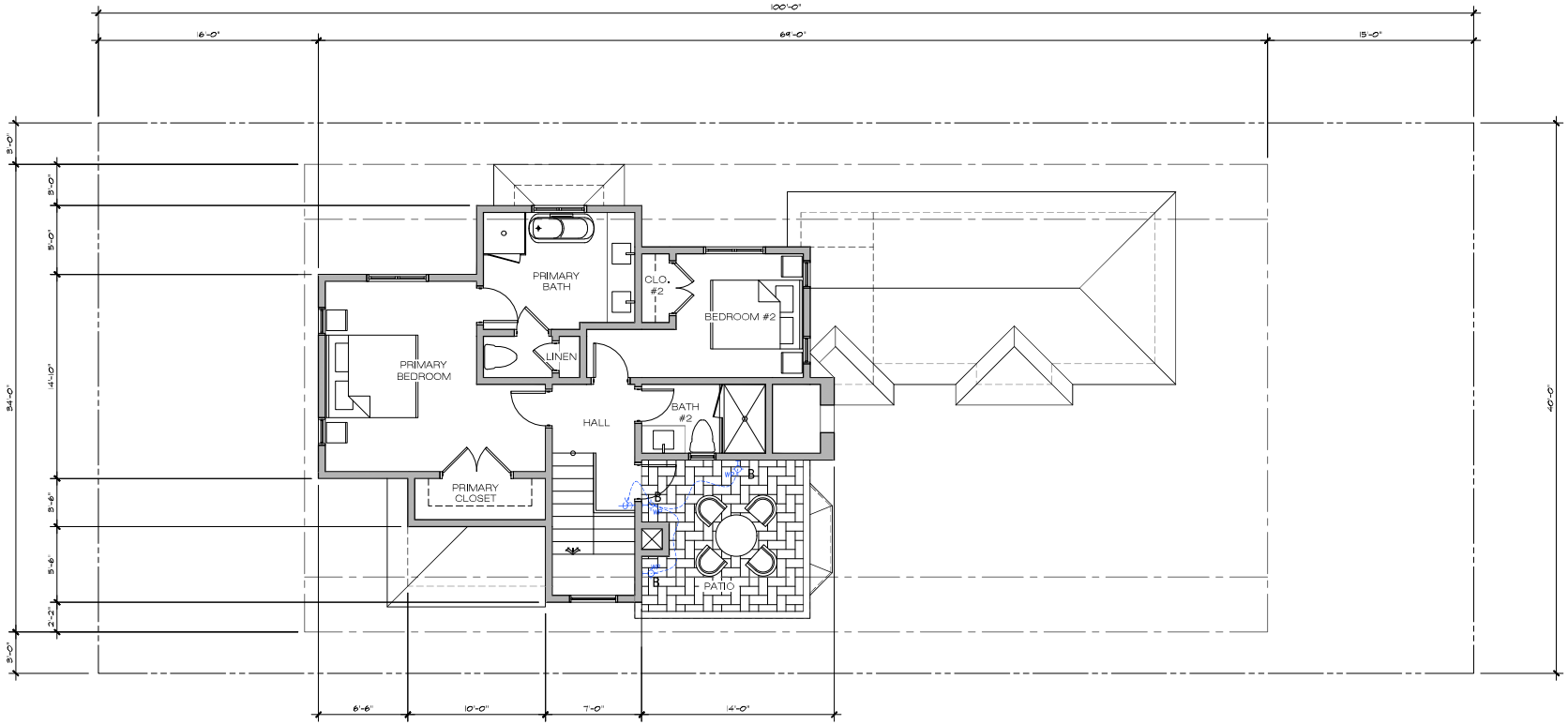
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DRAWN:	JK/DM
JOB NUMBER:	20.05

A-13a
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N

UPPER FLOOR EXTERIOR LIGHTING PLAN

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

0 2' 4' 8' 12' 16' 20'

PDF

J:\20 Jobs\2005 CRI_DD\Lot-10\005-Lot10-ExteriorLighting-A-13b.dwg 7-01-24 09:04:49 AM

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. WORK, CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

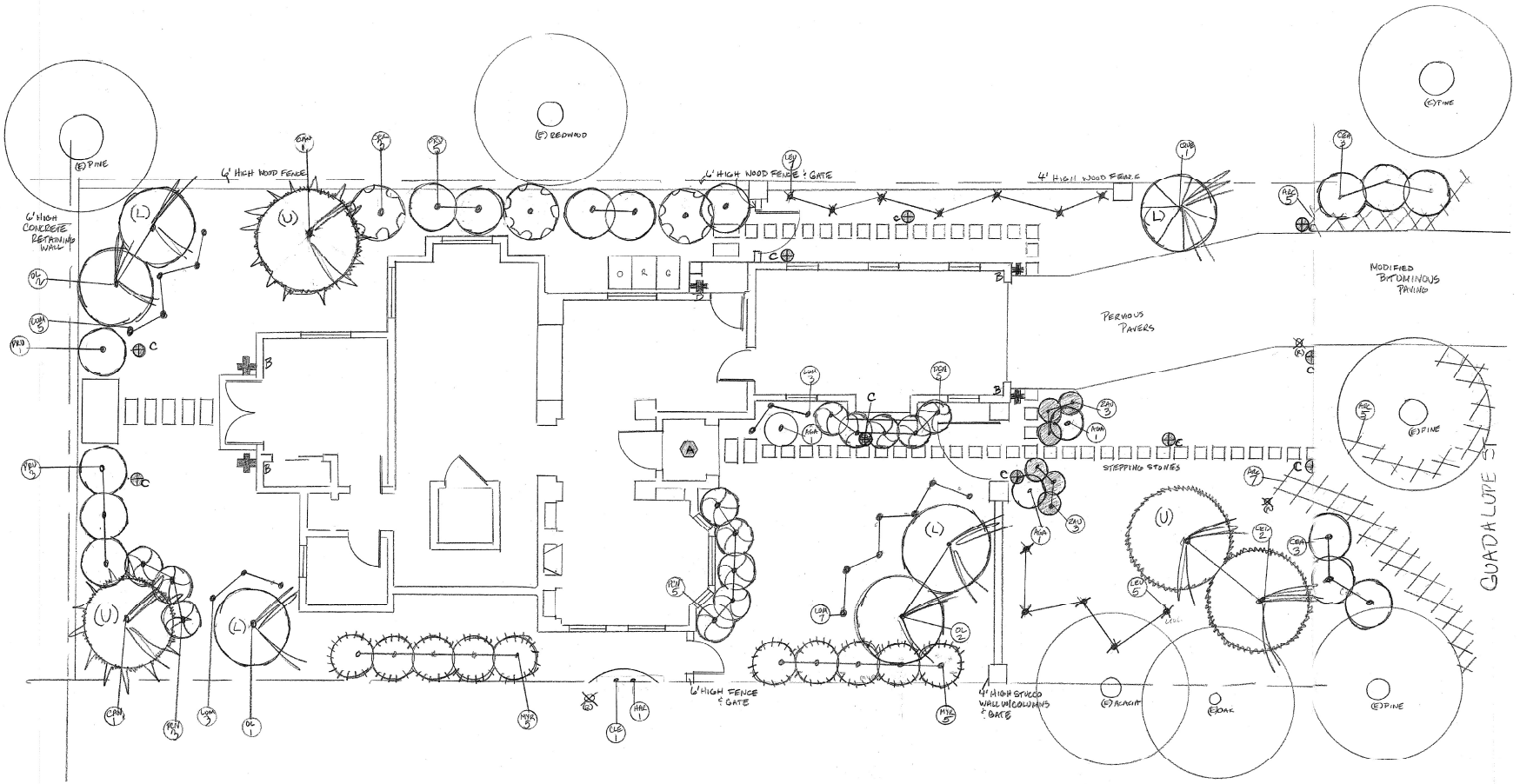
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

UPPER FLOOR EXTERIOR LIGHTING PLAN

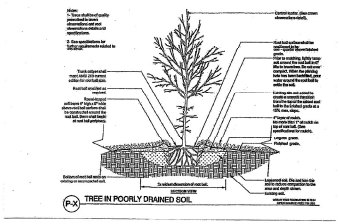
JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE:	5/5/23
SCALE:	1/4" = 1'-0"
DRAWN:	JK/DM
JOB NUMBER:	2005

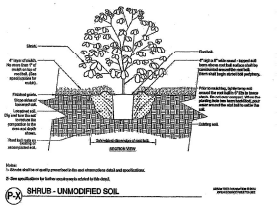
A-13b
SHEET OF



ABBR	PLANT NAME	SIZE	QUAN
AGA	AGAVE ATTENUATA FOX TAIL AGAVE	5G	2
ARC	ARCTOSTAPHYLOS EMERALD CARPET	1G	17
CAN	PINUS CANARIENSIS CANARY ISLAND PINE (U)	15G	2
CEA	CEANOTHUS DARK STAR	5G	6
CED	CEDRUS DEADARA DEODAR CEDAR (U)	24"	2
CER	CERCIS OCCIDENTALIS WESTERN REDBUD	15G	3
CLE	CLEMATIS EVERGREEN	5G	1
HAR	HARDENBERGIA VIOLACEA HAPPY WANDER	5G	1
LEU	LEUCADENDRON SAFARI SUNSHINE	5G	12
LOM	LOMANDRA PLATINUM BEAUTY	1G	18
MYR	MYRSINE AFRICANUM AFRICAN BOXWOOD	5G	10
OL	OLEA EUROPEA WILSONII (L)	15G	5
PCN	PITTISPORUM CRASSIFOLIA NANA	1G	13
PRU	PRUNUS LAUROCERASUS SCHIPKAENIS	15G	9
QUE	QUERCUS AGRIFOLIA COAST LIVE OAK (L)	15G	1
ZAU	ZAUSCHNERIA CALIFORNICA CALI FUCHSIA	1G	6



P-X TREE IN POORLY DRAINED SOIL



P-X SHRUB - UNMODIFIED SOIL

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-2709, 831-625-3105

CRI RESIDENTIAL LOT #10
GUADALUPE ST. BETWEEN 1ST & 2ND AVE
CARMEL CA 93921
APN 010-021-033-000

¼"=1'0"

N

LANDSCAPE PLANTING **L.1**

4/5/2023 MML

IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE

6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV- 075 – OR 100-DV

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24"- 4

1.0 gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #10

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-030-000

by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM) for

Town & Country Gardening & Landscaping 4/5/23.

Maximum allowable landscape irrigation usage for this site is .243 acre ft. / year

Formula & Calculations:

$$MAWA = \frac{ETo \times ETadj \times LA \times 0.623}{325{,}851}$$

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

LA = 1540 sq. ft.

Calculated as:	2 sq ft. / 1 gal. plant	54 plants	108 sq ft
	4 sq. ft. / 5 gal. plant	32 plants	128 sq ft
	16 sq. ft. / 15 gal. plant	20 plants	320 sq ft
	20 sq. ft./ 24" box tree	2	40 sq ft
		TOTAL	596 SQ FT

$$MAWA \text{ for this site} = \frac{46.3 \times .80 \times 596 \times 0.623}{325{,}851} = \textbf{.042 Acre Feet}$$

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for the CRI RESIDENTIAL LOT #10

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-030-000

by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM)

of Town & Country Gardening & Landscaping 4/5/2023

Maximum allowable landscape irrigation usage for this site is .243 acre ft./ year.

Formula & Calculations:

$$ETwu = \frac{ETo \times ETadj \times ALA \times 0.623 \times IEF}{325{,}851}$$

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

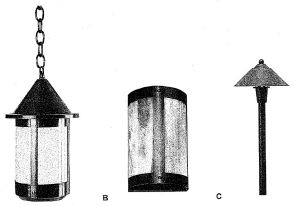
ALA = 732 sq. ft.

Calculated as: 2 sq ft. / 1 gal. plant
4 sq. ft. / 5 gal. plant
16 sq. ft. / 15 gal. plant
20 sq. ft. / 24" box tree

Spec'd plants: Very low water use plant square footage = 0 x 0.1 = 0
Low water use plant square footage = 416 x 0.3 = 124.8
Medium water plant use square footage= 180 x 0.6 = 64.8
High water plant use square footage = 0 x 1.0 = 0

IEF = .85 100% drip irrigation

$$ETWU \text{ for this site} = \frac{46.3 \times .80 \times 189.6 \times 0.623 \times .85}{325{,}851} = \textbf{.012 Acre Feet}$$



EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	SPJ41-05C	MATTE BRONZE	15"X8 ½"	PENDANT LANTERN	1	PL-13W/200L	
B	SPJ48-08	MATTE BRONZE	8"X5"	WALL MOUNT DOWN LIGHT	5	PL 13W/200L	
C	SPJ20-01	MATTE BRONZE	20 "X 8"	PATH LIGHT - MIN DISTANCE APART 10'	10	3W/200L	
D	SPJ-FL150-15V	STAINLESS	17"X8.75"	TRANSFORMER	1	150W	

D



Model: **SPJ-FL150-15V**

Flex-Link™ Transformers

DESCRIPTION

Model#:	SPJ-FL150-15V
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	150 Watts
Circuit:	1 Circuits
Dimmable:	Yes

- TIMER, 24 HOUR
- PHOTOCELL, FIELD INSTALL

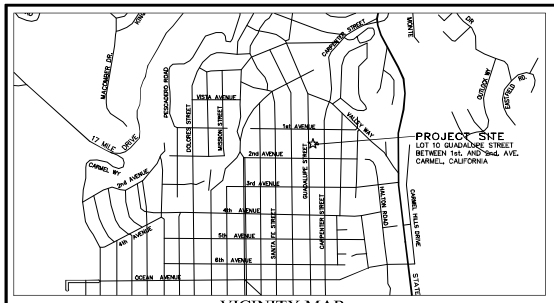
TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-2709, 831-625-3105

CRI RESIDENTIAL LOT #10
GUADALUPE ST. BETWEEN 1ST & 2ND AVE
CARMEL CA 93921
APN 010-021-030-000

LANDSCAPE IRRIGATION **L.2**

& LIGHTING SPECS

4/5/2023 MML KEV 10/10/23



VICINITY MAP
NOT TO SCALE

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

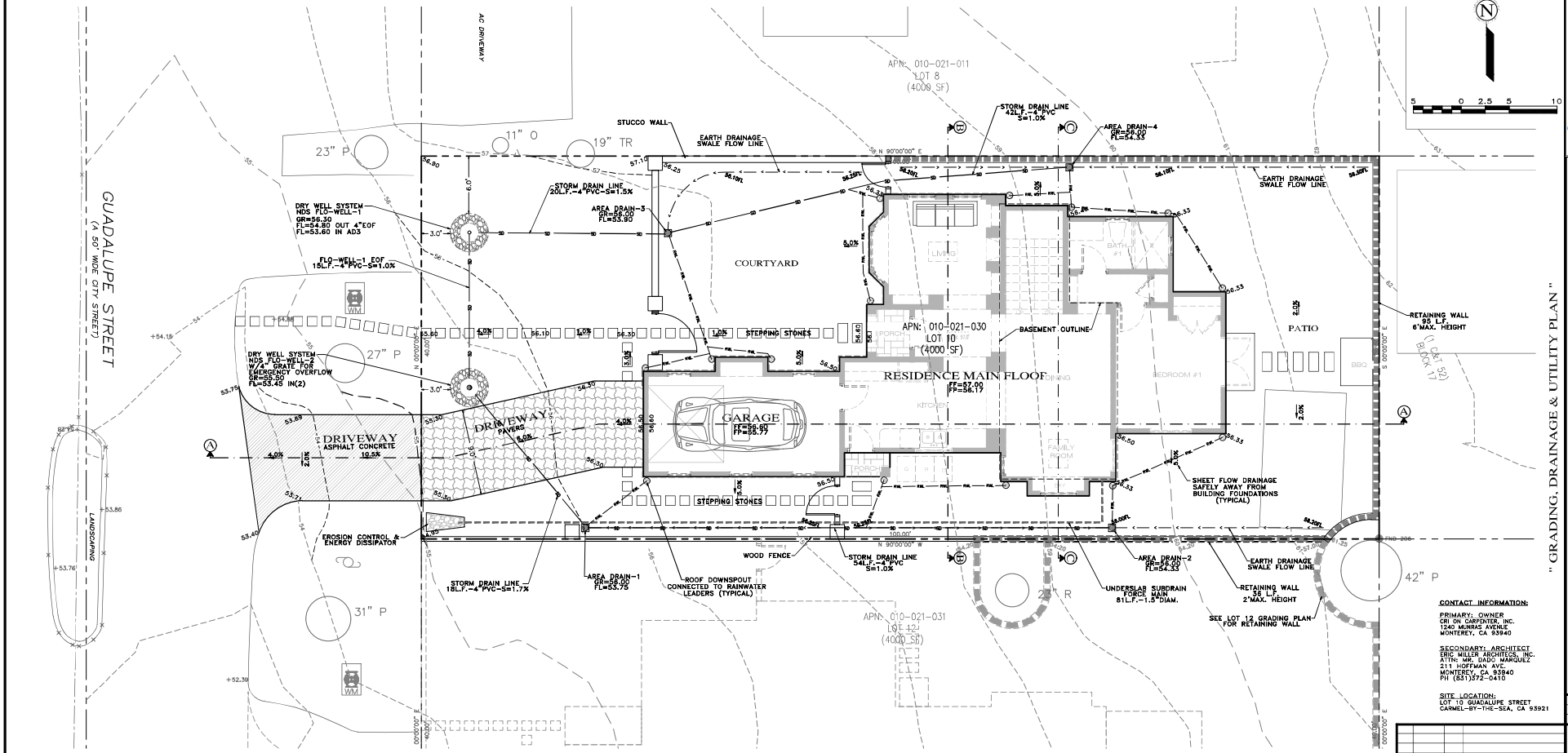
2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

TOTAL LOT AREA = 4,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,270 SQ.FT.
TOTAL AREA OF DISTURBANCE = 3,775 SQ.FT.

GRADING QUANTITIES:
CUT = 395 C.Y.
FILL = 0 C.Y.
NET = 395 C.Y. EXPORT

INDEX TO SHEETS

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



" GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

CRI RESIDENTIAL, HOUSE LOT 10

A.P.N.: 010-021-030

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

CRI ON CARPENTER, INC.

CONTACT INFORMATION:

PRIMARY: OWNER
CRI ON CARPENTER, INC.
1240 MUNRAS AVENUE
MONTEREY, CA 93940

SECONDARY: ARCHITECT
ERIC MILLER ARCHITECS, INC.
ATTN: MR. DADO MARQUEZ
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH (831)372-0410

SITE LOCATION:
LOT 10 GUADALUPE STREET
CARMEL-BY-THE-SEA, CA 93921

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

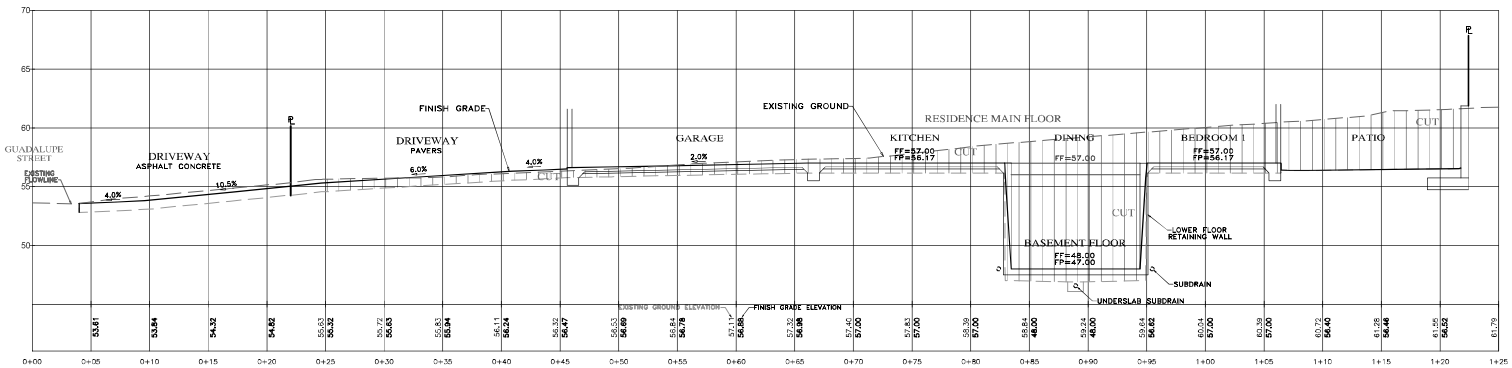
APPROVED BY:
GUY F. GHEZZO

LANDSET ENGINEERS, INC.
320-B Casey Nicholas Canyon Road
Salinas, California 93907
Office (831) 443-9370 Fax (831) 443-3801
www.landsetengrs.com

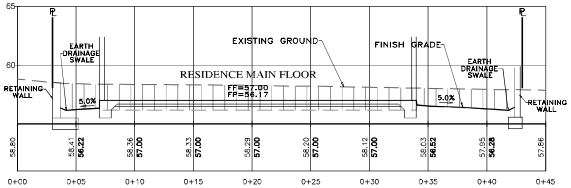
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DATE: DECEMBER 2023
JOB NO. 2143-03

SHEET C1
OF 4 SHEETS

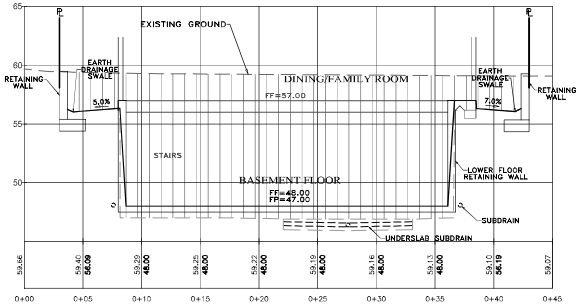
I:\PROJ\2143-CRI RES\2143-LOT10\DWG\2143-LT0 GDSCP.DWG, 24x36C1



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



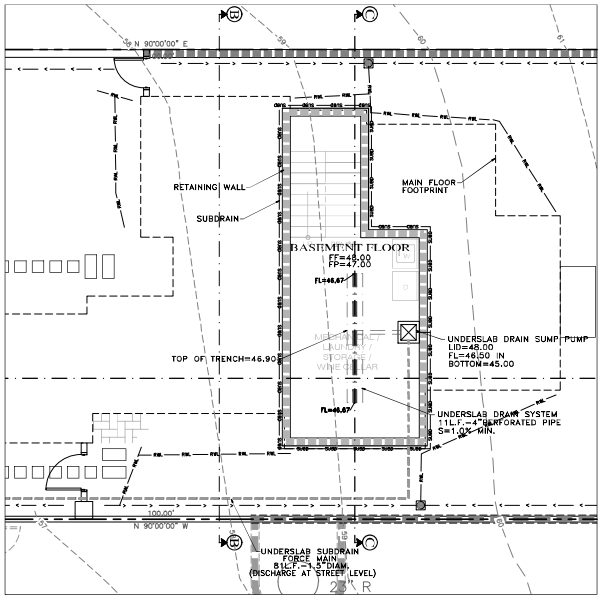
SECTION B-B
SCALE: 1"=5' H&V



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

NOTES:

- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT.
- FOR SECTION LOCATIONS, SEE SHEET C1 "GRADING, DRAINAGE & UTILITY PLAN".



BASEMENT FLOOR
SCALE: 1"=5'

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

for

CRI RESIDENTIAL HOUSE LOT 10

A.P.N.: 010-021-030

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

for

CRI ON CARPENTER, INC.

APPROVED BY:

CITY ENGINEER/PE

PROFESSIONAL ENGINEER — CARLOS R. SANDOVAL — No. 56569 — Exp. 06-30-25 — CIVIL — STATE OF CALIFORNIA

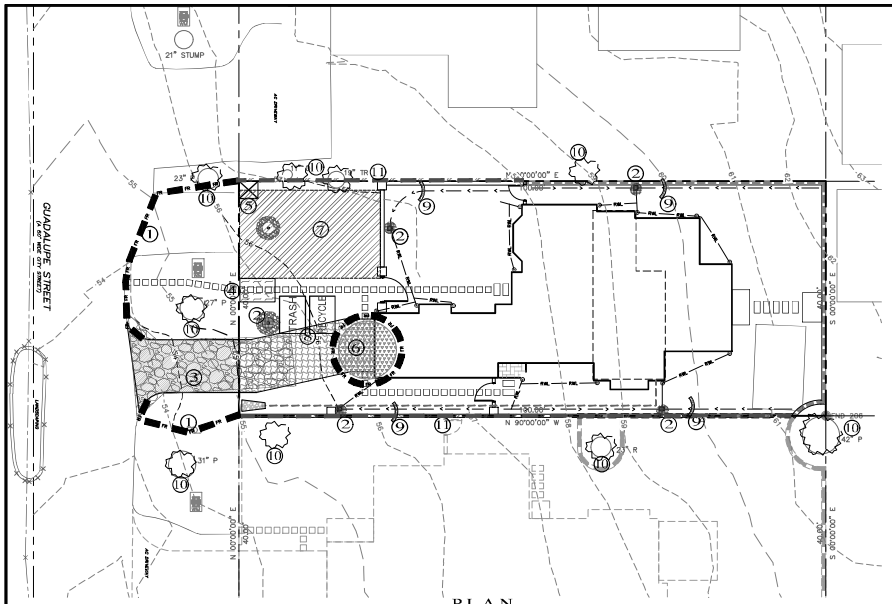
LANDSET ENGINEERS, INC.
330-B Crazy Horse Canyon Road
Salinas, California 93907
Office: (831) 443-6555 Fax: (831) 443-3801
www.landseteng.com

SCALE: 1"=5' H&V
DATE: DECEMBER 2023
JOB NO. 2143-03

SHEET C2
OF 4 SHEETS

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

L:\PROJ\2143-CRI RES\2143-LOT10\DWG\2143-L10 GDECP.DWG/24x36CE



EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

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

B–DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C–PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD–ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP–DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑤ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF–SITE

⑥ STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..

⑦ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

⑧ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF–SITE DISPOSAL. WHEN ON–SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

⑨ GRAVEL BAG CHECK DAM — GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ¾" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH–MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑪ SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berms and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ☐ The California Green Building Code requires all permitted residential and non-residential construction, demolition and addition/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform minor maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ☐ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediments/dirt/mud, other debris, or illicit discharges, and ineffective controls and filtration above applicable is a nuisance not impeding traffic or safety.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for any repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup material properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector.
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If saw-cut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ☐ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

APPROVED BY:
GUY R. GRELLO

LANDSET ENGINEERS, INC.
Civil Engineering • Land Development
Surveying • Water Resources
Salinas, California 93901
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

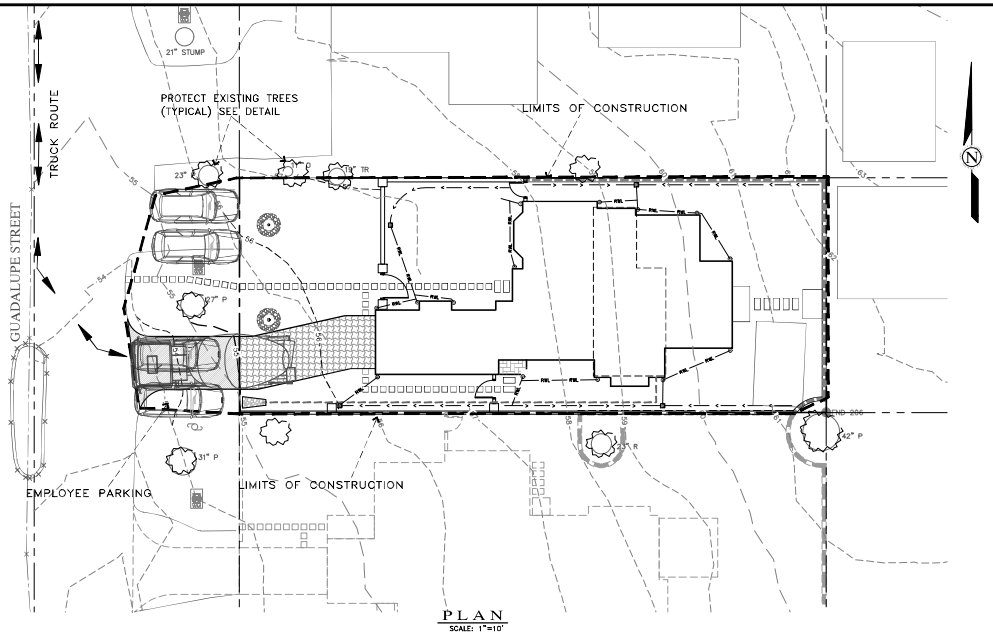
CRI RESIDENTIAL HOUSE LOT 10
OF
A.P.N.: 010-021-030
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
CRI ON CARPENTER, INC.

" EROSION & SEDIMENT CONTROL PLAN "

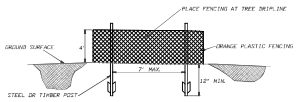
SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-03

SHEET C3
OF 4 SHEETS

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



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

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

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON GUADALUPE STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET, TO FIRST AVENUE, TO GUADALUPE STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON GUADALUPE STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

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

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

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	2	1
GRADING & SOIL REMOVAL (EXPORT)	20	4
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	24	7

TRUCK TRIP GENERATION NOTES:

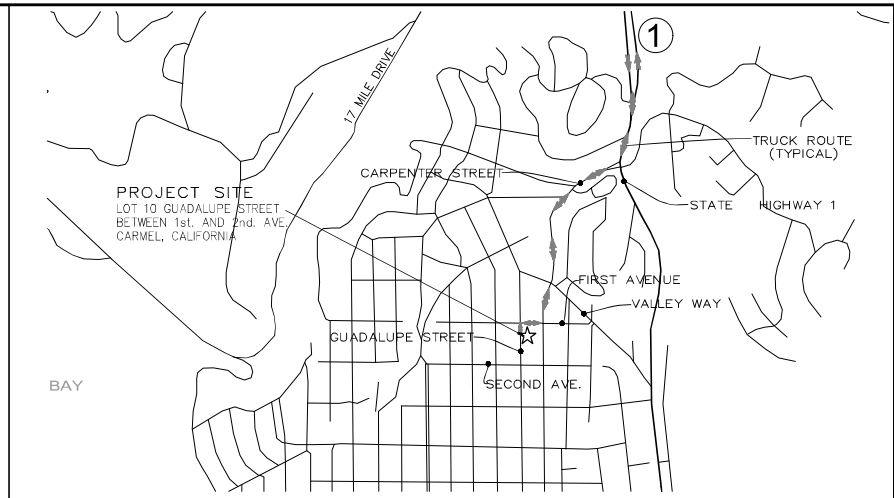
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 395 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 50 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 8 JANUARY 2024. 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN



Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

"CONSTRUCTION MANAGEMENT PLAN"

APPROVED BY:
GUY R. CARPENTER

LANDSET ENGINEERS, INC.
Civil Engineering • Surveying • Planning
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengineering.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

of

CRI RESIDENTIAL HOUSE LOT 10

A.P.N.: 010-021-030

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

CRITON CARPENTER, INC.

SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-03

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

SHEET C4
OF 4 SHEETS

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 23-206 (CRI on Carpenter, Inc. - Lot 12):** Consideration of a Final Design Study, DS 23-206 (CRI on Carpenter, Inc. – Lot 12), and associated Coastal Development Permit for the construction of a 1,934-square-foot, two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 010-021-031-000.

Application: DS 23-206 (CRI on Carpenter, Inc. - Lot 12)
APN: 010-021-031-000
Block: 17
Lot: 12
Location: Guadalupe Street 6 southeast of 1st Avenue
Applicant: Eric Miller Architects, Inc
Property Owner: CRI on Carpenter, Inc.

Executive Summary:

The project is the construction of a two-story residence with a basement and attached garage on Lot 12 of the larger Carmel Resort Inn property. Two trees were previously approved for removal. The Carmel Resort Inn property was found ineligible for the Carmel historic inventory on October 1, 2007. This determination expired in 2012 and will be reissued prior to final details review. On June 11, 2024, the Planning Commission adopted Resolution 2024-046-PC accepting the concept design with conditions.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Design Study and associated Coastal Development Permit for the construction of a 1,934-square foot two-story residence inclusive of an attached garage and basement located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-021-031-000.

Background and Project Description:

The Carmel Resort Inn property is comprised of 16 lots of record within Block 17 located between Carpenter Street to the east, Guadalupe Street to the west, and 1st Avenue to the north. In 2007, Mr. Kent Seavey conducted a historic evaluation on behalf of the City for the entire Carmel Resort Inn property. Based on Mr. Seavey's report, the property has been used for overnight lodging since circa 1926 when it was originally known as Carmel Cottage Court. The property changed ownership multiple times between 1926 and 1939. Between 1939 and 1956, additional cottages were constructed under the ownership of Noel Van Bibber. According to Mr. Seavey, *all of the cottages have been modified over time by unsympathetic additions or alterations*. As a result, *the physical integrity of the property has been compromised and no longer conveys the authenticity of its historic identity during the historic period of 1926-1956*.

Use Permit No. 636 was approved on July 17, 1968, for 25 rental units, 1 manager's unit, and 31 off-street parking spaces. The Carmel Resort Inn currently offers 31 rental units in violation of Use Permit No. 636. Redevelopment of Lot 10 would eliminate two hotel units bringing the Carmel Resort Inn closer to compliance with Use Permit No. 636.

In 2019, Eric Miller Architects, Inc. approached the City with a proposal to redevelop the Carmel Resort Inn property consolidating the hotel use to 8 lots fronting on Carpenter Street and proposing 8 single-family residences on the lots fronting Guadalupe Street. A comprehensive inventory and evaluation of all trees on and adjacent to the property was performed by the City Forester. Based on a conceptual site plan, the Applicant submitted a Tree Removal Application for the removal of 40 trees. The Forest and Beach Commission reviewed the application at their January 14, 2021, and February 11, 2021, meetings and approved the removal of 23 trees and requiring each of the eight single-family lots to meet the recommended tree density standards (CMC 17.48.080). The Forest and Beach Commission further moved that no trees be removed until the Community Planning and Building Department has completed the review process, and a building permit has been issued and/or authorized by the City Forester.

On October 7, 2021, and December 16, 2021, the Applicant hosted community meetings to present the Carmel Resort Inn project to the public, answer questions, and receive feedback. Based on community feedback, and the complexities of reconstructing a non-conforming hotel in the R-1 zoning district, the Applicant has decided not to pursue construction of a new hotel at this time. Instead, the applicant is focusing on redevelopment of the eight single-family lots fronting Guadalupe Street (Lots 2, 4, 6, 8, 10, 12, 14, & 16). Single-family residences on Lots 2 and 4 were approved by the Planning Commission on April 12, 2023, and March 8, 2023, respectively. The applicant has submitted applications for the redevelopment of Lots 10 and 12. This report focuses on the redevelopment of Lot 10. A separate report will be presented for Lot 12.

On June 11, 2024, the Planning Commission adopted Resolution 2024-046-PC accepting the design concept with conditions. The Commission will now consider approving the project.

Project Description

The project site is a 4,000-square-foot lot containing a driveway, patio, walkways, and a trash enclosure for the hotel. The applicant is proposing to remove all site improvements and construct a 1,934-square-foot two-story residence inclusive of a 243-square-foot attached garage and 168-square-foot basement. The allowed base floor area for the site is 1,800 square feet. A total of 1,766 square feet is proposed above ground, with the remaining 34 square feet in a basement. For each one square foot of base floor area not constructed above ground, one additional square foot of bonus floor area may be constructed in a basement (CMC Section 17.10.030.D.4.b). Thus, 68 square feet of basement floor area is permitted under this provision. Additionally, the applicant proposes to take advantage of the basement bonus which allows 100 square feet in a basement that is exempt from floor area (CMC Section 17.10.030.D.2.d.iv).

Staff Analysis:

Conditions for Concept Acceptance

Volume Study: The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.

Staff Response: On July 17, 2024, the volume study was completed and the project is under the allowable volume by 66 cubic feet.

Tree Planting: Prior to the final details review, the Applicant shall submit a revised preliminary landscape plan that identifies the size, number, species, and location of proposed tree plantings and/or compliance with in-lieu fees to be deposited in the Reforestation Fund.

Staff Response: The applicant is proposing to plant three 15-gallon western redbud trees.

Site Coverage: Proposed site coverage (500 sq. ft.) exceeds allowable site coverage (396 sq. ft.) for this site. To comply with site coverage standards, the applicant shall make one of the following revisions in advance of Final Details Hearing:

A) Reduce total site coverage to 396 sq. ft., **OR**

B) Increase permeable site coverage to 50% or greater to trigger site coverage bonus (160 sq. ft.), thereby increasing allowable site coverage to 556 sq. ft.

Revisions shall be made on the plan set and resubmitted to the Community Planning and Building Department.

Staff Analysis: The applicant is proposing 207 square feet of building overhangs as permeable site coverage. CMC Section 17.10 states that eaves 18 inches or less are exempt from site coverage. CMC Section 17.70 defines what constitutes permeable and impermeable site coverage. Eaves are not specifically listed however balconies at any level are counted as impermeable site coverage. Based on this interpretation, the project exceeds the allowable site coverage as less than 50 percent is permeable. Condition of Approval No. 38 requires the site coverage be brought into compliance prior to issuance of a building permit.

Exterior Lighting: All exterior lights, including recessed wall fixtures, shall be shielded and direct light downward.

Staff Response: The recessed wall fixture does not direct light downwards. Condition of Approval No. 12 states, Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.

Special Condition No. 39 prohibits the placement of any light fixtures in the public right of way.

Finish Details: The residence is proposed to be finished with rough stucco and natural stone veneer. Additional finish elements include a two-piece clay tile roof, wood windows and doors, aluminum gutters and downspouts painted brown, and a stained wood overhead garage door.

Fencing/Gate/Arbor**:** *Residential Design Guidelines 11.1 through 11.3 states designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

CMC Section 17.10.030.E.1 (Height) limits a fence in the front setback to no more than 4 feet. These limits are not permitted to be altered through design review by the Planning Commission. Pillars and gates in the front setback are limited to 6 feet in height.

Staff Response: The applicant is proposing a vertical wood slat fence along all sides of the property. Fences and gates range from 4 feet in height within the front setback to 6 feet outside of the front setback. Fence and gate materials complement the wood finishes on the exterior of the house.

Landscaping: Residential Design Guideline 10.0 states that project sites should *"Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel."*

Staff Response: The Applicant has provided a preliminary landscape plan prepared by Town and Country Gardening and Landscape, Inc. The plan will be reviewed and approved by the City Forester prior to issuance of a building permit.

Public Correspondence: At the time this report was published, staff had not received correspondence regarding this project.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the construction of a single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN STUDY FOR THE CONSTRUCTION OF A NEW 1,934-SQUARE-FOOT TWO-STORY RESIDENCE INCLUSIVE OF AN ATTACHED GARAGE AND BASEMENT AT GUADALUPE STREET 6 SOUTHEAST OF 1ST AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-021-031.

WHEREAS on July 4, 2023, Eric Miller Architects, Inc. ("Applicant") submitted an application on behalf of CRI on Carpenter, Inc. ("Owners") requesting approval of Track 2 Design Study application DS 23-206 (CRI on Carpenter – Lot 12) described herein as ("Application"); and

WHEREAS the Application has been submitted for a 4,000-square-foot lot located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 12); and

WHEREAS, the Applicant is requesting approval of a Design Study for the construction of a new 1,934-square-foot two-story single-family residence inclusive of a 243-square-foot attached garage and 168-square-foot basement; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040.B (Residential Track Two Design Study), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on June 11, 2024, the Planning Commission adopted Resolution 2024-046-PC, accepting the design concept plans with conditions; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on August 30, 2024, a notice of public hearing was published in the Carmel Pine Cone for the September 11, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 1, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before September 6, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds the Project categorically exempt from CEQA pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Class 3 exemptions include the construction of one single-family residence in a residential zone; and

WHEREAS the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby make the following findings and determinations regarding the **Final Design Study**:

FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC 17.64.80 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.

CMC Section 17.64.080.B – Final Details Phase Approval Findings	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit:**

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** a Design Study (DS 23-206, CRI on Carpenter – Lot 12) and associated Coastal Development Permit for construction of a new 1,934-square-foot two-story residence inclusive of an attached garage and basement at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-021-031-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions

1.	**Authorization.** This approval of Design Study application DS 23-206 (CRI on Carpenter-Lot 12) authorizes the construction of a 1,934-square-foot two-story residence inclusive of an attached garage and basement located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Eric Miller Architects, Inc. approved by the Planning Commission on September 11, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for 12 months from the date of action. The project must be implemented during this time, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).

7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.

	Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
15.	Windows & Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for windows and doors in the construction drawings. Windows that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
16.	Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the roofing material in the construction drawings. The material shall convey color and texture similar to that of wood shingles.
17.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.

18.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify the driveway material and asphalt connection to the paved street edge on the construction drawings. The driveway material may be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
19.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
20.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
21.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
22.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
23.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
24.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the

	construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
25.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
26.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
27.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet

	above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
28.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
29.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
30.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit a completed BMP Tracking form for review and approval by the Community Planning & Building and Public Works Departments.
31.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit cross-section details for all semi-permeable surfaces for review and approval by the Community Planning & Building and Public Works Departments.
32.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and

	installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
33.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
	Special Conditions
34.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
35.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
36.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall identify the material for gutters and downspouts in the construction plans.
37.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
38.	**Site Coverage.** Prior to the issuance of a building permit, the applicant shall demonstrate that the project complies with maximum site coverage regulations.
39.	**Light Fixtures Prohibited in the Public Right-of-Way.** Prior to the issuance of a building permit, the applicant shall revise the exterior lighting plan to remove Light Fixture C located on the west side of the front yard wall, from the public right-of-way.

Acknowledgment and acceptance of conditions of approval:

_____ _____ _____
Applicant Signature Printed Name Date

_____ _____ _____
Property Owner Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary

CRI - RESIDENTIAL DEVELOPMENT

Lot #12 Guadalupe Street

Carmel-by-the-Sea, CA 93921

PROJECT DATA

ADDRESS: LOT #12 GUADALUPE STREET
CARMEL BY THE SEA, CA 93421

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE, CONSISTING OF: 964 S.F. MAIN FLOOR, 593 S.F. UPPER FLOOR, 243 S.F. GARAGE AND 200 S.F. BASEMENT.

LOT SIZE: 4,000.0 S.F.
ZONING: R1
A.P.N.: 010-021-031-000
TYPE OF CONSTRUCTION: (V-B)

SETBACK
FRONT 15'
REAR 15'
SIDE 25% OF LOT WIDTH - 10' MAX.
BUILDING HEIGHT — ONE STORY PLATE HT. - 12'
2ND STORY PLATE HT. - 8'
MAX ROOF HT. - 24.0'

F.A.R. FLOOR AREA CALCULATIONS

MAIN FLOOR AREA		930 S.F.
GARAGE		243 S.F.
UPPER FLOOR AREA		593 S.F.
SUB - TOTAL		1,766 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,766 = 34 S.F.	
BASEMENT FLOOR AREA (34 x 2)		68 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,934 S.F.

PROJECT FLOOR AREA = 1,934 SF.

PROJECT TEAM

OWNER: CRI ON CARPENTER, INC.
HITESH DESAI - CEO
1240 MINERAS AVENUE
MONTEREY, CA 93940
PH: 510-853-2100

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: 831-372-0440
CONTACT: LUYEN VU

SURVEYOR: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRAUDO

LANDSCAPE: TOWN & COUNTRY GARDENING & LANDSCAPE
P.O. BOX 223748
CARMEL, CA 93923
PH: 831-596-7609
CONTACT: ROBERT LUSTER

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OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. 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.
2. 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.
3. 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.
4. 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.

TREE REMOVAL

TWO (2) TREES TO BE REMOVED. TREE #33 (23" PINE), TREE #31 (46" PINE)

EXTERIOR LIGHTING NOTE

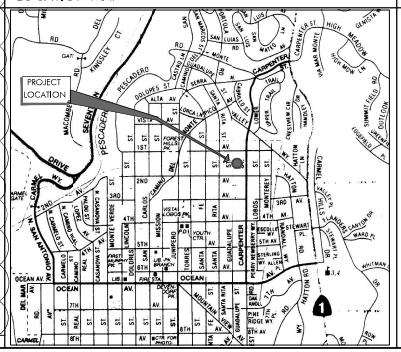
ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

SITE COVERAGE

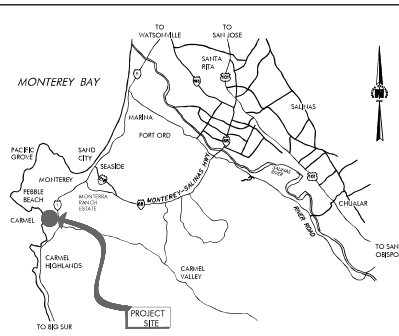
ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCH	32.0 S.F.
LANDINGS	6.0 S.F.
STEPPING STONES	30.0 S.F.
SITE WALLS	27.0 S.F.
TOTAL IMPERVIOUS COVERAGE	95.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	107.0 S.F.
PATIO	91.0 S.F.
BUILDING OVERHANGS	207.0 S.F.
TOTAL PERVIOUS COVERAGE	405.0 S.F.
TOTAL PROPOSED SITE COVERAGE	500.0 S.F.

SECOND FLOOR DECK
FRONT DECK 149.0 S.F.
REAR DECK 234.0 S.F.
TOTAL: 383.0 S.F.

LOCATION MAP



VICINITY MAP



REVISION | No.
PLAN CHECK RESPONSE 12/20/23 | 1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0440 • FAX (831) 372-7846 • WEB www.ericmillerarchitects.com

TITLE SHEET / PROJECT DATA

JOB NAME:
CRI - Residential House Lot #12
Guadalupe st. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

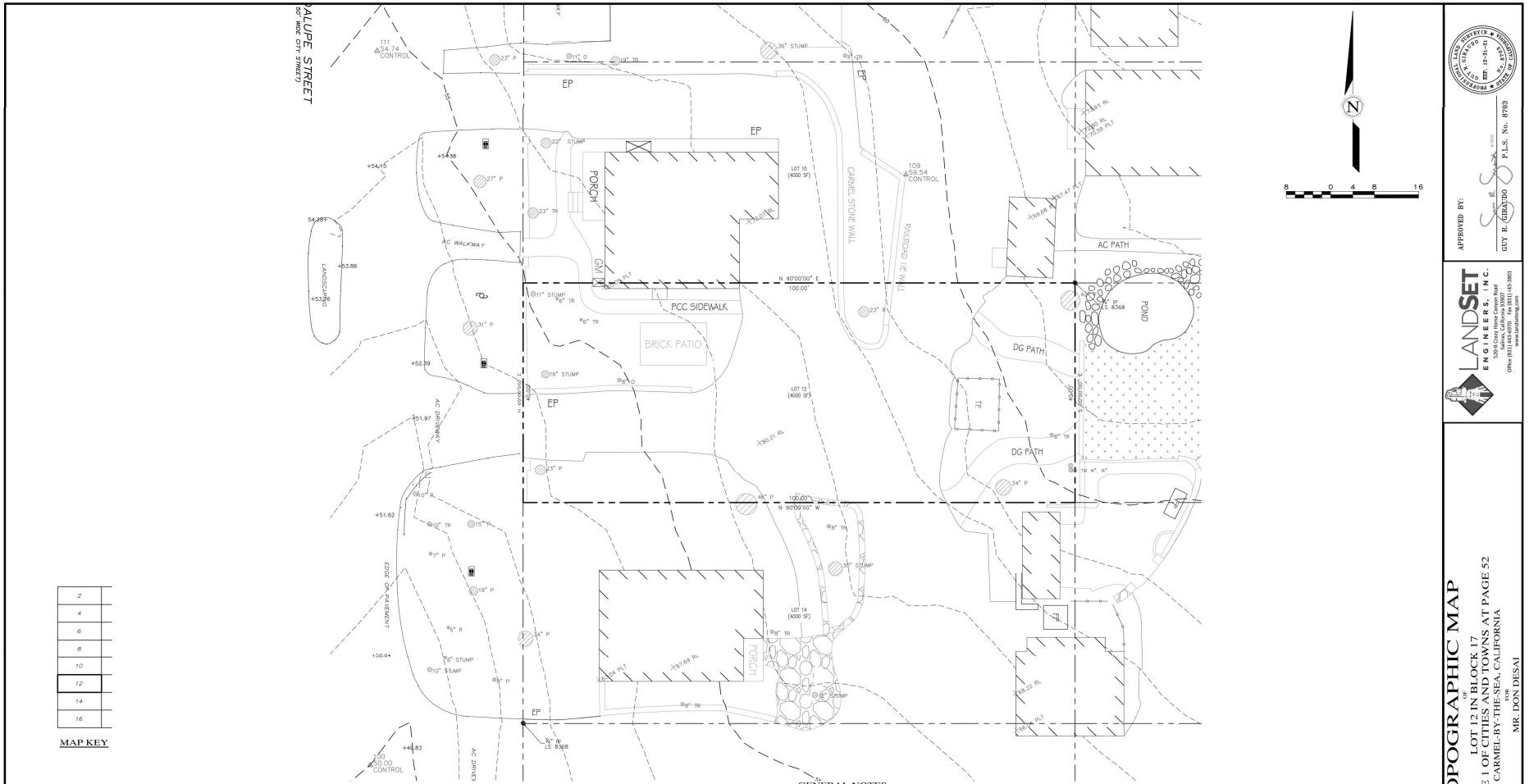
DATE: 5/5/23
SCALE: N.T.S.
DRAWN: JK/DM
JOB NUMBER: 20.05

A-1
SHEET OF

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PDF



LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 50 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)

- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PGE GAS MANHOLE
- ELECTRICAL MANHOLE
- FOUND MONUMENT" – TYPE NOTED
- SURVEY H&V CONTROL POINT
- x50.00 SPOT ELEVATION
- x50.00 RL RIDGELINE
- x50.00 PLT PLATE HEIGHT
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

CE = CEDAR PA = PALM
CW = COTTON WOOD PE = PEPPER
CYP = CYPRESS PI = PINE
E = EUCALYPTUS R = REDWOOD
H = HOLLY TR = TREE
O = OAK W = WILLOW

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN GUADALUPE STREET APPROXIMATELY 29 FEET WEST OF THE NORTHWESTERLY PROPERTY CORNER OF LOT 16, BLOCK 17, ELEVATION = 50.00' AS SHOWN.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.

4) THIS MAP SERVES TO VALIDATE AND AUGMENT PREVIOUS TOPOGRAPHIC INFORMATION PRESENTED BY LUCIDO SURVEYORS. THIS MAP IS THEREFORE A COMPILATION OF SURVEYS PERFORMED BY SEPARATE PARTIES, ON DIFFERENT DATES SPANNING FROM DECEMBER 2018 TO JULY 2020. THIS MAP DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

OWNER:
MR. DON DESAI
PO BOX 2106
MONTEREY, CA 93942

ARCHITECT:
ATTN: LUYEN VU
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
GUADALUPE ST, BETWEEN 1ST AND 2ND AVE
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	08/18/20	JK	RELEASED TO CLIENT

TOPOGRAPHIC MAP

OF

LOT 12 IN BLOCK 17
VOLUME 1 OF CITIES AND TOWNS AT PAGE 52
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

MR. DON DESAI

APPROVED BY:

GUY R. LUCIDO P.L.S. No. 8703

PROFESSIONAL LAND SURVEYOR GUY R. LUCIDO EXP. 12-31-21 STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Cabrillo Highway South
Aptos, CA 95003
Office (831) 688-1181 Fax (831) 445-3801
www.landsetengineers.com

SCALE: 1" = 8'
DATE: AUG 2020
JOB NO. 2143-01

SHEET 7
OF 9 SHEETS

EXISTING TOPOGRAPHIC SURVEY

SCALE: N.T.S.

REVISION	No.

CONSULTANT:

ARCHITECT

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

EXISTING TOPOGRAPHIC SURVEY

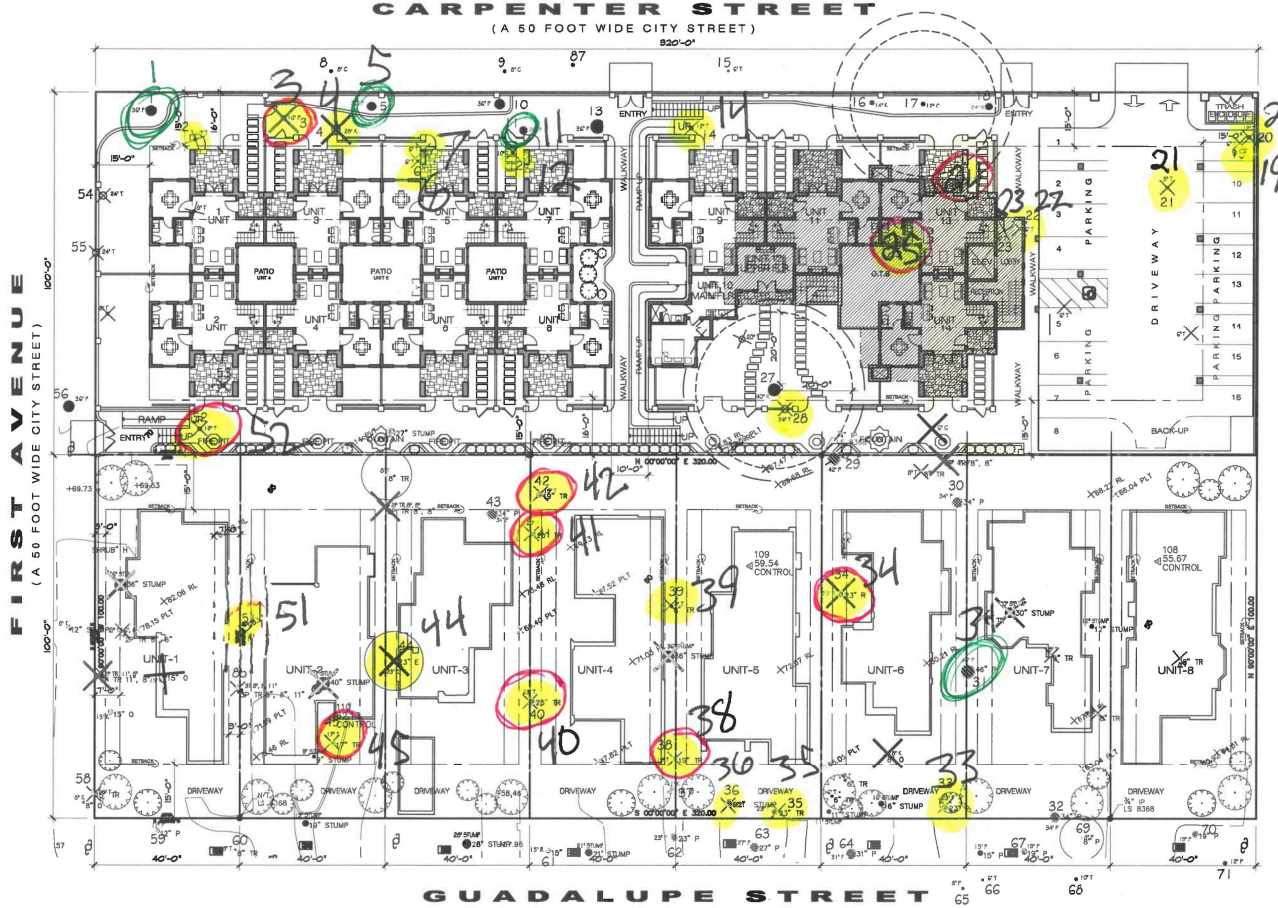
JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE: 5/5/23
SCALE: N.T.S.
DRAWN: JK
JOB NUMBER: 20.05

A-2a
SHEET OF

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LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (7) 6", (3) 8", (2) 10", (3) 12", (1) 14", 1) 18", (1) 20", (3) 24"	21 - TREES
(K) OAK (1) 28"	1 - OAK
(C) CYPRESS (1) 6"	1 - CYPRESS
(P) PINE (1) 16"	1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 24	

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (8) 8", (2) 11", (1) 15", (1) 17", (2) 19", (1) 20", (1) 22", (2) 23"	18 - TREES
(K) OAK (1) 8", (1) 15"	2 - OAK
(P) PINE (2) 6", (3) 8", (1) 11"	6 - PINE
(R) REDWOOD (1) 23"	1 - REDWOOD
(E) EUCALYPTUS (1) 23"	1 - EUCALYPTUS
STUMP (1) 30", (2) 36", (1) 40"	4 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 28	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4	

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

N

TREE REMOVAL PLAN

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

0 8' 16' 32' 48' 64' 80'

NOTES:

- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

ERIC MILLER ARCHITECTS, Inc.
211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

CRI, CAL CANSTRUCTION, INC.
Carpenter & Guadalupe Sts.
Carmel-by-the-Sea, CA
(831) 625-5402

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7846 • WEB www.ericmillerarchitects.com

PRELIMINARY SITE ASSESSMENT PLAN

JOB NAME: CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE:	5/5/23
SCALE:	N.T.S.
DRAWN:	CAD
JOB NUMBER:	20.05

A-2b

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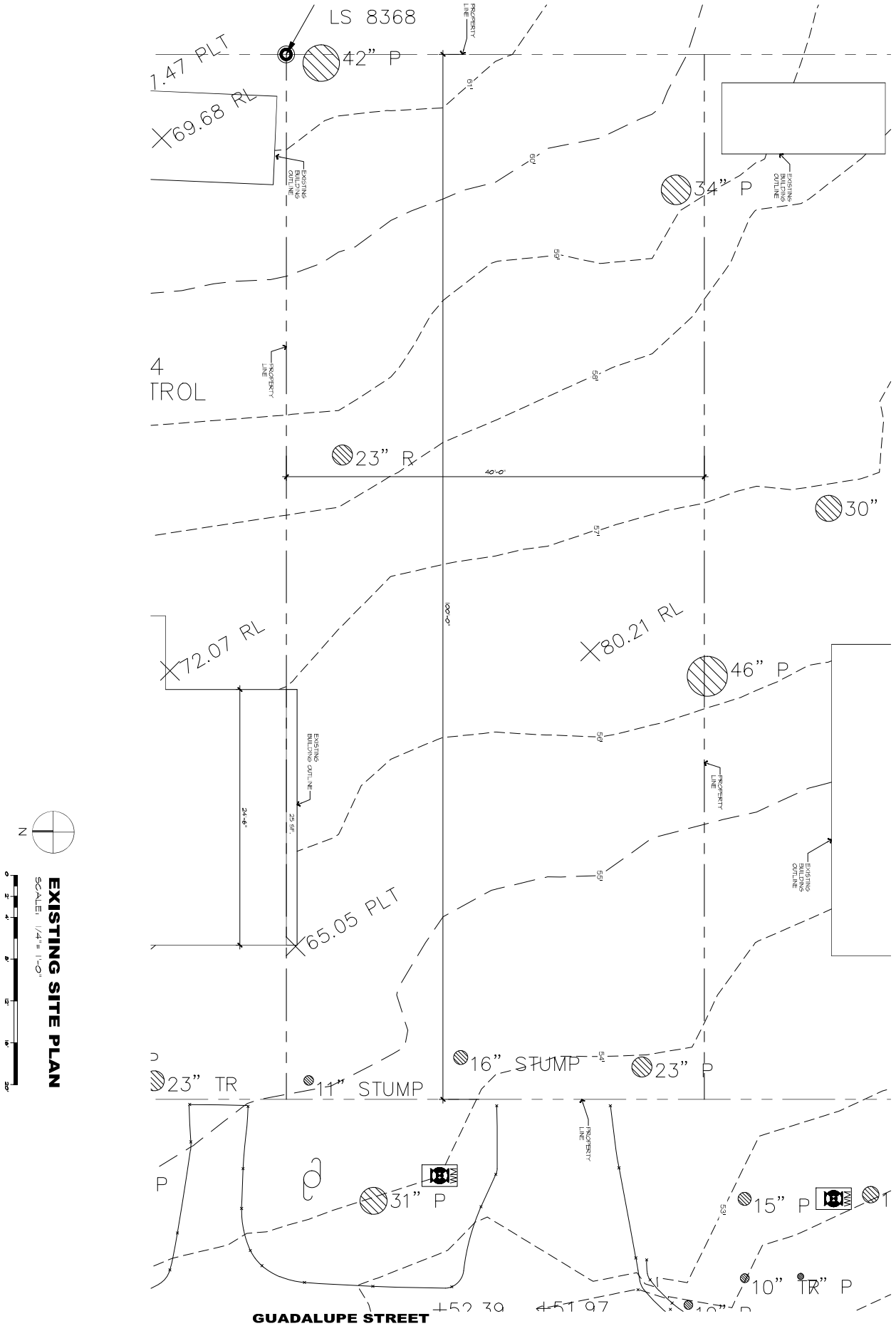
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A-3a
SHEET OF

JOB NUMBER: 2005
DRAWN: JK
SCALE: 1/4"=1'-0"
DATE: 6/28/23

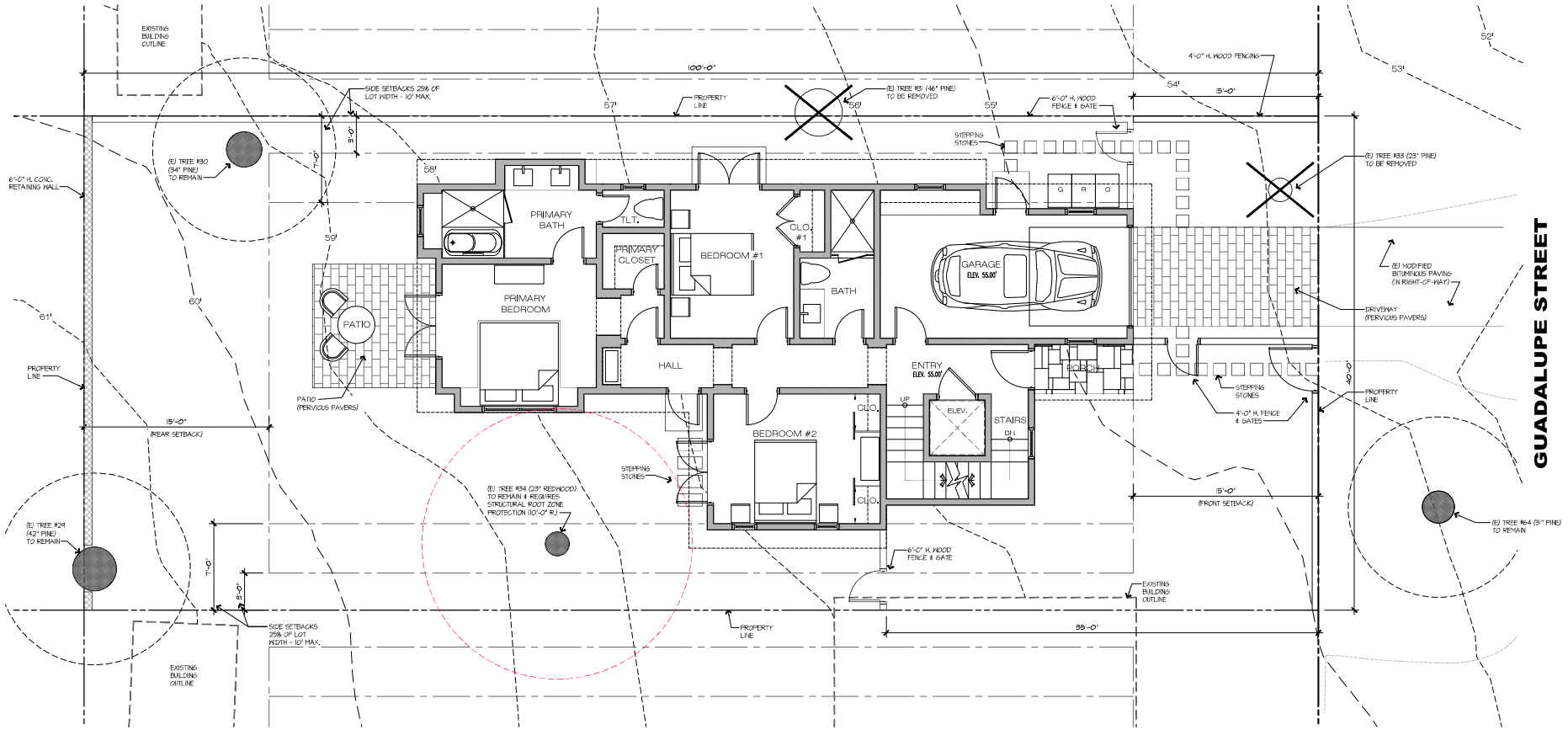
EXISTING SITE PLAN

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

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

CONSULTANT:

REVISION	No.
PLAN CHECK RESPONSE 12-20-23	1



PROPOSED SITE PLAN

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

N

0 2' 4' 8' 12' 16' 20'

SITE COVERAGE	
ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCH	32.0 S.F.
LANDINGS	6.0 S.F.
STEPPING STONES	30.0 S.F.
SITE WALLS	27.0 S.F.
TOTAL IMPERVIOUS COVERAGE	95.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	107.0 S.F.
PATIO	91.0 S.F.
BUILDING OVERHANGS	207.0 S.F.
TOTAL PERVIOUS COVERAGE	405.0 S.F.
TOTAL PROPOSED SITE COVERAGE	500.0 S.F.

SECOND FLOOR DECK	
FRONT DECK	149.0 S.F.
REAR DECK	234.0 S.F.
TOTAL:	383.0 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7846 • WEB www.ericmillerarchitects.com

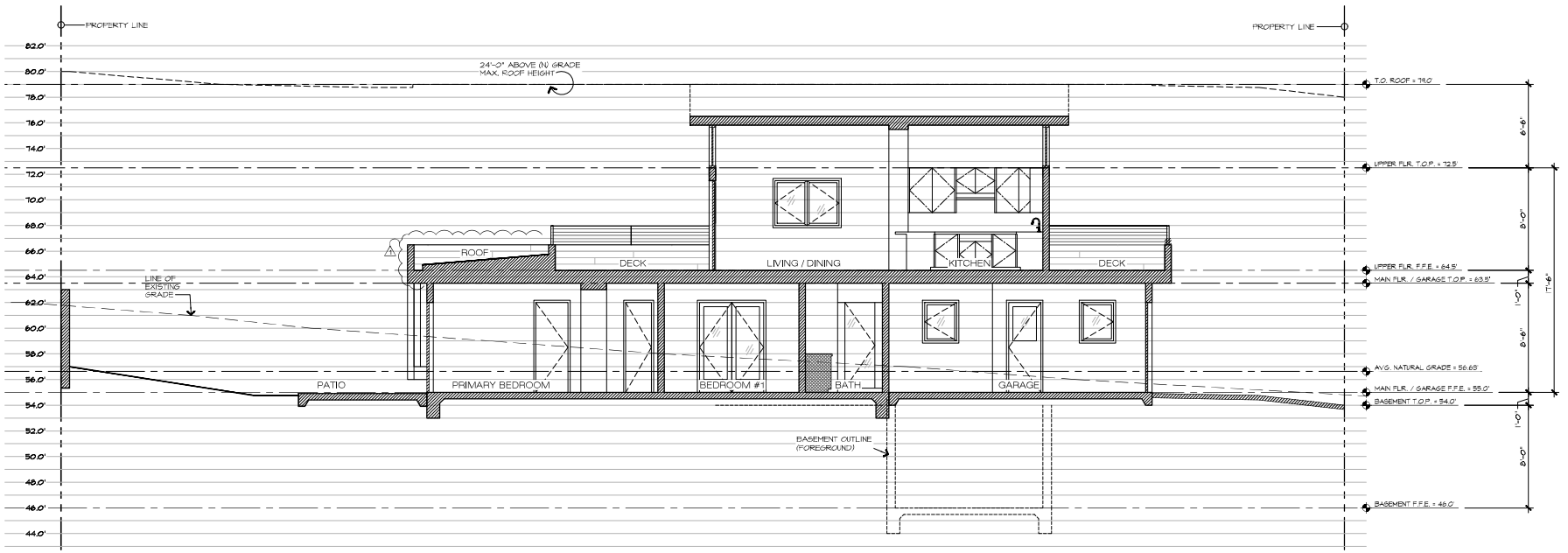
PROPOSED SITE PLAN

JOB NAME: CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE: 5/5/23
SCALE: 1/4"=1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

A-3b
SHEET OF

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A PROPOSED SITE SECTION

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6410 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

PROPOSED SITE SECTION

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

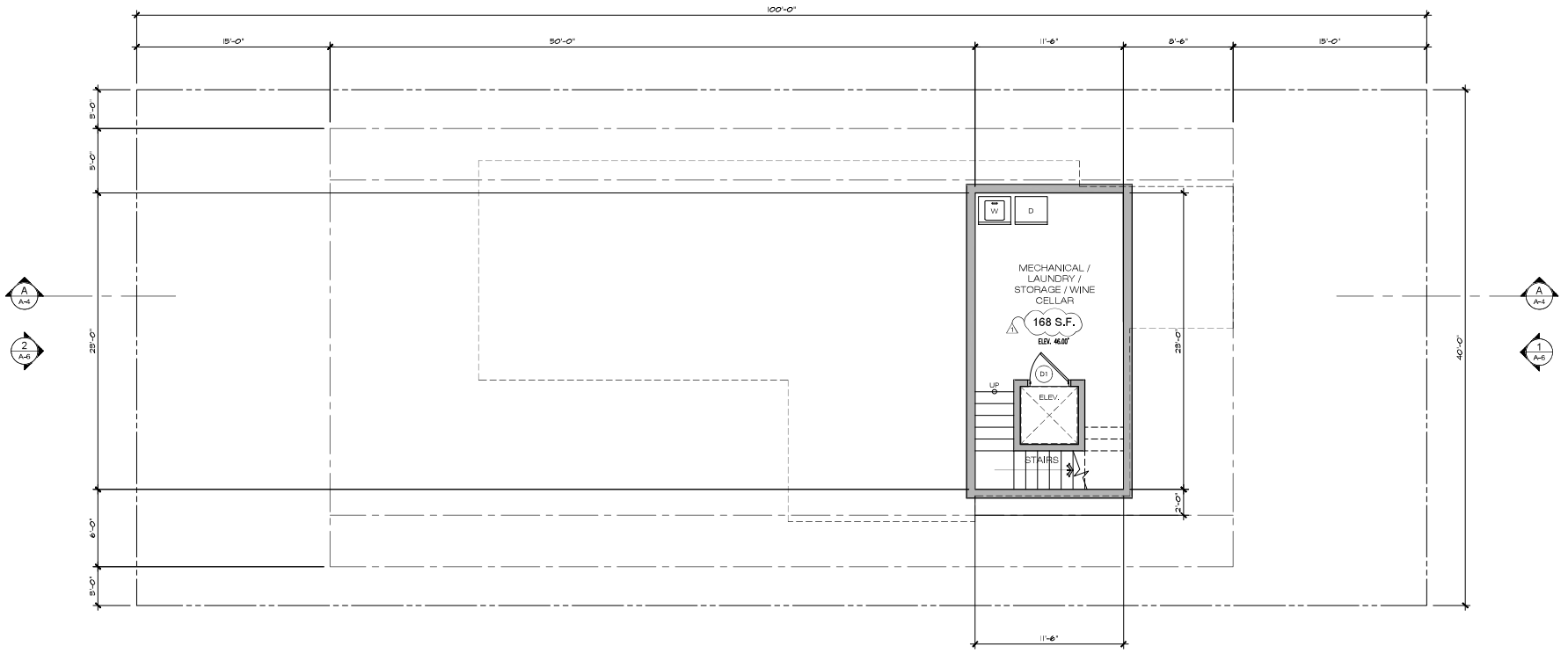
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DRAWN:	JK/DM
JOB NUMBER:	2005

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BASEMENT FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

MAIN FLOOR AREA		930 S.F.
GARAGE		243 S.F.
UPPER FLOOR AREA		593 S.F.
SUB - TOTAL		1,766 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 - 1,766 = 34 S.F.	
BASEMENT FLOOR AREA (34 x 2)		68 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,934 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-3470 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

BASEMENT FLOOR PLAN

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

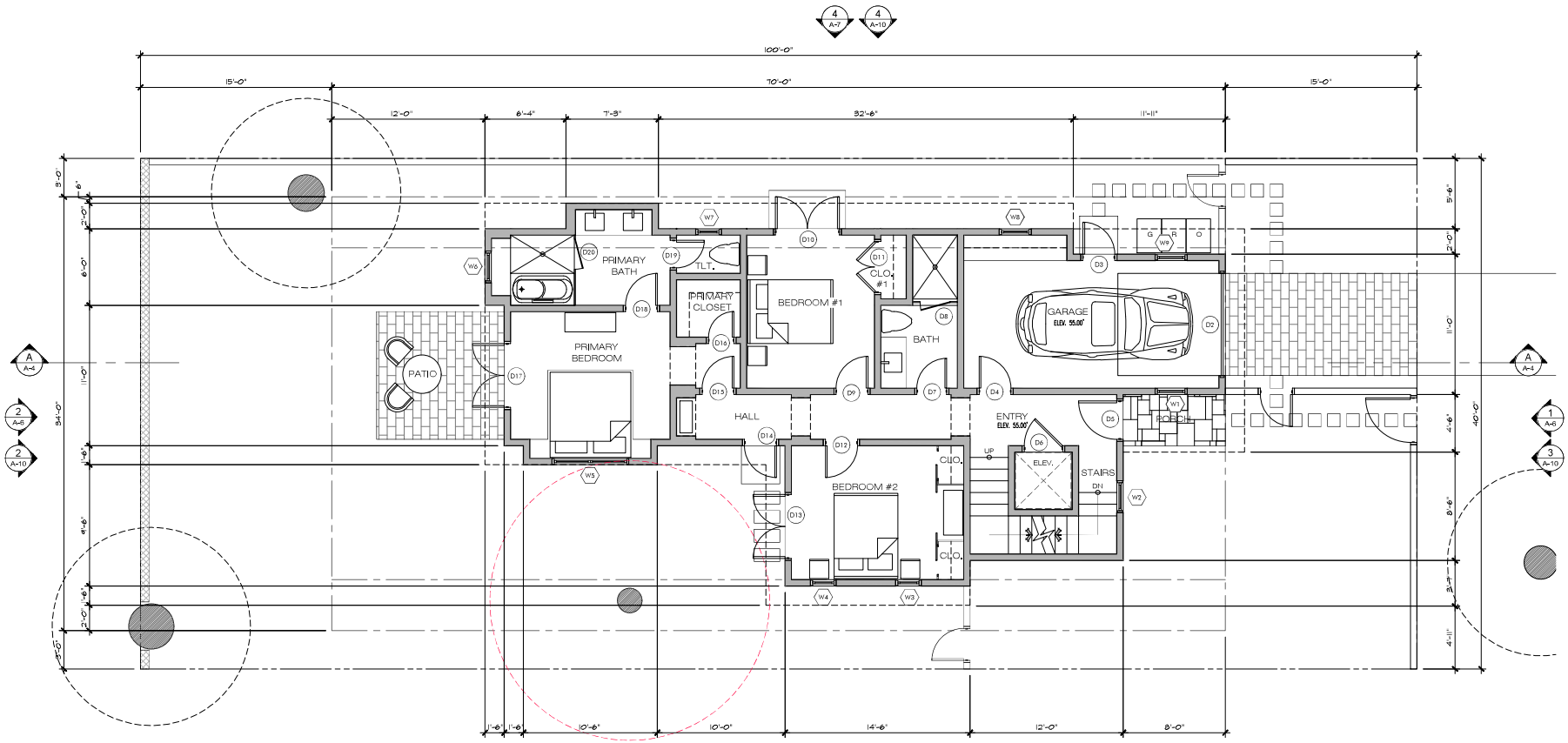
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DRAWN: JK/DM
JOB NUMBER: 2005

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MAIN FLOOR PLAN

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

N

MAIN FLOOR AREA		930 S.F.
GARAGE		243 S.F.
UPPER FLOOR AREA		593 S.F.
SUB - TOTAL		1,766 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 - 1,766 = 34 S.F.	
BASEMENT FLOOR AREA (34 x 2)		68 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,934 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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MAIN FLOOR PLAN

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A.P.N. 010-021-031

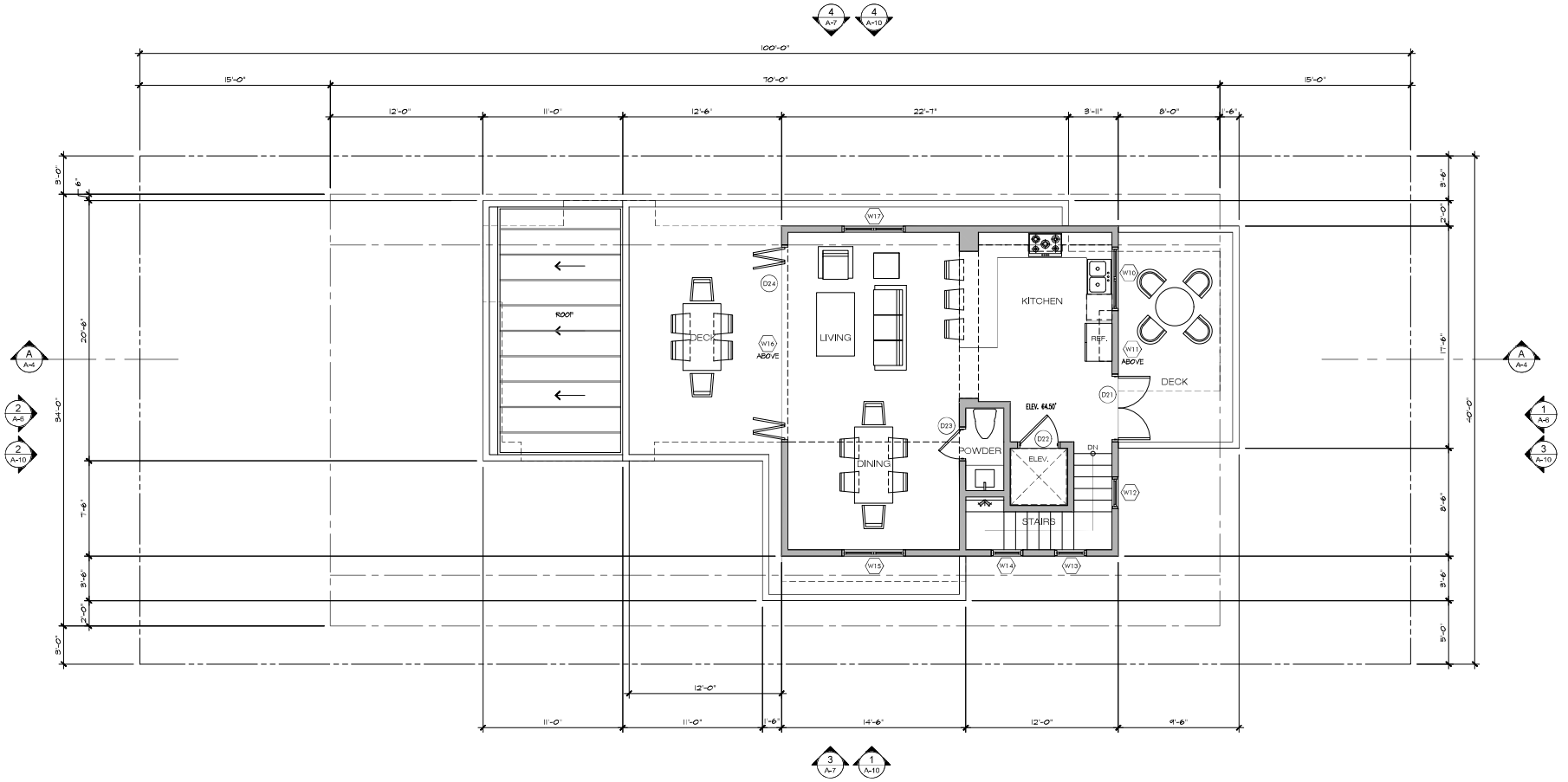
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DRAWN: JK/DM
JOB NUMBER: 2005

A-5b
SHEET OF

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UPPER FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

MAIN FLOOR AREA		930 S.F.
GARAGE		243 S.F.
UPPER FLOOR AREA		593 S.F.
SUB - TOTAL		1,766 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 - 1,766 = 34 S.F.	
BASEMENT FLOOR AREA (34 x 2)		68 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,934 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6416 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

UPPER FLOOR PLAN

JOB NAME: CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

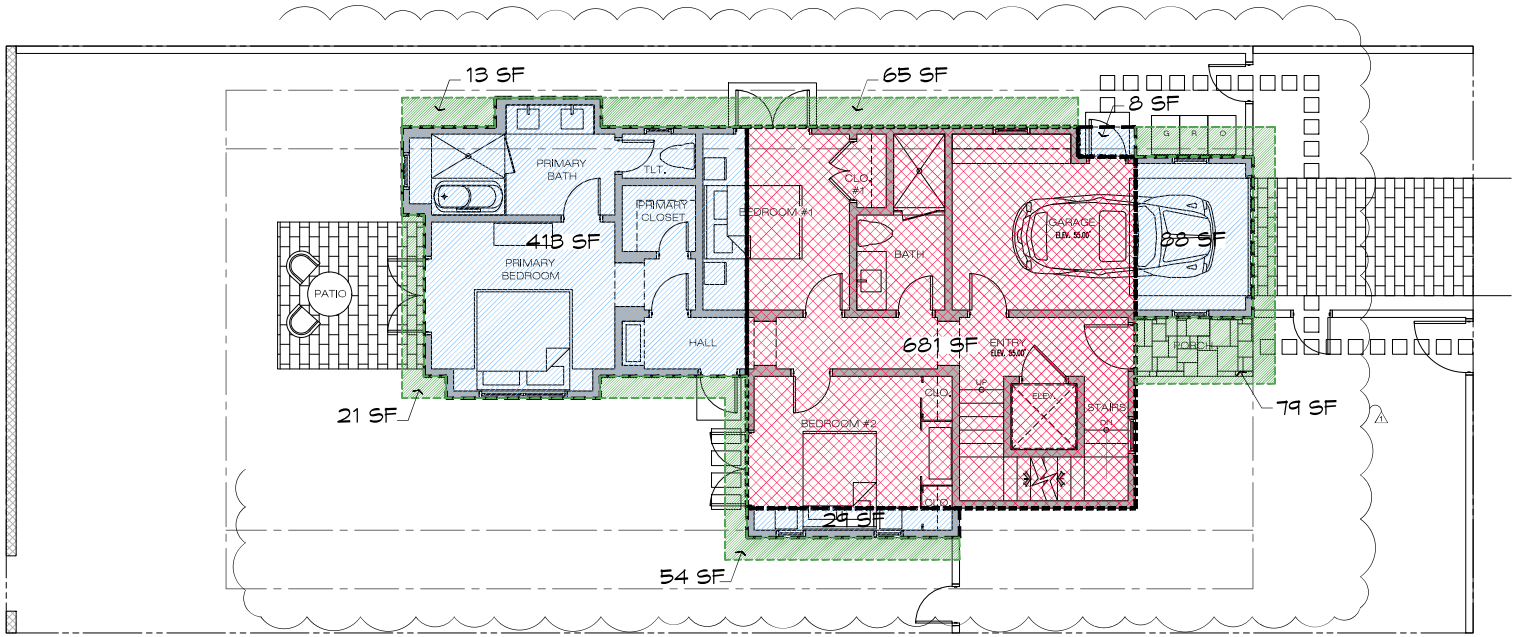
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DRAWN: JK/DM
JOB NUMBER: 2005

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MAIN FLOOR & UPPER FLOOR OVERLAY

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

LEGEND	OVERLAPPING & NON-OVERLAPPING FLOOR AREA	
	OVERLAPPING FLOOR AREA	= 681 S.F.
	NON-OVERLAPPING FLOOR AREA	= 538 S.F.
	ROOF & DECK OVERHANG AREA	= 232 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6410 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

MAIN & UPPER FLOOR OVERLAY

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE:	5/5/23
SCALE:	1/4"=1'-0"
DRAWN:	JK/DM
JOB NUMBER:	20.05

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DOOR SCHEDULE

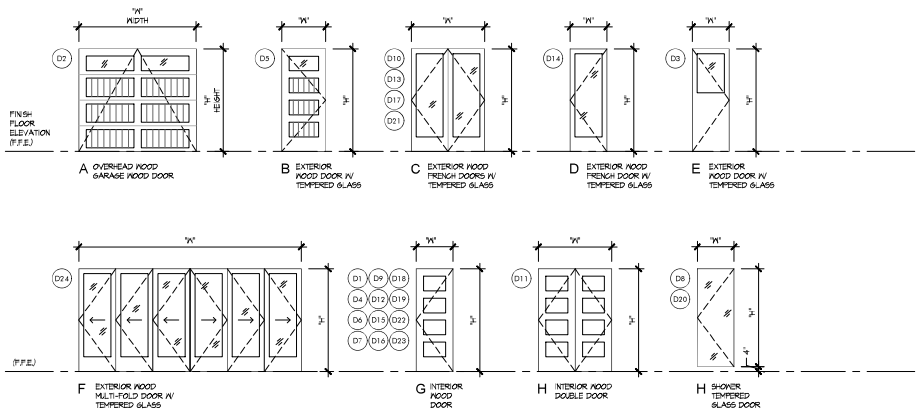
	DOOR NO.	TYPE	"W"-DOOR WIDTH	"H"-DOOR HEIGHT	THKNS.	LOCATION - ROOM NUMBER	DOOR MATL.	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	THRSHD. DETAIL	REMARKS
Basement/Main Floor	D1	G	9'-0"	7'-0"	1-3/4"	MECH. / STORAGE	WOOD	WOOD	--	--	--	ELEVATOR DOOR PER ELEV. MFR. REQUIREMENTS
	D2	A	8'-0"	7'-0"	2-1/4"	GARAGE	WOOD	WOOD	--	--	--	OVERHEAD GARAGE DOOR, TEMPERED GLASS
	D3	E	2'-6"	7'-0"	1-3/4"	GARAGE	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D4	G	2'-6"	7'-0"	1-3/4"	GARAGE	WOOD	WOOD	--	--	--	20 MIN. FIRE RATED, SEE NOTE 6
	D5	B	3'-0"	7'-0"	1-3/4"	ENTRY	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D6	G	3'-0"	7'-0"	1-3/4"	ENTRY	WOOD	WOOD	--	--	--	ELEVATOR DOOR PER ELEV. MFR. REQUIREMENTS
	D7	G	2'-4"	7'-0"	1-3/4"	BATH	WOOD	WOOD	--	--	--	--
	D8	I	2'-4"	6'-8"	1/2"	BATH	GLASS	--	--	--	--	TEMPERED GLASS, SEE NOTE 10
	D9	G	2'-6"	7'-0"	1-3/4"	BEDROOM #1	WOOD	WOOD	--	--	--	--
	D10	C	5'-0"	7'-0"	1-3/4"	BEDROOM #1	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D11	H	4'-0"	7'-0"	1-3/4"	CLOSET #1	WOOD	WOOD	--	--	--	--
	D12	G	2'-6"	7'-0"	1-3/4"	BEDROOM #2	WOOD	WOOD	--	--	--	--
	D13	C	5'-0"	7'-0"	1-3/4"	BEDROOM #2	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D14	D	2'-6"	7'-0"	1-3/4"	HALL	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D15	G	2'-6"	7'-0"	1-3/4"	PRIMARY BEDROOM	WOOD	WOOD	--	--	--	--
	D16	G	2'-0"	7'-0"	1-3/4"	PRIMARY CLOSET	WOOD	WOOD	--	--	--	--
	D17	C	5'-0"	7'-0"	1-3/4"	PRIMARY BEDROOM	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D18	G	2'-6"	7'-0"	1-3/4"	PRIMARY BATH	WOOD	WOOD	--	--	--	--
	D19	G	2'-2"	7'-0"	1-3/4"	PRIMARY TOILET	WOOD	WOOD	--	--	--	--
	D20	I	2'-4"	6'-8"	1/2"	PRIMARY BATH	GLASS	--	--	--	--	TEMPERED GLASS, SEE NOTE 10
Upper Floor	D21	C	5'-0"	7'-0"	1-3/4"	KITCHEN	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D22	G	3'-0"	7'-0"	1-3/4"	KITCHEN	WOOD	WOOD	--	--	--	ELEVATOR DOOR PER ELEV. MFR. REQUIREMENTS
	D23	G	2'-4"	7'-0"	1-3/4"	POWDER	WOOD	WOOD	--	--	--	--
	D24	F	15'-2"	7'-0"	1-3/4"	LIVING	WD./GL.	WOOD	--	--	--	TEMPERED GLASS

DOOR NOTES

ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.):

1. SHALL BE 2'-0" X 7'-0" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR; EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
6. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. ALL WOOD DOORS SHALL BE SOLID CORE.
9. EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [(R327.8.2.)] ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.

DOOR TYPES



REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0440 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

DOOR SCHEDULE

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE:	5/5/23
SCALE:	1/4" = 1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

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WINDOW SCHEDULE

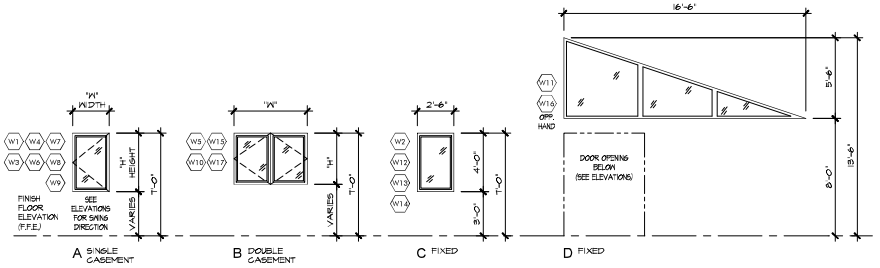
	WDW. NO.	TYPE	SIZE "W" WIDTH	SIZE "H" HEIGHT	HEAD HEIGHT	GLAZING	SAFETY GLAZING	OPERATING STYLE	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MULLION DETAIL	LOCATION	REMARKS
Main Floor	W1	A	2'-6"	3'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W2	C	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	WOOD	--	--	--	--	STAIRS	SEE NOTE 8d
	W3	A	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W4	A	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W5	B	6'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	PRIMARY BEDROOM	--
	W6	A	2'-0"	3'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	WOOD	--	--	--	--	PRIMARY BATH	SEE NOTE 8c
	W7	A	2'-0"	3'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	PRIMARY TOILET	--
	W8	A	2'-6"	3'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W9	A	2'-6"	3'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
Upper Floor	W10	B	5'-0"	3'-6"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	KITCHEN	--
	W11	D	16'-6"	5'-6"	13'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	KITCHEN	--
	W12	C	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	WOOD	--	--	--	--	STAIRS	SEE NOTE 8d
	W13	C	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	STAIRS	--
	W14	C	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	STAIRS	--
	W15	B	5'-0"	3'-6"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	DINING	--
	W16	D	16'-6"	5'-6"	13'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	LIVING/DINING	--
	W17	B	5'-0"	3'-6"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	LIVING	--

WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.2.
2. WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
4. ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
7. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
8. TEMPERED SAFETY GLAZING:
   a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
   b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
   c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE).
   d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   e) WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]

WINDOW TYPES



REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6470 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

WINDOW SCHEDULE

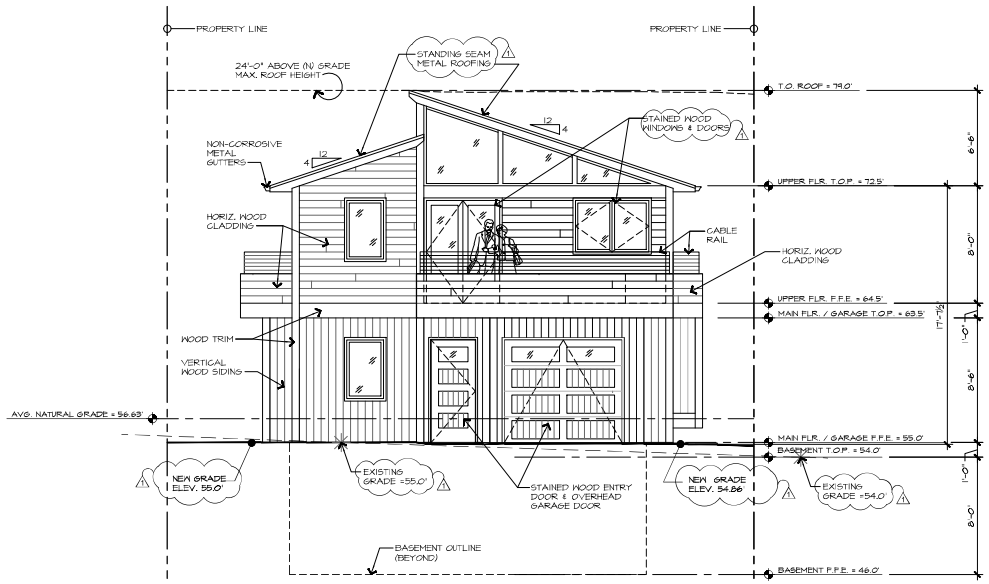
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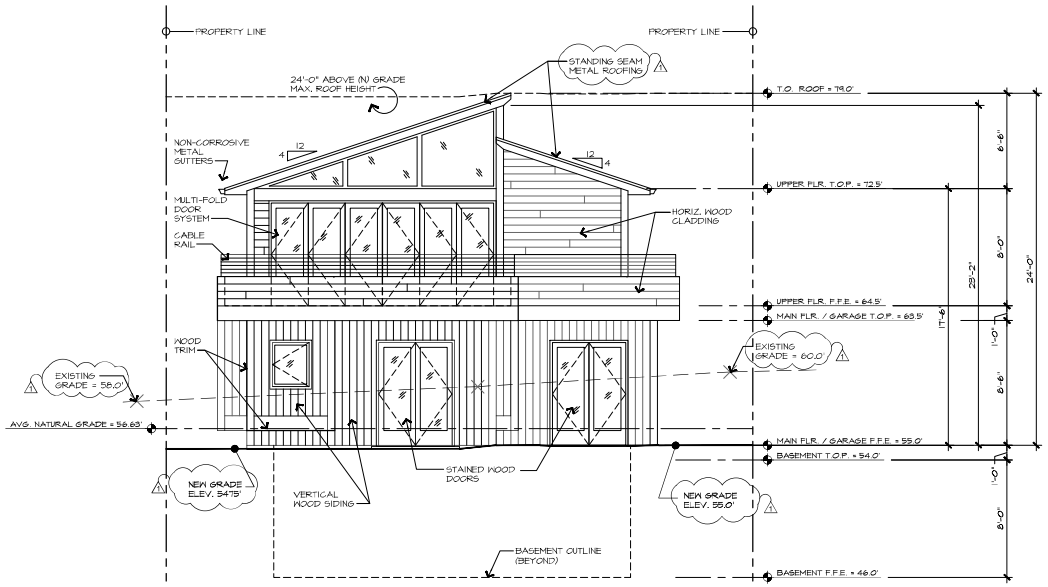
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1 FRONT ELEVATION (WEST)



2 REAR ELEVATION (EAST)

PROPOSED EXTERIOR ELEVATIONS

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6470 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

PROPOSED EXTERIOR ELEVATIONS

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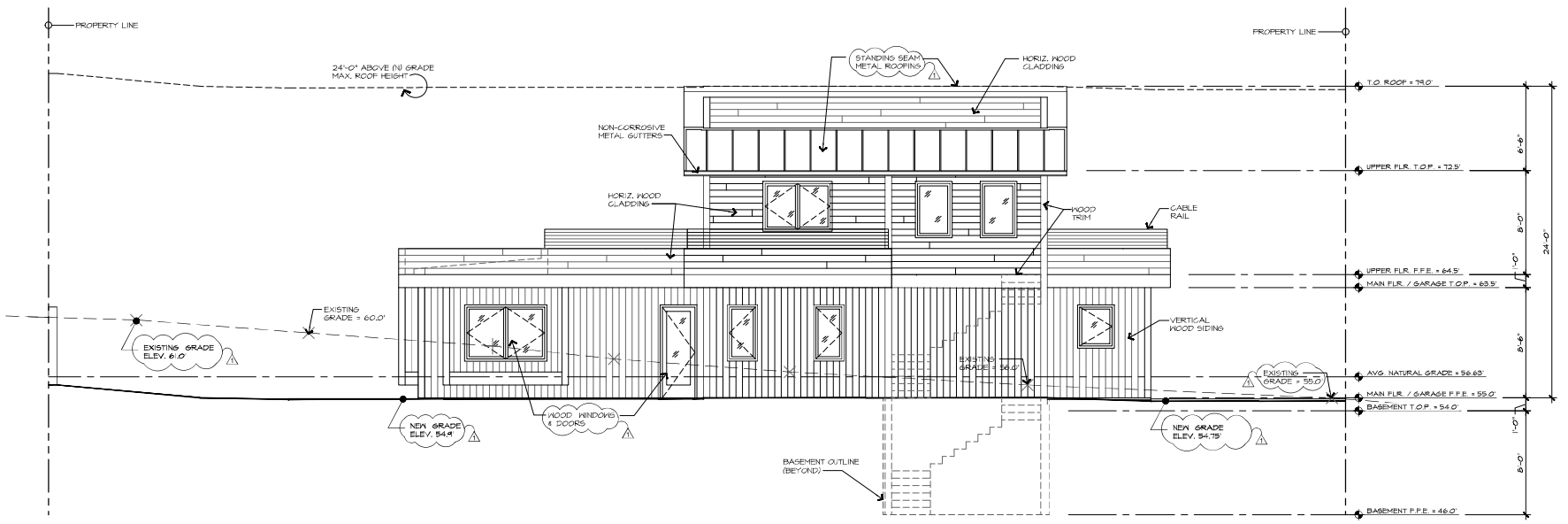
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JOB NUMBER:	2005

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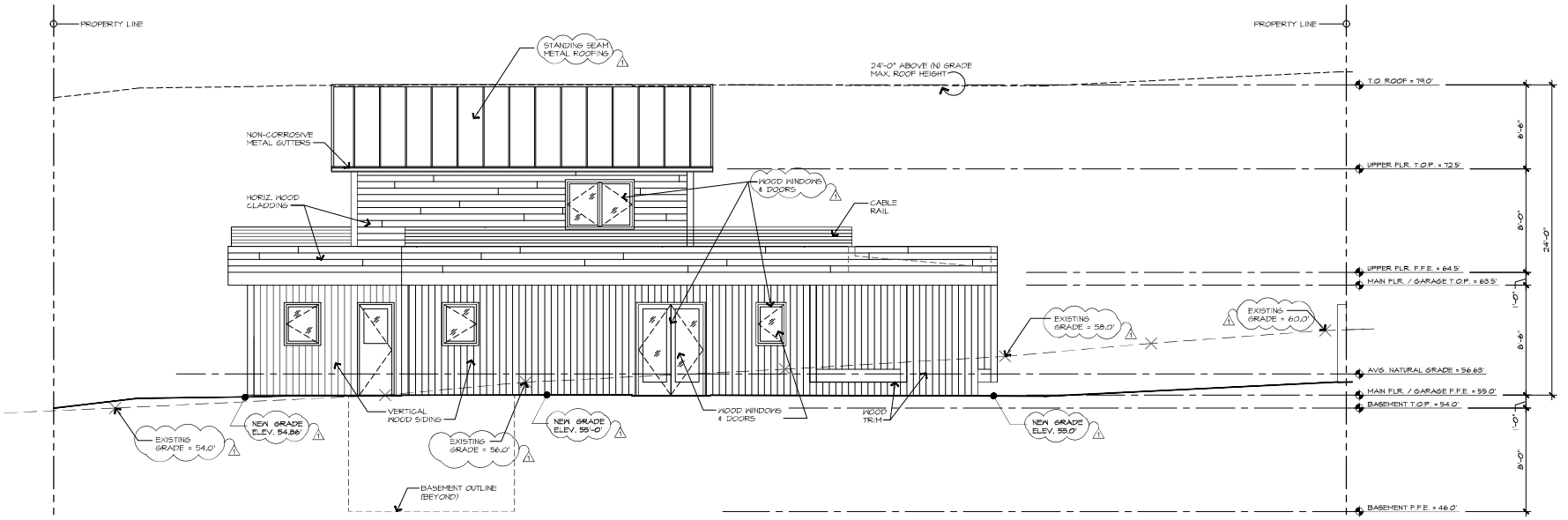
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3 SIDE ELEVATION (NORTH)



4 SIDE ELEVATION (SOUTH)

PROPOSED EXTERIOR ELEVATIONS

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6470 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

PROPOSED EXTERIOR ELEVATIONS

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RENDERED SOUTH ELEVATION

SCALE: N.T.S.



RENDERED WEST ELEVATION

SCALE: N.T.S.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-2404 • FAX (831) 372-7846 • WEB www.ericmillerarchitects.com

RENDERED STREET ELEVATION

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE:	5/5/23
SCALE:	N.T.S.
DRAWN:	K.L.
JOB NUMBER:	20.05

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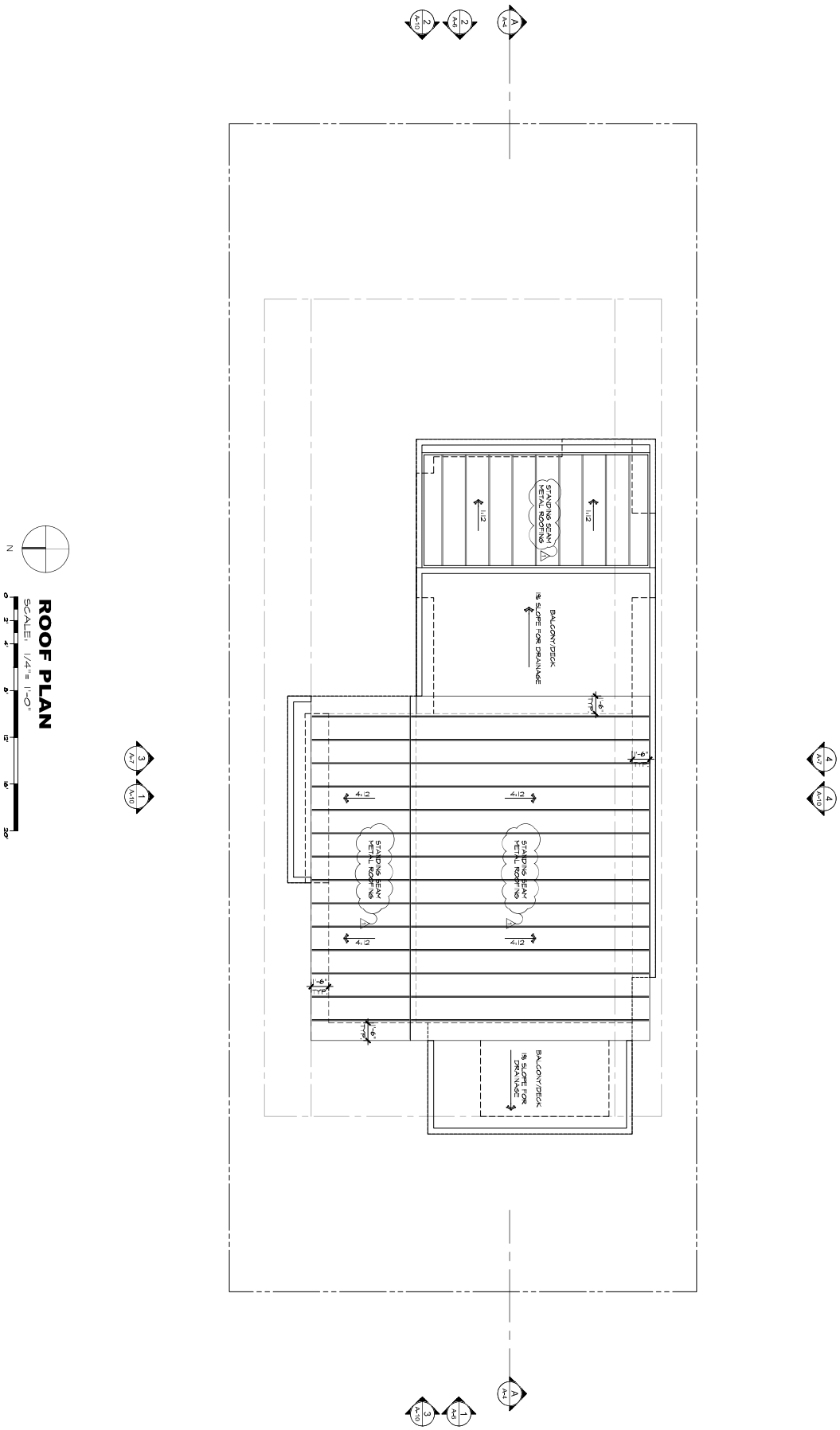
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ROOF PLAN

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Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

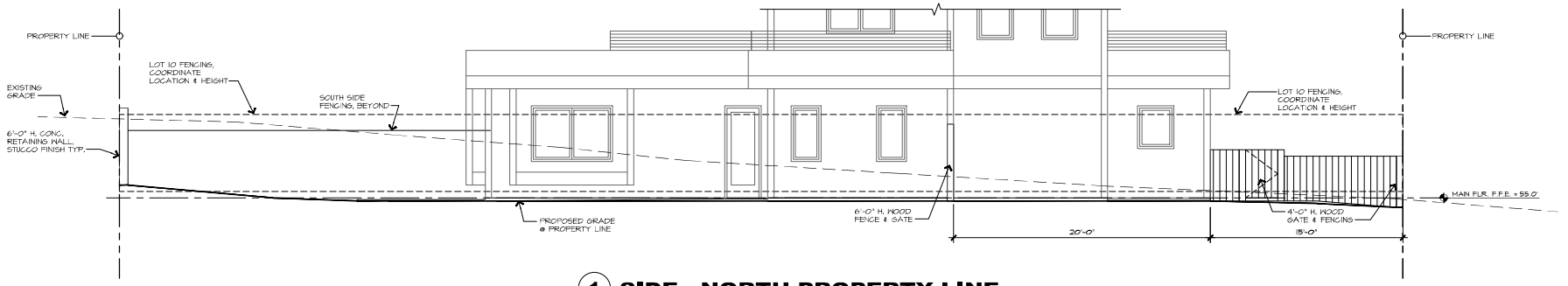
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JOB NUMBER: 2005

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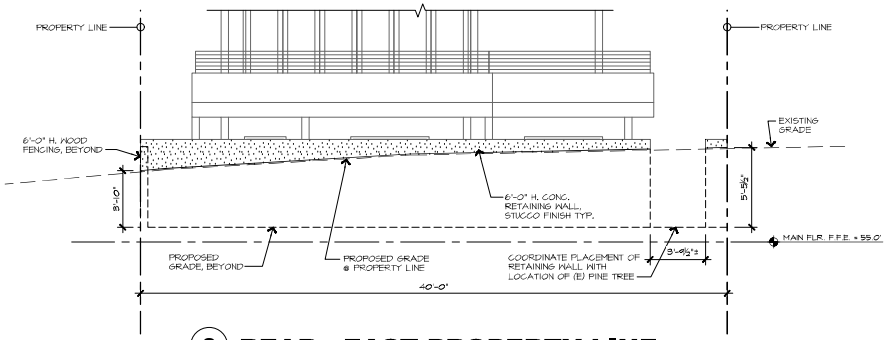
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

CONSULTANT:

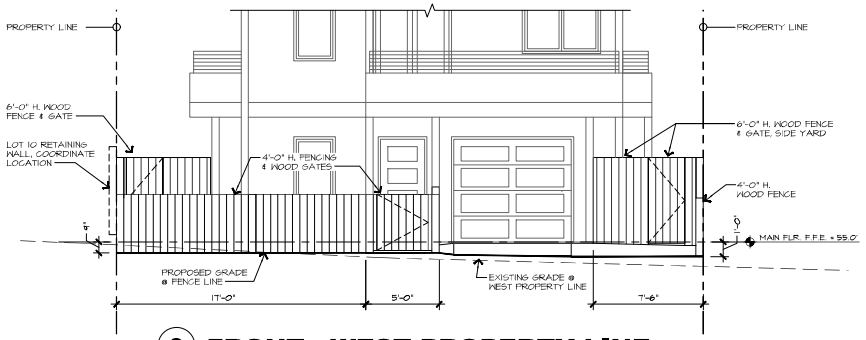
No.	REVISION	
1	PLAN CHECK RESPONSE	12.20.23



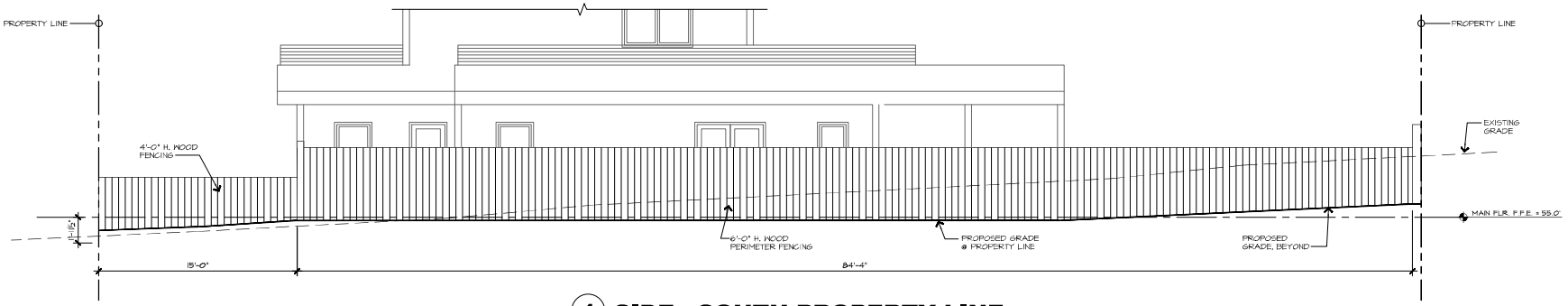
1 SIDE - NORTH PROPERTY LINE



2 REAR - EAST PROPERTY LINE



3 FRONT - WEST PROPERTY LINE



4 SIDE - SOUTH PROPERTY LINE

PROPOSED FENCING ELEVATIONS

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6410 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

PROPOSED FENCING ELEVATIONS

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

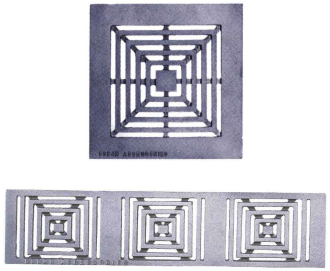
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SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

A-10
SHEET OF

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J:\20 Jobs\2005 CRI_DO\Lot-12\005-L12-A10.dwg 6-28-24 03:34:53 PM

PDF



URBAN ACCESSORIES

10 TRENCH & AREA DRAIN



STAINED WOOD WINDOWS

7 WOOD WINDOWS



NON-CORROSIVE METAL

4 GUTTER & DOWNSPOUT



STANDING SEAM METAL ROOFING

1 ROOFING



PERMEABLE PAVERS

11 DRIVEWAY PAVERS



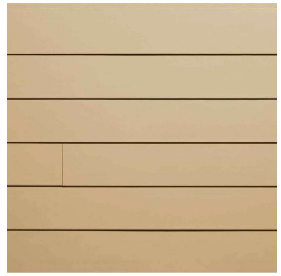
STAINED WOOD DOORS

8 EXTERIOR WOOD DOORS



OVERHEAD RAISED PANEL, STAINED WOOD

5 GARAGE DOOR



HORIZONTAL SMOOTH ARTISAN LAP SIDING

2 EXTERIOR FINISH



12 WOOD FENCING



9 MULTI-FOLD DOOR



STAINED WOOD ENTRY

6 ENTRY WOOD DOOR



VERTICAL SIDING

3 EXTERIOR FINISH

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6470 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

MATERIAL COLOR SAMPLES

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE:	5/5/23
SCALE:	N.T.S.
DRAWN:	JK/DM
JOB NUMBER:	20.05

A-11
SHEET OF

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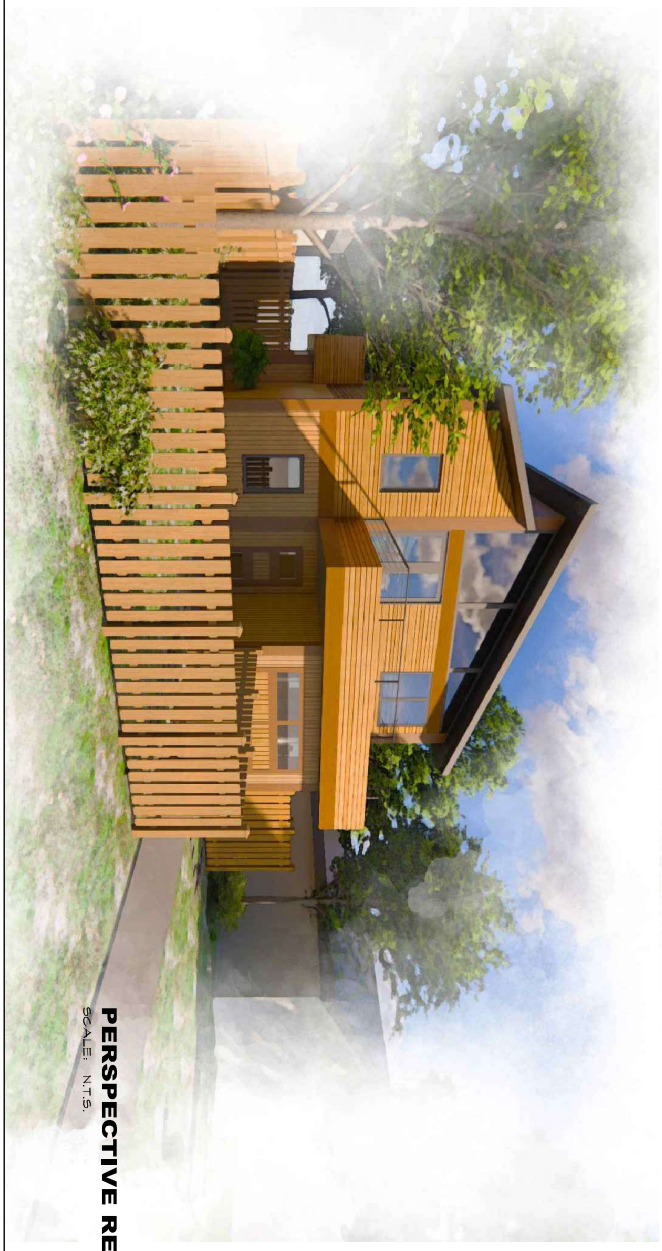
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_DD



PERSPECTIVE RENDERING

SCALE: N.T.S.



PERSPECTIVE RENDERING

SCALE: N.T.S.

COLOR RENDERING

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

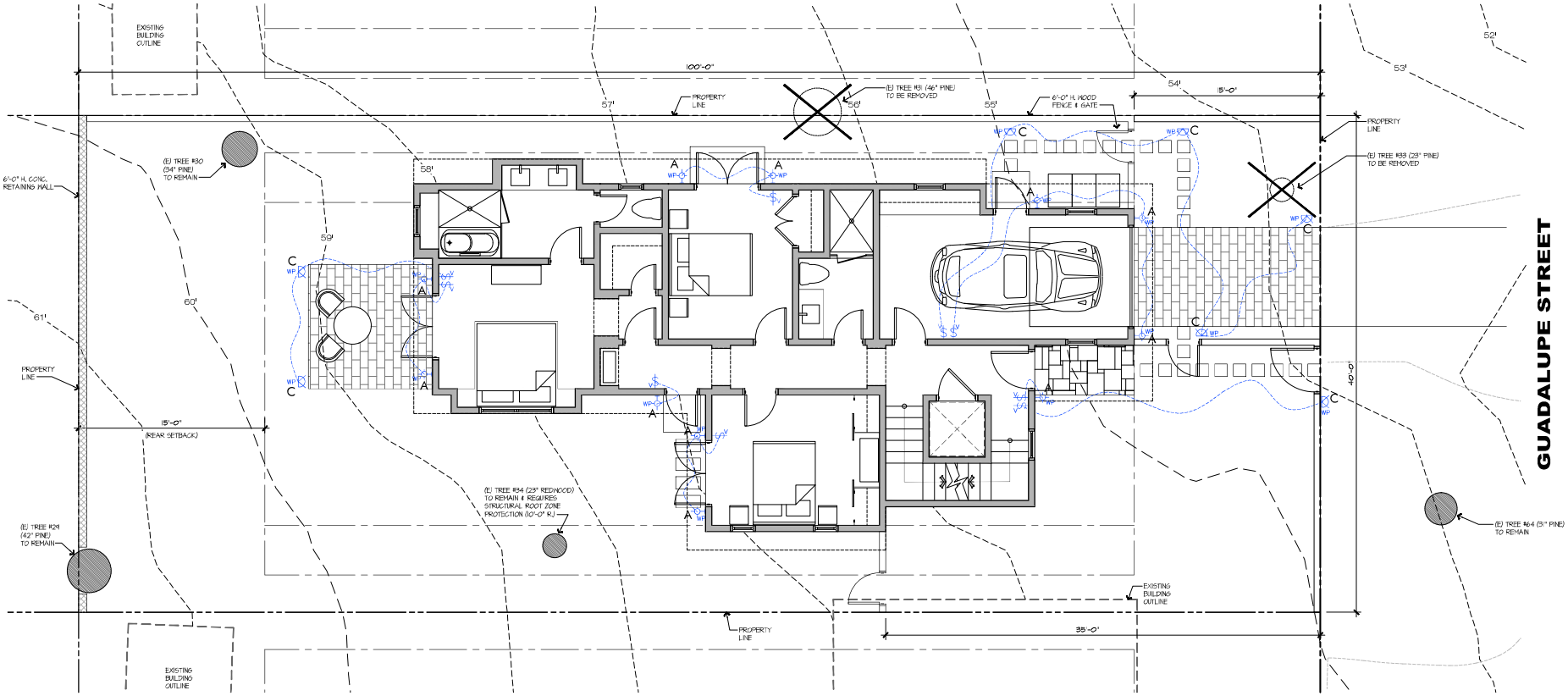
DATE: 6-28-24
SCALE: N.T.S.
DRAWN: K.L.
JOB NUMBER: 2005

SHEET A-12 OF

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

CONSULTANT:

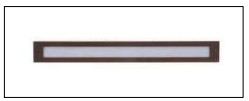
No.	REVISION	PLAN CHECK RESPONSE 12-20-23
1		



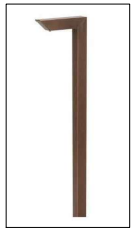
SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING



(A) MODEL: **SPJ-LWS36**
LINEAR WASH LIGHT - DOWN WASH



(B) MODEL: **SPJ-113-RL**
WALL RECESSED FIXTURE



(C) MODEL: **SPJ-SQ100-1**
CONTEMPORARY PATH LIGHT



Model: **SPJ-FL300-15V**

Flex-Link™ Transformers

DESCRIPTION

Model#:	SPJ-FL300-15V
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	300 Watts
Circuit:	2 Circuits
Dimmable:	Yes

(D) MODEL: **SPJ-FL300-15V**
FLEX LINK™ TRANSFORMERS
* TIMER, 24 HOUR * PHOTOCELL, FIELD INSTALL

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUANTITY	WATT / LUMENS	SYMBOL
A	SPJ-LWS36	BLACK	6"	LINEAR WALL DOWN WASH	15	W/200L	WP
B	SPJ-113-RL	BLACK	13 ½"	WALL RECESSED	8	2W / 125L	WP
C	SPJ-SQ100-1	BLACK	21" x 4 ¾" x 1"	PATH LIGHT - MIN. DISTANCE APART 10 FEET	7	2W / 125L	WP
D	SPJFL300-15V	STAINLESS	17" x 8.75"	TRANSFORMER	1	300W	

N

EXTERIOR LIGHTING PLAN

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

0 2' 4' 8' 12' 16'

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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

EXTERIOR LIGHTING PLAN

JOB NAME: **CRI - Residential House Lot #12**
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

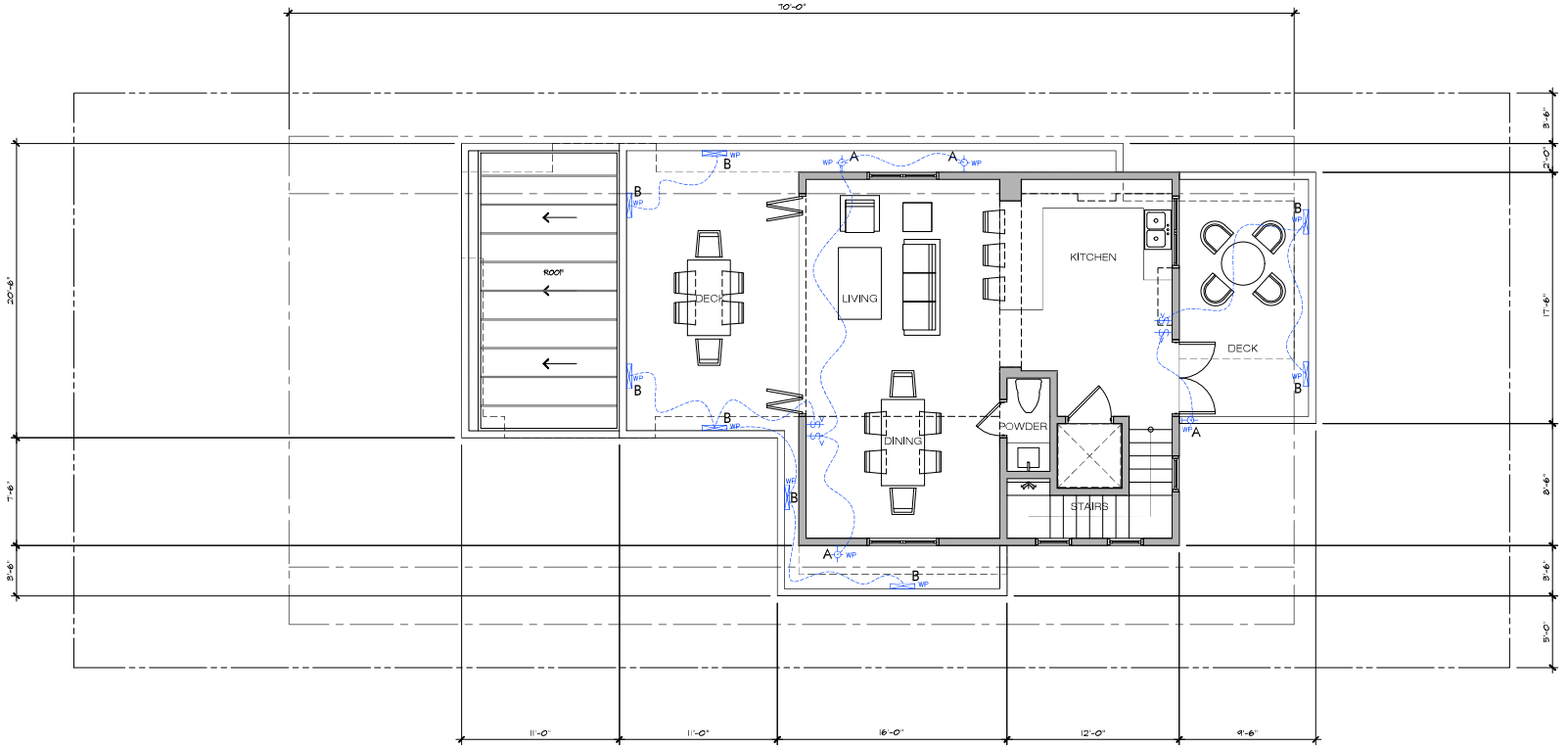
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SCALE: 1/4"=1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

A-13a
SHEET OF

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N

UPPER FLOOR EXTERIOR LIGHTING PLAN

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6416 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

UPPER FLOOR EXTERIOR LIGHTING PLAN

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

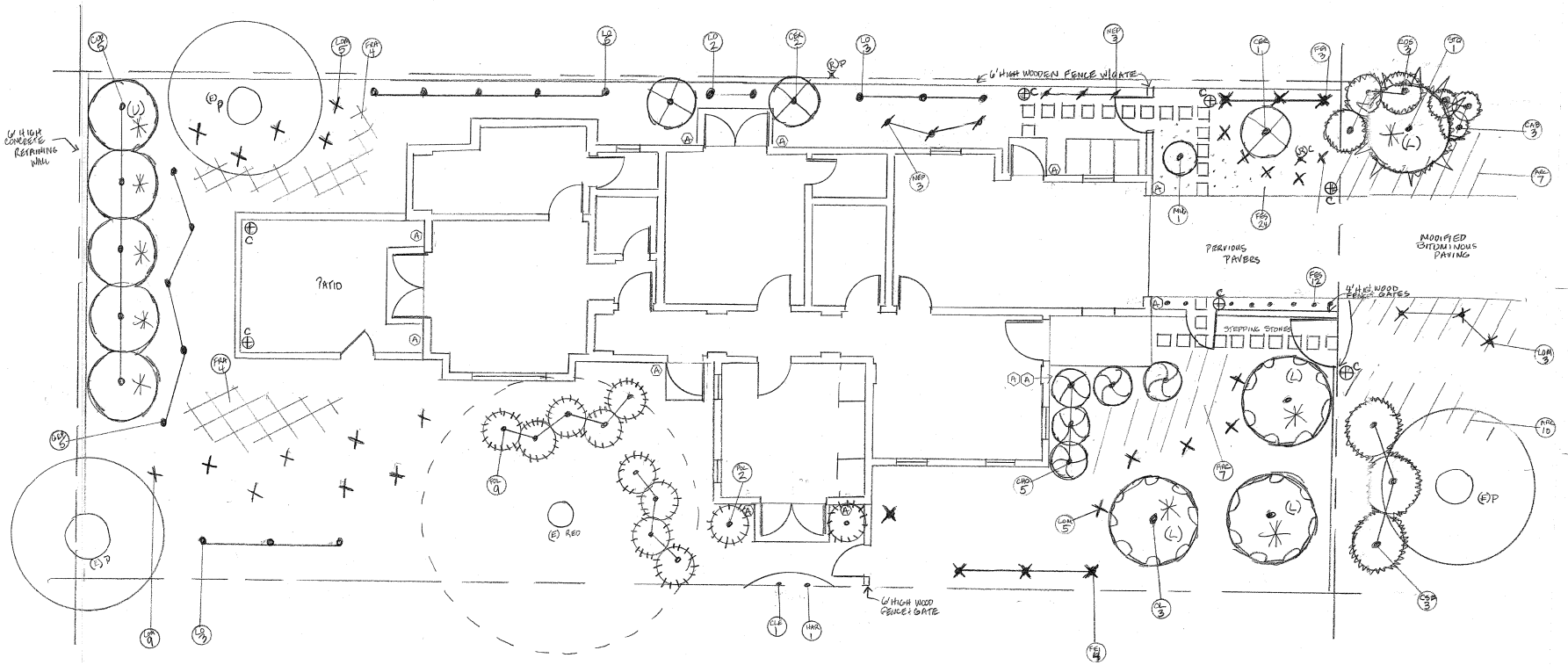
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JOB NUMBER:	2005

A-13b
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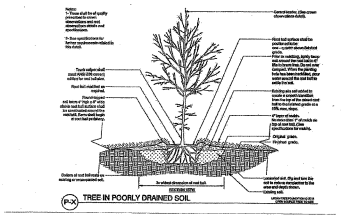
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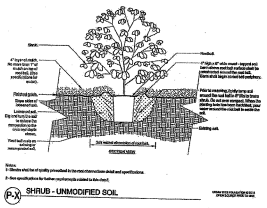
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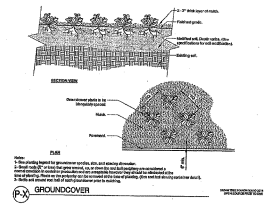
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ABBR	PLANT NAME	SIZE	QUAN
ARC	ARCTOSTAPHYLOS EMERALD CARPET	1G	24
CAB	CEANOTHUS GLORIOSUS ANCHOR BAY	1G	3
CDS	CEANOTHUS DARK STAR	5G	3
CER	CERCIS OCCIDENTALLIS WESTERN REDBUD	15G	3
CHO	CHONDROPETALUM TECTORUM	5G	5
CSF	CEANOTHUS THYRSIFLORUS SNOW FLURRY	5G	3
CLE	CLEMATIS EVERGREEN	5G	1
CUP	CUPRESSUS MACROCARPA MONTEREY CYPRESS (U) *	15G	5 *
FEI	FEIJOA SELLWIANA PINEAPPLE GUAVA	5G	7
FES	FESTUCA GLAUCA ELIJAH BLUE	1G	36
GRE	GREVILEA LAVANDUACEA PENOLA	5G	5
HAR	HARDENBERGIA VIOLACEA HAPPY WANDER	5G	1
LO	OLEA EUROPEA MONTRA LITTLE OLLIE	5G	13
LOM	LOMANDRA PLATINUM BEAUTY	1G	22
MUG	PINUS MUGO - MUGO PINE	5G	1
NEP	NEPHROLEPIS CORDFOLIA SOUTHERN SWORD FERN	1G	6
OL	OLEA EUROPEA WILSONII (L) *	15G	3 *
POL	POLYSTICHUM MUNITUM WESTERN SWORD FERN	1G	11
STO	PINUS PINEA ITALIAN STONEPINE (L) *	24"	1 *







THERE ARE 5-15g UPPER CANOPY TREES - CUPRESSUS MACROCARPA (U) * AS MARKED ON PLAN
4 LOWER CANOPY TREES - OLEA EUROPEA - 3-15g PINUS PINEA - 1-24" (L) * AS MARKED ON PLAN

N

¼"=1'0"

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-2709, 831-625-3105

CRI RESIDENTIAL LOT #12
GUADALUPE ST. BETWEEN 1ST & 2ND AVE
CARMEL CA 93921
APN 010-021-031-000

LANDSCAPE PLANTING **L.1**
& LIGHTING LOWER FLOOR
4/6/2023 MML REV 10/10/23

IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE

6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV- 075 – OR 100-DV

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24"- 4

1.0 gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #12

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-031-000

by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM) for

Town & Country Gardening & Landscaping 4/6/23.

Maximum allowable landscape irrigation usage for this site is .243 acre ft. / year

Formula & Calculations:

MAWA = ETo x ETadj x LA x 0.623
325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

LA = 1756 sq. ft.

Calculated as:	2 sq ft. / 1 gal. plant	102 plants	204 sq ft
	4 sq. ft. / 5 gal. plant	39 plants	156 sq ft
	16 sq. ft. / 15 gal. plant	11 plants	176 sq ft
	20 sq. ft./ 24" box tree	1	20 sq ft
	150 sq. ft./ total of flat	8	1200 sq ft
		TOTAL	1756 SQ FT

MAWA for this site = 46.3 x .80 x 1756 x 0.623 = **.124 Acre Feet**
325,851

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for the CRI RESIDENTIAL LOT #12

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-031-000

by MARY LUSTER (831 625-3105 CONTACT@TNCGARDENSCARMEL.COM)

of Town & Country Gardening & Landscaping 4/6/2023

Maximum allowable landscape irrigation usage for this site is .243 acre ft./ year.

Formula & Calculations:

ETwu = ETo x ETadj x ALA x 0.623 x IEF
325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

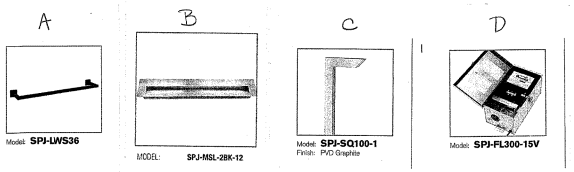
ALA = 881.2 sq. ft.

Calculated as: 2 sq ft. / 1 gal. plant
4 sq. ft. / 5 gal. plant
16 sq. ft. / 15 gal. plant
20 sq. ft. / 24" box tree
150 sq ft./ total of flat

Spec'd plants: Very low water use plant square footage = 52 x 0.1 = 5.2
Low water use plant square footage = 488 x 0.3 = 146.4
Medium water plant use square footage= 1216 x 0.6 = 729.6
High water plant use square footage = 0 x 1.0 = 0

IEF = .85 100% drip irrigation

ETWU for this site = 46.3 x .80 x 881.2 x 0.623 x .85 = **.053 Acre Feet**
325,851



Linear Wash Light

Down Wash

Recessed Downlight Fixture

Contemporary Path Light

Flex-Link™ Transformers

DESCRIPTION

Model#:	SPJ-FL300-15V
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	300 Watts
Circuit:	2 Circuits
Dimmable:	Yes

• TIMER, 24 HOUR • PHOTOCELL, FIELD INSTALL

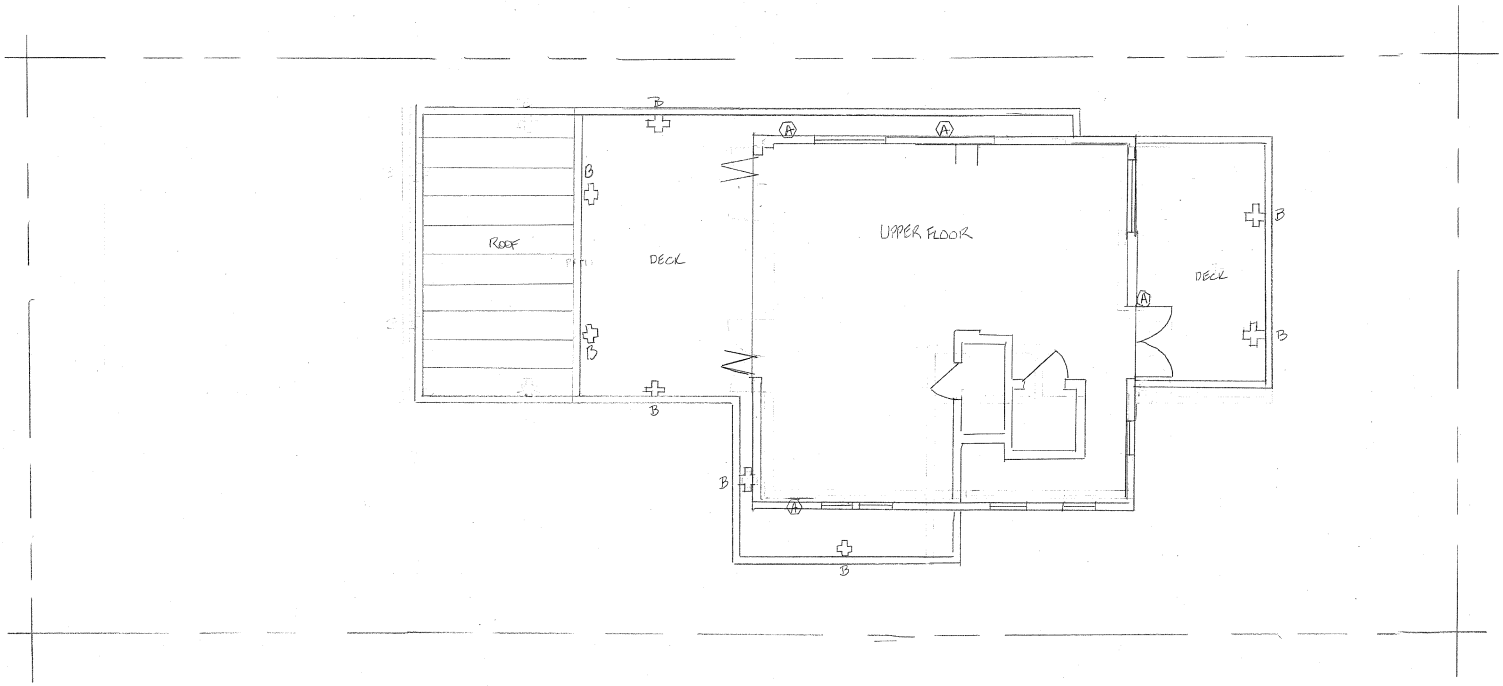
EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	SPJ-LWS36	BLACK	6"	LINEAR WALL DOWN WASH	15	W/200L	
B	SPJ-MSL-2BK-12	BLACK	12 1/8"	WALL RECESSED DOWNLIGHT	18	2W/125L	
C	SPJ-SQ100-1	BLACK	21"X47/8" X1"	PATH LIGHT - MIN DISTANCE APART 10'	7	2W/125L	
D	SPJ-FL1300-15V	STAINLESS	17"X8.75"	TRANSFORMER	1	300W	

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-2709, 831-625-3105

CRI RESIDENTIAL LOT #12
GUADALUPE ST. BETWEEN 1ST & 2ND AVE
CARMEL CA 93921
APN 010-021-031-000

LANDSCAPE IRRIGATION **L.2A**
& LIGHTING SPECS
4/6/2023 MML REV 10/10/2023



N

¼"=1'0"

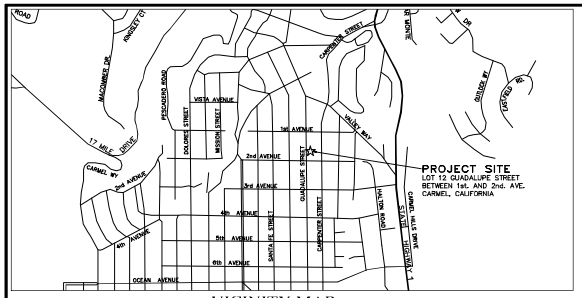
LANDSCAPE LIGHTING **L.2B**

SPECS UPPER FLOOR

4/6/2023 MML

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-2709, 831-625-3105

CRI RESIDENTIAL LOT #12
GUADALUPE ST. BETWEEN 1ST & 2ND AVE
CARMEL CA 93921
APN 010-021-031-000



VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 4,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,329 SQ.FT.
TOTAL AREA OF DISTURBANCE = 3,660 SQ.FT.

GRADING QUANTITIES:
CUT = 465 C.Y.
FILL = 0 C.Y.
NET = 465 C.Y. EXPORT

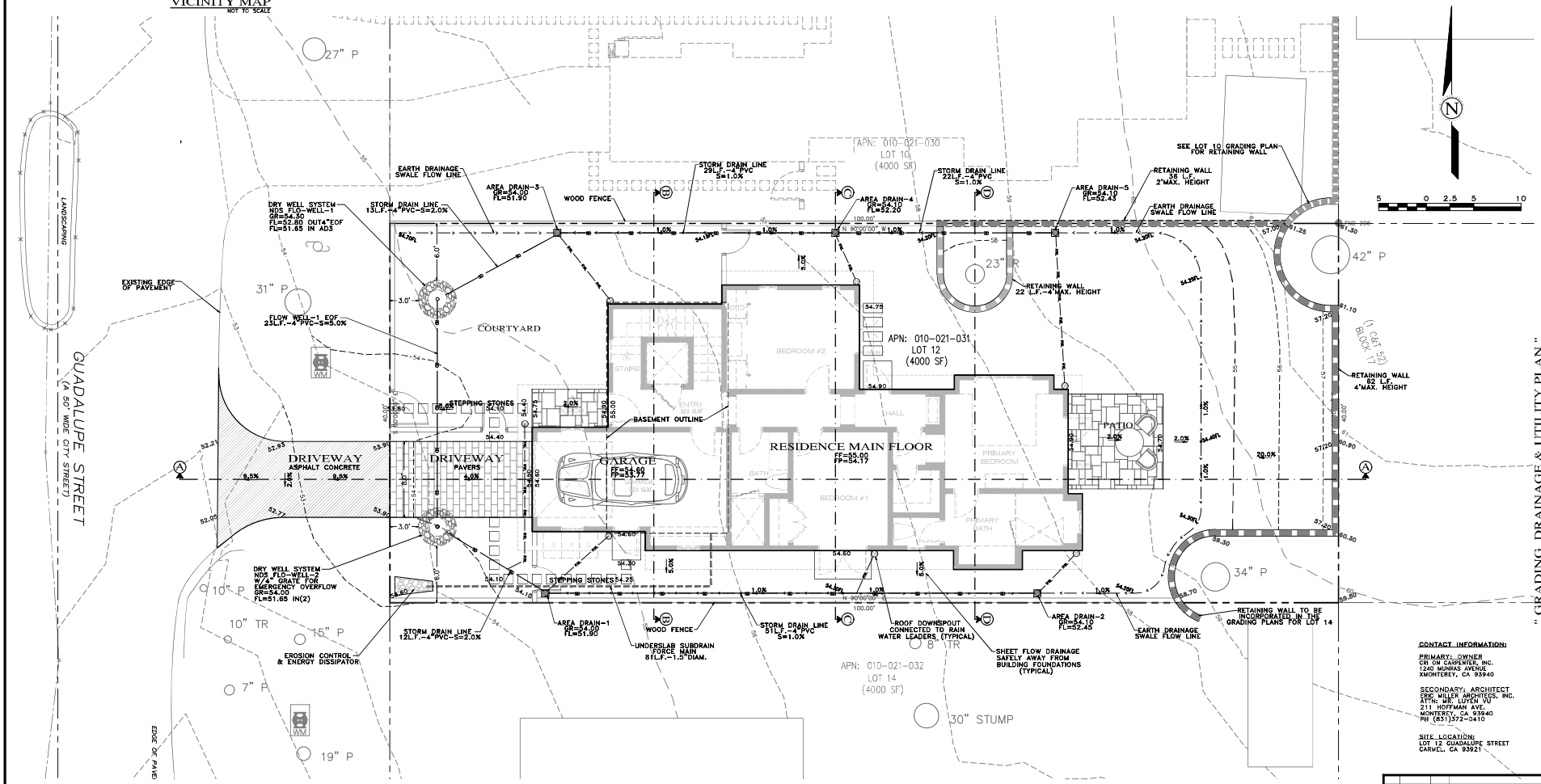
STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

INDEX TO SHEETS

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



PLAN VIEW
SCALE: 1"=5'

CONTACT INFORMATION:

PRIMARY: OWNER
CRI ON CARPENTER, INC.
1240 MUNRAS AVENUE
MONTEREY, CA 93940

SECONDARY: ARCHITECT
ERIC MILLER ARCHITECTS, INC.
ATTN: MR. LUYEN VU
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH (831)372-0410

SITE LOCATION:
LOT 12 GUADALUPE STREET
CARMEL, CA 93921

APPROVED BY:
GUY R. CHERCUTO

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

CRI RESIDENTIAL, LOT 12

A.P.N.: 010-021-031

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR:
CRI ON CARPENTER, INC.

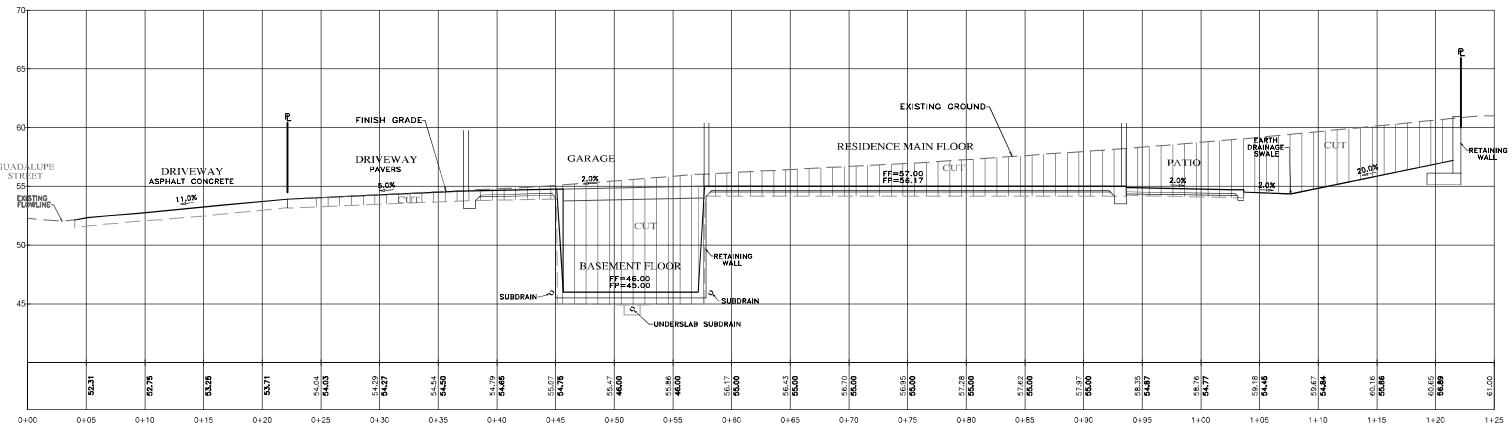
" GRADING, DRAINAGE & UTILITY PLAN "

SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-04

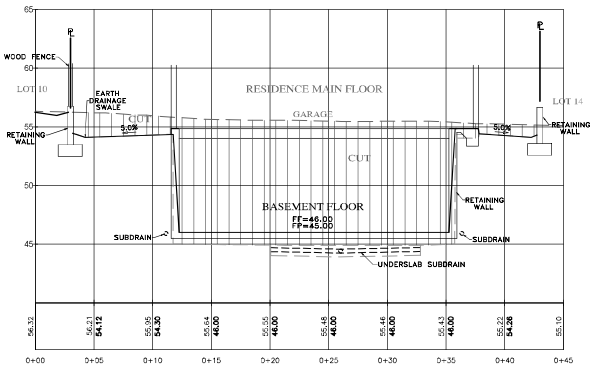
No.	DATE	BY	REVISION
	12/12/23	AWS	RELEASED TO CLIENT

SHEET C1
OF 4 SHEETS

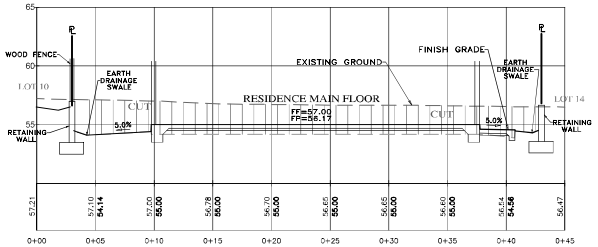
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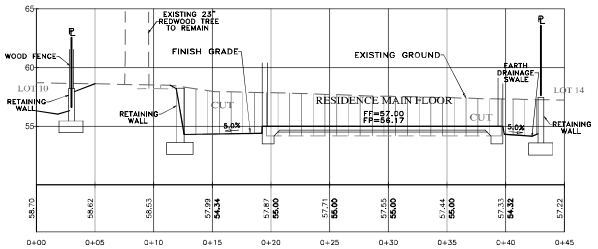
SECTION A-A
SCALE: 1"=5' H&V



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



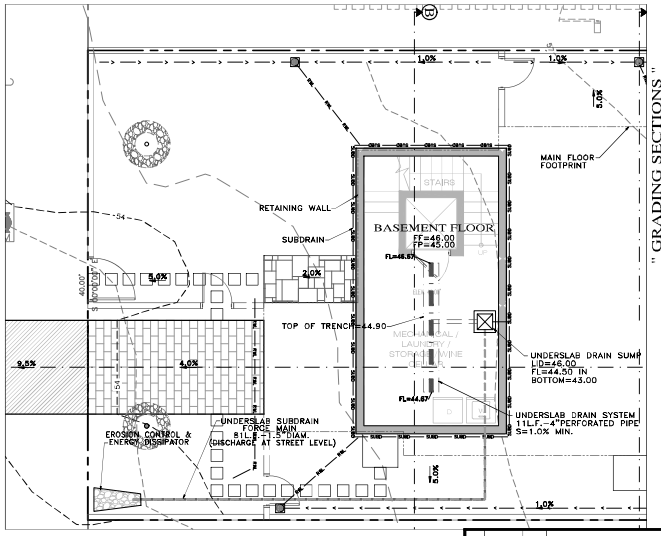
SECTION C-C
SCALE: 1"=5' H&V



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

NOTES:

- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET C1 "GRADING, DRAINAGE & UTILITY PLAN".



BASEMENT FLOOR
SCALE: 1"=5'

APPROVED BY:

CITY R.E. (GRADING)

LANDSET ENGINEERS, INC.
330-B Crazy Horse Canyon Road
Salinas, California 93907
Office: (831) 443-6776 Fax: (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

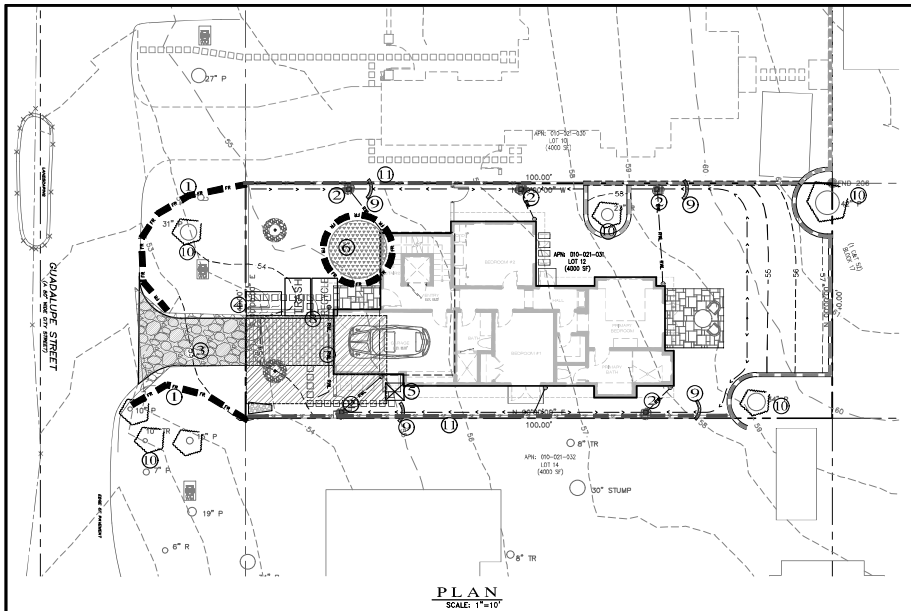
CRI RESIDENTIAL HOUSE LOT 12
A.P.N.: 010-021-031
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
CRI ON CARPENTER, INC.

SCALE: 1"=5' H&V
DATE: DECEMBER 2023
JOB NO. 2143-04

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

SHEET C2
OF 4 SHEETS

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PLAN
SCALE: 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SILTPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

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

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑤ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

⑥ STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

⑦ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

⑧ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

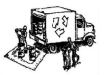
⑨ GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ¾" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑪ SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non Hazardous Materials

- ☐ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ☐ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ☐ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills or dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible, rinse to the sanitary sewer once you have gained permission, and dispose of the local wastewater treatment authority. Never pour paint down a drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a sealed container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ☐ Chemical Paint stripping residue and chips and dust from marine spars or surfaces containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ☐ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

" EROSION & SEDIMENT CONTROL PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

CRI RESIDENTIAL HOUSE LOT 12

A.P.N.: 010-021-031

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

CRI ON CARPENTER, INC

APPROVED BY:

GUY R. GRIFFIN

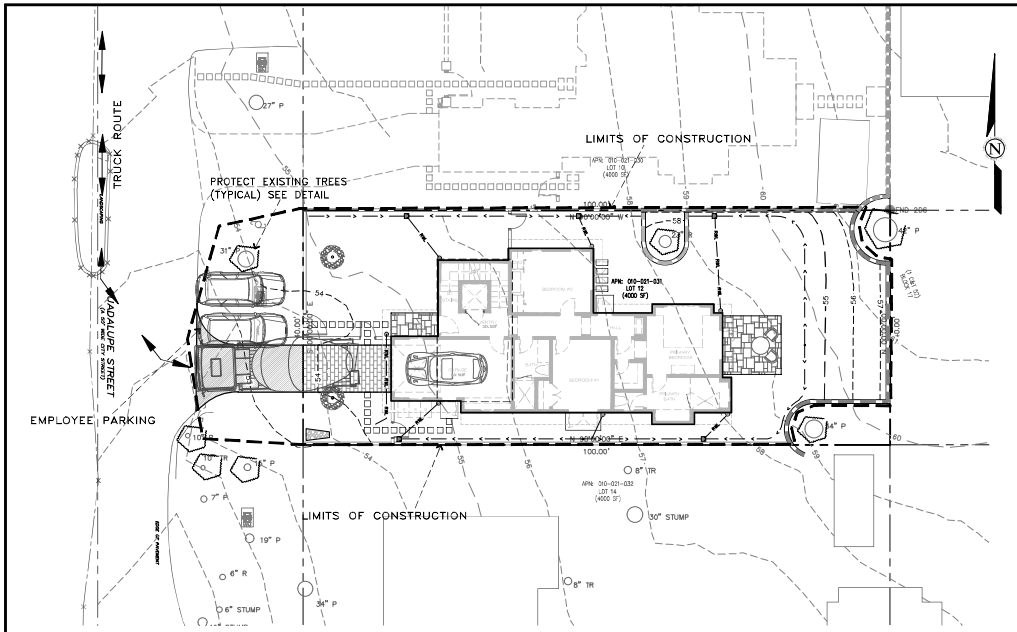
LANDSET ENGINEERS, INC.
Steven Sheppard
Salinas, California 93901
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-04

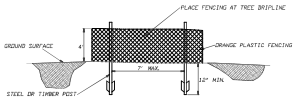
SHEET C3

OF 4 SHEETS

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



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

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

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON GUADALUPE STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET, TO FIRST AVENUE, TO GUADALUPE STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON GUADALUPE STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

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

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

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	3	2
GRADING & SOIL REMOVAL (EXPORT)	23	4
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	28	8

TRUCK TRIP GENERATION NOTES:

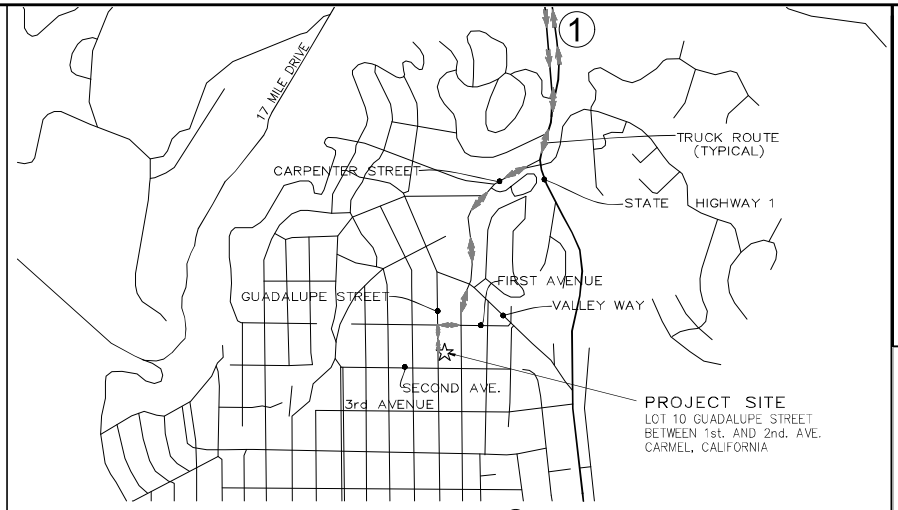
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 485 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 8 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY. THE AVERAGE BETWEEN 50 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 8 JANUARY 2024. 8 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

CRI RESIDENTIAL HOUSE LOT 12

A.P.N.: 010-021-031

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

CRI ON CARPENTER, INC.

APPROVED BY:
GUY R. GIBSON

LANDSET ENGINEERS, INC.
Civil Engineering • Surveying • Planning
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengineering.com

No.	DATE	BY	REVISION
	12/12/23	AWS	RELEASED TO CLIENT

SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-04

SHEET C4

OF 4 SHEETS

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 23-354 (Liniger)**: Consideration of a Combined Concept and Final Design Study, DS 23-354 (Liniger), for a 60-square-foot first floor addition, 373-square-foot second-floor addition with a 148-square-foot deck, and 166-square-foot expansion of an existing deck to an existing 1,282-square-foot, one-story single-family residence located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-214-026-000.

Application: DS 23-354 (Liniger) **APN:** 010-214-026-000
Block: EE **Lot:** 38
Location: Casanova Street 3 southeast of 4th Avenue
Applicant: Patrick LeMaster, Architect **Property Owner:** Lionel and Tasha Liniger

Executive Summary:

The project was previously scheduled for a Combined Concept and Final Design Study and associated Coastal Development Permit at the February 14, 2024 hearing. While the Concept Design Study was accepted by the Planning Commission, the Commission gave direction to work with the southern neighbor to address view impacts from the project. The applicant has returned with a revised design that is intended to address these view impacts, and is requesting final approval of the project through a combined hearing.

Recommendation:

Adopt a Resolution (Attachment 1) approving a combined Concept and Final Design Study for a 166-square-foot deck expansion over an existing garage as well as site work to an existing 1,282-square-foot single-family residence with a 329-square-foot attached garage located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay. APN: 010-214-026-000.

Background and Project Description:

The project site is a 4,000-square-foot lot developed with a 1,282-square-foot one-story single-family residence and a 329-square-foot lower level garage.

The applicant is proposing to construct a 166-square-foot expansion of an existing deck with and site work which will accommodate an ADU to be considered under a separate permit application. The ADU is not subject to the discretionary action of this review. There is no change is square footage to the primary dwelling under this application.

While the project initially proposed a new second story, the Planning Commission gave direction at the February 2024 hearing to work with the southern neighbor to minimize view impacts created by the proposed 2nd story. It is staff's understanding that the applicant and were not able to find an amendable design solution to the project that all interested parties could support. As such, the applicant has elected to pursue an alternative design which eliminated the proposed second floor and instead will be pursuing a ground floor ADU addition at the rear of the property.

Staff has scheduled the project for a combined concept and final details consideration based on the revised scope of work. While substantially reduced in scale, and typically would not qualify as a Track 2 project on its own, a roof deck may be referred to the Planning Commission for consideration and final approval by the Planning Commission completes the action of consideration of this application.

Staff Analysis:

***Proposed changes*:** The proposed second floor which was considered at the February 2024 hearing has been eliminated from the scope of work. The existing building form will remain as-is with no change to the total building height as viewed from the street or from the neighboring property. The scope of work now includes the previously proposed roof deck over the garage, a new ground floor accessory dwelling unit (ADU) at the rear (under separate permit), interior work, and minor associated alterations. There will no be no view impacts as the existing building height is maintained.

Finish Details: Where minor alterations are proposed to the building (window replacements, skylight removal, door removal), all finishes and materials will match the existing building, including plaster (beige), fire-treated cedar shingles, and wood windows and doors (sage green).

The new deck will be bound by a glass guardrail with a wood cap, and the doors and windows facing onto the existing deck will be removed and replaced with a new set of aluminum clad 4 panel stacked doors to be located within the same rough opening.

The project is consistent with the Residential Design Guidelines pertaining to finish materials.

Exterior Lighting: Residential Design Guideline 11.8 states, *Preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways, and patio. Point lights downward to reduce glare and avoid "night pollution." Local and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street.*

The applicant proposes exterior recessed deck lighting using a maximum of 50 lumens. Existing lighting is not shielded and is therefore not consistent with the Residential Design Guidelines. Given the scope of work (e.g., construction requiring relocation of some light fixtures), Condition of Approval 12 requires the installation of shielded, down facing lights or new, replaced, or relocated fixtures.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include minor alterations to private structures involving negligible or no expansion of the existing single-family use. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY FOR A 166-SQUARE FOOT EXPANSION OF AN EXISTING DECK TO AN EXISTING 1,282-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE LOCATED AT CASANOVA STREET 3 SOUTHEAST OF 4TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-214-026.

WHEREAS, on November 10, 2023, Patrick LeMaster ("Applicant") submitted an application on behalf of Lionel and Tasha Liniger ("Owners") requesting approval of Track 2 Design Study application DS 23-354 (Liniger) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant submitted an application to construct a 60-square foot first floor addition, 373-square foot second-floor addition with a 148-square foot deck, and 166-square foot expansions of an existing deck; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, CMC Section 17.58.040.B, Step Three: Final Details Review, allows the Director to authorize concept and final details review to occur at the same meeting for projects involving additions or limited changes to non-historic structures; and

WHEREAS, on February 14, 2024, the Planning Commission held a combined Concept and Final Design Study hearing to consider the Application; and

WHEREAS, while the Concept Design Study was accepted by the Commission, the Commission gave direction to the applicant to work with the southern neighbor to address view impacts created by the proposed 2nd story; and

WHEREAS, the applicant has elected to pursue an alternative design which eliminated the proposed second floor thus eliminating the view concerns raised by the southern neighbor; and

WHEREAS, the applicant has returned with a revised design and is requesting approval of the project; and

WHEREAS, while substantially reduced in scale, and typically would not qualify as a Track 2 project on its own, a roof deck may be referred to the Planning Commission for consideration and final approval by the Planning Commission completes the action of consideration of this application; and

WHEREAS, on August 30, 2024, notice of a September 11, 2024 public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined Concept and Final Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	

2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, staff has indicated whether the application, as proposed or conditioned, supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study DS 23-354 (Liniger) for a 166-square foot expansion of an existing deck to an existing 1,282-square foot one-story single-family residence located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-214-026, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study DS 23-354 (Liniger) for a 166-square foot expansion of an existing deck to an existing 1,282-square foot one-story single-family residence located at Casanova Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-214-026 as depicted in the plans prepared by Lx Design Studio as approved by City of Carmel-by-the-Sea Planning Commission on September 11, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for

	reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** If requested by the Community Planning and Building Department, a State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135)
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where

	inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** New, replaced, or relocated exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.
13.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
14.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to the issuance of a demolition permit.
15.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
16.	**Truck Haul Route.** Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary

	traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
17.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
18.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
19.	**Landscape Plan.** If proposed, all new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.
20.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
21.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
22.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required

	unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.
ENVIRONMENTAL COMPLIANCE CONDITIONS	
23.	**Drainage Plan.** If required by the Building Division or Public Works Department, prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately, and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
24.	**BMP Tracking Form.** If required by the Building Division or Public Works Department, prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
25.	**Erosion and Sediment Control Plan.** If required by the Building Division or Public Works Department, prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
SPECIAL CONDITIONS	
26.	**Condition of Approval Acknowledgement.** The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit. A signed copy of the acknowledgement shall also be printed in the building plan set.
27.	**Building Eaves.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Community Development Department, demonstrating that all eaves within 2 feet of a property line are no more than 4 inches and have solid blocking

	underneath.
28.	**Lighting Locations.** No more than a single wall sconce be located at any single building entry unless otherwise required by the Building Code to preserve low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.
29.	**Removed Site Coverage.** Unless otherwise expressly noted on the approved site plan, all areas where site coverage is proposed to be removed shall be replaced with landscaping or woodchip. New or replacement improvements that would otherwise count as site coverage (gravel, decomposed granite, etc) shall not be authorized. Prior to building permit issuance, the site plan/landscape plan shall be revised to reflect that the removed site coverage shall be replaced with woodchips or new landscaping (new landscaping shall comply with Condition of Approval #20). All site coverage required to be removed shall be removed prior to final inspection. Any new landscaping shall be installed prior to final inspection.
30.	**Construction Management Plan**. Prior to building permit issuance the applicant shall submit a Construction Management Plan for review and approval by the Community Planning and Building Department.

Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date

_____	_____	_____
Applicant Signature	Printed Name	Date

Once signed, please email to ekort@ci.carmel.ca.us

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary



Attachment 2

ARCHAEOLOGICAL & CULTURAL NOTE

ALL NEW CONSTRUCTION INVOLVING EXCAVATION SHALL IMMEDIATELY CEASE IF CULTURAL RESOURCES ARE DISCOVERED ON THE SITE, AND THE APPLICANT SHALL NOTIFY THE COMMUNITY PLANNING & BUILDING DEPARTMENT WITHIN 24 HOURS. WORK SHALL NOT BE PERMITTED TO RECOMMENCE UNTIL SUCH RESOURCES ARE PROPERLY EVALUATED FOR SIGNIFICANCE BY A QUALIFIED ARCHAEOLOGIST. IF THE RESOURCES ARE DETERMINED TO BE SIGNIFICANT, PRIOR TO RESUMPTION OF WORK, A MITIGATION AND MONITORING PLAN SHALL BE PREPARED BY A QUALIFIED ARCHAEOLOGIST AND REVIEWED AND APPROVED BY THE COMMUNITY PLANNING AND BUILDING DIRECTOR. IN ADDITION, IF HUMAN REMAINS ARE UNEARTHED DURING EXCAVATION, NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN AN DISTRIBUTION PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE (PRC) SECTION 5097.98.

PROJECT TEAM

OWNER:	LIONEL & TASHA LINIGER Casanova 3 S.E. of 4th, Carmel-by-the-sea, CA. 93921
ARCHITECT:	Lx Design Studio 3771 Rio Road Suite 101 - A Carmel, Ca 93923 Phone: 831-293-8691 E-mail: patrick@lxdesignstudio.com Contact: Patrick LeMaster, AIA, Leed AP
STRUCTURAL:	T.B.D.
GENERAL CONTRACTOR:	T.B.D.

Design Studio
ARCHITECTURE + PLANNING
3771 Rio Road - Suite 101A
Carmel CA 93923
(PH) 206.427.3539
lxdesignstudio.com

LICENSED ARCHITECT — PATRICK LEMASTER — NO. C-28415 — EXP. 05/25 — STATE OF CALIFORNIA

SHEET INDEX

SHEET NO.	SHEET NAME	PLANNING PERMIT 11.10.23	REVISED PLANING 08.26.24
GENERAL INFORMATION			
G1.00	COVER SHEET- GENERAL INFO	•	•
G1.10	GENERAL NOTES	•	•
G3.10	CAL GREEN	•	•
G3.11	CAL GREEN	•	•
G5.10	CONSTRUCTION MGMNT	•	•
G5.11	CONSTRUCTION MGMNT - STORM WATER MGMNT	•	•
G5.12	CONSTRUCTION MGMNT - STORM WATER MGMNT	•	•
CIVIL			
C1.00	SURVEY	•	•
ARCHITECTURE			
A1.00	EXISTING/ PROPOSED SITE PLAN	•	•
A2.01	EXISTING/ DEMOLITION PLAN	•	•
A2.11	PROPOSED 1ST FLOOR & ADU PLAN	•	•
A2.12	EXISTING & PROPOSED ROOF PLAN	•	•
A3.01	EXISTING EXTERIOR ELEVATIONS	•	•
A3.20	PROPOSED EXTERIOR ELEVATIONS	•	•
A3.21	PROPOSED EXTERIOR ELEVATIONS	•	•
A6.00	DOOR AND WINDOW SCHEDULE	•	•
LANDSCAPE			
L1.00	LANDSCAPE / EXTERIOR LIGHTING PLAN	•	•

SCOPE OF WORK

THE PROJECT CONSISTS OF:

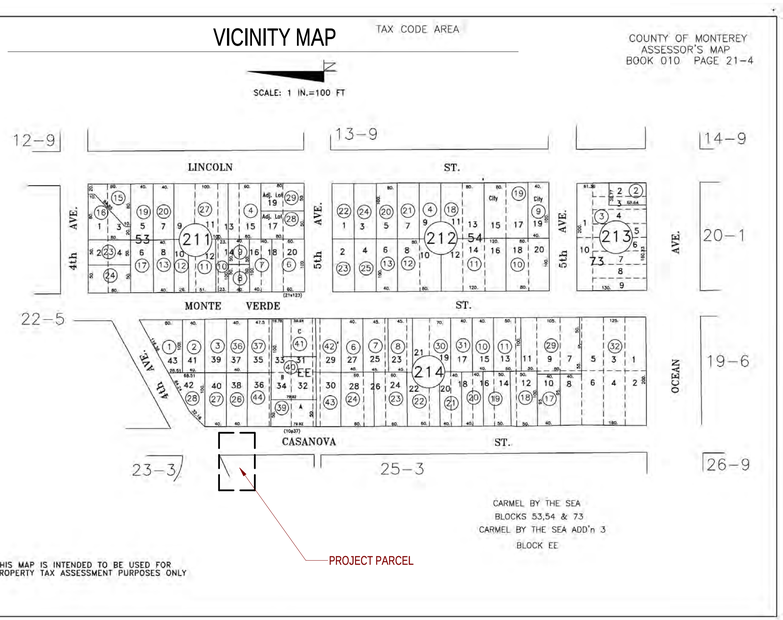
- ADU ADDITION OF 436 S.F.
- 166 S.F. DECK EXPANSION OVER THE EXISTING GARAGE.

VICINITY MAP

TAX CODE AREA

COUNTY OF MONTEREY ASSESSOR'S MAP BOOK 010 PAGE 21-4

SCALE: 1 IN.=100 FT



THIS MAP IS INTENDED TO BE USED FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY

SITE COVERAGE

SITE COVERAGE (EXISTING)

Name	Area	Hardscape Type	Comments
(E) GRAVEL (TO BE REMOVED)	125 SF	(E) GRAVEL	PERVIOUS
(E) PAVERS WITH GRAVEL (TO BE REMOVED)	425 SF	(E) GRAVEL WITH PAVERS	PERVIOUS
(E) HARDSCAPE	525 SF	(E) HARDSCAPE	IMPERVIOUS
(E) HARDSCAPE TO BE REMOVED	179 SF	(E) HARDSCAPE TO BE REMOVED	IMPERVIOUS
(E) RETAINING WALLS	50 SF	(E) RETAINING WALLS	IMPERVIOUS
(E) DRIVEWAY SANDSET PAVERS	276 SF	(E) SAND SET PAVERS	PERVIOUS
(E) WOOD DECK & STAIRS (TO BE REMOVED)	23 SF	(E) WOOD DECKING	PERVIOUS
Grand total	1604 SF		

SITE COVERAGE (PROPOSED)

Name	Area	Hardscape type	Comments
(E) DRIVEWAY SANDSET PAVERS	254 SF	(E) SAND SET PAVERS	PERVIOUS
(E) HARDSCAPE	513 SF	(E) HARDSCAPE	IMPERVIOUS
(E) RETAINING WALLS	12 SF	(E) RETAINING WALLS	IMPERVIOUS
Grand total: 5	780 SF		

MISCELLANEOUS

WATER SOURCE	CAL AM
SEWER SYSTEM	PUBLIC SEWER
TREES TO BE REMOVED	NONE

BUILDING AREA

GROSS BLDG AREA (EXISTING)

(E) GARAGE	329 SF
(E) 1ST FLOOR	1282 SF
GRAND TOTAL	1611 SF

GROSS BLDG AREA (PROPOSED)

EXISTING GARAGE	329 SF
EXISTING 1ST FLOOR	1282 SF
GRAND TOTAL	1611 SF

ADU ADDITION

Name	Area
LEVEL 1 - ADU ADDITION	436 SF
Grand total	436 SF

BUILDING CODE INFO

OCCUPANCY TYPE R3 - SINGLE FAMILY RESIDENCE

TYPE VB - CONSTRUCTION

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA RESIDENTIAL CODE (CRC),
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS

GRADING ESTIMATES

GRADING CUT	21 CU.YDS.
GRADING FILL	0 CU.YDS.
GRADING NET CUT OR FILL	21 CU.YDS - CUT

ZONING INFORMATION

PROPERTY ADDRESS	CASANOVA 3 S.E. OF 4TH, CARMEL-BY-THE-SEA, CA. 93921
APN:	010-214-026-000
ZONING	R-1
LOT SIZE	4000 SF
MAX BUILDING HEIGHT	24'
SETBACKS:	
FRONT:	15'
COMPOSITE SIDE SETBACK REQ'D	10'
	3' SETBACK PROVIDED ALONG NORTH SIDE PROPERTY LINE
	3' SETBACK PROVIDED ALONG SOUTH PROPERTY LINE
REAR :	
	15' >15'H 3'<15'H

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale:
Job: 2305

Sheet
COVER SHEET- GENERAL INFO

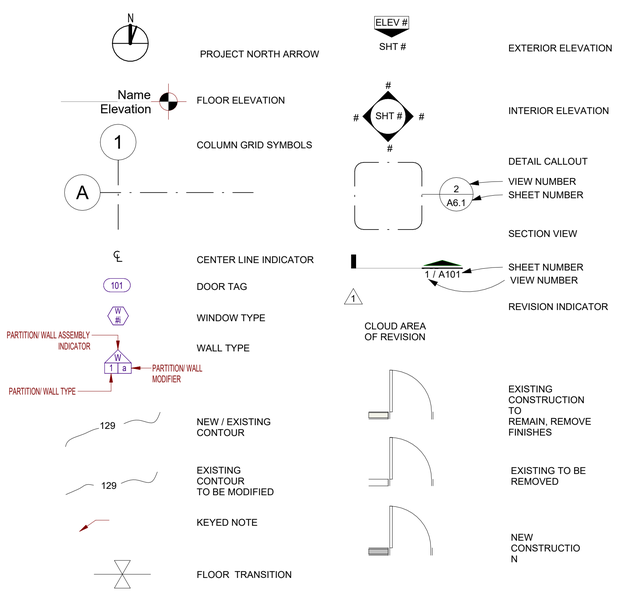
G1.00

8/26/2024 3:19:31 PM

ABBREVIATIONS

&	AND	E	EAST	IB	IMPERIAL BOARD	R	RADIUS / RISER
<	ANGLE	(E)	EXISTING	I.D.	INSIDE DIAMETER	R.A.	RETURN AIR
@	AT	EA.	EACH	IN.	INCHES	R.D.	ROOF DRAIN
"	DIAMETER	E.J.	EXPANSION JOINT	INSL.	INSULATION	REF.	REFRIGERATOR
2CP	2 COAT PLASTER	EL.	ELEVATION	INV.	INVERT	REINF.	REINFORCED
3CP	3 COAT PLASTER	ELEC.	ELECTRICAL			RES.	RESIN
		ELEV.	ELEVATOR	JAN.	JANITOR	REV.	REVISED(ION)
AB.	AGGREGATE BASE	EMER.	EMERGENCY	JT.	JOINT	REQD.	REQUIRED
A.B.T	ANCHOR BOLT	E.M.R	ELEVATOR MACHINE RM.			RM.	ROOM
AC.	AIRCONDITIONER	ENCL.	ENCLOSURE, ENCLOSED	L	ANGLE	R.O.	ROUGH OPENING
ACD.	ACCESS DOOR	ENGR.	ENGINEER	LB.	POUND		
ACT.	ACOUSTIC TILE	ENTR.	ENTRANCE	LG.	LONG, LENGTH	S	SOUTH
AD.	AREA DRAIN	EQ.	EQUAL	LAM.	LAMINATE(ION)	SAFB	SOUND ATTENTUATION FIRE BLANKET
A.D.A	AMERICANS WITH	EQP.	EQUIPMENT	LAV.	LAVATORY	SC.	SEALED CONCRETE SOLID CORE
	DISABILITIES ACT	EST.	ESTIMATE	LLH	LONG LEG HORZ.	SCH.	SCHEDULE
ADJ.	ADJUSTABLE	EX.	EXISTING	LLV	LONG LEG VERT.	SCP	SKIM COAT PLASTER
A.F.F.	ABOVE FINISH FLOOR	EXH.	EXHAUST	LT(G)	LIGHT(ING)	SEC.	SECTION
AL.	ALUMINUM	EXP.	EXPANSION	LVR.	LOUVER	S.F.	SQUARE FEET
ANOD.	ANODIZED	EXT.	EXTERIOR			SHT.	SHEET
A.P.	ACCESS PANEL			MACH.	MACHINE	SIG.	SOUND INSULATING GLASS
ARCH.	ARCHITECTURAL	F.A.I.	FRESH AIR INTAKE	MAX.	MAXIMUM	SIM.	SIMILAR
AVG.	AVERAGE	F.D.	FLOOR DRAIN	MECH.	MECHANICAL	SIP	Structural Insulated Panel
		FDN.	FOUNDATION	MEMB.	MEMBRANE	S.J.	SCORED JOINT
BO.	BOARD	F.E.	FIRE EXTINGUISHER	MEZZ.	MEZZANINE	SPKLR.	SPRINKLER
BITUM.	BITUMINOUS	FF	FINISH FLOOR OR FINISHED FACE	MFR.	MANUFACTURER	SPKR.	SPEAKER
BLDG.	BUILDING	F.G.	FINISH GRADE	MH.	MAN HOLE	SQ.	SQUARE
BLK.	BLOCKING	FGL.	FIBERGLASS	MIN.	MINIMUM	S.S.	STAINLESS STEEL
BM.	BEAM	F.H.	FIRE HYDRANT, FLAT HEAD	MISC.	MISCELLANEOUS	SIM.	SEE MANUFACTURERS INSTRUCTIONS
B.M.	BENCH MARK	F.H.C.	FIRE HOSE CABINET	M.O.	MASONRY OPENING	SED	SEE ENGINEERING DRAWINGS
B.O.	BOTTOM OF	FIN.	FINISH	MTD.	MOUNTED	SSD	SEE STRUCTURAL DRAWINGS
BR.	BRASS	FLR.	FLOOR	MTG.	MEETING	ST.	STONE TILE / STONE
BRK.	BRICK	FL.	FLUORESCENT	MTL.	METAL	STL.	STEEL
B.S.	BOTH SIDES	F.O.	FACE OF			STC.	SOUND TRANSMISSION COEFFICIENT
BSMT.	BASEMENT	F.O.C.	FACE OF CONC.	N	NORTH	STD.	STANDARD
B.U.R.	BUILT-UP ROOF	F.O.M.	FACE OF MASONRY	NAT.	NATURAL	STOR.	STORAGE
		F.O.S	FACE OF STUD	N.I.C.	NOT IN CONTRACT	STRUCT	STRUCTURAL
CAB.	CABINET	F.P.	FIRE PROOFING	NO.	NUMBER	SUSP.	SUSPENDED
CAP.	CAPACITY	FR.	FRAME / FIRE RATED	NOM.	NOMINAL	SW.	STAINED WOOD
CAT.	CATALOG	F.S.	FULL SIZE/SCALE	NRC	NOISE REDUCTION		
C.C.F.I.	CLOSED CELL	FT.	FOOT/FEET		COEFFICIENT	T	TREAD
	FOAM INSULATION	FTG.	FOOTING	N.T.S.	NOT TO SCALE	TB.	TILE BACKER BOARD
C.B.	CATCH BASIN	FXTR.	FIXTURE			T.C.	TERRA COTTA
CE.	CEDAR	GA.	GAUGE	O/	OVER	TEL.	TELEPHONE
CEM.	CEMENTITOUS	GALV.	GALVANIZED	O.C.	ON CENTER	TEMP.	TEMPORARY
CER.	CERAMIC	G.C.	GENERAL CONTRACTOR	O.D.	OUTSIDE DIAMETER	TERR.	TERRACE
CFM.	CUBIC FEET/MIN.	GEN.	GENERAL	OFF.	OFFICE	T&G	TONGUE AND GROOVE
C.I.	CAST IRON	GFCI.	GROUND FAULT	O.H.	OPPOSITE HAND	THK.	THICK
C.L.	CENTERLINE		CIRCUIT INTERRUPTER	OPG.	OPENING	THRU.	THROUGH
CLG.	CEILING	G.I.	GALVANIZED IRON	OPP.	OPPOSITE	TMPD	TEMPERED
CLOS.	CLOSET	GL.	GLASS	OVHD.	OVERHEAD	(T)	TEMPERED
CLR.	CLEAR	GLM	GLUELAM			T.O.P.	TOP OF PLATE
CLW.	CLEAR FINISH WOOD	GLZ	GLAZING			T.O.S	TOP OF SLAB
C.J.	CONTROL JOINT	GMT.	GLASS MOSAIC TILE	PERF.	PERFORATED	T.O.W.	TOP OF WALL
CMU.	CONC. MASONRY UNIT	GR.	GRADE	PL.	PLATE	T.S.S.	TOP OF STRUCTURAL STEEL
CNTR.	COUNTER	GT.	GLASS TILE	PLAS.	PLASTER	TYP.	TYPICAL
C.O.	CLEANOUT	GWB.	GYPSUM WALL BOARD	PLBG.	PLUMBING	TZ	TERRAZZO
CONF.	CONFERENCE	GYP.	GYPSUM	PLG.	PANELING		
COL.	COLUMN			PLY	PLYWOOD	UNF.	UNFINISHED
COMM.	COMMUNICATION	HC.	HOLLOW CORE	PM.	PERF. MTL.	U.N.O	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	HD(R)	HEAD(ER)	POL.	POLISH(ED)	UPD.	UPHOLSTERED
CONST.	CONSTRUCTION	HDWD.	HARDWOOD	PR.	PAIR		
CONT.	CONTINOUS	HDWR.	HARDWARE	PT.	PAINTED	VENT.	VENTILATION
CORR.	CORRIDOR	H.M.	HOLLOW MTL.	PTN.	PARTITION	VERT.	VERTICAL
CPT.	CARPET	HORZ.	HORIZONTAL	PW.	PAINTED WOOD	VEST.	VESTIBULE
CRS.	COURSE	HR.	HOUR			VIF.	VERIFY IN FIELD
CT.	CERAMIC TILE	H.S.	HEADED STUD	QT.	QUARRY TILE	V.R.	VENEER PLASTER
CTR.	CENTER	HT.	HEIGHT	QTY.	QUANTITY	V.P.	VENETIAN PLASTER
CW	COLD WATER	HTG.	HEATING				
		HTR.	HEATER			W	WIDE, WIDTH
DBL.	DOUBLE	HVAC	HEATING VENTILATION			W(O)	WITH (OR WITHOUT)
DEMO	DEMOLITION		& AIR CONDITIONING			WA.	WALNUT
DET.	DETAIL	HW	HOT WATER			W.C.	WATER CLOSET
DF.	DOUGLAS FIR					WD.	WOOD
DIA.	DIAMETER	IB	IMPERIAL BOARD			WDW.	WINDOW
DIAG.	DIAGONAL	I.D.	INSIDE DIAMETER			WLP.	WALL PAPER
DIM.	DIMENSION	IN.	INCHES			W.P.	WATERPROOFING
DKG.	DECKING	INSL.	INSULATION			WT.	WEIGHT
DN.	DOWN	INV.	INVERT			W.R.B.	WATER RESISTIVE BARRIER
D.O.	DOOR OPENING						
DR.	DOOR	JAN.	JANITOR			YD	YARD
D.S.	DOWNSPOUT	JT.	JOINT				
DTL.	DETAIL						
DWG.	DRAWING						

ARCHITECTURAL SYMBOLS



ELECTRICAL NOTES

1. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL 120-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, BATHROOMS, AND GARAGES SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT INTERRUPTER PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI. [210-12 (B)]
2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
3. ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC.) SHALL BE TAMPER-RESISTANT (TR).
4. RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
5. COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
6. COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
7. ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
8. DWELLING UNIT RECEPTACLE OUTLETS. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 ' FROM A RECEPTACLE OUTLET, ANY SPACE 2 ' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18 " OF WALL. [210-52 (A)]
9. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION REQUIRED AT; BATHROOMS; GARAGES AND ACCESSORY BUILDINGS; OUTDOORS; CRAWL SPACES; UNFINISHED BASEMENTS, KITCHENS, AND LAUNDRY.
10. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3'-0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION.
11. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CEC 210.12(A)]
12. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CEC 410.10(D)]
13. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2016 CERTIFIED AND LABELED. [CENC 150.0(K)1A]
14. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR.
15. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. ONLY JA8-2016-E CERTIFIED AND MARKED LIGHT SOURCE. RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. [CENC 150(K)1C]
16. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC 150(K)2B]
17. FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.

MECHANICAL NOTES

1. EACH BATHROOM CONTAINING A BATH TUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED AT A RATE OF 50 CFM. VENTILATION SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING ENVELOPE.
2. BATHROOM EXHAUST FANS SHALL BE PROTECTED BY BACKDRAFT PREVENTION DEVICES.
3. BATHROOM EXHAUST FANS SHALL BE PROVIDED WITH HUMIDITY CONTROLS.
4. EXHAUST SYSTEMS SHALL TERMINATE A MINIMUM OF 3 ' FROM PROPERTY LINES, DOORS, OPERABLE WINDOWS ANDSKYLIGHTS, ATTIC VENTS AND SIMILAR BUILDING OPENINGS.
5. THE KITCHEN EXHAUST SYSTEM SHALL BE DUCTED WITH A SMOOTH METAL INTERIOR DUCT, VENTED TO THE OUTDOORS, HAVE A MINIMUM EXHAUST RATE OF 100 CFM AND BE PROVIDED WITH A BACK -DRAFT DAMPER.

PLUMBING NOTES

1. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [CPC 408.3]
2. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
4. MAX. PLUMBING FIXTURE FLOW RATES SHALL BE:

A. SHOWER HEADS	1.8 GMP @ 80 PSI
B. LAVATORY FAUCETS	MAX, 1.2 GMP @ 60 PSI
	MIN , 0.8 GMP @ 20 PSI
C. KITCHEN FAUCETS	1.8 GPM @ 60 PSI
D. WATER CLOSET	1.28 GAL/ FLUSH

FIRE DEPARTMENT NOTES:

FIRE007 - DRIVEWAYS (ONLY APPLIES TO MONTEREY COUNTY)
DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED,WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONALDRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL LONG WITH A MINIMUM 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD / T IS USED, THE TOP OF THE " T " SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE008 - GATES (ONLY APPLIES TO MONTEREY COUNTY)
ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

FIRE011 - ADDRESSES FOR BUILDINGS (ONLY APPLIES TO MONTEREY COUNTY)
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS -(STANDARD)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 30 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE025 - SMOKE ALARMS– (SINGLE FAMILY DWELLING)•
WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)•
ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

GENERAL NOTES

EQUIPMENT

Attachment 2

1. DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS, TYPICALLY THE FIRST MANUFACTURER LISTED UNDER "ACCEPTABLE MANUFACTURERS" IN THE SPECIFICATIONS. THE SIZES, LOCATIONS FOR MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN ON THE DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY.
2. SINCE DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE ACTUALLY INCORPORATED INTO THE WORK AND THE SIZES, LOCATIONS FOR MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON THE EXACT MANUFACTURER 'S MODEL FURNISHED, THE CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESSES FOR RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND COORDINATING CHANGES TO OTHER MATERIALS, PRODUCTS OR ASSEMBLIES THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
3. THE SIZES, LOCATION FOR MOUNTINGS AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN IN THE DRAWINGS ARE FOR ILLUSTRATION ONLY. ALL CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON EXACT MANUFACTURER 'S MODEL FURNISHED. THE CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT DIMENSIONS RELATING TO THE SIZE OF EACH ITEM OF EQUIPMENT, THE LOCATIONS OF ALL MOUNTINGS AND ATTACHMENTS, AND FOR ALL UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT. IF THE SELECTED PRODUCT RESULTS IN STRUCTURAL CHANGES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENGINEERING THE CHANGE AND FOR ALL RELATED COSTS.

FIELD CONDITIONS

1. PRIOR TO START OF WORK, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND/OR PROPERTY DURING THE PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ACTUAL FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THE WORK INDICATED IN THE CONTRACT DOCUMENTS OR THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK. IF WORK CANNOT BE PERFORMED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. WORK PERFORMED AFTER SUCH DISCOVERY, UNLESS AUTHORIZED BY THE ARCHITECT, SHALL BE DONE AT THE CONTRACTOR 'S RISK.
2. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL THOROUGHLY INSPECT EXISTING CONDITIONS TO DETERMINE THE CONDITION OF THE WORK ALREADY IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING CONDITION OR EQUIPMENT THAT IS INTENDED TO REMAIN IN PLACE IF DAMAGED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THAT ALL EMBEDDED ITEMS AND MATERIALS ARE IN PLACE AND SECURELY ANCHORED PRIOR TO POURING CONCRETE.
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, BASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, PLUMBING FIXTURES, DUCTS, PIPING, CONDUIT, FINISH HARDWARE, ETC.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION.
6. CUTTING, BORING OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS SHALL BE ALLOWED ONLY WHEN SO DETAILED IN THE DRAWINGS OR WHEN REVIEWED AND ACCEPTED BY THE PROJECT 'S STRUCTURAL ENGINEER OF RECORD.

DEFINITIONS

1. THE CONTRACTOR IS THE PERSON OR ENTITY IDENTIFIED AS SUCH IN THE OWNER/CONTRACTOR AGREEMENT AND MEANS THE GENERAL CONTRACTOR OR AT RISK CONSTRUCTION MANAGER, HIS AUTHORIZED REPRESENTATIVE, AND/OR HIS COLLECTIVE SUB-CONTRACTORS. THE CONTRACTOR IS REFERRED THROUGHOUT THE CONTRACT DOCUMENTS AS IF SINGULAR IN NUMBER AND MASCULINE IN GENDER.
2. THE TERM "ALIGN" REFERS TO LOCATING DIFFERENT COMPONENTS OF CONSTRUCTION TO PROVIDE A FLUSH, STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
3. THE TERM "AS REQUIRED" REFERS TO COMPONENTS THAT MAY BE REQUIRED TO COMPLETE THE NOTED SYSTEM INDICATED IN THE PROJECT DOCUMENTS.
4. THE TERM "HOLD" SHALL BE APPLY TO DIMENSIONS CONSIDERED AS ABSOLUTE AND USED FOR LAYOUT AND CONTROL, UNLESS OTHERWISE DIRECTED BY ARCHITECT.
5. WHERE WORK OR EQUIPMENT IS INDICATED AS "N.I.C." (NOT IN CONTRACT), SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO ACCOMMODATE SUCH INSTALLATION.
6. THE TERM "SIMILAR" REFERS TO COMPARABLE CHARACTERISTICS FOR THE ELEVATION, DETAIL NOTED OR FOR A SPECIFIC CONDITION SUCH THAT A COMPLETE SYSTEM AND COMPONENT SHALL BE PROVIDED.
7. THE TERM "TYPICAL" REFERS TO COMPARABLE CONDITIONS TO WHICH THE DETAIL, ELEVATION, NOTE, OR REQUIREMENT SHALL APPLY WHETHER GRAPHICALLY REPRESENTED OR NOT. WHEN A DETAIL OR NOTE IS IDENTIFIED AS TYPICAL ("TYP"), CONTRACTOR SHALL APPLY THIS DETAIL OR NOTE TO EVERY LIKE CONDITION, WHETHER MIRRORED OR SHOWN IN OPPOSITE HAND, AND WHETHER OR NOT THE REFERENCE IS REPEATED IN OTHER INSTANCES.
8. THE TERM "VERIFY" REFERS TO A CONDITION WHICH MUST BE CONFIRMED PRIOR TO PROCEEDING WITH THE ORDERING OF MATERIAL OR THE FABRICATION AND INSTALLATION OF A COMPONENT.
9. ABBREVIATIONS THROUGHOUT THE DOCUMENTS COMPLY WITH DOCUMENT ABBREVIATION LIST OR ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
10. THE TERM "P.T." REFERS TO PRESSURE TREATED LUMBER.

GENERAL

1. CONTRACTOR SHALL OBTAIN A 8-1-1 DIG ALERT TICKET PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES AS RECD FOR NEW WORK.

CONFLICTS

1. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Attachment 2

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.

❑ Contaminated Soils

❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:

- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- ❑ Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días.
- ❑ Use (pero no abuse) agua reclamada para controlar el polvo.

Materiales peligrosos

- ❑ Póngalos etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del condado, del estado y federales.
- ❑ Ponga los materiales y residuos peligrosos en contenedores que no pierdan, póngalos luego en contenedores secundarios apropiados y cúbralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
- ❑ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
- ❑ Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.

Manejo de residuos

- ❑ Cubra bien con lonas impermeables los contenedores con residuos peligrosos al terminar cada día de trabajo, y durante la temporada de lluvias.
- ❑ Chequee los contenedores de residuos. Nunca use una manguera para lavar un contenedor de basura en el sitio de construcción.
- ❑ Limpie o reemplace los excusados portátiles e inspeccionelos con frecuencia para controlar pérdidas o derrames.
- ❑ Deshágase correctamente de todos los residuos y de la basura. Recicle los materiales y residuos que puedan ser reciclados (como asfalto, concreto, materiales agregados de base como grava y arena, madera, tablones de yeso, caños, etc.).
- ❑ Deshágase de los residuos líquidos como pinturas, diluyentes, solventes, colas y líquidos de limpieza considerándolos como residuos peligrosos.

Entradas y perímetros de los sitios de construcción

- ❑ Establezca y mantenga control efectivo de los perímetros y estabilice todas las entradas y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.
- ❑ Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con manguera las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.



MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

Mantenimiento y estacionamiento

- ❑ Designe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.
- ❑ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
- ❑ Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen.
- ❑ Si es necesario lavar los vehículos o equipos en el sitio de construcción, limpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuáticas (lagos, arroyos, etc.).
- ❑ No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, desgrasadores, equipo de limpieza en seco, etc.

Prevención y control de derrames

- ❑ Mantenga a mano en el sitio de construcción, y en todo momento, los materiales para limpiar derrames (trapos, absorbantes, etc.).
- ❑ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recoger el líquido que pierda hasta que pueda hacer las reparaciones.
- ❑ Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza.
- ❑ No lave con mangueras las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, asserín de cajas sanitarias para gatos o trapos).
- ❑ Barra inmediatamente los materiales secos que se hayan desparramado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- ❑ Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella.
- ❑ Comunique inmediatamente cualquier derrame significativo. La ley obliga comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: 1) Marque el 9-1-1 o su número local de emergencias; 2) llame al Centro de Emergencias y Servicios de Prevención de la Oficina del Gobernador, (800) 852-7550, las 24 horas del día.



TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

Control de erosión

- ❑ Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
- ❑ Estabilice todas las áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
- ❑ Plante semillas o plantas para control de erosión en superficies en declive o donde no se planee la construcción inmediata.

Control de sedimento

- ❑ Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.
- ❑ Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estanques de sedimentos.
- ❑ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
- ❑ Transfiera a los camiones, en el sitio mismo de construcción y no en la calle, los materiales excavados, para transportarlos.

❑ Suelos contaminados

❑ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua

- Condiciones inusuales en la tierra, descoloramiento u olor.
- Tanques enterrados abandonados
- Pozos de agua abandonados.
- Barriles, basuras o residuos enterrados.



TRABAJO CON PAVIMENTO/ASFALTO

- ❑ Evite pavimentar o recubrir pavimento un tiempo de lluvias, o cuando se haya pronosticado lluvia antes que el nuevo pavimento haya tenido tiempo de secarse.
- ❑ Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa lijarate, capa de lechada (slurry seal), capa final fluida, etc.
- ❑ Junte y recicle o deshágase apropiadamente del exceso de grava y arena abrasivas. NO las barra ni las empuje con agua a los desagües de aguas pluviales.
- ❑ No use agua para lavar pavimento de concreto y asfalto fresco.

Cortando con sierra y removiendo asfalto/concreto

- ❑ Cubra completamente o cerque una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.
- ❑ Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado en un sitio, o al terminar cada día de trabajo (¡lo que sea antes!).
- ❑ Si la lechada producida por la sierra entra en un sumidero, limpielo inmediatamente.



APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y MORTERO

- ❑ Guarde el concreto, la lechada de cemento y el mortero cubiertos, en paletas y alejados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.
- ❑ Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no descargisan en la tierra subyacente o en las áreas alrededor. Deje secar el concreto y deshágase de él como basura.
- ❑ Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



MATERIALES DE JARDINERÍA

- ❑ Contenga los materiales de jardinería ya apilados mantenièndolos cubiertos con lonas impermeable cuando no estén en uso activo.
- ❑ Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o guarde estos materiales cuando no sean activamente usados o aplicados.
- ❑ No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.



REMOVIENDO PINTURA

Limpieza después de pintar

- ❑ Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
- ❑ Usando pinturas a base de agua, al terminar, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
- ❑ Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.

Removiendo pintura

- ❑ Los residuos de productos químicos para remover pintura y los trozos y polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.
- ❑ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura.



EXTRACCIÓN DEL AGUA

- ❑ Controle efectivamente toda el agua que corra a, o dentro del sitio y la que corra hacia afuera originada en el sitio. Dirvie toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de cumplir con las ordenanzas.
- ❑ Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrampe de sedimento.
- ❑ En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adaptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA $10.000 POR DÍA!

Design Studio
ARCHITECTURE + PLANNING
3771 Rio Road - Suite 101A
Carmel CA 93923
(PH) 206.427.3539
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LICENSED ARCHITECT — ALYSSA LUMPKIN — NO. C28415 — EXP. 05/25 — STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

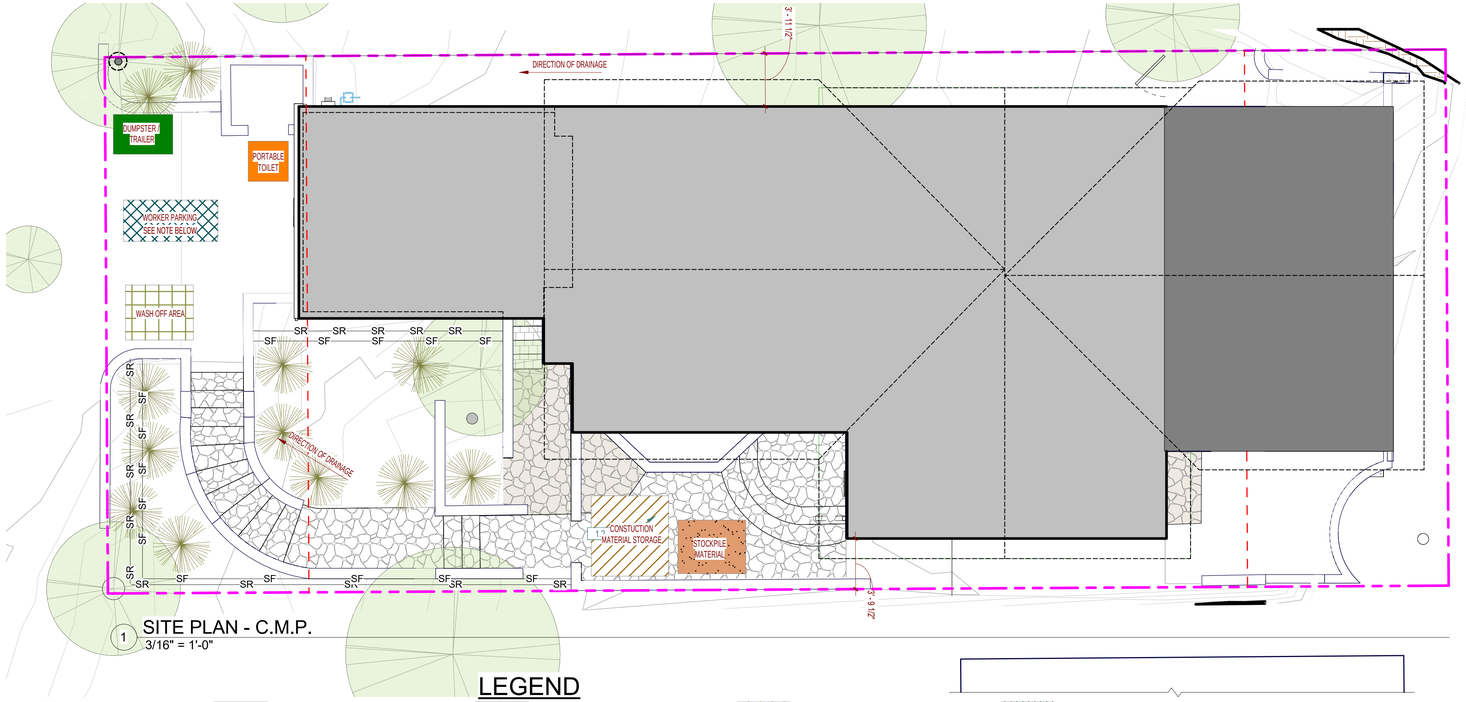
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CONSTRUCTION MGMNT

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1 SITE PLAN - C.M.P.
3/16" = 1'-0"

LEGEND

- EXISTING RESIDENCE
- ADU ADDITION
- STOCKPILE MATERIAL
- DUMPSTER / TRAILER
- PORTABLE SANITATION FACILITY
- CONSTRUCTION MATERIAL STORAGE
- WASHOFF AREA
- DIRECTION OF DRAINAGE
- WORKER PARKING
  NOTE: ADDITIONAL WORKER PARKING (1 SPACE PROVIDED) SHALL BE LOCATED OFFSITE AND CONTRACTOR TO COORDINATE CARPOOLING.
- SF — SILT FENCE BARRIER
- SR — SEDIMENT RETENTION FIBER ROLL

CONSTRUCTION NOTES:

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8AM TO 5PM.
2. HAUL TRUCKS SHALL MAINTAIN 2 FEET FREEBOARD AND BE COVERED.
3. COVER INACTIVE STORAGE PILES.
4. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES AND COPIES ARE TO BE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
6. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEAN-UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER.)
7. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION RELATED RUNOFF AND / OR SEDIMENT FROM LEAVING THE SITE.
8. STOP WORK WITHIN 50 METERS (165 FT.) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
9. ALL NEW CONSTRUCTION INVOLVING EXCAVATION SHALL IMMEDIATELY CEASE IF CULTURAL RESOURCES ARE DISCOVERED ON THE SITE, AND THE APPLICANT SHALL NOTIFY THE COMMUNITY PLANNING & BUILDING DEPARTMENT WITHIN 24 HOURS. WORK SHALL NOT BE PERMITTED TO RECOMMENCE UNTIL SUCH RESOURCES ARE PROPERLY EVALUATED FOR SIGNIFICANCE BY A QUALIFIED ARCHAEOLOGIST. IF THE RESOURCES ARE DETERMINED TO BE SIGNIFICANT, PRIOR TO RESUMPTION OF WORK, A MITIGATION AND MONITORING PLAN SHALL BE PREPARED BY A QUALIFIED ARCHAEOLOGIST AND REVIEWED AND APPROVED BY THE COMMUNITY PLANNING AND BUILDING DIRECTOR. IN ADDITION, IF HUMAN REMAINS ARE UNEARTHED DURING EXCAVATION, NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN AN DISTRIBUTION PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE (PRC) SECTION 5097.98.

CONSTRUCTION COORDINATOR:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF THE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION:

1. DURATION: MAY 2024 - DECEMBER 2024
2. MONDAY THRU FRIDAY, 8AM - 5PM
3. 10 WORKERS
   5 REGULAR PICKUP TRUCKS
4. 85% RECYCLE RATE FOR LUMBER
5. TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND REGULAR PICKUP TRUCK, ONCE A MONTH TO THE MARINA LANDFILL.
6. GRADING: NONE - FOOTING EXCAVATION ONLY

Attachment 2

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PLANNING SUBMITTAL

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Job: 2305

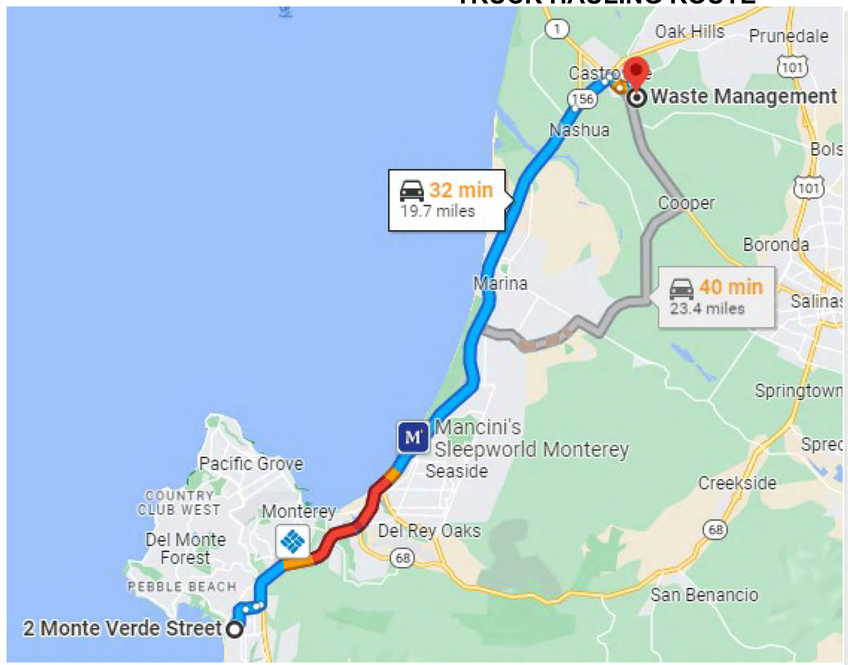
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CONSTRUCTION MGMNT - STORM WATER MGMNT

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Attachment 2

TRUCK HAULING ROUTE



2 Monte Verde St
Carmel-By-The-Sea, CA 93921

Take Dolores St and Serra Ave to CA-1 N — 6 min (1.2 mi)

1. Head north on Casanova St toward 4th Ave — 75 ft
2. Turn right onto 4th Ave — 308 ft
3. Turn left onto Monte Verde St — 499 ft
4. Turn right onto 3rd Ave — 495 ft
5. Turn left at the 2nd cross street onto Dolores St — 0.5 mi
6. Slight left onto Serra Ave — 0.3 mi
7. Turn left onto Carpenter St — 0.1 mi

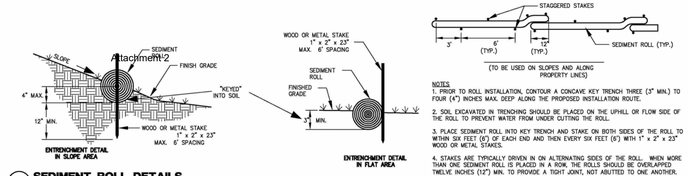
Follow CA-1 N to CA-183 S/Merritt St in Castroville. Take the CA-183 exit from CA-156 E — 17 min (17.3 mi)

8. Use the left 2 lanes to turn left onto CA-1 N — 16.1 mi
9. Keep right to continue on CA-156 E — 1.0 mi
10. Take the CA-183 exit toward Castroville/Salinas — 0.2 mi

Drive to Commercial Pkwy — 3 min (1.2 mi)

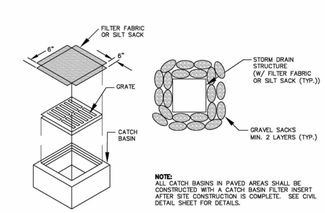
11. Turn right onto CA-183 S/Merritt St — 0.4 mi
12. Use the left 2 lanes to turn left onto Blackie Rd — 0.3 mi
13. Turn right onto Commercial Pkwy — 0.5 mi
    Destination will be on the right

Waste Management
11240 Commercial Pkwy, Castroville, CA 95012



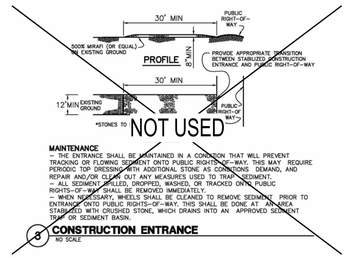
NOTES
1. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3" MIN.) TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
2. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.
3. PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH END AND THEN EVERY SIX FEET (6') WITH 1" x 2" x 23" WOOD OR METAL STAKES.
4. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOINT, NOT ABUTTED TO ONE ANOTHER.

1 SEDIMENT ROLL DETAILS — NO SCALE



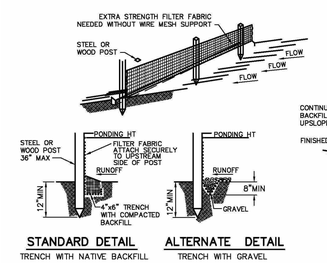
NOTE:
ALL CATCH BASINS IN PAVED AREAS SHALL BE CONSTRUCTED WITH A CATCH BASIN FILTER INSERT AFTER SITE CONSTRUCTION IS COMPLETE. SEE CIVIL DETAIL SHEET FOR DETAILS.

2 FABRIC INLET PROTECTION — NO SCALE



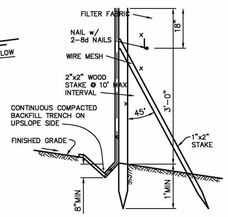
MAINTENANCE
– THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
– ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
– WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

3 CONSTRUCTION ENTRANCE — NO SCALE



STANDARD DETAIL — TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL — TRENCH WITH GRAVEL



SILT FENCE DETAIL
N.T.S.

NOTE: STRAW WATTLES MAY BE PLACED IN LIEU OF FILTER FABRIC.

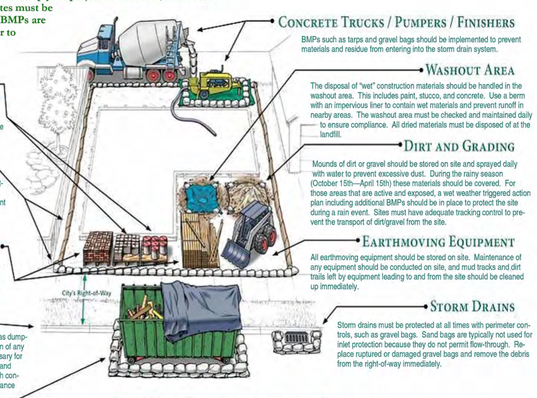
MAINTENANCE
– SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
– SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
– SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE– THIRD THE HEIGHT OF THE BARRIER.
– ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
– SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

4 SILT FENCE DETAIL — NO SCALE

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLU-

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.



Paint and Stucco
All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

Perimeter Controls
Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

Building Materials/Staging Areas
Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

Traffic Control Permits
Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.

Dumpsters
Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

Concrete Trucks / Pumpers / Finishers
BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

Washout Area
The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

Dirt and Grading
Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 15th—April 15th) these materials should be covered. For those areas that are active and exposed, a wet weather triggered action plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of dirt/gravel from the site.

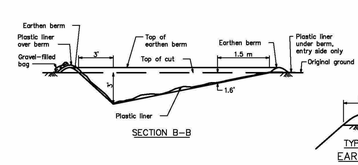
Earthmoving Equipment
All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be cleaned up immediately.

Storm Drains
Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for inlet protection because they do not permit flow-through. Replace ruptured or damaged gravel bags and remove the debris from the right-of-way immediately.

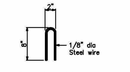
Protecting water resources improves and preserves quality of life for our children and future generations.

Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

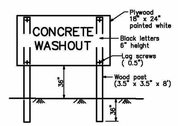
Photo courtesy of the City of San Diego



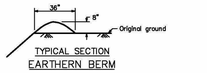
SECTION B–B



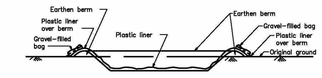
STAPLE DETAIL



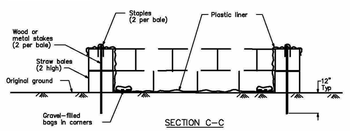
CONCRETE WASHOUT SIGN DETAIL



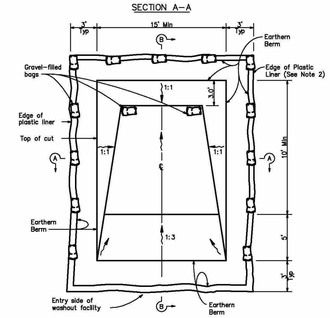
TYPICAL SECTION EARTHERN BERM



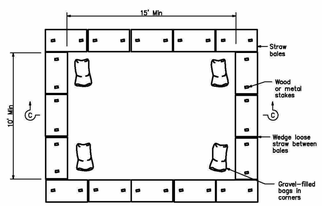
SECTION A–A



SECTION C–C



PLAN
BELOW GRADE WASHOUT



PLAN
ON GRADE WASHOUT

NOTES
1. The concrete washout sign shall be installed within 33 feet of the temporary concrete washout facility.
2. Plastic liner anchored with gravel–filled bags is optional for below grade concrete washout installations.

5 CONCRETE WASHOUT AREA — NO SCALE

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Carmel CA 93923
(PH) 206.427.3539
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LICENSED ARCHITECT — NO. C28415 — EXP. 05/25 — STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th.
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th.
Carmel-by-the-sea, CA. 93921

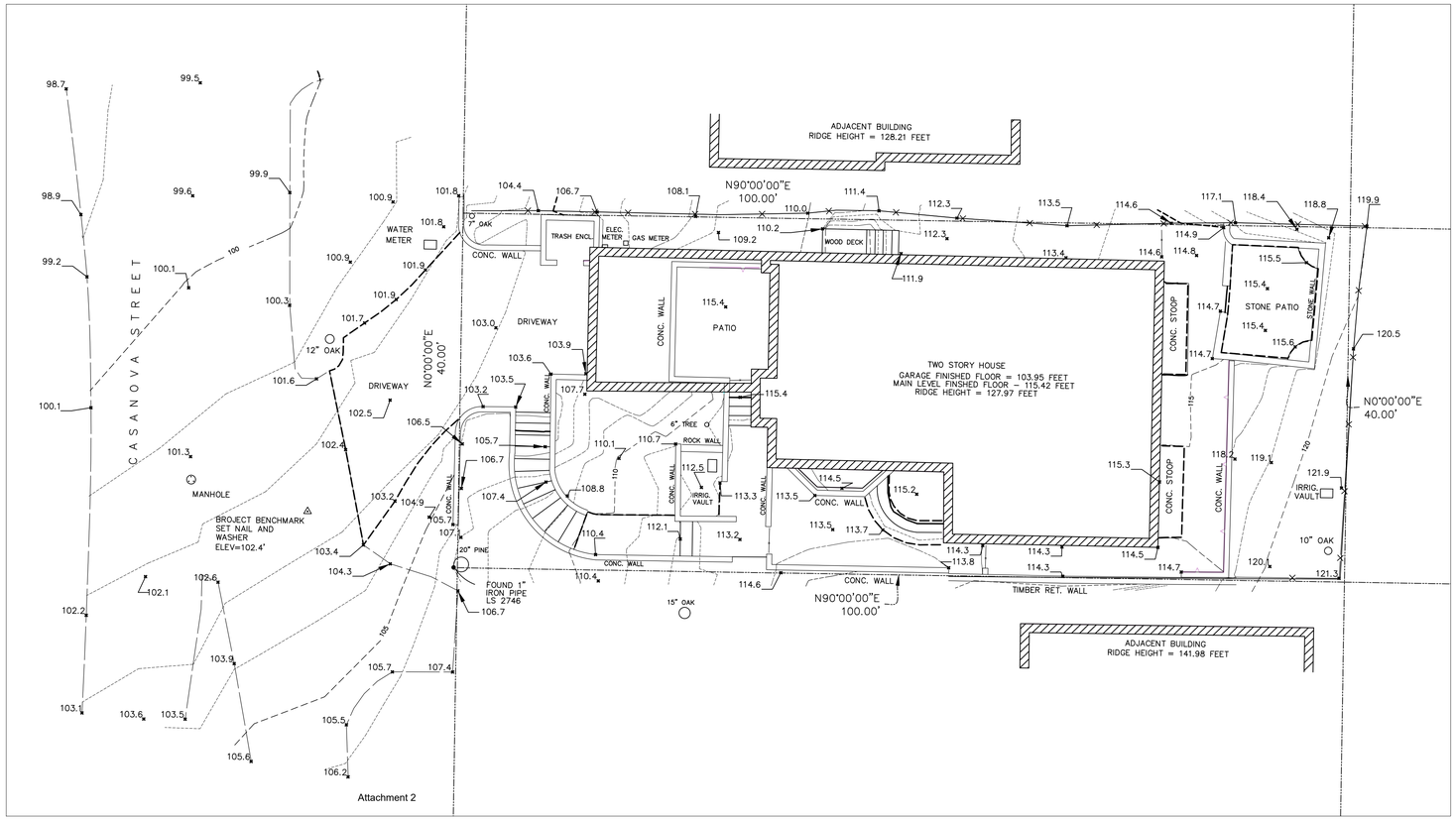
PLANNING SUBMITTAL

Scale:
Job: 2305

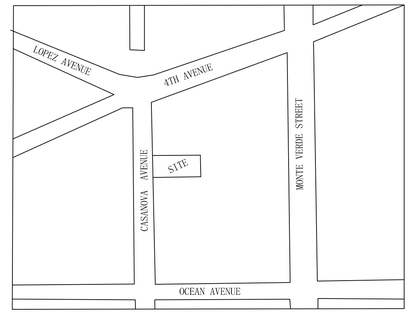
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CONSTRUCTION MGMNT - STORM WATER MGMNT

G5.12

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Attachment 2



VICINITY MAP

N. T. S.

LEGEND:

- BOUNDARY LINES
- 100 — MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- ASPHALT ROAD OR DRIVEWAY
- FENCE LINES
- WALLS
- X 201.9 — SPOT ELEVATION
- TREE IN INCHES, TYPE SHOWN IF KNOWN PR DENOTES # OF PRONGS, LARGEST SIZE PRONG SHOWN
- STRUCTURES
- FOUND PROPERTY CORNERS
- CONC — CONCRETE

SCALE: 1"=8'

0 4 8 16 24

GENERAL NOTES

1) ELEVATIONS ARE BASED ON ARBITRARY ELEVATION OF 200.00' ON SET NAIL GRAVEL DRIVEWAY. CONTOUR INTERVAL 1'.

2) TREE TYPES ARE INDICATED WHEN KNOWN. TREES ARE LABELED IN INCHES. CENTER OF SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 4" ARE NOT SHOWN.

3) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (03/25/2023) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

LICENSED LAND SURVEYOR P.L.S. 8296 STATE OF CALIFORNIA

APPROVED BY: Neal Dickey

NEAL DICKEY P.L.S. No. 8296

NEAL DICKEY
LAND SURVEYING
LAND SURVEYING - ELEVATION CERTIFICATES
AERIAL PHOTOGRAPHY - ALTA - SUBDIVISIONS
9670 POLLOCK LANE, SALINAS, CA 93907
nealdsurvey@gmail.com 831-320-1864

TOPOGRAPHIC MAP

OF CASANOVA 3SE OF 4TH, CARMEL-BY-THE-SEA, CA
LOT 38, CARMEL-BY-THE-SEA ADDITION #3

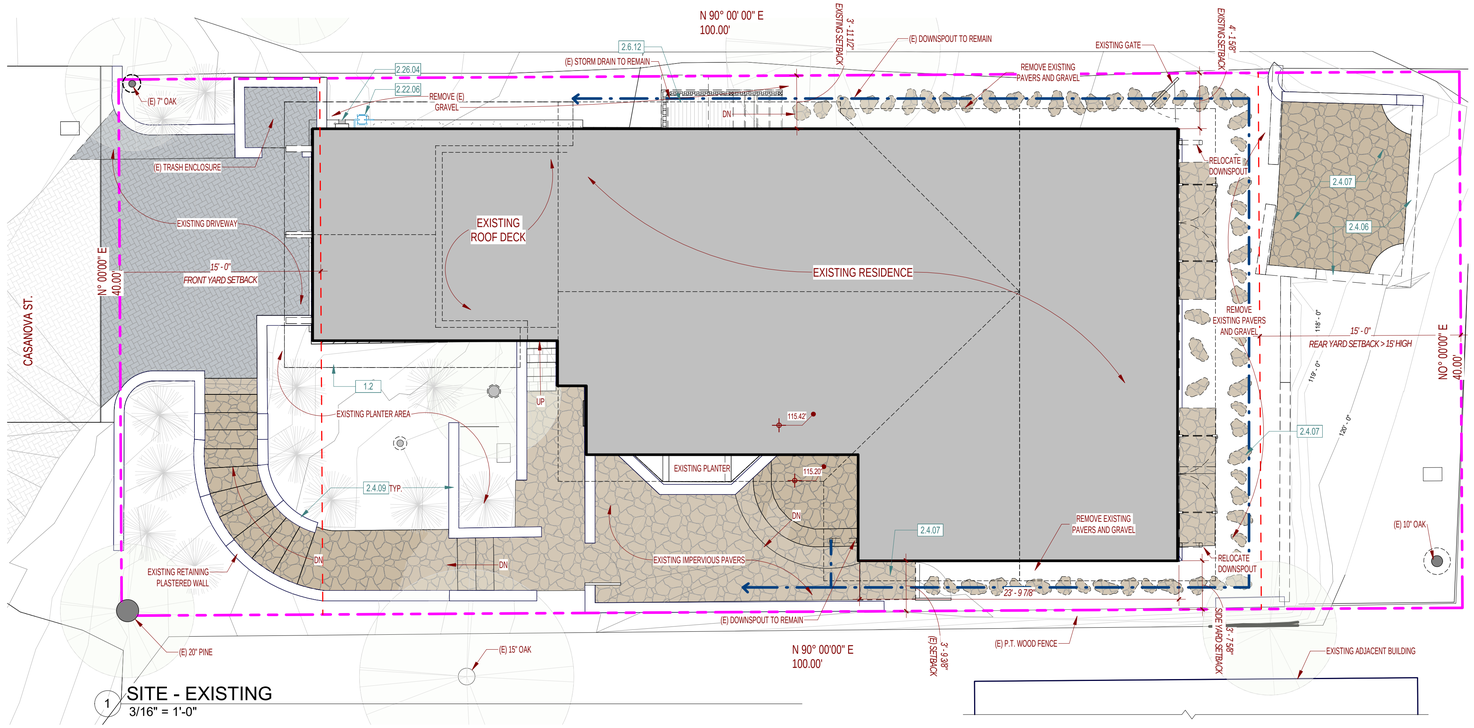
FOR LITINGERS

SCALE: 1"= 8'
DATE: MAY 22, 2023
PREPARED: NCD

No.	DATE	BY	REVISION

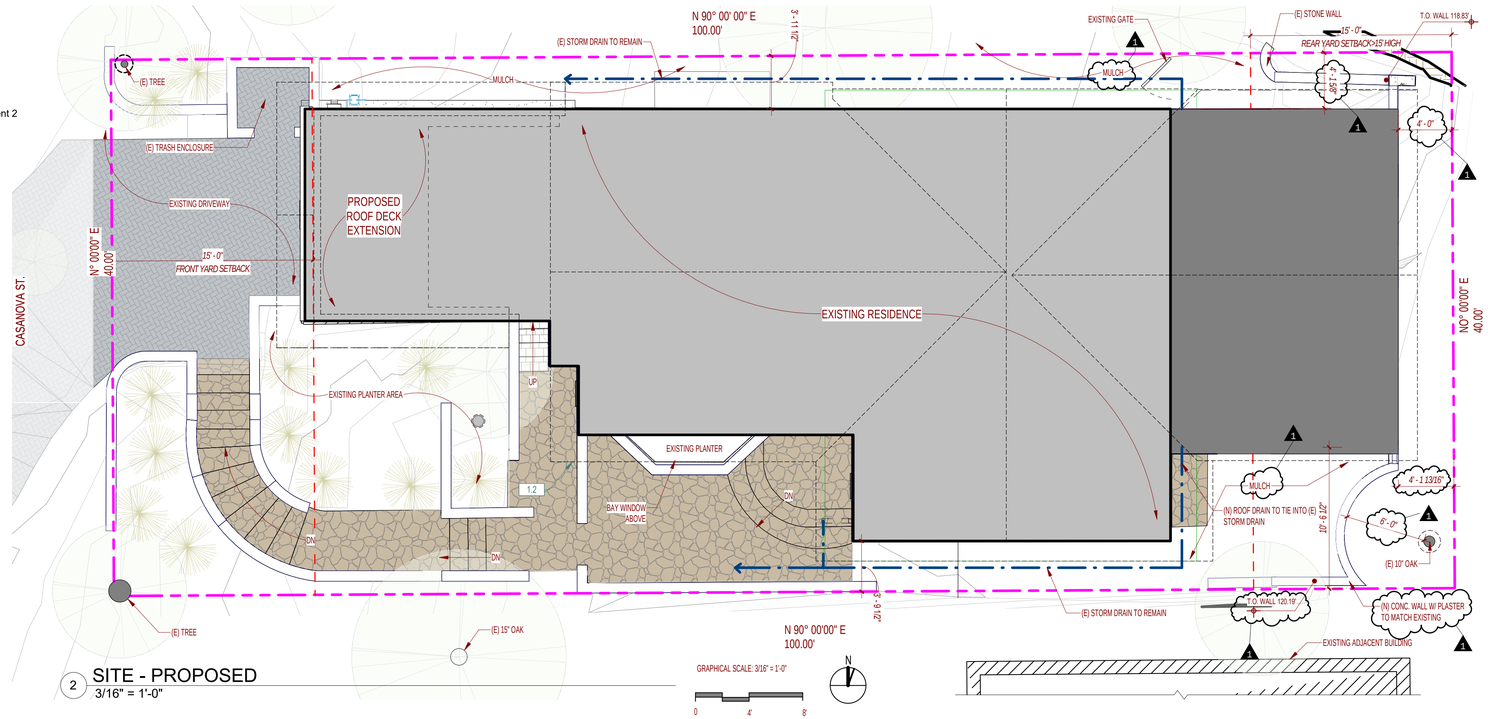
SHEET 1

OF 1 SHEETS



1 SITE - EXISTING
3/16" = 1'-0"

Attachment 2



2 SITE - PROPOSED
3/16" = 1'-0"

GENERAL NOTES

TREE PROTECTION NOTES

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
5. TREE PROTECTION ZONE -- THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
6. THE STRUCTURAL ROOT ZONE -- STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
7. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
8. IF ROOTS LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.2	ROOF ABOVE
2.4.06	EXISTING STONE RETAINING WALL TO REMAIN
2.4.07	REMOVE (E) STONE PAVERS
2.4.09	(E) CMU WALL TO REMAIN
2.6.12	REMOVE (E) WOOD DECK
2.22.06	(E) GAS METER
2.26.04	(E) ELECTRICAL METER TO REMAIN

LEGEND

- EXISTING BUILDING TO REMAIN
- ADU ADDITION
- EXISTING IMPERVIOUS PAVERS
- EXISTING SAND SET PERVIOUS PAVERS

SITE COVERAGE (EXISTING)

Name	Area	Hardscape Type	Comments
(E) GRAVEL (TO BE REMOVED)	125 SF	(E) GRAVEL	PERVIOUS
(E) PAVERS WITH GRAVEL (TO BE REMOVED)	425 SF	(E) GRAVEL WITH PAVERS	PERVIOUS
(E) HARDSCAPE	525 SF	(E) HARDSCAPE	IMPERVIOUS
(E) HARDSCAPE TO BE REMOVED	179 SF	(E) HARDSCAPE TO BE REMOVED	IMPERVIOUS
(E) RETAINING WALLS	50 SF	(E) RETAINING WALLS	IMPERVIOUS
(E) DRIVEWAY SANDSET PAVERS	276 SF	(E) SAND SET PAVERS	PERVIOUS
(E) WOOD DECK & STAIRS (TO BE REMOVED)	23 SF	(E) WOOD DECKING	PERVIOUS
Grand total	1604 SF		

SITE COVERAGE (PROPOSED)

Name	Area	Hardscape type	Comments
(E) DRIVEWAY SANDSET PAVERS	254 SF	(E) SAND SET PAVERS	PERVIOUS
(E) HARDSCAPE	513 SF	(E) HARDSCAPE	IMPERVIOUS
(E) RETAINING WALLS	12 SF	(E) RETAINING WALLS	IMPERVIOUS
Grand total: 5	780 SF		

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3771 Rio Road - Suite 101A
Carmel CA 93923
(PH) 206.427.3539
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LICENSED ARCHITECT
TASHA LEE LINIGER
NO. C28415
EXP. 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #		
1	8/22/24	Plan Revision 1

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale: As indicated
Job: 2305

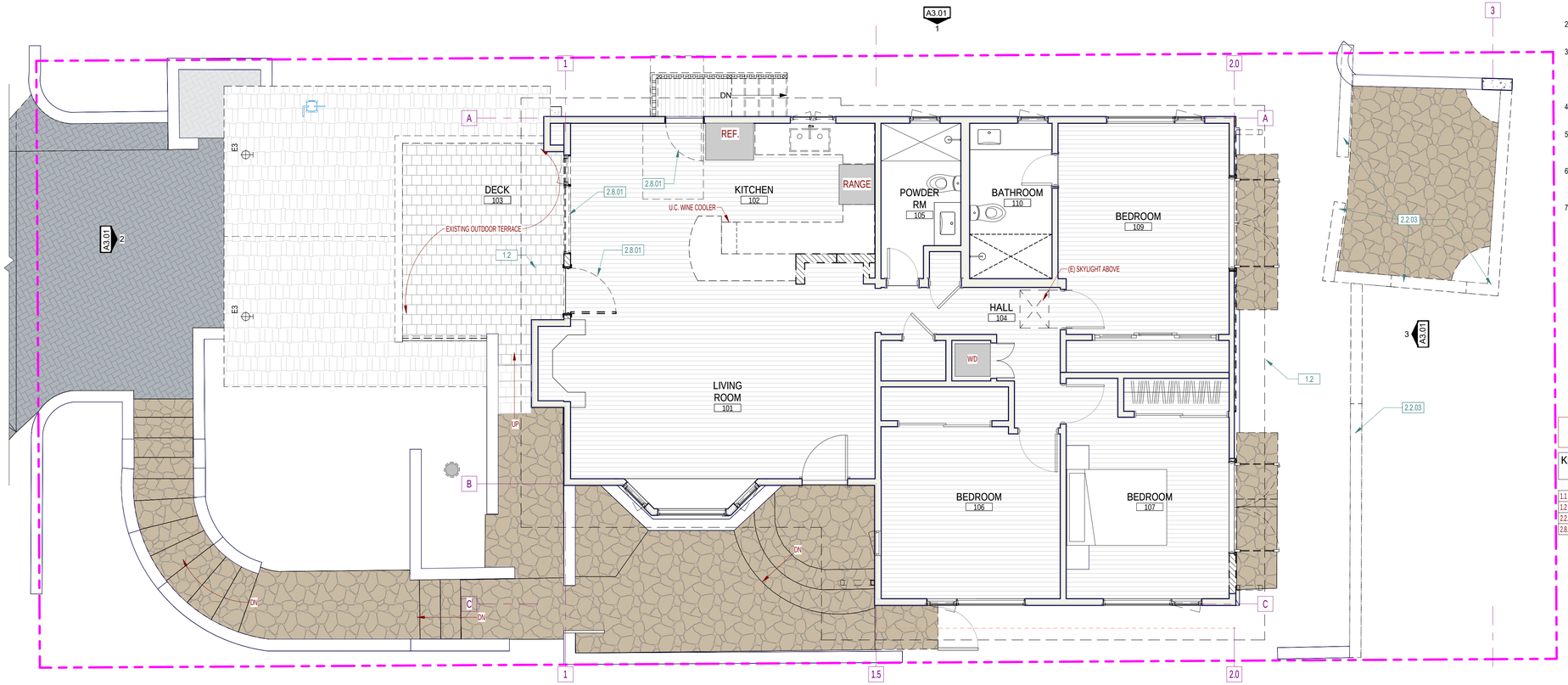
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EXISTING/ PROPOSED SITE PLAN

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GENERAL NOTES

1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
4. REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
6. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING /SHORING.



SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.1	FLOOR ABOVE
1.2	ROOF ABOVE
2.2.03	REMOVE (E) WALL
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME

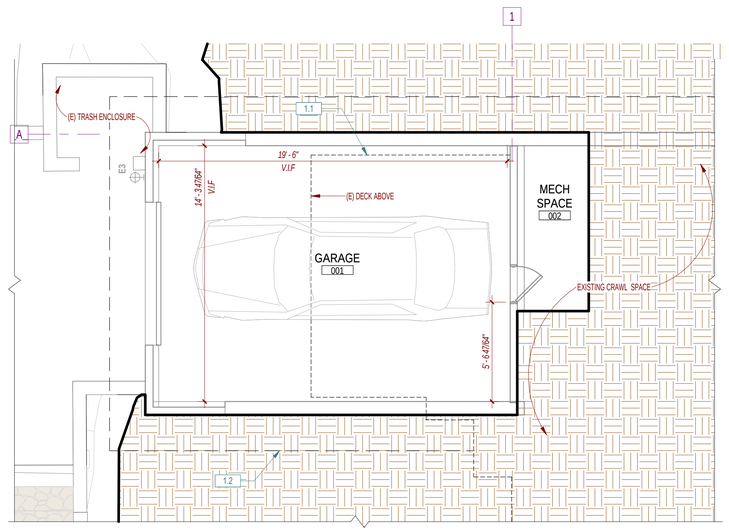
Attachment 2

1 LEVEL 1 - EXISTING/ DEMO PLAN
1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet

0 4' 8'

N



2 EXISTING GARAGE PLAN
1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED

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SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

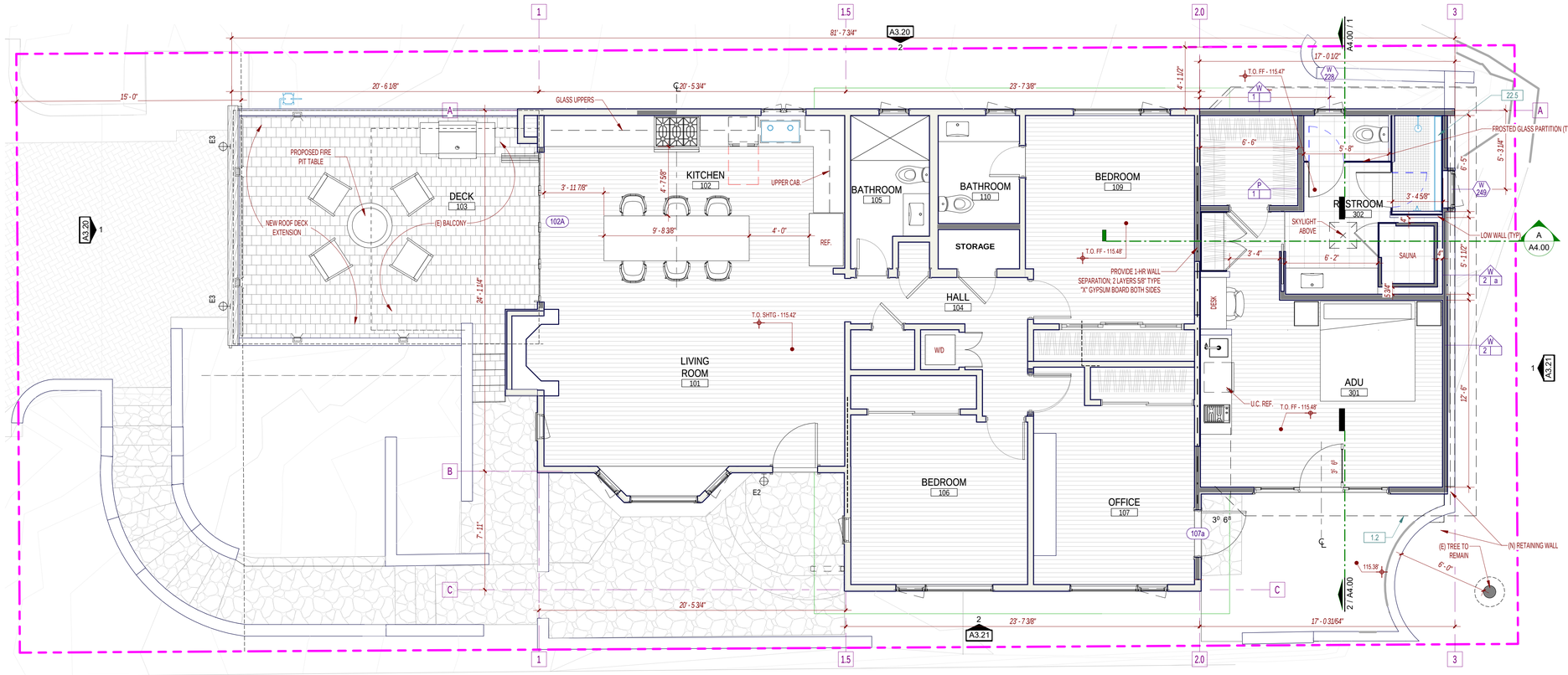
PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2305

Sheet
EXISTING/ DEMOLITION PLAN

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Attachment 2

1 LEVEL 1- PROPOSED
1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet
0 4' 8'

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM GRID LINES, FACE OF MASONRY AND FACE OF STUD UON. MASONRY DIMENSIONS ARE NOMINAL.
2. SEE SHEET G1.1 FOR PLUMBING, ELECTRICAL AND MECHANICAL NOTES.
3. DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4" FROM THE FINISH FACE OF ADJACENT PARTITION, UON.
4. PARTITION TYPES CONTINUE AT OPENINGS AND AROUND CORNERS UON.
5. CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
6. ALIGNMENT OF PARTITIONS AND FINISHES, AS SCHEDULED, SHALL BE STRAIGHT, TRUE AND PLUMB, U.O.N.
7. UNMARKED PARTITIONS SHALL MATCH ADJACENT TYPES.
8. FOR LIGHTING AND LIGHTING CONTROL SEE REFLECTED CEILING PLAN.
9. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AS REQUIRED BY SECTION R314.3 OF THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 907.2.11.2 OF THE 2013 CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 13113.7.
10. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AS REQUIRED BY SECTION R315.2 OF THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 420.6 OF THE 2016 CALIFORNIA BUILDING CODE (CBC). • MULTI-PURPOSE ALARMS (COMBINATION CARBON MONOXIDE AND SMOKE ALARMS) MAY BE USED.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.2	ROOF ABOVE
22.5	SCHLUTER KERDI-LINE TRENCH DRAIN (KLDRE 170) TILEABLE TOP

Electrical Symbols - Power

- DUAL CAT6E / TELEPHONE JACK
- CABLE TV JACK
- FLOOR OUTLET / TAMPER RESISTANT
- DEDICATED OUTLET -VERIFY W/ EQUIP. M/FG. TAMPER RESISTANT
- DEDICATED 220V - 30A CIRCUIT FOR DRYER
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- TAMPER RESISTANT DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPT OUTLET / TAMPER REISITANT
- GFI GROUND FAULT CIRCUIT INTERRUPT OUTLET / TAMPER REISITANT
- WP WATER PROOF EXTERIOR OUTLET / GFCI TAMPER RESISTANT
- SWITCHED OUTLET / TAMPER RESISTANT
- POWER STRIP - APT SERIES BY TASK LIGHTING (WHITE) WITH TAMPER -RESISTANT RECEPTACLES AT 18" O.C. - CONNECT TO GFCI CIRCUIT.

LEGEND

- EXISTING STUD WALL TO REMAIN (RENOVATION PROJECTS ONLY)
- NEW WALL - SEE WALL / PARTITION TYPES (SEE SHEET A0.1 SERIES SHEETS)
- CMU WALL
- CONCRETE WALL
- W 1 a — PARTITION/ WALL ASSEMBLY INDICATOR - (SEE A0.10 SERIES SHEETS); PARTITION/ WALL MODIFIER; PARTITION/ WALL TYPE
- F 2 / R 3 — FLOOR/ ROOF ASSEMBLY TAG (SEE SHEET A0.1 SERIES SHEETS)
- 101 — DOOR TAG (SEE A6 SERIES SHEETS)
- W #6 — WINDOW TAG (SEE A6 SERIES SHEETS)

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ARCHITECTURE + PLANNING
3771 Rio Road - Suite 101A
Carmel CA 93923
(PH) 206.427.3539
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LICENSED ARCHITECT — LIONEL TASHA LINIGER — NO. C28415 — EXP. 05/25 — STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

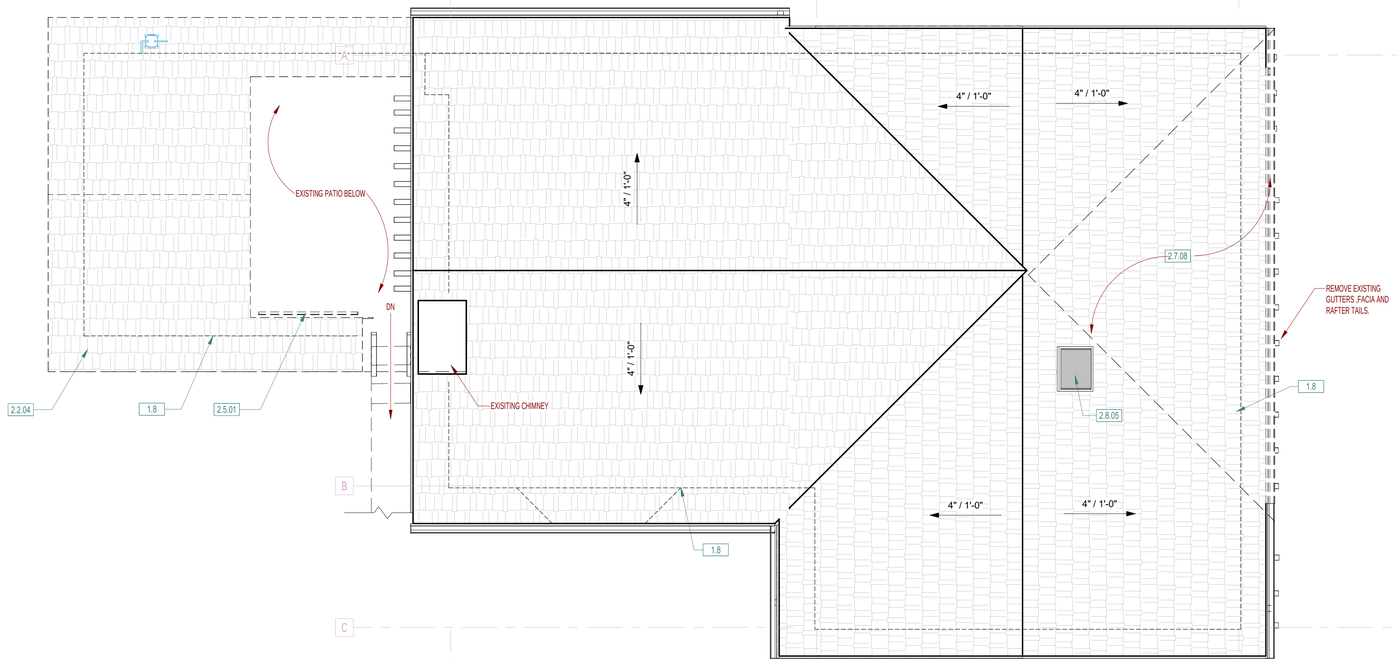
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Job: 2305

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PROPOSED 1ST FLOOR & ADU PLAN

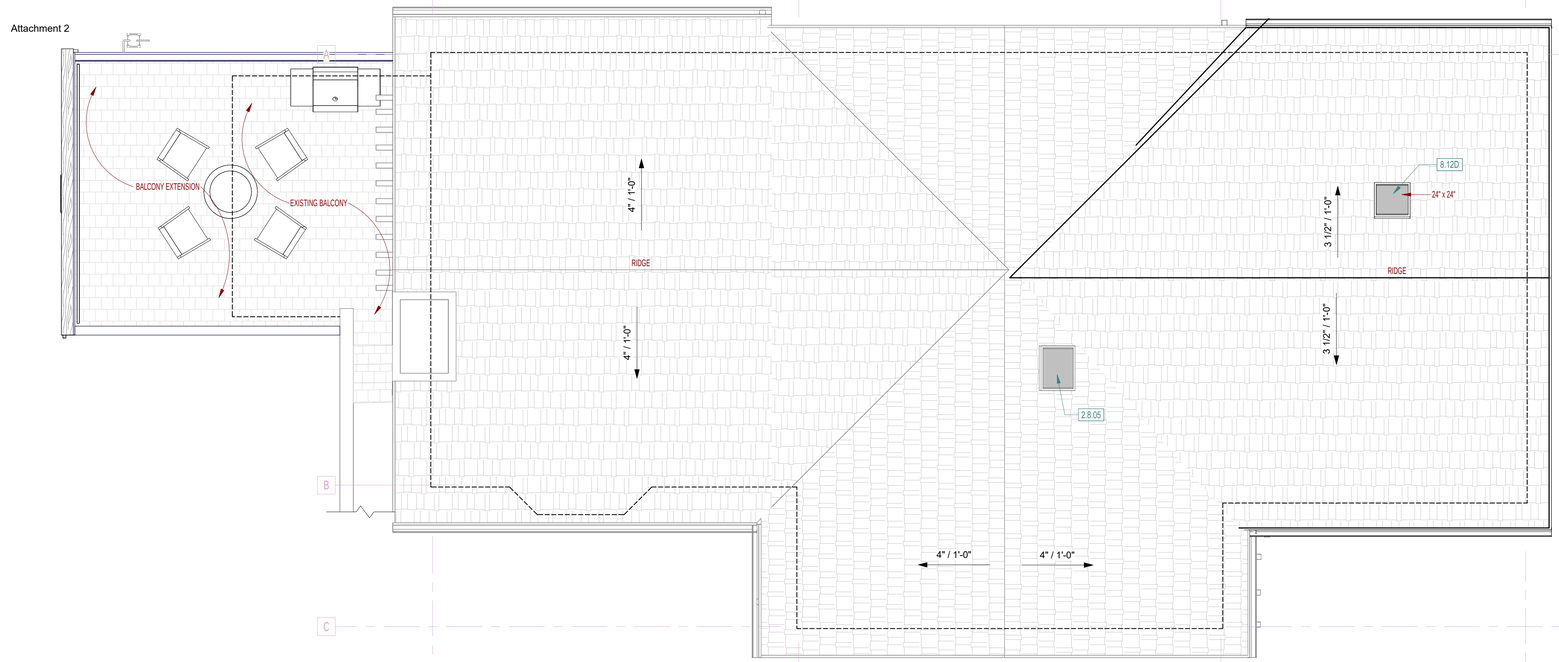
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2 EXISTING ROOF PLAN
1/4" = 1'-0"

Attachment 2



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.8	WALL BELOW
2.2.04	REMOVE (E) ROOF STRUCTURE
2.5.01	REMOVE (E) GUARDRAIL
2.7.08	REMOVE PORTION OF (E) ROOF
2.8.05	(E) SKYLIGHT TO REMAIN
8.12D	FLAT SKYLIGHT (FIXED) WITH NON-REFLECTIVE GLASS

LEGEND

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ARCHITECTURE + PLANNING
3771 Rio Road - Suite 101A
Carmel CA 93923
(PH) 206.427.3539
lxdesignstudio.com

LICENSED ARCHITECT
TATUM LEIGHTY
NO. C28415
EXP. 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
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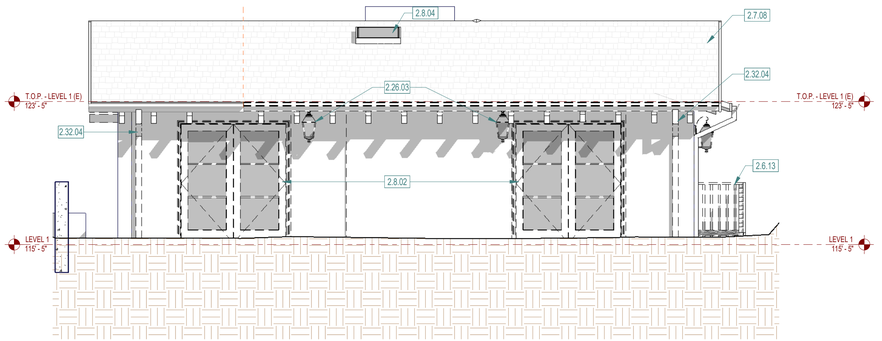
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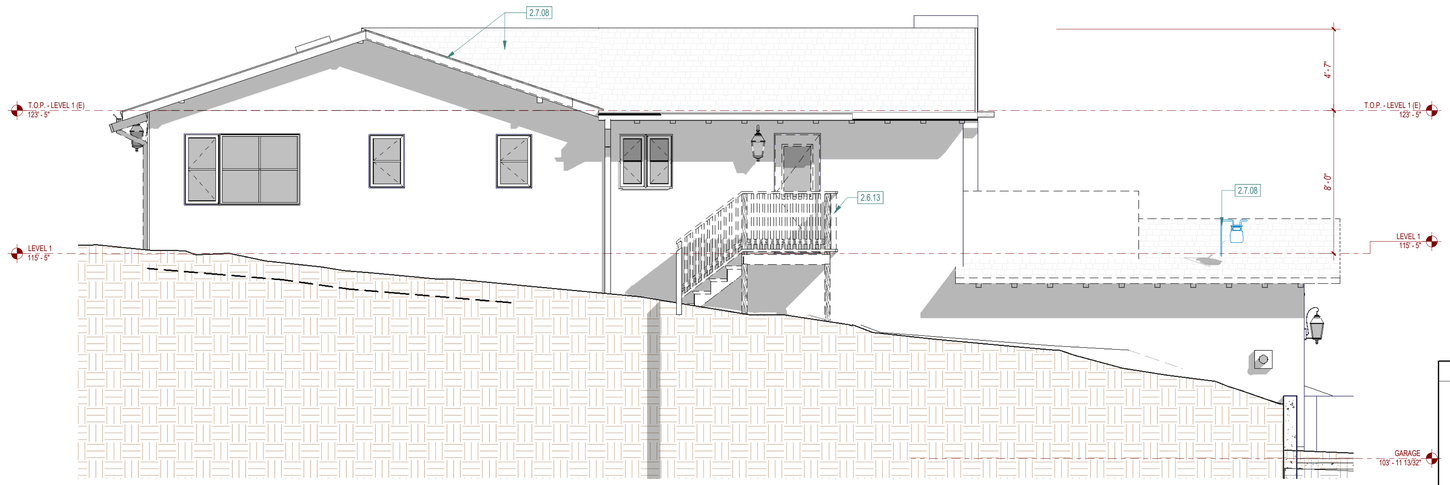
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EXISTING & PROPOSED ROOF PLAN

A2.12

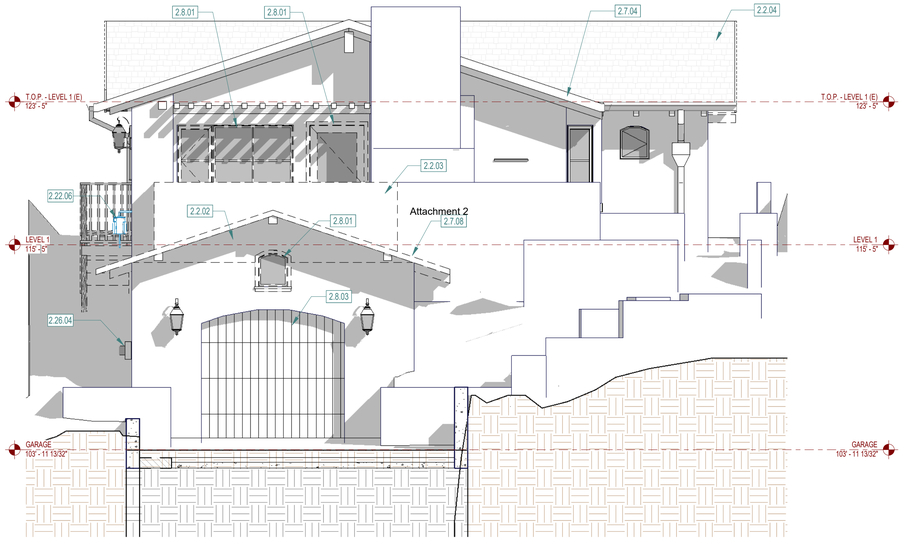
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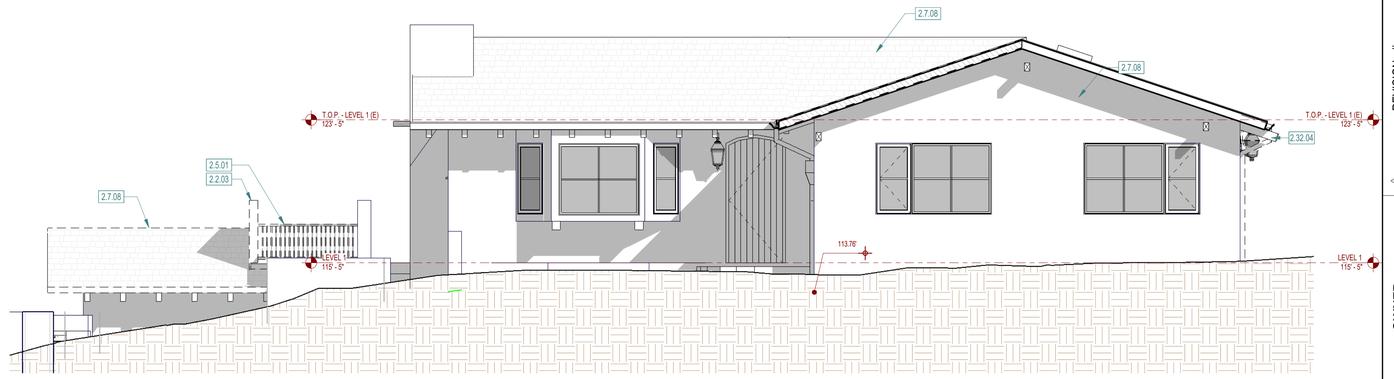
3 EAST ELEVATION (E)
1/4" = 1'-0"



1 NORTH ELEVATION (E)
1/4" = 1'-0"



2 WEST ELEVATION (E)
1/4" = 1'-0"



4 SOUTH ELEVATION (E)
1/4" = 1'-0"

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.02	REMOVE PORTION OF EXISTING WALL
2.2.03	REMOVE (E) WALL
2.2.04	REMOVE (E) ROOF STRUCTURE
2.5.01	REMOVE (E) GUARDRAIL
2.6.13	REMOVE (E) WOOD STAIRS
2.7.04	(E) ROOF TO REMAIN
2.7.08	REMOVE PORTION OF (E) ROOF
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.02	REMOVE DOOR AND FRAME AND RE-INSTALL IN NEW LOCATION
2.8.03	(E) DOOR / WINDOW TO REMAIN
2.8.04	REMOVE (E) SKYLIGHT
2.22.06	(E) GAS METER
2.26.03	REMOVE (E) LIGHT FIXTURES AND FANS
2.26.04	(E) ELECTRICAL METER TO REMAIN
2.32.04	(E) DOWNSPOUT RELOCATED

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LICENSED ARCHITECT
TASHA K. LINIGER
NO. C28415
EXP. 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2305

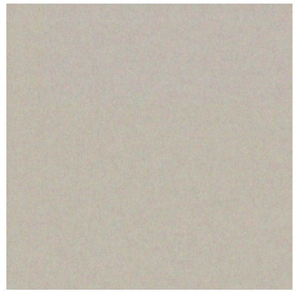
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EXISTING EXTERIOR ELEVATIONS

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5.16 GLASS GUARDRAIL WITH WOOD CAP



9.9 EXTERIOR PLASTER - COLOR TO MATCH EXISTING



7.18 - FIRE TREATED CEDAR SHINGLES TO MATCH EXISTING

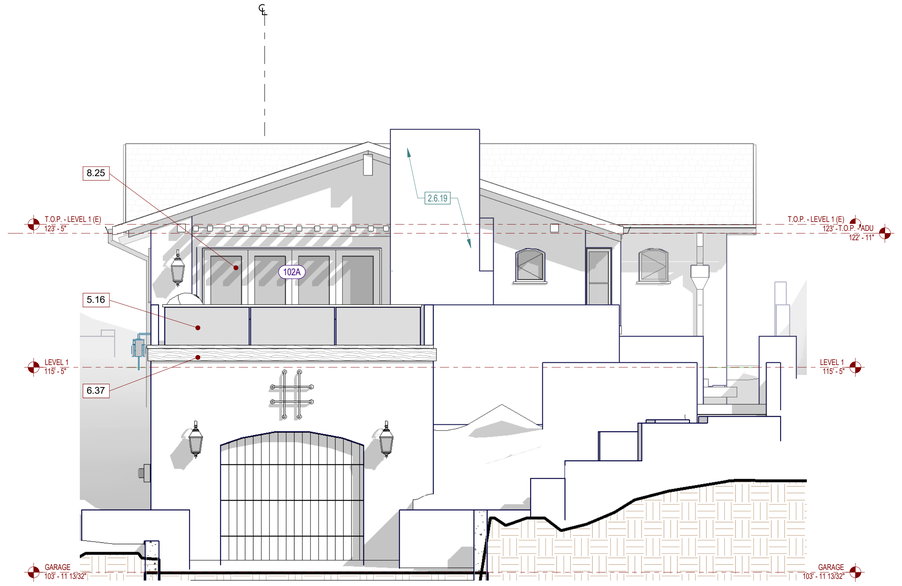


6.37 - STAINED WOOD - TO MATCH EXISTING

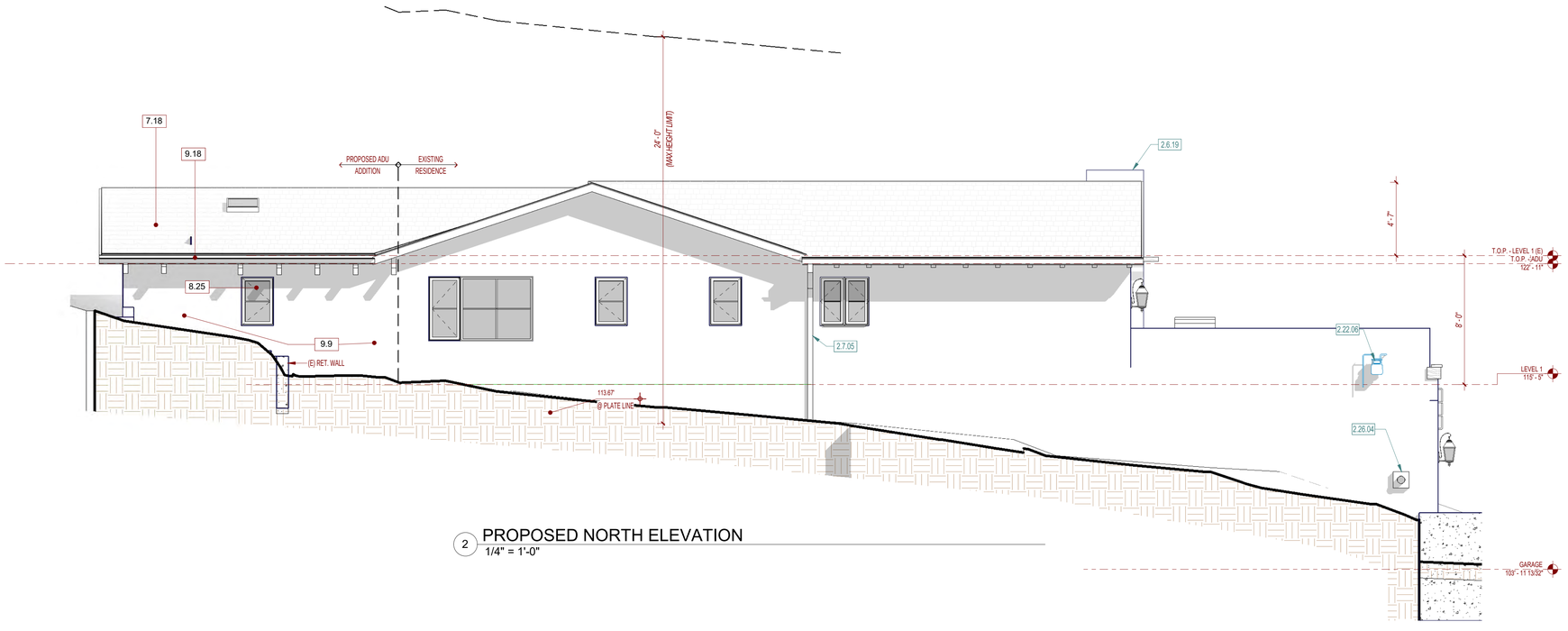
8.25 - WOOD WINDOWS AND DOORS - PAINTED TO MATCH EXISTING



9.18 - PAINTED PVC FASCIA BOARD COLOR DARK BRONZE TO MATCH EXISTING



1 PROPOSED WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

Attachment 2

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.6.19	(E) CHIMNEY TO REMAIN
2.7.05	(E) ROOF DOWNSPOUT TO REMAIN
2.22.06	(E) GAS METER
2.26.04	(E) ELECTRICAL METER TO REMAIN

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ARCHITECTURE + PLANNING
3771 Rio Road - Suite 101A
Carmel CA 93923
(PH) 206.427.3539
lxdesignstudio.com

LICENSED ARCHITECT
JAMES T. LEMMON
NO. C-28415
EXP. 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2305

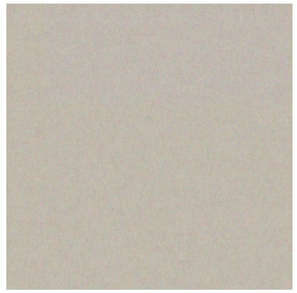
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PROPOSED EXTERIOR ELEVATIONS

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5.16 GLASS GUARDRAIL WITH WOOD CAP



9.9 EXTERIOR PLASTER - COLOR TO MATCH EXISTING



7.18 - FIRE TREATED CEDAR SHINGLES TO MATCH EXISTING



6.37 - STAINED WOOD - TO MATCH EXISTING

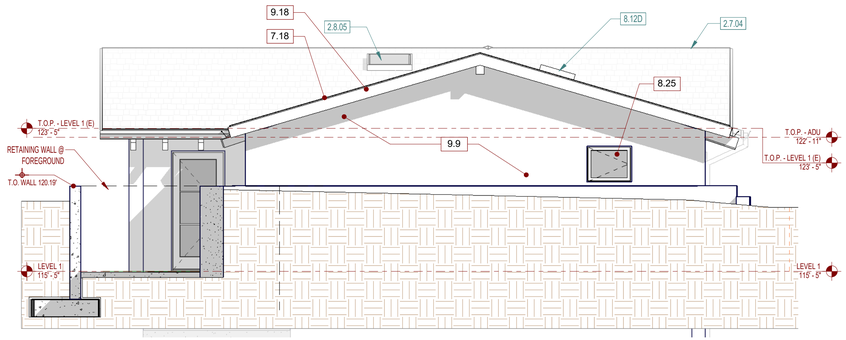


8.25 - WOOD WINDOWS AND DOORS - PAINTED TO MATCH EXISTING

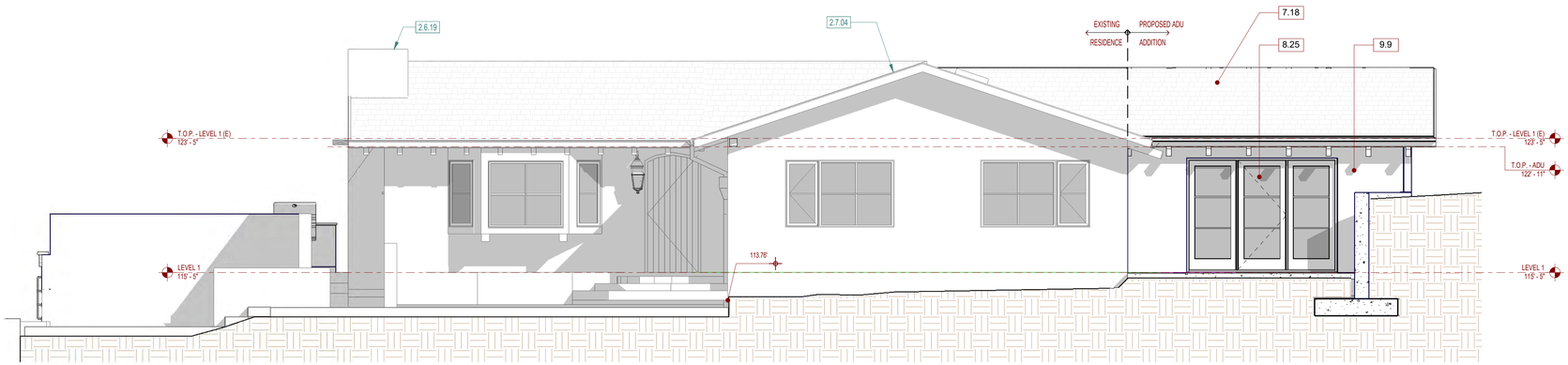


9.18 - PAINTED PVC FASCIA BOARD COLOR DARK BRONZE TO MATCH EXISTING

Attachment 2



1 PROPOSED EAST ELEVATION -
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.6.19	(E) CHIMNEY TO REMAIN
2.7.04	(E) ROOF TO REMAIN
2.8.05	(E) SKYLIGHT TO REMAIN
8.12D	FLAT SKYLIGHT (FIXED) WITH NON-REFLECTIVE GLASS

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(PH) 206.427.3539
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LICENSED ARCHITECT
PATRICK LEMPERT
NO. C28415
EXP. 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2305

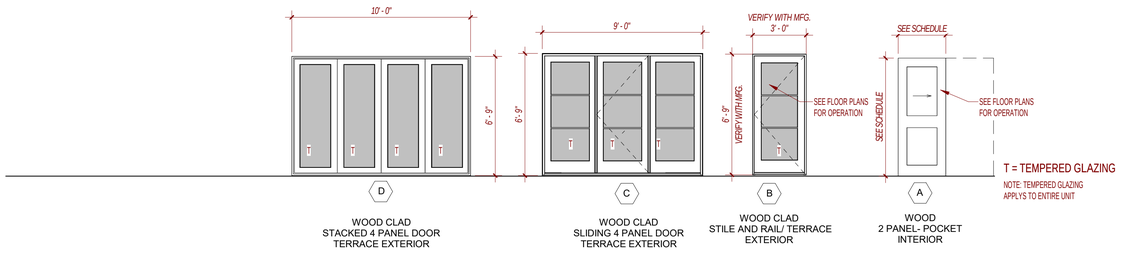
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PROPOSED EXTERIOR ELEVATIONS

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DOOR SCHEDULE1

DOOR NO.	ORIENTATION FROM ROOM NAME	ORIENTATION TO ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	Fire Rating	DOOR TYPE	DOOR MTL	DOOR FINISH	FRAME MTL.	FRAME FINISH	HRDW GROUP	COMMENTS
102A	DECK	KITCHEN	CUSTOM SIZE SEE DOOR TYPES				D	WD/ CLAD		WD/CLAD			
107a	OFFICE	EXTERIOR	3' - 0"	6' - 9"	0' - 1 3/4"		B	WD/ CLAD		WD/CLAD			
301a	EXTERIOR	ADU	CUSTOM SIZE SEE DOOR TYPES				C	WD/ CLAD		WD/CLAD			



T = TEMPERED GLAZING

NOTE: TEMPERED GLAZING APPLYS TO ENTIRE UNIT

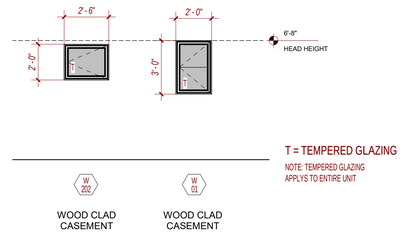
WOOD CLAD STACKED 4 PANEL DOOR TERRACE EXTERIOR

WOOD CLAD SLIDING 4 PANEL DOOR TERRACE EXTERIOR

WOOD CLAD STILE AND RAIL/ TERRACE EXTERIOR

WOOD 2 PANEL- POCKET INTERIOR

DOOR TYPES
1/4" = 1'-0"



T = TEMPERED GLAZING

NOTE: TEMPERED GLAZING APPLYS TO ENTIRE UNIT

WOOD CLAD CASEMENT

WOOD CLAD CASEMENT

WINDOW TYPES
1/4" = 1'-0"

Attachment 2

WINDOW NOTES:

1. WINDOWS ARE BY: MARVIN WINDOWS
   GLAZING: HEAT SMART DOUBLE 366 - DUAL GLAZED
   MTL: WOOD / PAINTED TO MATCH EXISTING
2. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS.
3. ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE.
4. ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
5. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   (A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET , AND
   (B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR, AND
   (C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
   (D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING
6. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
7. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING DOORS AND WINDOWS.
8. ALL WINDOWS TO BE DUAL GLAZED - THERMAL SPACER- DARK BRONZE OR BLACK COLOR.

DOOR NOTES:

1. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING DOORS.
2. ALL GLASS IN DOORS TO BE SAFETY TEMPERED GLAZING TO MEET LOCAL AND STATE BUILDING CODES.
3. SEE DOOR TYPES FOR ELEVATIONS
4. GENERAL ABBREVIATIONS:
   WD = WOOD, STN = STAIN, PNT = PAINT, ALUM = ALUMINUM, GLS = TEMPERED GLASS, FG = FIBERGLASS

LX Design Studio
ARCHITECTURE + PLANNING
3771 Rio Road - Suite 101A
Carmel CA 93923
(PH) 206.427.3539
lxdesignstudio.com

LICENSED ARCHITECT
NO. C28415
EXP. 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

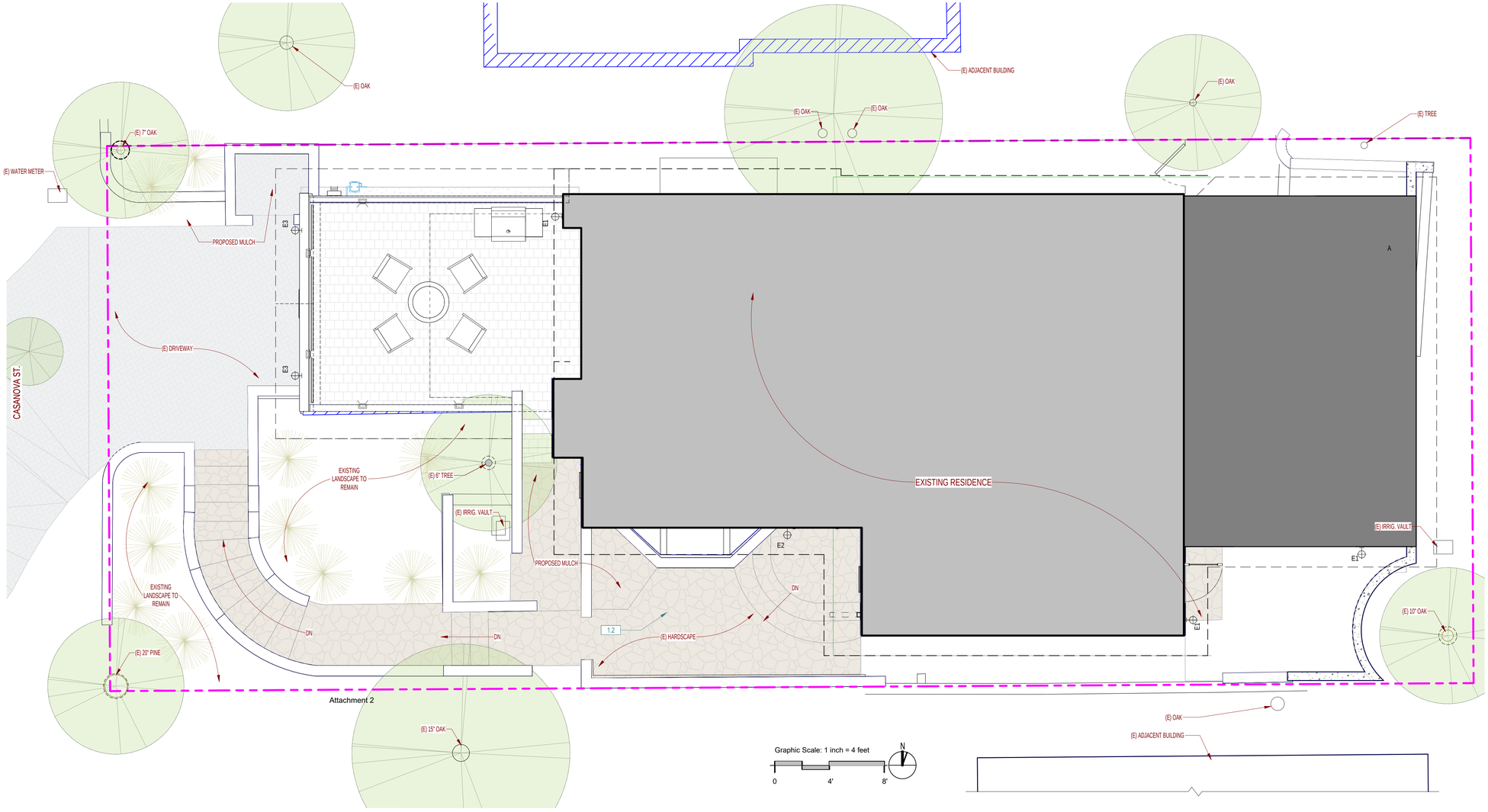
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Job: 2305

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DOOR AND WINDOW SCHEDULE

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1 EXTERIOR LANDSCAPE -LIGHTING PLAN
1/4" = 1'-0"

EXISTING EXTERIOR LIGHTING



E1
EXISTING WALL SCONCETO BE RELOCATED



E2
EXISTING SCONCE AT PRIMARY ENTRANCE



E3
EXISTING EXTERIOR SCONCE AT GARAGE

PROPOSED EXTERIOR LIGHTING



L.E.D. RECESSED DECK LIGHTING
STEP LIGHT BY WAC LIGHTING -4011-30BZ
TRANSFORMER REQ'D
BRONZE FINISH - 2 WATTS - 50 LUMENS

GENERAL NOTES

MUNICIPAL CODE RESTRICTIONS PER CITY OF CARMEL-BY-THE-SEA

1. WALL-MOUNTED LIGHTING SHALL BE NO HIGHER THAN 10 FEET ABOUVE THE GROUND AND SHALL NOT EXCEED 25 WATTS PER FIXTURE (APPROXIMATELY 375 LUMENS).
2. LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS PER FIXTURE (APPROXIMATELY 225 LUMENS). LANDSCAPE LIGHTS SHALL BE SPACED AT LEAST 10 FEET APART. NO LIGHTING MAY BE USED TO ACCENT TREES, WALLS, FENCES, ETC.
3. NO LIGHTING PERMITTED UPON CITY PROPERTY OR DIRECTED TOWARDS CITY PREPERTY, INCLUDING THE RIGHT OF WAY.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.2	ROOF ABOVE

LEGEND

- E1 — EXTERIOR WALL SCONCE
- RECESSED DECK LIGHTING
- (E) PLANTING TO REMAIN
- (E) TREE TO REMAIN

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ARCHITECTURE + PLANNING
3771 Rio Road - Suite 101A
Carmel CA 93923
(PH) 206.427.3539
lxdesignstudio.com

LICENSED ARCHITECT
TASHA K. LINIGER
NO. C28415
EXP. 05/25
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
LIONEL & TASHA LINIGER
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

LINIGER RESIDENCE
Casanova 3 S.E. of 4th,
Carmel-by-the-sea, CA. 93921

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2305

Sheet
LANDSCAPE / EXTERIOR LIGHTING PLAN

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CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**UP 24159 (Dolores & 7th, LLC):** Consideration of a Use Permit Application (UP 24159) to amend the Conditions of Approval associated with a previously approved Use Permit Application, UP 21-226 (Dolores & 7th, LLC; The Conservatory) located at Dolores Street 2 Northwest of 7th Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay. APN: 010-147-006-000.

Application: UP 24159 (Dolores & 7th, LLC)
APN: 010-147-006-000
Block:91
Lot:6,8,10
Location: Dolores 2 Northwest of 7th Avenue
Applicant: Patrick LeMaster, Architect
Property Owner: Dolores & 7th, LLC

Executive Summary:

In January 2022, the City Council, on appeal, approved Design Review (DR 21-114) and Use Permit (UP 21-226) authorizing a remodel and structural seismic retrofit of an historic structure, known as the China Arts Center. The applicant is requesting to amend a Condition of Approval regarding a formal easement across an adjacent property, which they have been unsuccessful in satisfying prior to building permit issuance, as required by the condition.

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1) approving a Use Permit to amend the Conditions of Approval for a previously approved Use Permit Application, UP 21-226 (Dolores & 7th, LLC; The Conservatory) located at Dolores Street 2 Northwest of 7th Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay. APN: 010-147-006-000.

Background and Project Description:

The project site is located on Dolores Street, 2 northwest of 7th Avenue on a 4,000-square-foot lot. A project (DR 21-114/UP 21-226) was previously approved for the seismic retrofit and remodel to a historic building, known as the China Arts Center, into a private multi-story, music recording studio. The project also includes a complete interior remodel with the addition of a new elevator and stairway enclosure on the roof, a new skylight, new windows and doors, and a new "sound lock" entry on Dolores Street. The "sound lock" component of the project is effectively an enclosure of the front vestibule with glass to prevent sound from escaping out into the public. The new roof additions would allow access to the currently inaccessible (only accessible via ladder) roof area that would serve as a gathering space on the western portion of the roof, and a mechanical area within the existing gable on the east.

The project was considered by the Historic Resources Board (Resolution 2021-07-HRB) and the Planning Commission (Resolution 2021-60-PC) and final approval was granted by the City Council on appeal (Resolution 2022-05).

Of the required Conditions of Approval, Condition of Approval #26 requires:

> *An easement shall be recorded across the Cypress Inn Property (APN: 010-147-008-000) prior to issuance of a building permit. A copy of the recorded easement shall be provided to the Community Planning and Building Department. The easement shall provide access from the subject property to 7th Avenue as a means of providing emergency egress from the subject property to the public way.*

As stated in the condition, the purpose of the Condition was to provide a secondary means of emergency egress from the subject property to the 7th Avenue right-of-way in accordance with the fire and building codes.

The property owners have not been able to come to an agreement in respect to recordation of an easement, however, the property owners have agreed to a revocable right-of-access and have had a draft document prepared.

The applicant is requesting to amend Condition of Approval #26 to allow for a revocable right-of-access serving the same purpose, in lieu of the easement which is currently required by the Condition.

No other changes to the use, function, or design review are proposed as part of this application. The purpose of this application is to document that an easement was unable to be obtained, and re-condition the project, as appropriate, based on a revocable right-of-access in lieu of an easement.

Staff Analysis:

Staff has prepared a revised Conditions of Approval reflecting for the project reflecting the proposed change. Notably, loss of the required easement or revocation of the right-of-access would impact the maximum occupancy of the building to 49 persons, and would eliminate the ability for the use to have additional occupancy for orchestral recordings (refer to Condition #24).

The Building Official has reviewed the draft document and finds that it satisfies the same requirements as the easement for the purpose of the building and fire codes. Should the right of access be revoked or terminated the building official has indicated the building occupancy shall be limited to 49 persons with no exceptions.

A redlined version of the Conditions of Approval have been included as Attachment 2, and a clean version is included in the Resolution as Attachment 1.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act

(CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Class 3 exemptions include the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project consists of an amendment to the Conditions of Approval a previously approved project (Design Review (DR 21-114) and Use Permit (UP 21-226)) which was found to be exempt under Class 3. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Redlined Conditions

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A USE PERMIT (UP 24159) TO AMEND THE CONDITIONS OF APPROVAL FOR A PREVIOUS APPROVED USE PERMIT APPLICATION, UP 21-226 (DOLORES & 7TH, LLC; THE CONSERVATORY) LOCATED AT DOLORES STREET 2 NORTHWEST OF 7TH AVENUE IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT AND DOWNTOWN CONSERVATION DISTRICT (DC) OVERLAY. APN: 010-147-006-000.

WHEREAS, Patrick LeMaster ("Applicant") on behalf of property owner, Dolores & 7th, LLC, submitted an application requesting approval of Use Permit application "UP 24159" described herein ("Application"); and

WHEREAS, the project is located on Dolores 2 Northwest 7th Avenue (Block: 75, Lot: 19) in the Central Commercial (CC) Zoning District and Downtown Conservation District (CD) Overlay; and

WHEREAS, a Design Review application "DR 21-114" and Use Permit application "UP 21-226" was previously approved at the subject site; and

WHEREAS, the previously approved project included a seismic retrofit and remodel of the building into a multi-story, private music recording studio, which includes the addition of a glass "sound lock" entry to the exterior of the building; and

WHEREAS, on August 16, 2021, the Historic Resources Board held a public hearing to receive public testimony regarding the previously approved project, including without limitation, the information provided to the Planning Commission by City staff and public testimony on the Design Review application and adopted Resolution 2021-007-HRB issuing a Determination of Consistency with the Secretary of the Interior's Standards; and

WHEREAS, on October 13, 2021, the Planning Commission held a public hearing to receive public testimony regarding the previously approved project, including without limitation, the information provided to the Planning Commission by City staff and public testimony on the Design Review Application and Use Permit application; and

WHEREAS, on October 13, 2021, the Planning Commission continued the application with direction the applicant to explore relocating the sound lock to the interior of the existing structure; and

WHEREAS, on November 10, 2021, the Planning Commission held a public hearing to receive public testimony regarding the previously approved project, including without limitation, the information provided to the Planning Commission by City staff and public testimony on the Design Review Application and Use Permit application; and

WHEREAS, on November 10, 2021, the Planning Commission adopted Resolution 2021-60-PC, approving the project contingent upon the addition of Special Condition of Approval #27 that states, "The proposed glass sound attenuating vestibule shall be relocated to the interior of the building with no modifications made to the primary building elevation on Dolores Street. The existing wood gates shall remain, however, may be minimally repositioned to meet exiting (egress) requirements as required by the Building and Fire Codes"; and

WHEREAS, on November 11, 2021, a timely appeal of the approval of the project was filed with the City Clerk by Robert Carver objecting specifically to the inclusion of Special Condition of Approval #27; and

WHEREAS, the appeal (APP 21-415), filed by Robert Carver on behalf of the property owner, stated the grounds for the appeal are, in part, "One Commissioner (who appeared to be supportive of the project at the first hearing) was absent. The City's Historian, the HRB, 2 of the 4 Commissioners present and the Staff all supported the design as submitted. The interior sound lock will not work for all the reasons outlined at the hearing"; and

WHEREAS, on January 4, 2022, the City Council held a de novo hearing to consider the appeal and the project approved by the Planning Commission; and

WHEREAS, on January 4, 2022, the City Council upheld the appeal and struck Condition of Approval #27, as adopted by the Planning Commission in Resolution 2021-60-PC; and

WHEREAS, the City Council adopted Resolution 2022-05 approving the project; and

WHEREAS, Resolution 2022-05, and Resolution 2021-60-PC approved by the Planning Commission, included Condition of Approval #26 requiring that: *An easement shall be recorded across the Cypress Inn Property (APN: 010-147-008-000) prior to issuance of a building permit. A copy of the recorded easement shall be provided to the Community Planning and Building Department. The easement shall provide access from the subject property to 7th Avenue as a means of providing emergency egress from the subject property to the public way; and*

WHEREAS, the adjacent property owners have not been able to come to an agreement in respect to recordation of an easement, however, the property owners have agreed to a revocable right of access and have had a draft document prepared; and

WHEREAS, the Building Official as deemed a Revocable Right of Access is acceptable in lieu of an easement subject to adherable to the Conditions of Approval; and

WHEREAS, the applicant is requesting to amend Condition of Approval #26 to allow for a revocable right-of-access serving the same purpose, in lieu of the easement which is currently required by the Condition; and

WHEREAS, on September 11, 2024, the City Council held a duly noticed public hearing to receive public testimony regarding Use Permit, including without limitation, information provided to the City Council by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, a Coastal Development Permit is not required pursuant to CMC 17.52.100.C, Developments Excluded from Coastal Permit Requirements –Other Improvements; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3), New Construction or Conversion of Small Structures and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, notice of the public hearing was published on August 31, 2024, in compliance with State law (California Government Code 65091) in the Carmel Pine Cone, as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing on or before September 1, 2024; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64.010 & 17.64.020) For each of the required Use Permit findings listed below, staff has indicated whether the submitted plans support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	**YES**	**NO**
1. That the proposed use will not be in conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
8. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
9. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
10. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings:

This Use Permit application does not supersede the previous Use Permit (UP 21-226) or Design Review (DR 21-114) as approved in Resolution 2022-05, but amends the language of Conditions of Approval #24 and #26, and adds #27, to allow for a Revocable Right of Access in lieu of an Easement based on the recitals and statements incorporated into the staff report.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does herby **APPROVE** a Use Permit (UP 24159) to amend the Conditions of Approval for a previous approved Use Permit Application, UP 21-226 (Dolores & 7th, LLC; The Conservatory) located at Dolores Street 2 Northwest of 7th Avenue in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay, APN: 010-147-006-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Review (DR 21-114) and Use Permit (UP 21-226) authorizes a remodel and structural seismic retrofit of an historic structure, known as the China Arts Center, which includes new acoustic infrastructure, as well as new elevator and stairway additions to the roof and a new skylight and exterior windows for a new private music recording studio as depicted in the plans prepared by Studio Carver Architects as presented to the Planning Commission on October 13, 2021, unless modified by the conditions of approval contained herein. Note: Conditions of Approval #24, #26, #27 have been modified by UP 24159; Resolution 2024-xxx-PC.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the CC zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of 6 months from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use.** Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓

6.	**Service Laterals**. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
7.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
8.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
9.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
10.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
11.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
12.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	SPECIAL CONDITIONS	
13.	**Decorative Plaster Repair.** Any repair to the decorative cement plaster shall be done in-kind to match the existing cement plaster in color, texture and method of	✓

	application/detailing. If repair is required, photo documentation of the existing feature shall be provided to the Community Planning and Building Department for review and approval prior to commencement of the repair work.	
14.	**Wood Repair.** Any repair to the original wood brackets which support the roof structure shall use Dutchman techniques that remove a minimum amount of deteriorated material. If wood replacement is necessary, it shall match the original detail in size, profile and method of application. If repair is required, photo documentation of the existing feature shall be provided to the Community Planning and Building Department for review and approval prior to commencement of the repair work.	✓
15.	**Treatments for Cleaning and Repairs.** Physical treatments to repair existing cement plaster details, wood details and steel window sash will be undertaken with accepted methods for a given substrate. The applicant shall consult Preservation Brief 21 and/or 23 when undergoing repair to plaster, Preservation Brief 13 when undergoing repair to the steel windows, and Preservation Brief 6 before cleaning any feature.	✓
16.	**Sound Lock Entry Design.** The glazing system shall be revised to include fewer glass panels and thinner steel framing elements to make this glazing system as transparent as possible. A detail shall be provided to CPB for review and approval prior to issuance of a building permit.	✓
17.	**Sound Lock Entry Detail.** A detail of the glazing system that includes type/opacity of glass, width of framing elements and method of connection to the existing cement plaster arch shall be provided to CPB for review and approval prior to issuance of a building permit. The glazing system shall maintain transparent glass and the connection shall be designed to minimize damage to the existing plaster during installation and ensure the glazing system can be easily removed in the future.	✓
18.	**Noise.** All noise and sound associated with the uses hall be confined within the enclosed structure. The City reserves the right to require an acoustical analysis prepared by a qualified professional at the property owner's expense if complaints of excessive noise are received. Should the use be found to be not in compliance with this condition, the property owner agrees to seek immediate compliance and all business activity shall be ceased until it is demonstrated compliance with this condition has been achieved. Failure to comply and/or repeated violations shall be cause for the City to schedule a revocation hearing with the Planning Commission. At such hearings, the Commission may: a. Require changes in the noise mitigation plan; b. Establish new permit conditions; or c. Revoke the permit.	✓
19.	**Music within Outdoor Areas.** Recorded or reproduced music on private property played from accessible exterior areas of the building, including but not limited to the roof or rear patio area, are shall not exceed a volume that produces a sound level exceeding 55 db-A as measured at the property line. Live music is prohibited outdoors. Exceptions may be granted for temporary and special events upon approval of a temporary use permit granted by the Planning Director pursuant to CMC 17.14.050.I. Failure to comply and/or repeated violations shall be cause for the City to schedule a Use Permit revocation hearing with the Planning Commission. At such hearings, the Commission may: a. Require changes in the noise mitigation plan; b. Establish new permit conditions; or c. Revoke the use permit.	✓
20.	**Rooftop Mechanical Equipment.** If proposed, rooftop mechanical equipment such as, but not limited to, heating, cooling and ventilation system equipment shall be concealed from public view.	✓
21.	**Fire Service Equipment.** If required, all new fire service equipment shall be screened from public view.	✓

22.	**Prohibited Uses.** Concerts with live audiences in attendance are not permitted as part of the action. The use may live stream recording sessions and provide opportunities for local musical enterprises for recording, rehearsing and streaming of private performances.	✓
23.	**Maximum Occupancy.** Maximum building occupancy shall not exceed the standards in the California Building and Fire Codes. The maximum building occupancy for the established "B" building occupancy is forty-nine (49) persons unless otherwise modified by these conditions of approval.	✓
24.	**Occupancy Exceedances for Orchestral Recordings.** The owner may temporarily exceed the maximum building occupancy established in Condition of Approval #23, Maximum Occupancy, for the purposes of seating an orchestra for music recording purposes upon written approval from The Director of Community Planning and Building, and the fire department. To be approved, the following the following requirements must be met: A. The building occupancy during an orchestral recording session shall not exceed more than one hundred (100) persons total at any time, inclusive of staff and guests. B. A professional event management or security company shall be on-site for the duration of the recording session. At least two (2) employees from the professional company shall be on-site at all times when the occupancy is over 49 persons, to ensure strict compliance with Condition of Approval #24 of this permit and to provide exiting and crowd control assistance in the event of an emergency. The two employees of the professional company shall count towards the total maximum temporary occupancy of 100 persons. C. Roof access is prohibited at all times to any person for the duration of the orchestral recording session when building occupancy exceeds 49 people. D. No more than five (5) Orchestral Event Permits shall be allowed in any calendar year. The duration of each event may not exceed 4 days. Prior to any orchestral recording session where the maximum building occupancy would be exceeded, the owner shall submit the following the Community Planning and Building Department for approval by the Director and fire department: 1. A dimensioned floor plan that includes, but is not limited to: seating arrangement, aisle locations and widths, location of equipment. Additional information may be request by the Director or the fire department. 2. A written request describing the proposed event including the total number of anticipated occupants, and days and hours the occupancy is proposed to be exceeded. The written request shall include a description of measures taken to ensure compliance with Condition of Approval #24, Orchestral Event Permit Conditions. 3. Provide evidence to the Community Planning and Building Department that the Revocable Right of Access, described in Condition of Approval #26, is still valid and in effect. No event shall be permitted where the building occupancy exceeds 49 persons should the Revocable Right of Access be revoked or in valid until such a time that it is reinstated, or a similar agreement is put in place to the satisfaction of the City.	✓
25.	**Roof Access.** The elevator door on the roof shall be located on the eastern side of the elevator shaft. A permeant guardrail or railing shall be installed extending from the	✓

	northwestern corner of the elevator enclosure to the western parapet wall to prevent roof top access to the portion of the roof adjacent to the residential apartment unit to the south.	
26.	**Revocable Right of Access.** Prior to issuance of a Building Permit, a Revocable Right of Access ("Agreement") shall be recorded with the Monterey County Recorder at the owner's expense across the "Cypress Inn" Property (APN: 010-147-008-000). A copy of the recorded Agreement shall be provided to the Community Planning and Building Department prior to Building Permit Issuance. The Agreement shall provide unobstructed access from the subject property (APN: 010-147-006; "The Conservatory") to 7th Avenue via the alleyway on the shared property line between the Cypress Inn and the Conservatory as a means of providing emergency egress from the subject property to the public way.	✓
27.	**Revocable Right of Access Requirements.** Prior to recordation of the Revocable Right of Access (CoA #26), the Agreement shall be revised to include the following: • The owner(s) agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City of Carmel-by-the-Sea ("City"), its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the owner's of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the owner(s) of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto. • All notices under this Agreement shall be sent by certified mail, return receipt requested, express delivery service with a delivery receipt, or personal delivery with a delivery receipt and shall be deemed to be effective as of the date received, the date delivery was refused, or the date returned as undeliverable as indicated on the return receipt as follows: **To the Property Owners:** Property Owner Address 1 Property Owner Address 2 **To the City of Carmel-by-the-Sea:** City of Carmel-by-the-Sea c/o Community Planning and Building PO Box CC Carmel, CA 93921 The parties may subsequently change addresses by providing written notice of the change in address to the other parties in accordance with this Section.	

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Review (DR 21-114) and Use Permit (UP 21-226) authorizes a remodel and structural seismic retrofit of an historic structure, known as the China Arts Center, which includes new acoustic infrastructure, as well as new elevator and stairway additions to the roof and a new skylight and exterior windows for a new private music recording studio as depicted in the plans prepared by Studio Carver Architects as presented to the Planning Commission on October 13, 2021, unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the CC zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of 6 months from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use.** Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
6.	**Service Laterals**. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓

7.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
8.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
9.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
10.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
11.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
12.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	SPECIAL CONDITIONS	
13.	**Decorative Plaster Repair.** Any repair to the decorative cement plaster shall be done in-kind to match the existing cement plaster in color, texture and method of application/detailing. If repair is required, photo documentation of the existing feature shall be provided to the Community Planning and Building	✓

	Department for review and approval prior to commencement of the repair work.	
14.	**Wood Repair.** Any repair to the original wood brackets which support the roof structure shall use Dutchman techniques that remove a minimum amount of deteriorated material. If wood replacement is necessary, it shall match the original detail in size, profile and method of application. If repair is required, photo documentation of the existing feature shall be provided to the Community Planning and Building Department for review and approval prior to commencement of the repair work.	✓
15.	**Treatments for Cleaning and Repairs.** Physical treatments to repair existing cement plaster details, wood details and steel window sash will be undertaken with accepted methods for a given substrate. The applicant shall consult Preservation Brief 21 and/or 23 when undergoing repair to plaster, Preservation Brief 13 when undergoing repair to the steel windows, and Preservation Brief 6 before cleaning any feature.	✓
16.	**Sound Lock Entry Design.** The glazing system shall be revised to include fewer glass panels and thinner steel framing elements to make this glazing system as transparent as possible. A detail shall be provided to CPB for review and approval prior to issuance of a building permit.	✓
17.	**Sound Lock Entry Detail.** A detail of the glazing system that includes type/opacity of glass, width of framing elements and method of connection to the existing cement plaster arch shall be provided to CPB for review and approval prior to issuance of a building permit. The glazing system shall maintain transparent glass and the connection shall be designed to minimize damage to the existing plaster during installation and ensure the glazing system can be easily removed in the future.	✓
18.	**Noise.** All noise and sound associated with the uses hall be confined within the enclosed structure. The City reserves the right to require an acoustical analysis prepared by a qualified professional at the property owner's expense if complaints of excessive noise are received. Should the use be found to be not in compliance with this condition, the property owner agrees to seek immediate compliance and all business activity shall be ceased until it is demonstrated compliance with this condition has been achieved. Failure to comply and/or repeated violations shall be cause for the City to schedule a revocation hearing with the Planning Commission. At such hearings, the Commission may: a. Require changes in the noise mitigation plan; b. Establish new permit conditions; or c. Revoke the permit.	✓
19.	**Music within Outdoor Areas.** Recorded or reproduced music on private property played from accessible exterior areas of the building, including but not limited to the roof or rear patio area, are shall not exceed a volume that produces a sound level exceeding 55 db-A as measured at the property line. Live music is prohibited outdoors. Exceptions may be granted for temporary and special events upon approval of a temporary use permit granted by the Planning Director pursuant to CMC 17.14.050.I. Failure to comply and/or repeated violations shall be cause for the City to schedule a Use Permit revocation hearing with the Planning Commission. At such hearings, the	✓

	Commission may: a. Require changes in the noise mitigation plan; b. Establish new permit conditions; or c. Revoke the use permit.	
20.	**Rooftop Mechanical Equipment.** If proposed, rooftop mechanical equipment such as, but not limited to, heating, cooling and ventilation system equipment shall be concealed from public view.	✓
21.	**Fire Service Equipment.** If required, all new fire service equipment shall be screened from public view.	✓
22.	**Prohibited Uses.** Concerts with live audiences in attendance are not permitted as part of the action. The use may live stream recording sessions and provide opportunities for local musical enterprises for recording, rehearsing and streaming of private performances.	✓
23.	**Maximum Occupancy.** Maximum building occupancy shall not exceed the standards in the California Building and Fire Codes. The maximum building occupancy for the established "B" building occupancy is forty-nine (49) persons unless otherwise modified by these conditions of approval.	✓
24.	**Occupancy Exceedances for Orchestral Recordings.** The owner may temporarily exceed the maximum building occupancy established in Condition of Approval #23, Maximum Occupancy, for the purposes of seating an orchestra for music recording purposes upon written approval from The Director of Community Planning and Building, and the fire department. To be approved, the following the following requirements must be met: A. The building occupancy during an orchestral recording session shall not exceed more than one hundred (100) persons total at any time, inclusive of staff and guests. B. A professional event management or security company shall be on-site for the duration of the recording session. At least two (2) employees from the professional company shall be on-site at all times when the occupancy is over 49 persons, to ensure strict compliance with Condition of Approval #24 of this permit and to provide exiting and crowd control assistance in the event of an emergency. The two employees of the professional company shall count towards the total maximum temporary occupancy of 100 persons. C. Roof access is prohibited at all times to any person for the duration of the orchestral recording session when building occupancy exceeds 49 people. D. No more than five (5) Orchestral Event Permits shall be allowed in any calendar year. The duration of each event may not exceed 4 days. Prior to any orchestral recording session where the maximum building occupancy would be exceeded, the owner shall submit the following the Community Planning and Building Department for approval by the Director and fire department: 1. A dimensioned floor plan that includes, but is not limited to: seating arrangement, aisle locations and widths, location of equipment.	✓

	Additional information may be request by the Director or the fire department. 2. A written request describing the proposed event including the total number of anticipated occupants, and days and hours the occupancy is proposed to be exceeded. The written request shall include a description of measures taken to ensure compliance with Condition of Approval #24, Orchestral Event Permit Conditions. 3. Provide evidence to the Community Planning and Building Department that the Revocable Right of Access, described in Condition of Approval #26, is still valid and in effect. No event shall be permitted where the building occupancy exceeds 49 persons should the Revocable Right of Access be revoked or in valid.	
25.	**Roof Access.** The elevator door on the roof shall be located on the eastern side of the elevator shaft. A permeant guardrail or railing shall be installed extending from the northwestern corner of the elevator enclosure to the western parapet wall to prevent roof top access to the portion of the roof adjacent to the residential apartment unit to the south.	✓
26.	~~**Easement Recordation**~~**Revocable Right of Access.** A~~n~~ ~~easement~~ Revocable Right of Access ("Agreement") shall be recorded with the Monterey County Recorder at the owner's expense across the Cypress Inn Property (APN: 010-147-008-000) prior to issuance of a building permit. A copy of the recorded ~~easement~~ Agreement shall be provided to the Community Planning and Building Department prior to Building Permit Issuance. The ~~easement~~ Agreement shall provide access from the subject property to 7th Avenue as a means of providing emergency egress from the subject property to the public way.	✓
27.	**Revocable Right of Access Requirements.** Prior to recordation of the Revocable Right of Access (CoA #26), the Agreement shall be revised to include the following: • The owner(s) agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City of Carmel-by-the-Sea ("City"), its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the owner's of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the owner(s) of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties	

hereto.

- All notices under this Agreement shall be sent by certified mail, return receipt requested, express delivery service with a delivery receipt, or personal delivery with a delivery receipt and shall be deemed to be effective as of the date received, the date delivery was refused, or the date returned as undeliverable as indicated on the return receipt as follows:

To the Property Owners:

Property Owner Address 1
Property Owner Address 2

To the City of Carmel-by-the-Sea:

City of Carmel-by-the-Sea
c/o Community Planning and Building
PO Box CC
Carmel, CA 93921

The parties may subsequently change addresses by providing written notice of the change in address to the other parties in accordance with this Section.

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 24267 (Rainey)**: Consideration of a Track 1 Design Study referral for a request to amend a previously approved Track 2 Design Study Application, DS 20-205 (Rainey), for the installation of a driveway gate located on Lincoln Street 5 southeast of 10th Avenue in the Single-Family (R-1) District. APN: 010-182-004-000.

Application: DS 24267 (Rainey)
APN: 010-182-004-000
Block: 114
Lot: 9
Location: Lincoln Street 5 southwest of 10th Avenue
Applicant: Cynthia Spellacy, Agent
Property Owner: John & Kelly Rainey

Executive Summary:

The Applicant is requesting the consideration of a driveway gate. The Planning Commission previously denied the request for the installation of a driveway gate on January 24, 2024 (Resolution 2024-04-PC), however, the applicant has submitted a new application is requesting re-consideration by the Commission in light of recent direction provided by the Commission on other similar projects.

Recommendation:

Adopt a Resolution (Attachment 1) amending a previously approved Track 2 Design Study Application, DS 20-205 (Rainey), to allow the installation of a driveway gate located on Lincoln Street 5 southeast of 10th Avenue in the Single-Family (R-1) District. APN: 010-182-004-000.

Background and Project Description:

The project site is a 7,000-square-foot lot located on Lincoln Street, 5 southwest of 10th Avenue. On May 12, 2021, the Planning Commission approved the demolition of an existing 1,752-square-foot one-story single-family residence with detached garage and construction of a 2,868-square-foot two-story single-family residence inclusive of a basement and attached garage, as well as a lot merger and associated

Coastal Development Permit for the project site.

As part of the initial proposal, the applicant had included a driveway gate and the final project was approved with a Condition of Approval that the driveway gate be omitted from the project. The driveway gate was eliminated from the construction drawings, however, as construction is nearing completion, the applicant is requesting the Condition of Approval be amended to allow for the installation of the driveway gate.

The Commission previously denied the request for the installation of the driveway gate on January 24, 2024 (Resolution 2024-04-PC), however, the applicant has submitted a new application is requesting re-consideration by the Commission in light of the direction provided on other similar projects.

Staff has placed this application on the consent agenda and the Commission, the Applicant, or the public can pull the item from the consent agenda for further discussion, if necessary.

Staff Analysis:

The Planning Commission previously considered a request for a driveway gate at both the Concept and Final Details hearings for the associated Track 2 Design Study project. At both hearings, a driveway gate that is substantially similar to the gate in this proposal was reviewed, and the Commission directed the applicant to omit the driveway gate from the plans. The project received final approval with the condition that the driveway gate be removed from the scope of work.

- Concept Hearing – April 14, 2021
    - Click Here for Staff Report
    - Click Here for Video of Hearing
- Final Details Hearing – May 12, 2021
    - Click Here for Staff Report
    - Click Here for Video of Hearing

Additionally, at the Commission's January 24, 2024 hearing, the Applicant requested the Commission reconsider the condition of approval requiring omission of the driveway gate. The Commission denied the request and adopted Resolution 2024-04-PC (click here for the January 24, 2024 Staff Report). The video of the hearing is also available online (click here for YouTube link).

Since the January 24th hearing, the Commission has revisited their overall interpretation of how driveway gates may comply with the design guidelines related to streets having a "walled off" appearance. Following that deliberation, the Commission approved a driveway gate and made findings that driveway gates can be considered consistent with the Residential Design Guidelines when designed appropriately. As such, the applicant has once again requested re-consideration of the subject gate.

Due to a Planning Commission Condition of Approval requiring the omission of the gate, the project is required to be re-considered by the Commission. Staff does not have the authority to amend the Planning Commission's Conditions of Approval or overturn the Commission's previous findings regardless of any recent change in direction in respect to driveway gates.

Should the Commission be inclined to grant the request and allow for the driveway gate, staff has prepared a resolution for adoption (Attachment 1). Should the Commission still find the gate inconsistent with the previously adopted findings, the Commission can motion accordingly and staff can administratively revise the previously adopted resolution for denial (Resolution 2024-04-PC) for signature by the chair.

Other Project Components:

Staff recommends the Planning Commission find the project Categorically Exempt from the California Environmental Quality Act (CEQA State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction and Conversion of Small Structures. Class 3 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project consists of extending an amendment to a Condition of Approval to a Design Study (DS 20-205 (Rainey)) for a project which is currently under construction (Building Permit – BP 21-292). The original project was also found exempt under Class 3. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA AMENDING A PREVIOUSLY APPROVED TRACK 2 DESIGN STUDY APPLICATION, DS 20-205 (RAINEY), FOR THE INSTALLATION OF A DRIVEWAY GATE LOCATED ON LINCOLN STREET 5 SOUTHEAST OF 10TH AVENUE IN THE SINGLE-FAMILY (R-1) DISTRICT. APN: 010-182-004-000

WHEREAS, on August 26, 2024, Cynthia Spellacy, ("Applicant") submitted an application on behalf of John and Kelly Rainey ("Owner") requesting approval of Track 1 Design Study application DS 24267 (Rainey) described herein as ("Application"); and

WHEREAS, the Applicant is proposing to construct a four-foot-tall driveway gate across the driveway; and

WHEREAS, the Application has been submitted for the property located on Lincoln 5 southwest of 10th Avenue in the Single-Family Residential (R-1) District; and

WHEREAS, on May 12, 2021, the planning commission approved a Track 2 Design Study, Resolution 2021-27-PC (the project is currently under construction); and

WHEREAS, as part of the initial proposal, the applicant had included a driveway gate and the final project was approved with the Condition of Approval (Condition #33) that the driveway gate be omitted from the project; and

WHEREAS, the driveway gate was eliminated from the construction drawings, however, as construction is nearing completion, the applicant is requesting the Condition of Approval be amended to allow for the installation of the driveway gate; and

WHEREAS, at the Commission's January 24, 2024 hearing, the Applicant requested the Commission reconsider the condition regarding the omission of the driveway gate -the Commission denied the request and adopted Resolution 2024-04-PC; and

WHEREAS, the following the January 24th hearing, the Commission has approved a driveway gate and made findings to the affect that driveway gates can be considered consistent with the Residential Design Guidelines when designed appropriately. As such, the applicant has once again requested reconsideration of the subject gate; and

WHEREAS, this application has been referred to the Planning Commission as the omission of the gate was a condition of the Planning Commission (Resolution 2021-27-PC), and the Planning Commission has previously adopted a separate resolution for denial (Resolution 2024-04-PC), the project is required to be re-considered by the Commission; and

WHEREAS, on August 30, 2024, a notice of the public hearing scheduled for September 11, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time

of the public hearing; and

WHEREAS, on or before September 1, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, a Coastal Development Permit is not required in accordance with Carmel Municipal Code Section 17.52.100.B (Improvements to Existing Single-Family Residences); and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 3) – New Construction and Conversion of Small Structures and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding Design Study Application DS 24267 (Rainey):

1) Walled off means just that - that a property is surrounded by solid features like masonry walls solid wooden fencing and garages at the front of the lot can present a wall. Tasteful, beautiful, open, spaced fences and gates can actually help pull the eye into the yard and can be an architectural feature that enhances the home

2) The city does not have a specific ordinance or guideline that denies driveway gates. The subject gate will not be injurious to public health, safety or welfare, and is compatible with the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Design Study**:

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060, Findings for Design Review Approval *Before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans:*	**YES**	**NO**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** a Track 1 Design Study referral for a request to amend a previously approved Track 2 Design Study Application, DS 20-205 (Rainey), for the installation of a driveway gate located on Lincoln Street 5 southeast of 10th Avenue in the Single-Family (R-1) District, APN: 010-182-004-000, subject to the Conditions of Approval listed below.

CONDITIONS OF APPROVAL	
No.	
1.	**Authorization.** This approval of Design Study (DS 24267, Rainey) authorizes amendments to existing Design Study Approvals (DS 20-205, Rainey) for the installation of a driveway gate located on Lincoln Street 5 southeast of 10th Avenue in the Single-Family (R-1) District, APN: 010-182-004-000. The modifications approved under this Design Study include: • The addition of a 4' tall sliding driveway gate and associated alteration to the fence to match the previously approved fence along the front property boundary. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials prepared by Jobe Corral Architects approved by the Planning Commission on September 11, 2024, unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department.

3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.
4.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
5.	**Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Building Permit/Building Permit Revision. These signed conditions shall also be printed on a full size plan sheet in the building plan set along with any prior conditions of approval of prior Design Study Applications.
6.	**Building Permit Revision.** A revision to BP 21-292 is required prior to commencement of work.
7.	**Prior Conditions of Approval.** All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.
8.	**DS 20-205; Condition of Approval #33.** This approval supersedes Condition of Approval #33 associated with DS 20-205 which had stated: *The driveway gate be removed from the scope of work.* The project is permitted to have a driveway gate, as stated in the Authorization (Condition #1, above).

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

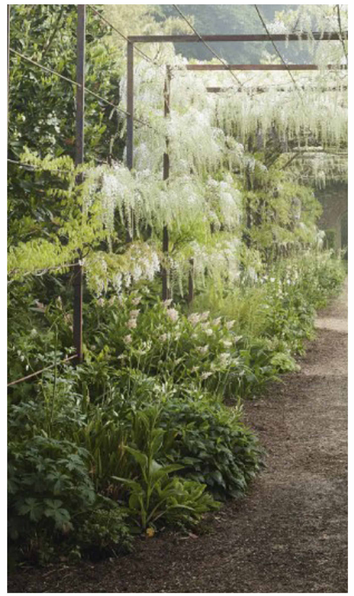
_____ _____

Michael LePage Leah Young

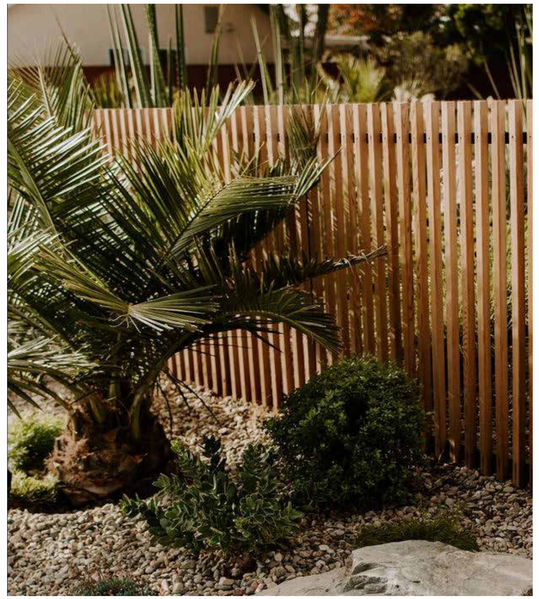
Chair Planning Commission Secretary



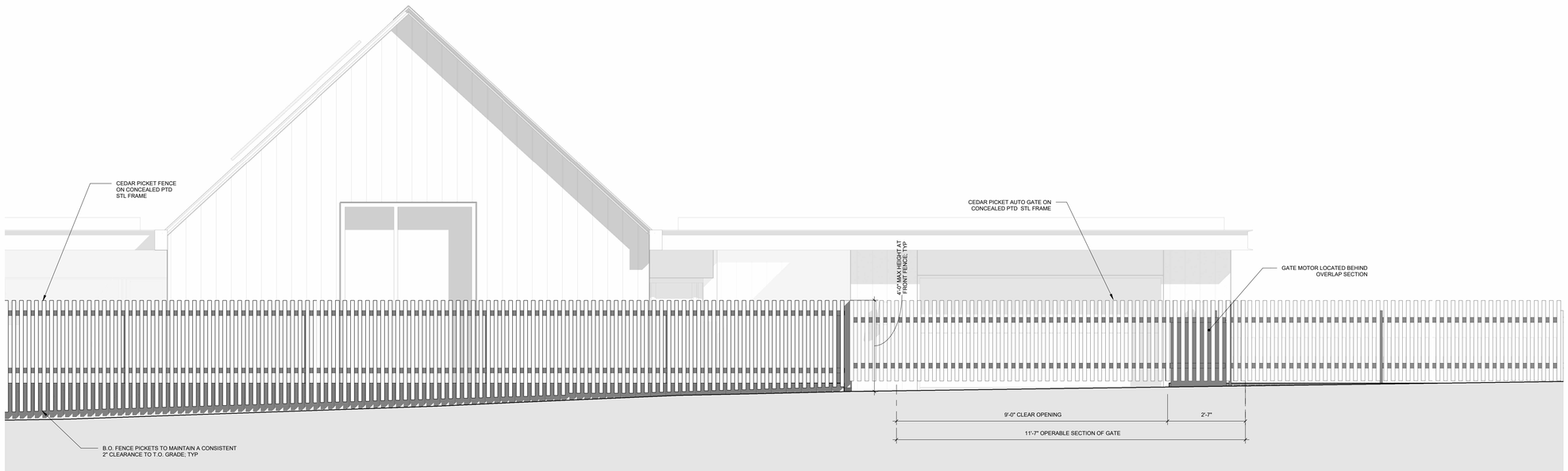
RENDERING OF PROPOSED FENCE



REFERENCE IMAGE FOR TRAINING VINES TO RUN PERPENDICULAR TO STREET



REFERENCE IMAGE FOR DECORATIVE WOOD SLAT FRONT FENCE 4' TALL MAX



1 FRONT FENCE ELEVATION
1/2" = 1'-0"

Jobe Corral Architects



RAINEY RESIDENCE

DESIGNER:
JOBE CORRAL ARCHITECTS
ADA CORRAL, AIA
505 W. 38TH STREET, STE B
AUSTIN, TX 78705
512.499.1591

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
DAVID STRANDBERG
1511 15TH STREET
SAN FRANCISCO, CA 94103
415.778.8726x101

CONTRACTOR:
STOCKER & ALLAIRE
DAVE ALLAIRE
21 MANDEVILLE COURT
MONTEREY, CA 93940
831.375.1890

LIGHTING DESIGNER:
STUDIO LUMINA
CHRISTINE BROWN
9411 CHAPEL DOWN STREET
AUSTIN, TX 78729
512.382.1656

CIVIL ENGINEER:
BENJAMINI, INC
AVI BENJAMINI
720 YORK ST #114
SAN FRANCISCO, CA 94110
415.550.2600

ENERGY CONSULTANT:
MONTEREY ENERGY GROUP, INC.
ABE STALLCUP
26465 CARMEL RANCHO BLVD. ST #8
CARMEL, CA 93928
831.372.8328

NOTES:

LEGEND:

ISSUE:

09.04.2023	PLANNING REVIEW
05.03.2024	PLANNING REVIEW
08.26.2024	PLANNING REVIEW REVISION

PROJECT:
RAINEY RESIDENCE
LINCOLN 5 SW OF 10TH
CARMEL-BY-THE-SEA, CA 93923

PROJECT NUMBER:
1914

08.26.2024

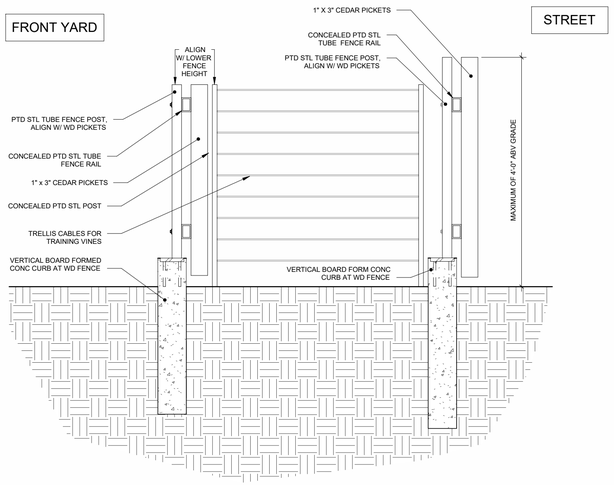
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NORTH:

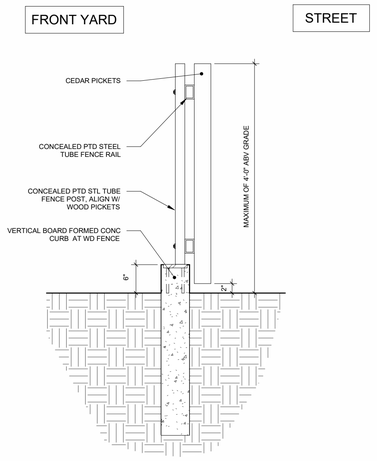
SCALE:
As indicated

FRONT FENCE ELEVATIONS

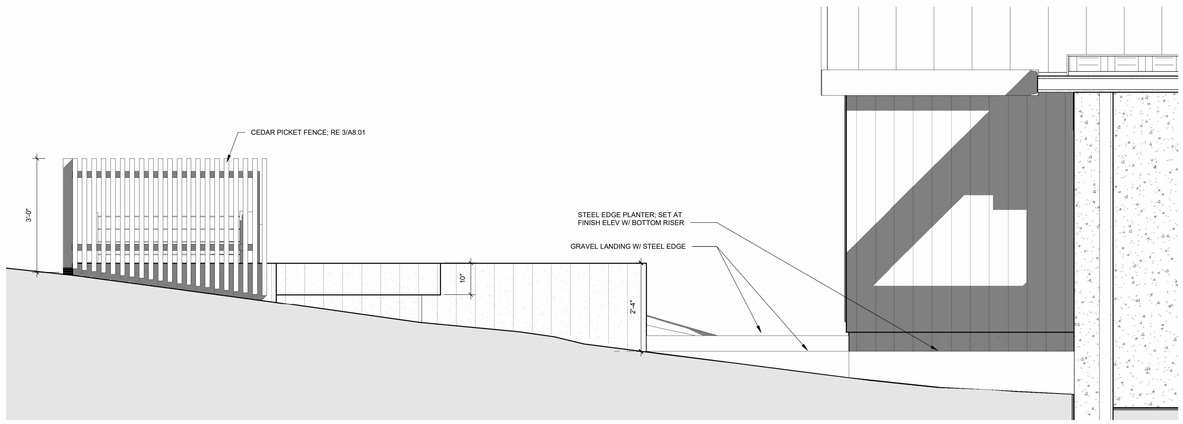
A8.00



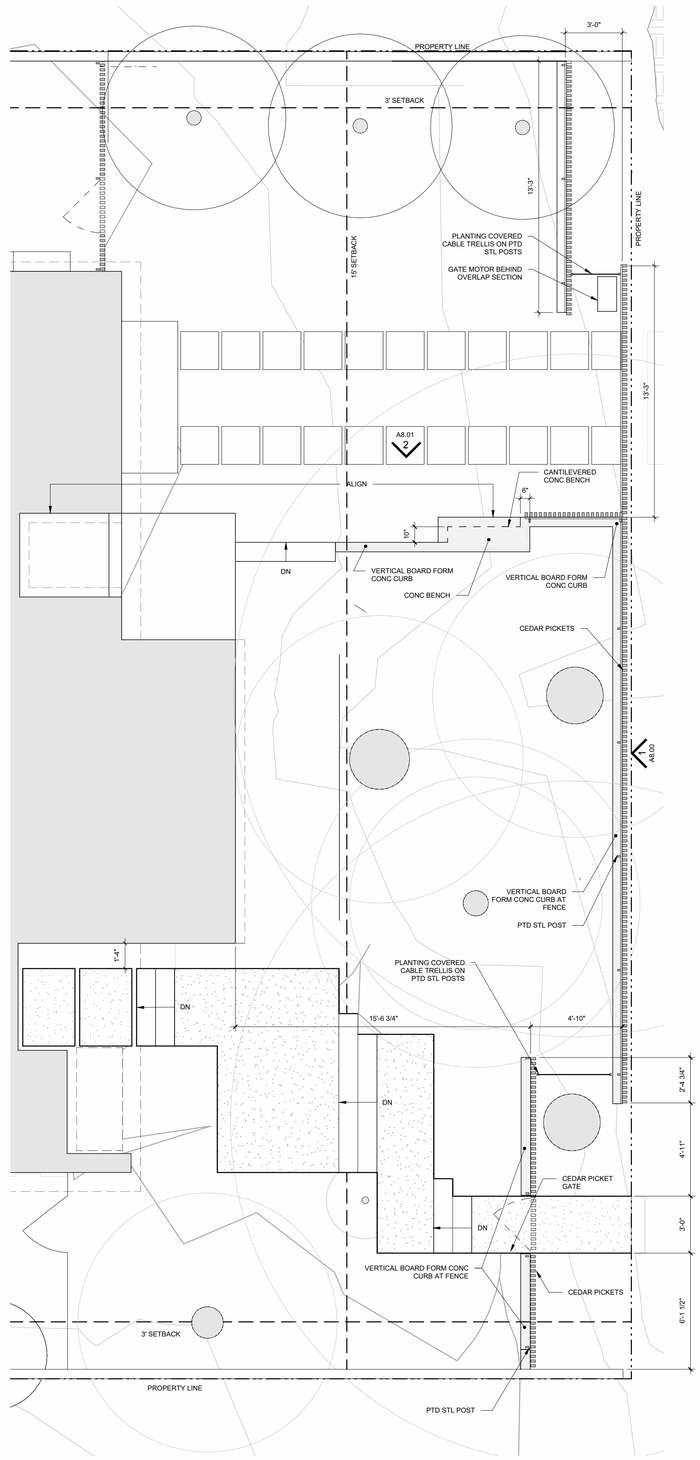
4 FENCE PLANTING SEGMENTS
3/4" = 1'-0"



3 FRONT FENCE SECTION
3/4" = 1'-0"



2 SECTION-FENCE AT DRIVEWAY
1/2" = 1'-0"



1 SITE PLAN - FENCE
1/4" = 1'-0"

Jobe Corral Architects



RAINEY RESIDENCE

DESIGNER:
JOBE CORRAL ARCHITECTS
ADA CORRAL, AIA
505 W. 38TH STREET, STE B
AUSTIN, TX 78705
512.499.1591

STRUCTURAL ENGINEER:
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ABE STALLCUP
26465 CARMEL RANCHO BLVD. ST #8
CARMEL, CA 93928
831.372.8328

NOTES:

LEGEND:

ISSUE:

09.04.2023	PLANNING REVIEW
05.03.2024	PLANNING REVIEW
07.15.2024	CONSTRUCTION DOCUMENTS
08.26.2024	PLANNING REVIEW REVISION

PROJECT:
RAINEY RESIDENCE
LINCOLN 5 SW OF 10TH
CARMEL-BY-THE-SEA, CA 93923

PROJECT NUMBER:
1914

08.26.2024

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NORTH:

SCALE:
As indicated

FRONT YARD FENCE

A8. 01

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Community Planning & Building Director
SUBJECT:	**DS 23-108 (Chadwick)**: Consideration of a Track 1 Design Study referral, DS 23-108 (Chadwick), and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026-000.

Application: DS 23-108 (Chadwick)
APN: 010-321-026-000
Block: C2
Lot: 10 & 11
Location: Scenic Road 2 northwest of 8th Avenue
Applicant: Eric Miller Architects, INC
Property Owner: CHADWICK ART & FARAH TRS

Executive Summary:

At their August 14, 2024 hearing, the Planning Commission considered an application for the installation of a driveway gate. Staff had not prepared a resolution for approval or denial as staff was seeking direction on the item. The Commission gave direction to staff to prepare a resolution for approval, and as such, staff has returned with a resolution for approval of the subject gate.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Track 1 Design Study referral (DS 23-108) and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay.

Background and Project Description:

The project site is developed with a 2,072-square-foot, two-story residence with basement. The site is

4,006 square feet in size and the floor area of the residence is non-conforming. The applicant is requesting approval to construct a four-foot driveway gate.

This item was initially scheduled at the July 12, 2023 Planning Commission hearing, however, the applicant requested a continuance following the publication of the staff report to revise the project. The application was re-agendized for the January 24, 2024 Planning Commission hearing following additional requests for continuances by the applicant. The January 24, 2024 staff report and the July 12th staff report were substantially similar as the revised plans did not substantially change the analysis or recommendation.

In the proposal for the July 12, 2023 hearing, an inward swinging driveway gate was designed as a continuation of the existing solid wood fence that was approved as part of the previous design study (DS 15-217) and be supported by metal posts. Staff referred this Track 1 Design Study to the Planning Commission for review due to previous decisions of the Commission to deny driveway gates associated with construction of single family residences.

On November 10, 2023, the applicant submitted revised plans in an effort to address some of the issues described in the July 2023 staff report and has proposed bronze inward swinging gate elements (driveway and pedestrian) designed in an ornate and decorative fashion.

Ultimately, the Planning Commission rejected both design proposals and adopted a Resolution, Resolution 2024-003-PC, denying the installation of the driveway gate. The staff report from the January 24, 2024 Planning Commission meeting provides a detailed analysis for the decision (click here for the January 24, 2024 Staff Report). The video of the hearing is also available online (click here for YouTube link).

On February 6, 2024, Carla Hashimoto submitted a timely appeal on behalf of the property owners, Art and Farah Chadwick. As the project site is located in the Beach and Riparian Overlay (Coastal Commission Appeal Jurisdiction), no fee was charged to the appellant in accordance with CMC 17.54.050.A.4.

On April 2, 2024, the City Council considered the Appeal (APP 24036). At the hearing, the applicant presented to the council a new design that had not been provided to staff, nor to the Planning Commission, as an alternative to the plans shown and described in the staff report. Additional changes made to the design that were presented for the first time at the City Council meeting was new stonework added to the design of the gate and fence, and the action of the driveway gate being changed from an inward swinging gate to a sliding gate. As such, the City Council denied the appeal without prejudice and remanded the matter back to the Planning Commission to consider the new information not previously presented to the Commission. The staff report from the April 2, 2024 City Council meeting provides a detailed analysis for the decision (click here for the April 2, 2024 Staff Report). The video of the hearing is also available online (click here for YouTube link).

On August 14, 2024, the Commission re-considered the subject gate application and considered the new information and ultimately found that the subject driveway gate is consistent with the Residential Design Guidelines (click here for the August 14, 2024 Staff Report). The video of the hearing is also available online (click here for YouTube link).

Staff Analysis:

Staff has returned with a resolution (Attachment 1) with appropriate Findings for Approval and Conditions of Approval for adoption by the Commission based on the testimony and discussion had at the August 14, 2024 hearing.

Other Project Components:

Staff recommends the Planning Commission find the project Categorically Exempt from the California Environmental Quality Act (CEQA State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project consists of extending an existing fence line at the front property line to create a driveway gate across the existing driveway; there is no change in use existing single-family residence located on the subject site. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 – Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A TRACK 1 DESIGN STUDY APPLICATION AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE INSTALLATION OF A DRIVEWAY GATE LOCATED ON SCENIC ROAD 2 NORTHWEST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHEOLOGICAL SIGNIFICANCE (AS) OVERLAY, AND BEACH/RIPARIAN (BR) OVERLAY. APN: 010-321-026

WHEREAS, on April 18, 2023, Carla Hashimoto, on behalf of Eric Miller Architects, INC, ("Applicant") submitted an application on behalf of Art and Farah Chadwick ("Owner") requesting approval of Track 1 Design Study application DS 23-108 (Chadwick) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Scenic Road 2 NW of 8th Avenue in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay District, and Beach and Riparian (BR) Overlay District; and

WHEREAS, the Applicant is proposing to construct a four-foot-tall driveway gate; and

WHEREAS, the scope of work constitutes a Track 1 Minor Design Study project and was initially referred to the Planning Commission in accordance with Carmel Municipal Code Section 17.58.040.A.3.b which states that projects that comply with zoning regulations but do not comply with the design objectives or residential design guidelines will be referred to the Planning Commission; and

WHEREAS, on January 24, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, the information provided to the Planning Commission by City staff and public testimony on the Application; and

WHEREAS, on January 24, 2024, the Planning Commission adopted Resolution 2024-003-PC, denying a Track 1 Design Study Application and Associated Coastal Development Permit for the installation of a driveway gate; and

WHEREAS, on February 6, 2024, a timely appeal was filed with the City Clerk (APP 24036) by Carla Hashimoto ("Applicant") on behalf of property owner, Art and Farah Chadwick ((“Owner(s)") and ("Appellant")), requesting reconsideration by the City Council of the Planning Commission's denial of the Application; and

WHEREAS, on April 2, 2024, the City Council held a de novo hearing to consider the appeal and Application; and

WHEREAS, on April 2, 2024, the City Council held a duly noticed public hearing to receive public testimony regarding the appeal, including without limitation, information provided to the City Council by City staff and through public testimony on the project; and

WHEREAS, at the April 2, 2024 City Council hearing, the applicant presented to the council a new

design that had not been provided to staff, nor to the Planning Commission, as an alternative to the plans shown and described in the staff report. As such, the City Council denied the appeal without prejudice and remanded the matter back to the Planning Commission to consider the new information not previously presented to the Commission; and

WHEREAS, on August 30, 2024, a notice of the public hearing scheduled for September 11, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 1, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, a Coastal Development Permit is required in accordance with Carmel Municipal Code Section 17.52.100.D.2 (Limits on Exemptions for Single-Family Residences and other Improvements) as the subject property is located in the Beach and Riparian Overlay District and is located west of Carmel Street; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding Design Study Application DS 23-108 (Chadwick):

1) Walled off means just that - that a property is surrounded by solid features like masonry walls solid wooden fencing and garages at the front of the lot can present a wall. Tasteful, beautiful, open, spaced fences and gates can actually help pull the eye into the yard and can be an architectural feature that enhances the home

2) The city does not have a specific ordinance or guideline that denies driveway gates. The subject gate will not be injurious to public health, safety or welfare, and is compatible with the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Design Study**:

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060, Findings for Design Review Approval *Before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans:*	**YES**	**NO**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT APPROVAL For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	**YES**	**NO**
1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	
Finding: The existing single-family residence was approved in 2016 as part of DS 15-217 (Chadwick). At the time, the demolition of a single-family residence and construction of a new single-family residence was found to be consistent with the findings listed above. Additionally, according to the staff report, public access was not dedicated at the time in accordance with CMC 17.20.180.A or B, as there was no existing access based on the survey of the property at the time. The addition of the subject driveway gate does not fundamentally alter the use of the single-family residence nor require dedication of public access. The Coastal Access and Recreation Element of the General Plan/Land Use Plan also finds,		

"Carmel is among a limited number of California coastal communities where nearly the entire shoreline from the first public road to the sea is open to the public and easily accessible. (LUP)"

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** a Track 1 Minor Design Study referral (DS 23-108, Chadwick) and associated Coastal Development Permit for the construction of a driveway gate located on Scenic Road 2 northwest of 8th Avenue, subject to the Conditions of Approval listed below.

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** Approval of Design Study application DS 23-108, Chadwick) authorizes the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. The project shall be constructed as depicted in the plans prepared by Eric Miller Architects as approved by the Planning Commission on September 11, 2024 unless modified by the Conditions of Approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district, Archaeological Significance (AS) Overlay, and Beach and Riparian (BR) Overlay. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.
4.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to final inspection.
5.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that are not listed on this form, shall not be deemed approved upon issuance of a building permit.
6.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director or their designee.

	When changes or modifications to the project are proposed, the applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
7.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
8.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.
9.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
10.	**Stonework.** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stonework shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped and terminated at a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
11.	**BMP Tracking Form.** Prior to issuance of a building permit, if requested by the building division, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
12.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, if requested by the building division, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Condition	

13.	**Building Permit.** The applicant shall apply for and obtain a building permit prior to commencing work.
14.	**Encroachments.** Prior to final inspection, all unpermitted right-of-way encroachments including but not limited to boulders, rocks, logs, stepping-stones, gravel, etc., shall be removed.
15.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

CHADWICK GATE

SCENIC 2 NW OF 8th AVENUE
CARMEL-BY-THE-SEA, CA 93921

Attachment 2

PROJECT DATA

SCOPE OF WORK / PROJECT DESCRIPTION:

ADDITION OF 10 FOOT WIDE MOTORIZED SLIDING METAL GATE AT THE DRIVEWAY. NEW METAL PATHWAY GATE TO MATCH THE DRIVEWAY GATE. NEW STONE COLUMNS AT GATES. EXISTING WOOD FENCE TO REMAIN.
ALL EXISTING SITE CONDITIONS TO REMAIN. REMOVAL OF EXISTING BOULDERS IN FRONT RIGHT OF WAY.

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
CARMEL-by-the-SEA, CA 93923

LOT SIZE: 4,006.8 S.F.
ZONING: R-1, BR DISTRICT
BLOCK: C-2
LOTS: 10 & 11
A.P.N.: 010-312-026-000

SITE & BUILDING STANDARDS

	ALLOWED	EXISTING
FRONT SETBACK	15.0' MIN.	15.0'
SIDE SETBACKS	25% OF SITE WIDTH (MIN. 3 FT.)	3.0' MIN., 13.25' TOTAL
NORTH SIDE	7.25' MIN.	7.25'
SOUTH SIDE	6.0' MIN.	6.0'
REAR SETBACK	3.0'	21.4'

UTILITIES

1. ELECTRICAL : PACIFIC GAS & ELECTRIC

TREE REMOVAL

1. NO TREES ARE TO BE REMOVED.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

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PROJECT INFORMATION

OWNER: ART AND FARAH CHADWICK
THE CHADWICK LIVING TRUST
P.O. BOX 3410
SARATOGA, CA 95070

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
BLOCK C2, LOTS 10 & 11

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

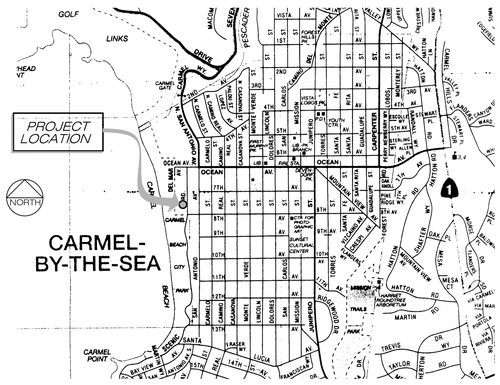
SHEET INDEX

ARCHITECTURAL

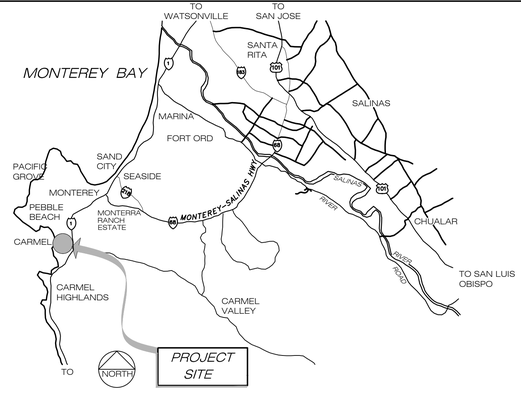
A-1 TITLE SHEET

A-2 SITE PLAN
A-7 PROPOSED GATE DETAILS

LOCATION MAP



VICINITY MAP



CONSULTANT:

REVISION	No.

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

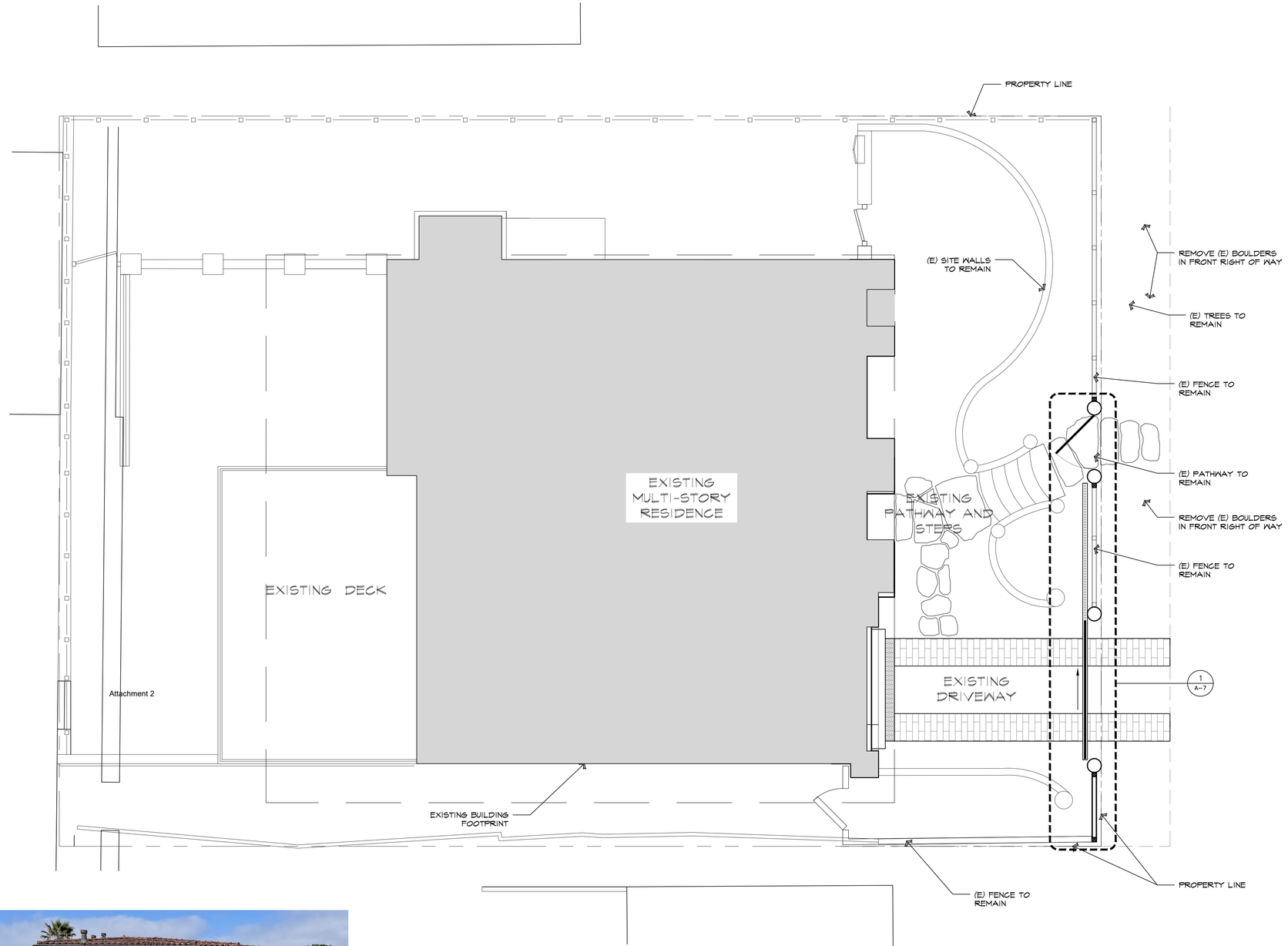
TITLE SHEET

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE:	5/31/2024
SCALE:	N.T.S.
DRAWN:	CJH
JOB NUMBER:	1434

A-1
SHEET OF

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EXISTING STREET ELEVATION

N

SITE PLAN

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

0 4' 8'

REVISION	No.

CONSULTANT:

ARCHITECT

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

SITE PLAN

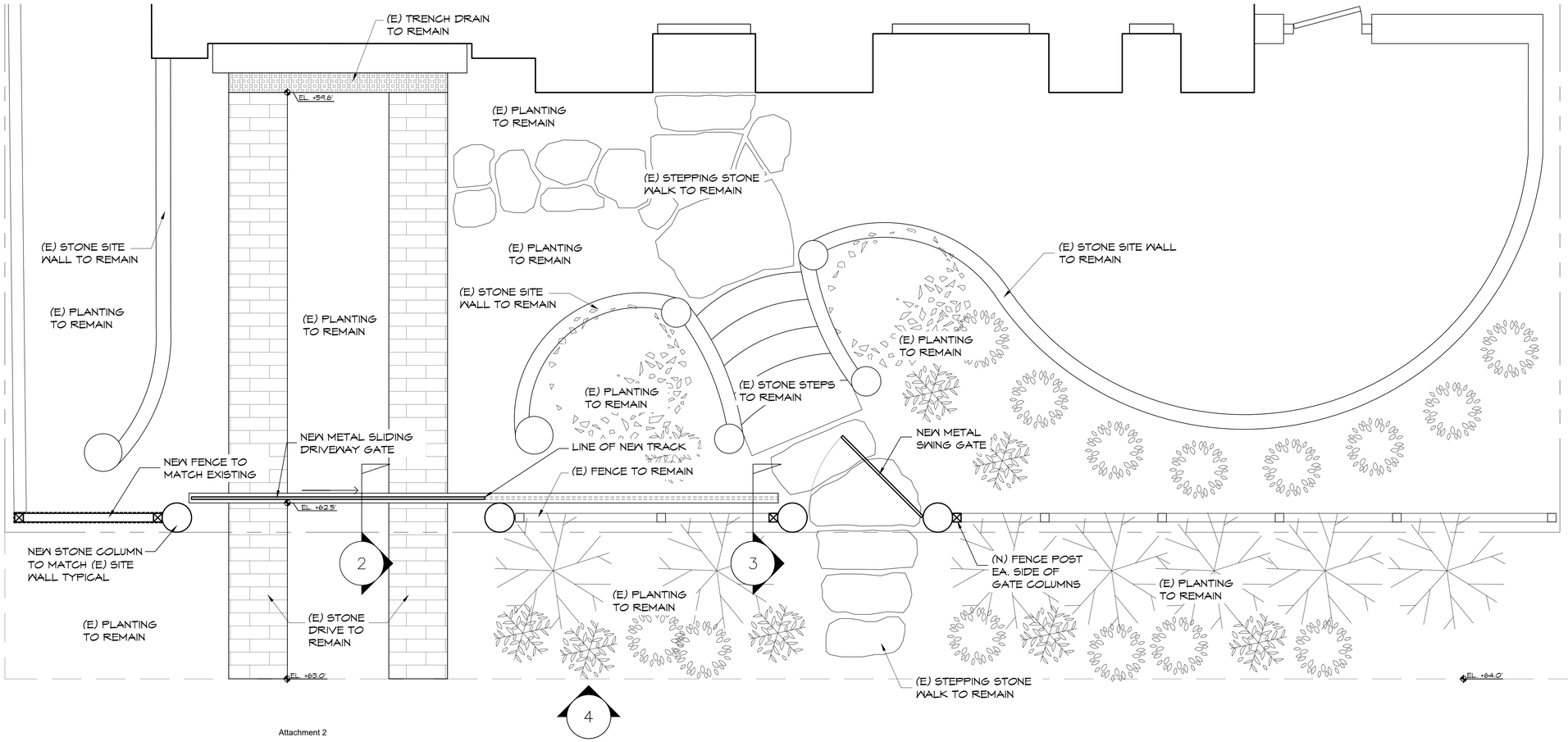
JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE:	5/31/2024
SCALE:	1/4" = 1'-0"
DRAWN:	CJH
JOB NUMBER:	1434

A-2

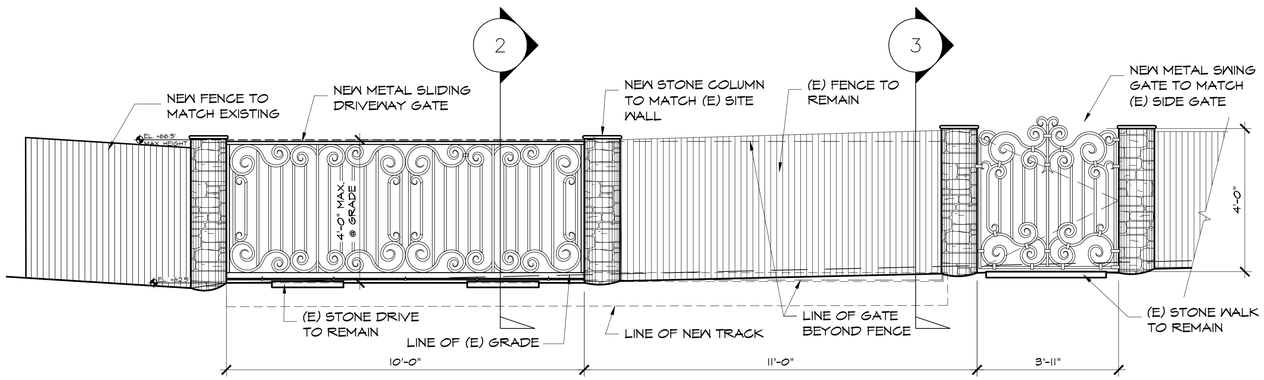
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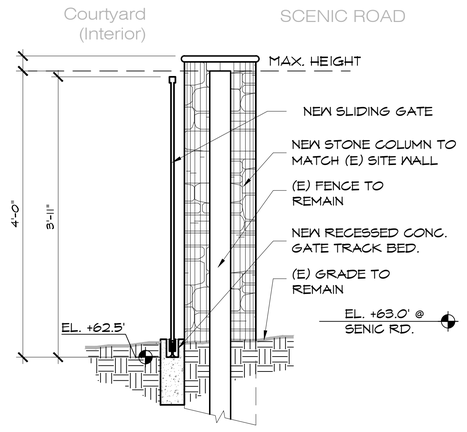
1 PROPOSED GATE PLAN

SCALE: 1/2"= 1'-0"



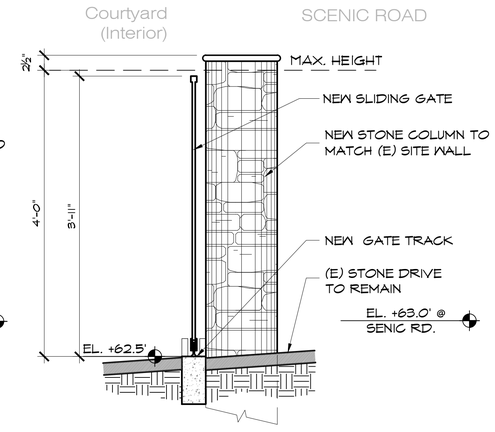
4 GATE STREET ELEVATION

SCALE: 1/2"= 1'-0"



3 GATE DETAIL

SCALE: 1"= 1'-0"



2 GATE DETAIL

SCALE: 1"= 1'-0"

REVISION	No.

CONSULTANT:

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

PROPOSED DRIVE GATE

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE:	5/31/2024
SCALE:	VARIES
DRAWN:	SSH
JOB NUMBER:	1434

A-7
SHEET OF

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CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Community Planning & Building Director
SUBJECT:	**DS 24203, 24216, 24217 (Faia):** Consideration of a Track 1 Design Study referral, DS 24203, 24216, 24217 (Faia), for the construction of new fencing, a new vertical standing seam metal roof, the addition of new doors, new Carmel stone around the front door and chimney, and other site improvements, to an existing 2,235-square-foot single-family residence at the northeast corner of Torres Street and 2nd Avenue in the Single-Family Residential (R-1) District. APNs: 010-101-021-000, 010-101-012-000, 010-101-020-000. **RECOMMEND CONTINUANCE TO A DATE UNCERTAIN.**

Application: DS 24203, 24216, 24217 (Faia)
APN: 010-101-021, 010-101-020, & 010-101-012
Block: 14
Lot: 16, 18, 20
Location: North East Corner of Torres and 2nd Ave
Applicant: Daniela de Sola
Property Owner: Brandi Faia

Executive Summary:

The project involves site improvements and alterations to the existing 2,235-square-foot two-story single-family residence on three 4,000-square-foot parcels (one 12,000-square-foot building site). The applicant is proposing new permanent encroachments in the right-of-way in association with the Design Study. On August 26, 2024, the property was determined to be ineligible for the Carmel Historic Inventory. No trees on the property are proposed to be removed.

Recommendation:

Continue to a date uncertain. The applicant was unable to complete the public noticing in time to be placed on the September agenda.

Background and Project Description:

Not applicable

Staff Analysis:

Not applicable

Other Project Components:

Not applicable

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Community Planning and Building Director
SUBJECT:	**CDP 24149 (CAWD – Scenic Road Pipeline Replacement):** Consideration of an Initial Study and Mitigated Negative Declaration, and Coastal Development Permit for replacement of existing sewer mains within the Scenic Road right-of-way between Ocean Avenue and Martin Way.

Application: CDP 24149 (CAWD – Scenic Road Pipeline Replacement)
APN: N/A
Block: N/A
Lot: N/A
Location: Scenic Road right-of-way between Ocean Avenue and Martin Way
Applicant: Rincon Consultants
Property Owner: Carmel Area Wastewater District (CAWD)

Executive Summary:

The project involves replacement of existing sewer mains within the Scenic Road right-of-way between Ocean Avenue and Martin Way. While Carmel Area Wastewater District (CAWD) is the lead agency for the project, a Coastal Development Permit is still required to be obtained from the City. Since a portion of the project is located within the city limits, and more specifically within the Beach and Riparian (BR) Overlay, the city maintains responsibility for carrying out or approving the required associated Coastal Development Permit for the project.

In summary, the Coastal Development Permit is a permit from the city that makes the findings that a project conforms to the City's Local Coastal Program, and is consistent with the Coastal Access and Recreation Policies of the Coastal Act, where applicable.

Recommendation:

Adopt a Resolution (Attachment 1) adopting an Initial Study and Mitigated Negative Declaration for the Scenic Road Pipeline Replacement Project as prepared and adopted by the lead agency (Carmel Area Wastewater District); and,

Adopt a Resolution (Attachment 2) approving a Coastal Development Permit for replacement of existing sewer mains within the Scenic Road right-of-way between Ocean Avenue and Martin Way.

Background and Project Description:

Carmel Area Wastewater District (CAWD) is proposing to upgrade to replace aging wastewater infrastructure in portions of the city and the county and improve the long-term reliability of the wastewater system. The improvements are not intended to increase conveyance capacity.

Within the City's jurisdiction, the project alignment is entirely within the right-of-way of Scenic Road, which is bordered by single-family residences to the east and Carmel Beach to the west. Carmel Beach is a popular, white sands beach that is zoned as Improved Parklands, and the Park Overlay overlaps with the single-family residences. A small segment of work (approximately 150 linear feet) is proposed to take place on Santa Lucia, but is exempt from these CDP requirements, but will be considered as part of a forthcoming Encroachment Permit Application.

The replacement of the existing gravity sewer main along Scenic Road would be constructed primarily via pipe bursting, which would result in limited surface disturbance. This includes replacement of approximately 0.9 mile of existing gravity sewer main between Ocean Avenue and Martin Way in the City.

Pipe bursting is a trenchless method of replacing buried pipelines that involves breaking and expanding the existing buried sewer line while

simultaneously replacing it with new pipe, which is fed through the existing pipe. Launching and receiving pits are excavated at each end of the pipe; however, a traditional construction trench is not required along the majority of the pipe alignment. To contrast, open trench construction involved excavating down to and exposing the existing pipe so that it can be repaired or replaced and then backfilled with soil.

Up to 30 feet of open trench construction (between 5 to 15 feet in depth) would be required at 14 manhole locations within the City jurisdiction along Scenic Road for pipe bursting access. In addition, approximately 0.17 mile of trenching may be required at four locations along Scenic Road where the existing pipeline has sags, and repairs to the pipe following pipe bursting may be required. The project also includes lining or replacement of existing manholes along Scenic Road. In addition, excavations of between 5 to 10 feet in depth would be required at five manhole locations within the City jurisdiction along Scenic Road for installation of new manholes. All excavation would be within roadway right-of-way and within soils that were previously disturbed during installation of the existing pipeline. Scenic Road would be repaired prior to completion of construction.





Figure 1. Project Area.

Location	Linear Distance (miles)	Linear Distance (feet)
Scenic Road	0.935	4,937
Santa Lucia Avenue	0.028	148
San Antonio Avenue	0.080	422
Valley View Avenue	0.020	106
15th Avenue	0.093	491
Carmelo Street	0.321	1,695
Camino Real	0.100	528
14th Avenue	0.221	1,167
Dolores Street	0.067	354
Mission Ranch hotel and restaurant	0.135	713
Total (approximate)	**2.0 miles**	**10,561 feet**

Table 1. Project Length

While the project involves infrastructure upgrades in both the city and county, this Coastal Development Permit (CDP) application only addresses the required CDP for the City of Carmel-by-the-Sea (CMC 17.52.090.D).

In accordance with CMC 17.52.090.A:

> Except as otherwise provided in this chapter, any person wishing to undertake any development in the coastal zone shall obtain a coastal development permit in accordance with the provisions of this chapter. Development undertaken pursuant to a coastal development permit shall conform to the plans, specification, terms and conditions of the permit. The requirements for obtaining a coastal development permit shall be in addition to requirements to obtain any other permits or approvals required by other City ordinances or codes or from any State, regional or local agency.

Generally, a Public Works facility is exempt from CDP requirements (CMC 17.52.100.C). "Public Works" is defined, in part, as "All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities" (Coastal Act Section 30114). However, as the project is located within the those portions of the Beach and Riparian (BR) Overlay District that is west of North San Antonio Avenue, a CDP is required pursuant to CMC 17.52.100.C and CMC 17.52.100.D.2.

North San Antonio Avenue, a CDP is required pursuant to CMC 17.52.100.C and CMC 17.52.100.D.2.

Notwithstanding the requirement stated above, a CDP is required when repair and maintenance activities are located within 50 feet of the edge of a coastal bluff and when the construction activities will utilize mechanized construction equipment (CMC 17.52.100.E.3.b), as well as when repair and maintenance activities will not have a risk of substantial adverse impact on public access, environmentally sensitive habitat area, wetlands or public views to the ocean (CMC 17.52.100.E.4). Due to the project's location along Scenic Road, the project has the risk of substantial adverse impacts on public access, environmentally sensitive habitat areas, and public views to the ocean.

As such, the Santa Lucia segment would meet the exemption requirements as the segment is outside of the BR overlay and is not within

50 of the edge of a coastal bluff, however, the Scenic Road segment is not exempt and requires a Coastal Development Permit (subject to this application). All repair and maintenance activities that are not exempt shall be subject to the Local Coastal Program (LCP) permit regulations (CMC 17.52.100.E.4).

The purpose of this application is to consider the associated Coastal Development Permit (CDP) for the project which is under the purview of the City of Carmel-by-the-Sea. Other permits/entitlements required for the project will include a separate encroachment permits from the City of Carmel-by-the-Sea (the City does not have a process for concurrent review of CDPs and Encroachment Permits as they are considered by two separate bodies). Other required approvals may include: a CDP and encroachment permits from the County of Monterey for the portions of the project located within the county's jurisdiction, as well as approval from the California State Water Resources Control Board (SWRCB).

Additionally, as the Lead Agency, CAWD has prepared an Initial Study and Mitigated Negative Declaration for the Project. The City, as a responsible agency can rely on the environmental document as part of their CEQA determination for the project, which is part of the Commission's consideration today.

Staff Analysis:

In accordance with CMC 17.64.010.B, all decisions on coastal development permits shall be accompanied by written findings:

1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program; and

The City of Carmel-by-the-Sea is located entirely within the boundary of the coastal zone and has a Certified Local Coastal Program (LCP). The California Coastal Commission gave final certification of the LCP on October 14, 2004 which includes a policy document, Land Use Plan (LUP), and a set of ordinances and resolutions to implement those policies, Coastal Implementation Plan (CIP).

> As described in the city's General Plan/Land Use Plan, "Carmel's General Plan has been combined with its Local Coastal Land Use Plan to ensure coordination of these two policy documents. The Coastal Land Use Plan sets forth goals, objectives, and policies that govern the use of land and water in Carmel-by-the-Sea consistent with Chapter 3 of the California Coastal Act of 1976 (as amended through January 2003). Chapter 3 of the California Coastal Act contains coastal resources planning and management policies that address public access, recreation, marine environment, land resources, development, and industrial development."

The City's Land Use Plan describes the associated chapters in the following manner:

> **Community Character and Development.** This Chapter of the General Plan covers topics required in the Land Use Element. This heading also includes policies for topics in sections 30244 and 30250 through 30254 of the Coastal Act. Character and
>
> **Circulation.** This Chapter or Element of the General Plan is one of the seven elements required by California Statutes. Several of the policies in this element also implement provisions of the Coastal Act.
>
> **Coastal Access and Recreation.** This Chapter includes policies for topics covered in sections 30210 through 30224 of the Coastal Act.
>
> **Coastal Resource Management.** This Chapter of the General Plan includes policies for topics in sections 30230 through 30243 and 30251 of the Coastal Act.
>
> Appendices to the Land Use Plan include the:
> - Forest Management Plan;
> - Mission Trail Nature Preserve Master Plan;
> - Final Results of the Environmentally Sensitive Habitat Area Study Conducted for the City of Carmel-by-the-Sea (ESHA Study);
> - Historic Context Statement, Carmel-by-the-Sea.
>
> The Coastal Implementation Plan consists of the Carmel Zoning Code (Title 17 of the Municipal Code) including;
> - Appendix A: Shoreline Management Plan;
> - Appendix B: Significant Tree Evaluation Worksheet;
> - Appendix C: Residential Design Guidelines – Concept Review;

- Appendix C: Residential Design Guidelines – Concept Review;
- Appendix D: Residential Design Guidelines – Final Details Review;
- Appendix E: Commercial Design Guidelines – Commercial Design Guidelines;
- Appendix F: Public Way Design Guidelines;
- Appendix G: Archaeological Resource Management Reports (ARMR): Recommended Contents and Format;
- Appendix H: Storm Water Standards and Programs; and
- Appendix I: Secretary of Interior's Standards for Rehabilitation of Historic Buildings.
- Appendix J: Del Mar Master Plan

As conditioned and through the implementation of the implementation of the Mitigation Monitoring and Reporting Program, the project complies with finding #1, as discussed below. While a number of elements within the LCP will not be applicable to the project, where the project is applicable, discussion has been provided below:

Design

Following construction, the replaced sewer mains would be located entirely underground, and the project alignment would not be substantially visibly altered in comparison to existing conditions as it would be repaved to match the existing/baseline conditions. The project would not include tree removal or other substantial or permanent alterations to the project alignment.

The City has adopted Public Way Design Guidelines that the contractor and/or applicable shall be required to adhere to for applicable right-of-way alterations. Examples include, but are not limited to: parking space striping standards and curb and gutter design standards and details. As conditioned, the post construction condition complies with the applicable requirements of the city's LCP.

During construction a temporary construction staging area is proposed to be located in the Del Mar Master Plan Area for storage of construction materials, equipment, and vehicles. The staging area would require the temporary use of up to sixteen (16) parking spaces from January to April 2025. No grading or construction activities would be required or are proposed within the staging area. However, the initial study identified the potential for temporary view impacts due to the construction staging area. These impacts would be temporary and limited to the construction period and views would not be blocked entirely due to the linear nature of the project. As such, Mitigation Measure AES-1 would be required, which would minimize the visual impacts of project construction by visually screening the staging area.

The specific location of the of the staging area was not identified in the CDP application submittal, however, its general location appears to be located in the Del Mar parking area just east of the intersection of Ocean Avenue and Scenic Road. The final coordination of the location shall be addressed as part of the encroachment permit application.

Water Quality, Drainage, and Marine Resources

An objective of the Coastal Resource Management Element is to "Protect and enhance the water quality and biological productivity of local creeks, wetlands, and Carmel Bay through the prevention of point- and non-point-source water pollution" (O5-43).

This objective is supported by Policies P5-186 to P5-189 which detail measures for developing, implementing, and/or managing storm water management plans, construction Best Management Practices (BMPs), the city's National Pollution Discharge and Elimination System (NPDES) permit, and illegal discharges.

Notably, Policy P5-188 states:

> Cooperate with regional and state agencies in the detection and elimination of illegal discharges of pollutants into Carmel Bay. Promote the proper disposal of pollutants to the sanitary sewer or hazardous waste facilities rather than the storm drainage system. Establish appropriate inspection criteria for new development and respond to complaints of illegal discharges. (LUP)

The project supports this policy as replacement of an aging wastewater infrastructure will improve the long-term reliability of the system. The existing sewer mains are 75+ year old and in a failing state and replacement will reduce the risk of sewage leaks and spills in an area immediately adjacent to Carmel Bay, an area of Special Biological Significance (ASBS). A failing or leaking system would not be able to support or carry out this policy.

The construction phase of the project is required to comply with Carmel-by-the-Sea Municipal Code Chapter 17.43, Water Quality Protection Ordinance, which would require City review of project site design and erosion source control and could require implementation of best management practices (BMPs) to reduce erosion. This review would occur as part of the associated and forthcoming encroachment permit required by the city and this CDP has been conditioned according. As conditioned, and with the adopted mitigation measures, the project is consistent with the Implementation Plan, and General Plan/Land Use Plan Policies related to the Water Quality, Drainage, and Marine Resources, as outlined in the Coastal Resource Management Element.

Cultural Resources

MNS Engineers, Inc. retained Rincon Consultants, Inc. to conduct a cultural resources assessment for the Carmel Area Wastewater District ("CAWD") Scenic Road Pipeline Replacement Project in support of an Initial Study-Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act ("CEQA"). The report found eleven (11) sites located within or

prepared pursuant to the California Environmental Quality Act (CEQA). The report found eleven (11) sites located within or immediately adjacent to the project site, including archaeological resources, historic-period built environment resources (i.e. structures), or traditional places. Staff notes that these eleven locations identified in the report are split between the city and the county with the exception of traditional places which are located outside of the city limits.

As conditioned, and with the adopted mitigation measures, the project complies with the city's applicable provisions of the City's Historic Preservation Ordinance (CMC 17.32), Archaeological Significance (AS) Overlay District and General Plan/Land Use Plan Policies related to the management of cultural resources, as outlined in the Land Use and Community Character Element.

Biological Resources

As described in the Initial Study, the City of Carmel-by-the-Sea General Plan and Local Coastal LUP, and City's Municipal Code include policies to protect the biological resources and open space such as the urban Monterey Cypress and Monterey Pine forest, coastal dunes and beaches. The proposed project would occur entirely within paved or bare areas and would avoid impacts to coastal habitats. No trees are proposed for removal, and it is likely trees adjacent to construction where trenching may occur within the root zone could be protected. Trenching within the project alignment could potentially impact protected trees defined by the City's General Plan/Land Use Plan and Municipal Code Chapter 17.48, if conducted within their Tree Protection Zones (TPZs). The General Plan/Land Use Plan policies state that Monterey pine, Monterey Cypress, and coast live oak species should be preserved and, and to avoid encroaching on the root protection zone of significant trees.

Additionally, Rincon Consultants conducted, reconnaissance-level site visits to assess the habitat suitability for special-status species, evaluate and map vegetation communities and land cover types, document and map the presence of any sensitive biological resources, identify potentially jurisdictional waters or wetlands, document any wildlife connectivity/movement features, and record all observation of plant and wildlife species within the project site in addition to database searches for species of special concern which may occur within the project alignment. Refer to the Initial Study for a detail analysis of the biological resources surrounding the project alignment.

As conditioned, and with the adopted mitigation measures, the project complies with the city's applicable provisions of the City's the Tree Ordinance (CMC 17.48), Forest Management Plan, and General Plan/Land Use Plan Policies related to the management of coastal resources, as outlined in the Coastal Resource Management Element.

Coastal Access and Recreation
See finding #2, below.

2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code). (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

Coastal Act Sections 30210 – 30214 include right of access policies and Coastal Act Sections 30220-30224 include recreation policies in accordance with the Chapter 3 of the Coastal Act of 1976.

While the proposed pipeline will be placed entirely underground and will have no to coastal access or recreation following completion of the construction activities, there is the potential for temporary impacts during construction.

During construction, full or partial intermittent road closure of Scenic Road would be required during normal working hours, which could affect access to the beach and walking paths along Scenic Road. A summary of road closures are provided below.

Street	Start Station	End Station	Type of Closure	# of Days of Closures
Scenic - Ocean Avenue to 8th Avenue	51+55.30	59+63.58	Resident Only Traffic	6
Scenic - 8th Avenue to 13th Avenue	27+47.92	51+55.30	Resident Only Traffic	17
Scenic - 13th Avenue to Martin Way	10+25.25	27+47.92	Resident Only Traffic	7

Table 2. Road Closure Summary for Construction Activities

Street	Type of Closure	Notes	# of Days of Closures
Scenic Road	Resident Only Traffic	Potholes (est. 14)	2.5

Table 3. Road Closure Summary for Potholing

Street	Type of Closure	Notes	# of Days of Closures At Each Residence
Scenic - Ocean Avenue to 8th Avenue	Full Closure	Pavement Resurfacing, Full-width	1
Scenic - 8th Avenue to 13th Avenue	Full Closure	Pavement Resurfacing, Full-width	2
Scenic - 13th Avenue to Martin Way	Full Closure	Pavement Resurfacing, Full-width	2

Scenic - 13th Avenue to Martin Way	Full Closure	Pavement Resurfacing, Full-Width	2

Table 4. Road Closure Summary for Paving

Full or partial intermittent road closure of Scenic Road and 8th Avenue would be required during normal working hours during construction. Construction and potholing would require up to nine days of closure on Scenic Road from Ocean Avenue to 8th Avenue. Construction would be phased, and closures would only apply to the areas being affected at the time.

Residents and property owners would be notified of road closures via notice letters and door hangers, and an informational phone number would be established and will be provided vehicular access to their properties during construction activities. However, replacement of the sewer mains and reconnection of the sewer laterals would require portions of the roads in the project alignment to be shut down to all non-resident through traffic. Residents would be allowed to access their driveways during construction, but street and public parking would not be available during street closures. Residents would have to park in their driveway or outside the road closure area. During repaving, access to each individual residence would be unavailable for up to 2 days on Scenic Road between 8th Street and Martin Way.

Signage would be provided around the project alignment during road closures, and pedestrian access to the beach will remain accessible at other points outside the project alignment. While not associated with Coastal Access or Recreation, mitigation measure TR-1 has been required to mitigate traffic impacts and address road closures. Mitigation measure TR-1 requires, in part, a the traffic control plan and a requirement to notify local emergency response providers at least one week prior to the start of work when lane and road closures are

required, as well as property owners and residents at least one week prior to the start of work when lane and road closures are required that may disrupt access to their property.

As previously noted, the project would utilize a staging areas during construction for storage of construction materials, equipment, and vehicles. The staging area would be located at the Del Mar parking lot at the north end of Scenic Road and would require the temporary use of up to 16 parking spaces from January to April 2025 which has the temporary impact of limiting beach parking during construction. Additionally, approximately four street parking spaces would be utilized within road closure areas for staging. This area would move as work areas move along the project alignment. According to the applicant, project effects to parking spaces would be minimized to the extent practical, as staging and construction in this area would avoid the peak summer months.

However, as required by Mitigation Measure PS-1, pedestrian access to the beach and walking path along Scenic Road would be maintained during project construction. Detours would be temporary, and neither the beach nor the walking path closed, and access to the beach and the scenic pathway would remain accessible at all times.

Mitigation Measure PS-1 stipulates:

> During construction, the project contractor shall maintain pedestrian access to the beach and walking path along Scenic Road. The project contractor shall ensure that detours do not limit visitors' ability to access the beach and walking path on the west side of Scenic Road. Where project construction obstructs designated road crossings, the project contractor shall designate a pedestrian detour around the work area, routing pedestrians a maximum of 50-feet around the construction disturbance area. The project contractor shall also provide temporary curb ramps as needed to facilitate pedestrian access to/from the street. Additionally, the project contractor shall construct a majority of the pipeline replacement along Scenic Road during the off-season in order to limit the number of visitors required to utilize a detour.

Furthermore, to minimize impacts coastal access impacts and to ensure maximum access to coast and recreational opportunities, staff recommends inclusion of Condition of Approval #14 which would prohibit construction activities between Memorial Day and Labor Day, as well as during key events (for example: Pro-AM), as provided to the contractor by the City's Communication Officer (coordinated as part of the associated encroachment permit).

The City's Coastal Access and Recreation Element states:

> Parking demand exceeds supply especially on busy weekends days and during the summer season. During these times, competition for parking at the Ocean Avenue/Del Mar Avenue beach lot and the public parking spaces along Scenic Road reaches a peak and spills over into the on-street parking in adjacent residential neighborhoods. Demand for public parking and access to the beach typically wanes in the late afternoon... (LUP).

Impacts to coastal access and recreation opportunities and further impacts on circulation and safety could be significant especially during busy summer months if the city's primary beach parking areas were closed or obstructed for an extended period of time due to construction and parking and circulation were to be pushed onto adjacent streets. As such, Condition of Approval #14 has been included to ensure coastal access and recreation opportunities are maintained throughout construction.

As conditioned, and with the adopted mitigation measures, the project complies with Finding #2 outlined, above.

Other Project Components:

Carmel Area Wastewater District (CAWD), the Lead Agency, has prepared an Initial Study (IS) and Mitigated Negative Declaration (MND)

for the project pursuant to California Environmental Quality Act (CEQA) Guideline Sections 15070 to 15075 – refer to State Clearinghouse Number #2024040697.

The City, as a Responsible Agency, may not act on a project without having a completed and approved CEQA document on which to base its decision. If a Responsible Agency finds the CEQA document prepared by the Lead Agency is sufficient, it may rely on that document before reaching a decision on the project. (CEQA Guidelines Section 15096(f).)

As such, staff recommends the Planning Commission adopt the Initial Study and Mitigated Negative Declaration prepared for the Scenic Road Pipeline Replacement Project by the Lead Agency (State Clearinghouse Number #2024040697).

Attachment 1 - Resolution adopting an Initial Study and Mitigated Negative Declaration
Attachment 1 - EXHIBIT A - Initial Study/Mitigated Negative Declaration
Attachment 1 - EXHIBIT B - Mitigation Monitoring and Reporting Program (MMRP)
Attachment 2 - Resolution approving a Coastal Development Permit
Attachment 3 - Project Narrative and Information
Attachment 4 - Project Plans
Attachment 5 - Site Photographs

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMELBY-THE-SEA ADOPTING A MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR COASTAL DEVELOPMENT PERMIT (CDP) 24149 CAWD – SCENIC ROAD PIPELINE REPLACEMENT

WHEREAS, on May 29, 2024, Nicole West of Rincon Consultants ("Applicant") on behalf of Carmel Area Waste Water District ("CAWD"), submitted an application requesting approval of a Coastal Development Permit ("CDP") application "CDP 24149" described herein as "Permit"; and

WHEREAS, CAWD is proposing the replacement of existing sewer mains within the Scenic Road right-of-way between Ocean Avenue and Martin Way; and

WHEREAS, CAWD is proposing to upgrade to replace aging wastewater infrastructure in portions of the city and the county and improve the long-term reliability of the wastewater system. The improvements are not intended to increase conveyance capacity; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to section 15051(a) of the CEQA Guidelines, CAWD has been identified as the lead agency for the project, and pursuant to Section 21069, the City has been identified as a Responsible Agency; and

WHEREAS, a CDP is required to be obtained from the city as a portion of the project is located within the city limits, and more specifically within the Beach and Riparian (BR) Overlay; and

WHEREAS, the City maintains responsibility for carrying out or approving the required associated Coastal Development Permit for the project; and

WHEREAS, consideration of a CDP requires discretionary approval by a government agency and therefore is subject to CEQA; and

WHEREAS, the Carmel Area Wastewater District (CAWD) has completed an Initial Study and Mitigated Negative Declaration **(Exhibit A)** pursuant Sections 15070 to 15075 of the California Environmental Quality Act (CEQA) and the CEQA Guidelines for the following project:

> Scenic Road Pipeline Replacement Project – State Clearinghouse Number 2024040697; and

WHEREAS, the City, as a Responsible Agency, may not act on a project without having a completed and approved CEQA document on which to base its decision. However, if a Responsible Agency finds the CEQA document prepared by the Lead Agency is sufficient, it may rely on that document before reaching a decision on the project (CEQA Guidelines Section 15096(f); and

WHEREAS, the Planning Commission has considered the Initial Study and Mitigated Negative Declaration and finds it sufficient; and

WHEREAS, on August 30, 2024, a notice of the public hearing scheduled for September 11, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) indicating the date and time of the public hearing; and

WHEREAS, on or before September 9, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the adoption of the of an Initial Study and Mitigated Negative Declaration for the Scenic Road Pipeline Replacement Project as prepared by the lead agency (CAWD) including the associated Mitigation Monitoring and Reporting Program **(Exhibit B)**, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby adoption of the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program prepared by the lead agency for the Coastal Development Permit (CDP) 24149 CDP – Scenic Road Pipeline Replacement Project.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary



Scenic Road Pipeline Replacement Project

Final Initial Study – Mitigated Negative Declaration
State Clearinghouse Number 2024040697

prepared by

Carmel Area Wastewater District
3945 Rio Road
Carmel-by-the-Sea, California 93922
Contact: Patrick Treanor, PE, District Engineer

prepared with the assistance of

Rincon Consultants, Inc.
80 Garden Court, Suite 240
Monterey, California 93940

June 2024

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RINCON CONSULTANTS, INC. SINCE 1994

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Initial Study

1. Project Title

Scenic Road Pipeline Replacement Project

2. Lead Agency Name and Address

Carmel Area Wastewater District
3945 Rio Road
Carmel-by-the-Sea, California 93922

3. Contact Person and Phone Number

Patrick Treanor, PE, District Engineer
(831) 257-0436

4. Project Location

The project alignment is located in the City of Carmel-by-the-Sea (City) and unincorporated County of Monterey (County), California. The project alignment is generally along the Scenic Road right-of-way between Ocean Avenue and Martin Way in Carmel-by-the Sea, and between Martin Way and the existing Bay and Scenic pump station at Carmel Point in the County of Monterey. The project alignment is also along Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street, and private property associated with the Mission Ranch hotel and restaurant in the County of Monterey. The regional project location is shown in Figure 1, and the detailed project location is shown in Figure 2.

5. Project Sponsor's Name and Address

Carmel Area Wastewater District
3945 Rio Road
Carmel-by-the-Sea, California 93922

6. General Plan Designation

Most of the project alignment is located within existing public roadway rights-of-way, which do not have General Plan designations within the City or the County. In the County, a portion of the project alignment within the Mission ranch hotel and restaurant property is designated as Medium Density Residential (County of Monterey 2008).

Figure 1 Regional Project Location

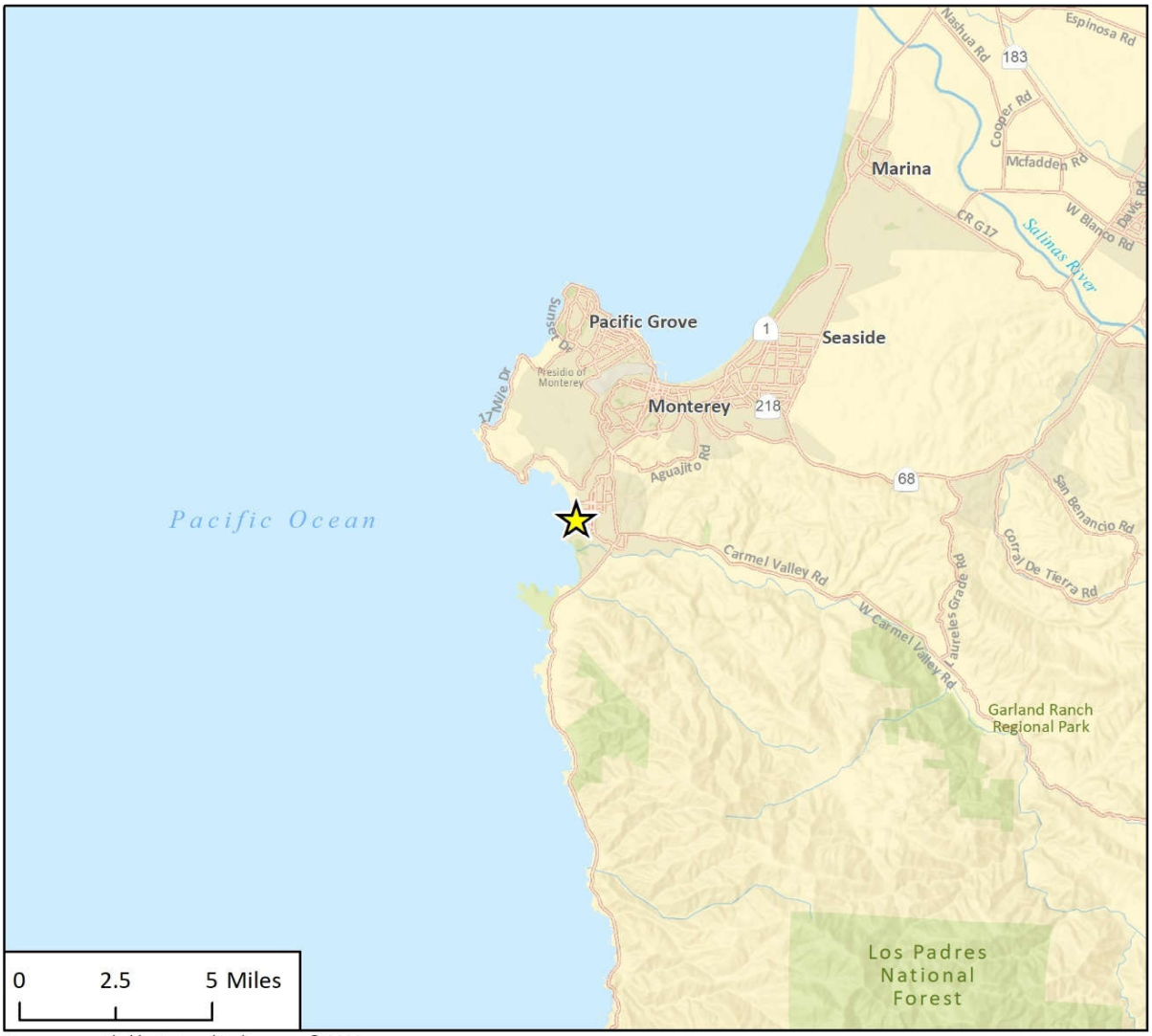
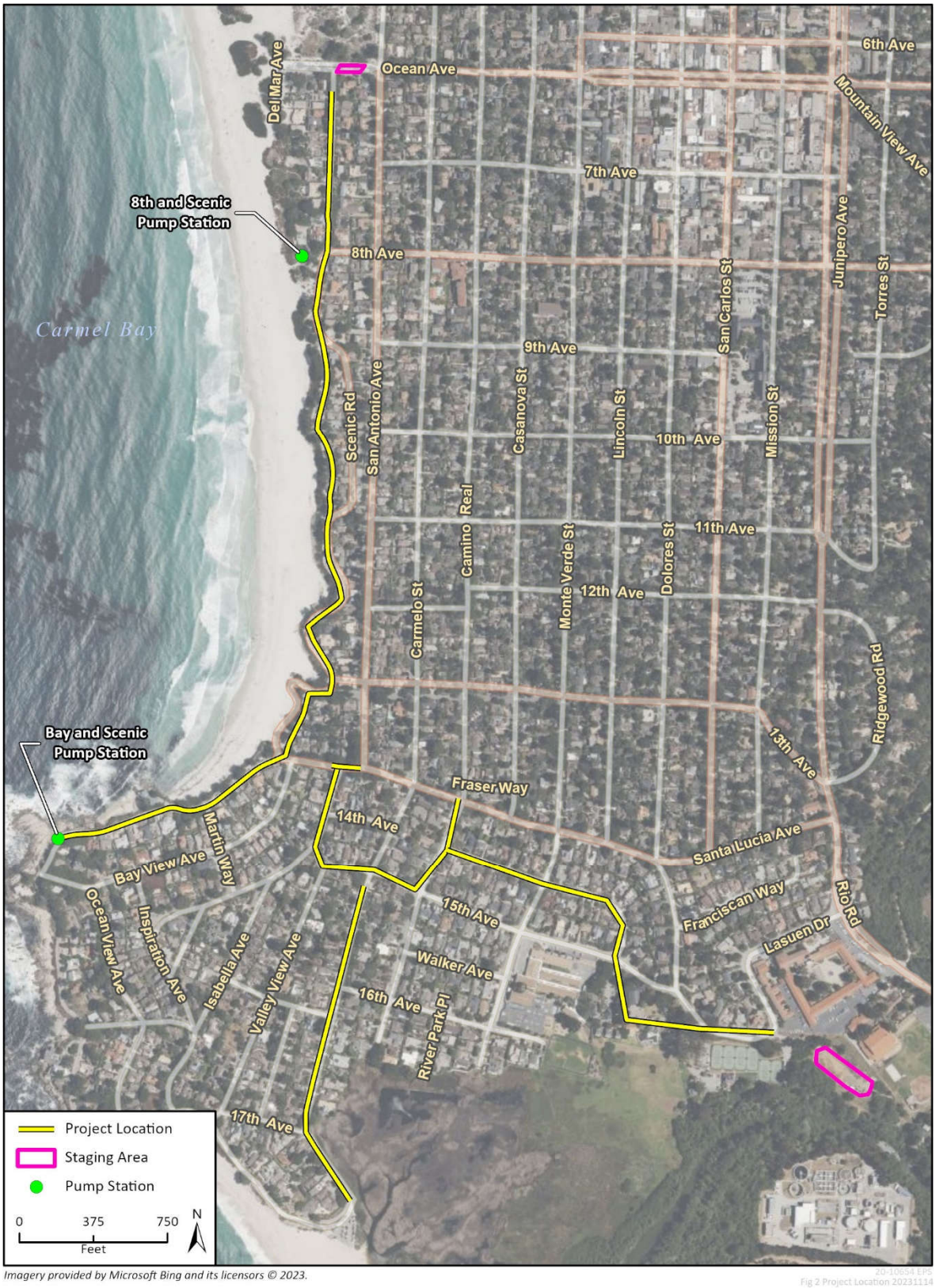


Figure 2 Project Alignment Location



7. Zoning

A majority of the project alignment is located within existing public roadway rights-of-way, which do not have zoning designations within the City or the County (City of Carmel-by-the-Sea 2009a; County of Monterey 2023a). In the County, a portion of the project alignment within the Mission ranch hotel and restaurant property is zoned as Medium Density Residential (County of Monterey 2022). The entire project alignment is located within the Coastal Zone (CCC 2023).

8. Description of Project

Project Overview

The project involves replacement of existing sewer mains within the Scenic Road right-of-way between Ocean Avenue and Martin Way in the City, and between Martin Way and the existing Bay and Scenic pump station at Carmel Point in the County. The project also involves replacement of existing sewer mains along Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street, and private property associated with the Mission Ranch hotel and restaurant in the County. Table 1 shows the project alignment distances on each roadway, as well as on the Mission Ranch hotel and restaurant property.

Table 1 Project Alignment Breakdown

Location	Linear Distance (miles)	Linear Distance (feet)
Scenic Road	0.935	4,937
Santa Lucia Avenue	0.028	148
San Antonio Avenue	0.080	422
Valley View Avenue	0.020	106
15th Avenue	0.093	491
Carmelo Street	0.321	1,695
Camino Real	0.100	528
14th Avenue	0.221	1,167
Dolores Street	0.067	354
Mission Ranch hotel and restaurant	0.135	713
Total (approximate)	**2.0 miles**	**10,561 feet**

No trees would be removed as a result of project implementation. The purpose of the project is to replace aging wastewater infrastructure and improve the long-term reliability of the wastewater system. The improvements are not intended to increase conveyance capacity.

Construction

Pipe Bursting

The replacement of the existing gravity sewer main along Scenic Road would be constructed primarily via pipe bursting,[1] which would result in limited surface disturbance. This includes replacement of approximately 0.9 mile of existing gravity sewer main between Ocean Avenue and Martin Way in the City and 0.1 mile between Martin Way and the existing Bay and Scenic pump station at Carmel Point in the County. Approximately 0.3 mile of pipe bursting would also be conducted along Camino Real, 14th Avenue, Dolores Street, and the Mission Ranch parking lot.

Open Trench Excavation

Up to 30 feet of open trench construction[2] (between 5 to 15 feet in depth) would be required at up to 20 manholes, in each direction, along Scenic Road for pipe bursting access. In addition, approximately 0.17 mile of trenching may be required at four locations along Scenic Road where the existing pipeline has sags and repairs to the pipe following pipe bursting may be required. Approximately 0.07 mile of open trenching may be required at one location along Scenic Road; however, the project contractor would also have the option to construct via pipe bursting in this location. The project also includes lining or replacement of existing manholes along Scenic Road. In addition, excavations of between 5 to 10 feet in depth would be required at six locations along Scenic Road for installation of new manholes. All excavation would be within roadway right-of-way and within soils that were previously disturbed during installation of the existing pipeline. Scenic Road would be repaired prior to completion of construction.

The replacement of approximately 30 feet of existing force main on Santa Lucia Avenue and approximately 0.78 mile of existing gravity sewer mains along San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street in the County would occur by open trench excavation. All manholes along this portion of the project alignment would be replaced in full or partially replaced (i.e., the frame and cover would be replaced). Excavation would range from 5 to 18 feet in depth. All excavation would be within roadway right of way and within soils that were previously disturbed during installation of the existing pipeline. All roads would be repaired prior to completion of construction.

Lateral Reconnections

There are existing sewer laterals located along the project alignment that connect each home to the sewer main. A total of 222 lateral connections would be required on streets where sewer line replacement would occur (comprised of 119 at pipe bursting locations and 103 at open trench locations). Along Scenic Road, Camino Real, and Dolores Street, where construction would occur primarily by pipe bursting, excavation of up to 15 feet in depth would be required at approximately 119 locations to connect the existing sewer laterals to the new pipeline (comprised of 109 on Scenic Road, 9 on Camino Real, and 1 on Dolores Street). Along Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, and Carmelo Street, where construction would occur by open trench excavation, additional excavation for the 103 lateral reconnections would not be required.

[1] Pipe bursting is a trenchless method of replacing buried pipelines that involves breaking and expanding the existing buried sewer line while simultaneously replacing it with new pipe, which is fed through the existing pipe. Launching and receiving pits are excavated at each end of the pipe; however, a traditional construction trench is not required along the majority of the pipe alignment.
[2] Open trench construction involved excavating down to and exposing the existing pipe so that it can be repaired or replaced and then backfilled with soil.

Staging Areas

The project would utilize two staging areas during construction for storage of construction materials, equipment, and vehicles. The northern staging area would be located at the Ocean Avenue Beach parking lot at the north end of Scenic Road and would require the temporary use of up to 16 parking spaces from January to April 2025. The southern staging area is located to the southeast of the project alignment, in a previously disturbed vacant lot north of the CAWD Wastewater Treatment Plant and south of the Carmel Mission Basilica Museum. No grading would be required within the staging areas. The staging areas are depicted in Figure 2. Additionally, approximately four street parking spaces would be utilized within road closure areas for staging. These staging areas would move as work areas move along the project alignment.

Lane and Road Closures

Full or partial intermittent road closure of Scenic Road, 8th Avenue, Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, 14th Avenue, Camino Real, Dolores Street, and Carmelo Street would be required during normal working hours during construction. Construction and potholing would require up to nine days of closure on Scenic Road from Ocean Avenue to 8th Avenue; up to 20 days of closure from 8th Avenue to 13th Avenue; and up to 17 days of closure from 13th Avenue and Bay Avenue. Construction and potholing on 14th and 15th Avenues would require up to 5 days of closure. Construction and potholing would require one day of closures on Santa Lucia Avenue, San Antonio Avenue, and Valley View Avenue, and up to two days of closure on Camino Real and Dolores Street. Construction would be phased and closures would only apply to the areas being affected at the time. Residents would be provided vehicular access to their properties during construction activities except during road resurfacing. However, replacement of the sewer mains and reconnection of the sewer laterals would require portions of the roads in the project alignment to be shut down to all non-resident through traffic. Local traffic would be allowed to access their driveways during construction, but street parking would not be available during street closures. Residents would have to park in their driveway or outside the road closure area. However, during roadway resurfacing, access to each individual residence would be unavailable for up to 2 days on Scenic Road between 8th Street and Bay View Avenue, and for up to 1 day along the remainder of the project alignment. Durations of road closures during construction activities, potholing, and road resurfacing are shown in Table 2 through Table 4.

Access to the Carmel River Elementary School would be maintained, including during the normally scheduled drop-off and pick-up times. No closures on primary access routes to the school would be allowed during drop-off and pick-up times. Access to the Mission Ranch hotel and restaurant would be maintained; however approximately 5 parking spaces may be disrupted to accommodate the pipe bursting access pits, minor open trench construction, open trench excavation around manholes, and the relocation of one manhole.

Table 2 Road Closure Summary for Construction Activities

Street	Start Station	End Station	Type of Closure	# of Days of Closures
Scenic - Ocean Avenue to 8th Avenue	51+55.30	59+63.58	Resident Only Traffic	6
Scenic - 8th Avenue to 13th Avenue	27+47.92	51+55.30	Resident Only Traffic	17
Scenic - 13th Avenue to Bay View Avenue	10+25.25	27+47.92	Resident Only Traffic	14
Santa Lucia Avenue	100+00.00	101+14.64	One-Lane Closure	0
San Antonio Avenue	101+14.64 200+60.00	105+39.53 201+00.00	One-Lane Closure	0
Valley View Avenue	105+39.53	106+46.31	One-Lane Closure	0
15th Avenue	106+46.31 134+00.00	111+37.51 134+70.00	Resident Only Traffic	4
14th Avenue	122+64.41	134+00.00	Resident Only Traffic	4
Camino Real	111+37.51 120+00.00	113+97.00 122+67.41	Resident Only Traffic	1
Dolores Street	141+26.54	145+20.26	Resident Only Traffic	1
Carmelo Street	150+00.00	166+93.82	One-Lane Closure	0

Table 3 Road Closure Summary for Potholing

Street	Type of Closure	Notes	# of Days of Closures
Scenic Road	Resident Only Traffic	Potholes (est. 17)	3
Santa Lucia Avenue	Resident Only Traffic	Potholes (est. 2)	1
San Antonio Avenue	Resident Only Traffic	Potholes (est. 4)	
Valley View Avenue	Resident Only Traffic	Potholes (est. 1)	
15th Avenue	Resident Only Traffic	Potholes (est. 5)	1
14th Avenue	Resident Only Traffic	Potholes (est. 4)	1
Camino Real	Resident Only Traffic	Potholes (est. 3)	
Dolores Street	Resident Only Traffic	Potholes (est. 2)	0.5
Carmelo Street	One-Lane Closure	Potholes (est. 26)	0

Table 4 Road Closure Summary for Paving

Street	Type of Closure	Notes	# of Days of Closures At Each Residence
Scenic - Ocean Avenue to 8th Avenue	Full Closure	Pavement Resurfacing, Full-width	1
Scenic - 8th Avenue to 13th Avenue	Full Closure	Pavement Resurfacing, Full-width	2
Scenic - 13th Avenue to Bay View Avenue	Full Closure	Pavement Resurfacing, Full-width	2
Santa Lucia Avenue	Full Closure	Pavement Resurfacing, Full-width	1
San Antonio Avenue	Full Closure	Pavement Resurfacing, Full-width	1
Valley View Avenue	Full Closure	Pavement Resurfacing, Full-width	1
15th Avenue	Full Closure	Pavement Resurfacing, Full-width	1
14th Avenue	Full Closure	Pavement Resurfacing, Full-width	1
Camino Real	Full Closure	Pavement Resurfacing, Full-width	1
Mission Ranch	Partial Closure	Pavement Resurfacing, Full-width	1
Dolores Street	Full Closure	Pavement Resurfacing, Full-width	1
Carmelo Street	Full Closure	Pavement Resurfacing, Full-width	1

Wastewater Service Disruption

For laterals directly connected to the main sewer line, there would be short disruptions of wastewater service during lateral reconnection of four hours or less per lateral.

To maintain service during pipe bursting activities along Scenic Road and near Carmel River Elementary School and Mission Ranch hotel and restaurant, wastewater would be bypassed around the work area from an upstream manhole through an on-grade pipeline and discharged to a downstream manhole.

During replacement of the section of existing wastewater force main on Santa Lucia Avenue, wastewater would be hauled by truck from the Bay and Scenic Lift Station and discharged to a manhole downstream of the lift station discharge point. The anticipated haul trips are ten trucks per day for two days during the force main replacement.

During open trench excavation along Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, and 14th Avenue, two gas or diesel pumps would be utilized to pump and bypass wastewater flows around the work area, which would be discharged to the next downstream pipe segment.

Construction Schedule

Construction is anticipated to start in January 2025 and be completed in September 2025. Construction would be prioritized along Scenic Road to avoid construction in this area during peak summer months. Construction would occur during daytime hours in compliance with the City and County Municipal Codes which restrict construction noise to between the hours of 8:00 a.m. and 6:30 p.m. and the hours of 7:00 a.m. and 9:00 p.m., respectively. Typically, construction work would end no later than 5 p.m. No nighttime construction would occur.

Soil Import and Export

The project would require excavation of between 3,900 and 4,200 cubic yards (cy) of soil. Excavated soil (up to 300 cy) would be reused on-site if feasible. Depending on the composition of the soil,

between 3,900 and 4,200 cy of excavated soil would be disposed of off-site and replaced with imported soil. Imported material is anticipated to be obtained from Granite Rock Quarry. Excess soil is anticipated to be hauled to ReGen Monterey in Marina. Haul routes would be primarily along State Route 1.

Operation and Maintenance

The project includes replacement of existing sewer main pipeline and associated improvements. The project would not increase the overall collection system wastewater conveyance capacity. Additionally, it can be expected that the new pipeline would require less maintenance than the aging infrastructure. Because the project is updating existing infrastructure, it would not require additional CAWD employees to operate and maintain the project improvements.

9. Surrounding Land Uses and Setting

Within the City, the project alignment is primarily within the right-of-way of Scenic Road, which is bordered by single-family residences to the east and Carmel Beach to the west. Carmel Beach is a popular, white sands beach that is zoned as Improved Parklands, and the Park Overlay overlaps with the single-family residences. In addition, there are several hotels in the vicinity of the project. On the northern end of the project alignment, there are hotels approximately 200 feet to the west, 350 feet to the east, and 650 feet to the east of Scenic Road. On the southern end, there are two hotels, 750 feet and 200 feet to the east of the project alignment.

Within the County, the project alignment is within the right-of-way of Scenic Road, Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street. The majority of the project alignment is bordered by single-family residences, with the exception of the southern portion Carmelo Street, which is bordered to the east by the wetlands and coastal strands associated with the Carmel River. The Mission Ranch hotel and restaurant is located adjacent to the project alignment just south of 14th Avenue. The Carmel Mission Basilica Museum is adjacent to the eastern project alignment along Dolores Street and north of the CAWD Wastewater Treatment Plant staging area.

10. Other Public Agencies Whose Approval is Required

The project requires approval of a Coastal Development Permit from the City of Carmel-by-the-Sea and the County of Monterey. The project also requires encroachment permits from the City of Carmel-by-the-Sea and the County of Monterey. The California State Water Resources Control Board (SWRCB) would approve coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit.

11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

The following tribes were contacted for the project:

- Amah Mutsun Tribal Band
- Amah Mutsun Tribal Band of Mission San Juan Bautista
- Costanoan Ohlone Rumsen-Mutsen Tribe
- Costanoan Rumsen Carmel Tribe
- Esselen Tribe of Monterey County
- Indian Canyon Mutsun Band of Costanoan
- Ohlone/Costanoan-Esselen Nation
- Wuksache Indian Tribe/Eshom Valley Band
- KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria
- Rumsen Am:a Tur:ataj Ohlone

Letters were sent on July 27, 2023 via United States Postal Service Certified Mail and email. Follow-up emails were sent on August 11, 2023.

The Ohlone/Costanoan-Esselen Nation (OCEN) and the Esselen Tribe of Monterey County requested consultation with CAWD pursuant to Public Resources Code Section 21080.3.1 and suggested cultural resources training and monitoring occur during project construction. Additionally, the KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria responded with a request to include cultural monitors during project construction and ground disturbance, and to incorporate the tribe's Treatment Protocol into the mitigation measures for this Initial Study-Mitigation Negative Declaration (IS-MND). No other responses were received from other tribes, and the consultation window closed on August 26, 2023. Refer to Section 18, *Tribal Cultural Resources,* for a full discussion of consultation and potential project impacts to tribal cultural resources.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

■	Aesthetics	□	Agriculture and Forestry Resources	□	Air Quality
■	Biological Resources	■	Cultural Resources	□	Energy
□	Geology/Soils	□	Greenhouse Gas Emissions	■	Hazards & Hazardous Materials
□	Hydrology/Water Quality	□	Land Use/Planning	□	Mineral Resources
■	Noise	□	Population/Housing	■	Public Services
■	Recreation	■	Transportation	■	Tribal Cultural Resources
□	Utilities/Service Systems	□	Wildfire	■	Mandatory Findings of Significance

Determination

Based on this initial evaluation:

□ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

■ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

□ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

□ I find that the proposed project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

6/20/24

Date

Patrick Treanor

Printed Name

District Engineer

Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	■	☐	☐
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	■	☐	☐
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	■	☐

a. Would the project have a substantial adverse effect on a scenic vista?

c. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Locations that provide expansive views of a highly valued landscape for the benefit of the general public are considered to be scenic vistas. Scenic vistas may be informally recognized, or officially designated by a public agency. Scenic Road provides expansive views of Carmel Beach, an iconic white sands beach lined with cypress trees within Carmel Bay. Public views from the project alignment along Carmelo Street include Carmel Beach and the Carmel Bay, the Carmel River, and an open space area adjacent to the Carmel River. Partial views of the Carmel Mission and Carmel Bay are visible from a portion of the project alignment along Dolores Street. Along all project alignment roadways, including Scenic Road, Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue,

15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street, public views include single family homes and are typical of low-density residential neighborhoods.

Project construction activities would temporarily affect scenic, public views from Scenic Road, Carmelo Street, and Dolores Street. However, construction impacts would be temporary and limited to the construction period and views would not be blocked entirely due to the linear nature of the project. The southern staging area is not visible from public viewpoints, and therefore staging activities at that location would not result in impacts to public views. Staging activities at the northern staging area have the potential to result in potentially significant impacts to scenic views and the quality of public views due to its location along Scenic Road and the visibility of Carmel Beach from the surrounding vicinity. Though temporary, Mitigation Measure AES-1 would be required, which would minimize the visual impacts of project construction by visually screening the northern staging area.

In operation, the replaced sewer mains would be located entirely underground, and the project alignment would not be substantially visibly altered in comparison to existing conditions as it would be repaved. The project would not include tree removal or other substantial or permanent alterations to the project alignment. Therefore, operational impacts related to scenic vistas or public views would be less than significant.

Mitigation Measures

AES-1 Construction Disturbance Minimization

The project contractor shall be responsible for erecting a construction fence screen surrounding the northern construction staging area to block views of staged materials and equipment. The screen fabric shall be designed to color-correspond with the coastal scenery or serve as a canvas for a coordinated graphic arts program. The screen shall be in place during use of the northern staging area, and may be removed when the once northern construction staging area is vacated.

Significance After Mitigation

Implementation of Mitigation Measure AES-1, which requires visual screening of the northern staging area, would reduce temporary project related impacts to public views during construction to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The nearest State Scenic Highway designated by the California Department of Transportation (Caltrans) is State Route 1, which is located approximately one mile east of the project alignment (Caltrans 2023). The project alignment is not visible from the highway due to intervening topography and development; therefore, physical changes to the project alignment as a result of the project would not have any effect on views within a state scenic highway. There would be no impact.

NO IMPACT

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

The proposed pipeline replacement would be entirely underground. Operation of the project would not add reflective surfaces, such as windows or car windshields, to the project alignment or its surroundings that would result in glare impacts. Glare resulting from construction equipment and construction vehicle windshields would be minimal and temporary in nature. Project construction would not occur at night. Therefore, the project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	■

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

The project alignment and surrounding area do not contain land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (DOC 2023a). The project would

involve the replacement of an existing pipeline within predominantly residential areas in the City and the County, and would not alter any land use on or near the alignment. There would be no impact.

NO IMPACT

b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

The project alignment is zoned Low Density Residential in the City and Medium Density Residential in the small portion within County jurisdiction. There are no Williamson Act contracts on or near the alignment (Carmel-by-the-Sea 2003a; Monterey County 2010). The proposed project would not require a change in zoning and would not involve a change in land use. Therefore, there would be no impact regarding agricultural zoning or Williamson Act land.

NO IMPACT

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

The project alignment and surrounding area are not used for timber production or zoned as forest land or timberland. The area surrounding the project alignment consists of built-up land, including single family residences, the Carmel River Elementary School, the Mission Ranch hotel and restaurant, and the Carmel Mission. Tree removal would not occur. The project would not conflict with zoning for forest land, would not result in loss of forest land, and would not change the environment in a manner that would result in conversion of forest land to non-forest use. Therefore, there would be no impact.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	■	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	■	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	■	☐

Overview of Air Pollution

The federal and State Clean Air Acts (CAA) mandate the control and reduction of certain air pollutants. Under these laws, the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS) for "criteria pollutants" and other pollutants. Some pollutants are emitted directly from a source (e.g., vehicle tailpipe, an exhaust stack of a factory, etc.) into the atmosphere, including carbon monoxide (CO), volatile organic compounds (VOC)/reactive organic gases (ROG),[3] nitrogen oxides (NO_X), particulate matter with diameters of ten microns or less (PM_{10}) and 2.5 microns or less ($PM_{2.5}$), sulfur dioxide, and lead. Other pollutants are created indirectly through chemical reactions in the atmosphere, such as ozone, which is created by atmospheric chemical and photochemical reactions primarily between VOC and NO_X. Secondary pollutants include oxidants, ozone, and sulfate and nitrate particulates (smog).

Air pollutant emissions are generated primarily by stationary and mobile sources. Stationary sources can be divided into two major subcategories:

- Point sources occur at a specific location and are often identified by an exhaust vent or stack. Examples include boilers or combustion equipment that produce electricity or generate heat.

[3] CARB defines VOC and ROG similarly as, "any compound of carbon excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate," with the exception that VOC are compounds that participate in atmospheric photochemical reactions. For the purposes of this analysis, ROG and VOC are considered comparable in terms of mass emissions, and the term VOC is used in this IS-MND.

- Area sources are widely distributed and include such sources as residential and commercial water heaters, painting operations, lawn mowers, agricultural fields, landfills, and some consumer products.

Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and can also be divided into two major subcategories:

- On-road sources may be legally operated on roadways and highways.
- Off-road sources include aircraft, ships, trains, and self-propelled construction equipment.

Air pollutants can also be generated by the natural environment, such as when high winds suspend fine dust particles.

Air Quality Standards and Attainment

The project site is located in the North Central Coast Air Basin, which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). As the local air quality management agency, MBARD is required to monitor air pollutant levels to ensure that the NAAQS and CAAQS are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the North Central Coast Air Basin is classified as being in "attainment" or "nonattainment." In areas designated as non-attainment for one or more air pollutants, a cumulative air quality impact exists for those air pollutants, and the human health impacts associated with these criteria pollutants are already occurring in that area as part of the environmental baseline condition. Under state law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-attainment. The North Central Coast Air Basin is currently designated nonattainment-transitional for the ozone CAAQS and nonattainment for the PM_{10} CAAQS but is either unclassified or designated attainment for all other NAAQS and CAAQS (CARB 2023).[4] The health effects associated with criteria pollutants for which the North Central Coast Air Basin is in non-attainment are described in Table 5.

Table 5 Health Effects Associated with Non-Attainment Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Nitrogen Dioxide (NO_2)	(1) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (2) risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and (3) contribution to atmospheric discoloration.
Suspended particulate matter (PM_{10})	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma).

Source: USEPA 2023a

[4] A region is designated nonattainment-transitional for ozone when the standard has not been exceeded on more than three days at any one location during the last year.

Air Quality Management

The California Clean Air Act requires each air district with jurisdiction over a nonattainment area in the state to adopt a plan showing how the CAAQS for the ozone will be met. Most recently, MBARD adopted the 2012-2015 Air Quality Management Plan (2015 AQMP) to demonstrate a pathway for the region to make progress toward meeting the ozone CAAQS. Reducing NO_X emissions is crucial for reducing ozone formation and given that the primary sources of NO_X emissions are mobile sources, the 2015 AQMP primarily includes measures to reduce NO_X emissions, focusing on on-road and off-road vehicles (MBARD 2017).

Air Pollutant Emission Thresholds

The MBARD (2008) *CEQA Air Quality Guidelines* provide a list of construction and operational air pollutant emissions thresholds as well as a list of mitigation measures to incorporate in circumstances where emissions are above applicable thresholds (MBARD 2008).

Table 6 presents MBARD's project-level significance thresholds for construction and operational criteria air pollutant and precursor emissions. These represent levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the North Central Coast Air Basin's existing air quality conditions. For the purposes of this analysis, the project would result in a significant impact if construction or operational emissions from the project would exceed the thresholds shown in Table 6.

Table 6 Air Quality Thresholds of Significance

Pollutant	Source	Threshold of Significance
Construction Impacts		
PM_{10}	Direct	82 lbs/day[1]
Operational Impacts		
VOC	Direct and Indirect	137 lbs/day
NO_X	Direct and Indirect	137 lbs/day
PM_{10}	On-site	82 lbs/day[2]
CO	N/A	LOS at intersection/road segment degrades from LOS D or better to LOS E or F or V/C ratio at intersection/road segment at LOS E or F increases by 0.05 or more or delay at intersection at LOS E or F increases by 10 seconds or more or reserve capacity at unsignalized intersection at LOS E or F decreases by 50 or more
	Direct	550 lbs/day[3]
SO_X, as SO_2	Direct	150 lbs/day

lbs/day = pounds per day; PM_{10} = particulate matter with a diameter of 10 microns or less; VOC = volatile organic compounds (also referred to as ROG, or reactive organic gases); NO_X = oxides of nitrogen; CO = carbon monoxide; SO_X = oxides of sulfur; SO_2 = sulfur dioxide; LOS = level of service, V/C = volume-to-capacity

[1] This threshold only applies if construction is located nearby or upwind of sensitive receptors. In addition, a significant air quality impact related to PM_{10} emissions may occur if a project uses equipment that is not "typical construction equipment" as specified in Section 5.3 of the MBARD (2008) *CEQA Air Quality Guidelines*.

[2] MBARD's operational PM_{10} threshold of significance applies only to on-site emissions, such as project-related vehicle trips along on-site unpaved roads. These impacts are generally less than significant. However, for large development projects, even if almost all travel is on paved roads, entrained road dust from vehicular travel can exceed the significance threshold.

[3] Modeling should be undertaken to determine if the project would cause or substantially contribute (550 pounds per day) to exceedance of the carbon monoxide ambient air quality standards. If not, the project would not have a significant impact.

Source: MBARD 2008

Methodology

Air pollutant emissions generated by project construction and operation were estimated using the California Emissions Estimator Model (CalEEMod), version 2022.1.1.17. CalEEMod uses project-specific information, including the project's land uses, location, and construction parameters, to model project emissions. The analysis reflects the construction and operation of the project as described under *Description of Project*.

Construction emissions modeled include emissions generated by construction equipment used on-site and emissions generated by vehicle trips associated with construction, such as worker, vendor, water truck, and haul trips. CalEEMod assumes 55 percent paved roads in MBARD's jurisdiction. However, project construction would occur fully on paved roads; therefore, this value was modified to reflect project conditions more accurately. Construction of the proposed project was analyzed based on the construction schedule and construction equipment list provided by the project's engineering and design team. Construction would begin in January 2025 and occur over the course of approximately nine months with work occurring Monday through Friday. Project construction would include site preparation, pipe bursting, open-trench pipeline installation, replacement/rehabilitation of existing manholes, minor lift station improvements, and paving. It is assumed all construction equipment would be diesel-powered. The project would require excavation of between 3,900 and 4,200 cy of soil. Excavated soil (up to 300 cy) would be reused on-site if feasible. Depending on the composition of the soil, between 3,900 and 4,200 cy of excavated soil would be disposed of off-site and replaced with imported soil. To provide a conservative estimate, this analysis assumes a maximum of approximately 4,200 cubic yards of soil would be imported and 4,200 cubic yards would be exported during project construction.

As stated in *Description of Project,* the operation and maintenance needs of the sewer main would not increase as compared to the existing pipeline. The project would not increase the overall collection system wastewater conveyance capacity. Additionally, it can be expected that the new pipeline would require less maintenance than the aging infrastructure due to the improved condition of the pipeline after replacement. Because the project is updating existing infrastructure, it would not require additional CAWD employees to operate and maintain the project improvements. Therefore, emissions from operations and maintenance would be similar or less than existing operations. As such, operational impacts are discussed qualitatively in this analysis.

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

A project would conflict with or obstruct implementation of the 2015 AQMP if either it induced population such that the population of unincorporated Monterey County exceeds the population forecast for the appropriate five-year increment utilized in the 2015 AQMP or if construction and operational emissions of ozone precursors would exceed MBARD significance thresholds (MBARD 2008).

The proposed project would not increase the conveyance capacity of the CAWD wastewater collection system. The project would update existing infrastructure and is not intended to accommodate future planned or unplanned development. The project would also not directly generate population growth through construction of housing or creation of substantial employment opportunities. Therefore, the project would not directly or indirectly induce population growth such that the population of unincorporated Monterey County would exceed the population forecast utilized in the 2015 AQMP.

MBARD states that construction projects using typical construction equipment that temporarily emit precursors of ozone (VOCs and NO_X) are accommodated in the emission inventories of state and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone NAAQS or CAAQS (MBARD 2008). The project would involve the use of typical construction equipment; as such, construction-related emissions of VOCs and NO_X would be less than significant. MBARD also states that a project would contribute substantially to a violation of NAAQs or CAAQs if it would emit 82 lbs/day or more of PM_{10} (MBARD 2008). PM_{10} emissions from construction of the project would not exceed MBARD thresholds as shown in Table 7 under item (b) below. Therefore, the proposed project would not conflict with or obstruct the implementation of the applicable air quality plan, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Construction Emissions

Construction activities such as site preparation, construction worker travel to and from the project site, delivery and hauling of construction materials and debris to and from project site, and fuel combustion by on-site construction equipment would generate emissions of ozone precursors (VOC and NO_X), carbon monoxide, and fugitive dust (PM_{10} and $PM_{2.5}$). According to the MBARD guidelines, PM_{10} is typically the greatest pollutant of concern during construction.

The MBARD (2008) *CEQA Air Quality Guidelines* provide project-level thresholds for construction emissions. If a project's construction emissions fall below the project-level thresholds, the project's impacts to regional air quality are considered individually and cumulatively less than significant. Table 7 shows the estimated maximum daily emissions for each year of project construction.

Table 7 Estimated Maximum Daily Construction Emissions (lbs/day)

Construction Year	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
2025	5	34	39	< 1	4	2
Maximum Emissions (lbs/day)	**5**	**34**	**39**	**< 1**	**4**	**2**
MBARD Thresholds	N/A	N/A	N/A	N/A	82[1]	N/A
Threshold Exceeded?	N/A	N/A	N/A	N/A	No	N/A

lbs/day = pounds per day; VOC = volatile organic compounds; NO_X = oxides of nitrogen; CO = carbon monoxide; SO_2 = sulfur dioxide; PM_{10} = particulate matter with a diameter of 10 microns or less; $PM_{2.5}$ = particulate matter with a diameter of 2.5 microns or less; N/A = not applicable

[1] This threshold only applies if construction is located nearby or upwind of sensitive receptors. In addition, a significant air quality impact related to PM_{10} emissions may occur if a project uses equipment that is not "typical construction equipment" as specified in Section 5.3 of the MBARD CEQA Guidelines (2008).

Notes: All numbers have been rounded to the nearest whole number. Emissions modeling was completed using CalEEMod version 2022.1.1.17. See Appendix A for modeling results.

As shown in Table 7, project construction would generate maximum daily PM_{10} emissions of approximately 4 lbs/day, which is well below the MBARD threshold of 82 lbs/day. In addition, MBARD states construction projects using typical construction equipment that temporarily emit precursors of ozone (VOCs and NO_X) are accommodated in the emission inventories of state and federal air plans and would not have a significant impact on the attainment and maintenance of ozone NAAQS or CAAQS (MBARD 2008). The project would involve the use of typical construction equipment; as such, construction-related emissions of VOCs and NO_X would be less than significant. Therefore, project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant.

Although construction-related air quality impacts would be less than significant, MBARD recommends the use of the following best management practices for the control of short-term construction emissions (MBARD 2008). These measures were not included in the modeling in order to provide a more conservative estimate of air pollutant emissions. However, if adhered to, these best management practices would further reduce air pollutant emissions:

- Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- Prohibit all grading activities during periods of high wind (over 15 miles per hour)
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days)
- Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas
- Maintain at least two feet of freeboard on haul trucks
- Cover all trucks hauling soil, sand, and other loose materials
- Plant vegetative ground cover in disturbed areas as quickly as possible
- Cover inactive storage piles
- Sweep streets if visible soil material is carried out from the construction site
- Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the MBARD shall be visible to ensure compliance with Rule 402 (Nuisance)
- Limit the area under construction at any one time

Operational Emissions

Operation of the project would include routine inspections and maintenance of infrastructure; however, maintenance trips and their associated air pollutant emissions would not increase in comparison to existing conditions. As stated under *Description of Project*, the new pipeline would require fewer maintenance trips than the existing pipeline due to the improved condition after replacement. The project would not introduce new electricity demands or staffing needs. Therefore, project operation would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant.

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c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Carbon Monoxide Hotspots

A carbon monoxide hotspot is a localized concentration of carbon monoxide that is above a carbon monoxide ambient air quality standard. Localized carbon monoxide hotspots can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local carbon monoxide concentration exceeds the federal one-hour standard of 35.0 ppm or the federal and state eight-hour standard of 9.0 ppm (CARB 2022a).

The project would not increase the frequency of operation and maintenance trips needed for the pipeline. Therefore, the project would not result in volumes of traffic that would create, or substantially contribute to, the exceedance of state and federal ambient air quality standards for carbon monoxide. The project would not expose sensitive receptors to substantial pollutant concentrations related to carbon monoxide hotspots, and impacts would be less than significant.

Toxic Air Contaminants

Construction-related activities would result in temporary project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for demolition, site preparation, trenching, infrastructure installation, paving, and other construction activities. DPM was identified as a toxic air contaminant (TAC) by CARB in 1998 (CARB 2022a).

Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the proposed project would occur intermittently and in phases (i.e., site preparation, pipeline construction, and paving) over approximately nine months. Additionally, construction equipment would move along the pipeline alignment, and would not operate at any single location for an extended period of time. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. According to the California Office of Environmental Health Hazard Assessment, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 70-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project. Thus, the duration of proposed construction activities (i.e., nine months) is approximately 0.1 percent of the total exposure period used for health risk calculation. Current models and methodologies for conducting health-risk assessments are associated with longer-term exposure periods of 9, 30, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities, resulting in difficulties in producing accurate estimates of health risk (BAAQMD 2017).

Maximum DPM emissions would occur during open trench and trenchless construction activities. DPM emissions would be lower during other construction phases such as paving because some phases would require less construction equipment than others. While the maximum DPM emissions associated with open trench and trenchless construction activities would only occur for approximately 7 months, or 80 percent of the overall construction period, these activities represent the worst-case condition for the total construction period. This would represent less than 0.1 percent of the total exposure period for health risk calculation. Therefore, project construction

activities would not represent the type of long-term TAC emission sources typically subject to health risk assessments. Construction activities would also be subject to and would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than five minutes, which would further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. As such, project construction would not expose sensitive receptors to substantial TAC concentrations, and impacts would be less than significant.

The project would not include any mobile or stationary sources of air pollution once operational. Therefore, impacts related to TAC emissions from stationary sources would be less than significant.

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d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

During construction activities, temporary odors would be generated by vehicle exhaust and construction equipment. Construction-related odors would be short-term and would cease upon completion. In addition, MBARD Rule 402 prohibits the discharge of air contaminants or other emissions that would cause a nuisance or detriment to a considerable number of persons or to the public, except for odors from agricultural activities. Compliance with Rule 402 is required and would further reduce construction odor impacts. Therefore, project construction would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, and impacts would be less than significant.

Land uses typically producing odorous emissions include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (MBARD 2008). The project includes replacement and rehabilitation of existing wastewater conveyance facilities that are primarily located underground and are sealed, which would reduce the potential for odorous emissions. Minor quantities of odorous emissions may be released along the pipeline alignment from vents and release valves. However, these odor sources are not new to the project area, and emissions would be temporary and limited to the immediate vicinity. Therefore, project operation would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	■	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	■	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	■	☐	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	■	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	■

Regulatory Setting

Regulatory authority over biological resources is shared by federal, State, and local authorities under a variety of statutes and guidelines. Primary authority for general biological resources lies within the land use control and planning authority of local jurisdictions (in this instance, Carmel-by-the-Sea and Monterey County). The California Department of Fish and Wildlife (CDFW) is a trustee agency for biological resources throughout the State under CEQA and also has direct jurisdiction over certain biological resources under the California Fish and Game Code (CFGC). Under the California Endangered Species Act (CESA) and federal Endangered Species Act (FESA), the CDFW and the U.S. Fish and Wildlife Service (USFWS), respectively, have direct regulatory authority over species formally listed as Threatened or Endangered. The USFWS also has regulatory authority over native bird species listed under the Federal Migratory Bird Treaty Act (MBTA) and Bald and Golden Eagle Protection Act (BGEPA). The U.S. Army Corps of Engineers (USACE) has regulatory authority over specific biological resources, namely waters of the United States, under Section 404 of the federal Clean Water Act (CWA). The CDFW and Regional Water Quality Control Boards (RWQCBs) protect waters and streambeds at the State level. The analysis herein is guided by the requirements of these laws, and by the operating standards of the implementing agencies.

Carmel-by-the-Sea General Plan and Local Coastal Program

The City of Carmel-by-the-Sea's General Plan is combined with the Local Coastal Land Use Plan (LUP) and includes goals and policies to preserve coastal environmental resources, including Environmentally Sensitive Habitat Areas (ESHAs) (Carmel-by-the-Sea 2003b). Along Carmel Beach and ocean shoreline, ESHAs are located on both sides of Ocean Avenue, north of 8th Avenue (Carmel-by-the-Sea 2003b). The Coastal Resource Management Element (CRME) contains goals, objectives, and policies relevant to biological resources, including:

G5-2: Establish and implement a comprehensive shoreline management program for the beach, bluffs and dunes that mitigates degradation caused by public use and natural forces. (LUP)

- **O5-4:** Maintain the vegetation and trees along the shoreline in a safe and healthy condition. (LUP)

G5-4: Preserve and enhance the City's legacy of an urbanized forest of predominantly Monterey pine, coast live oak and Monterey Cypress. (LUP)

  - **P5-183:** Promote the placement of utilities underground where feasible and with minimum detriment to the root system of trees. (LUP)
  - **P5-103:** Identify and protect environmentally sensitive habitat areas against any significant disruption of habitat values. Only uses dependent upon those resources shall be allowed. For private lots of record within ESHA, establish a transfer of development rights program using credits of water, floor area, density or some other development parameter to relocate development to less sensitive areas. (LUP)
  - **P5-104:** Preserve and protect wetlands. (LUP)

G5-12: Identify, protect and manage Environmentally Sensitive Habitat Areas (ESHAs) to ensure their long-term integrity and the biological productivity of these habitats. (LUP)

  - **P5-161:** Avoid disturbance or degradation of resources when maintenance vehicles and equipment enter sensitive habitat areas. (LUP)

Carmel-by-the-Sea Municipal Code

Chapter 17.48.050 of the City's municipal code requires a permit for trees on private property for any alteration that would remove roots greater than two inches in diameter, and any tree on public property where pruning or root removal is proposed. Permit application requirements include the number, size, and species of tree roots to be removed. Section 17.48.110 also requires protection of trees during construction, including protection of tree roots from drying out during excavation, and any trimming cuts are required to conform to arboricultural standards.

Monterey County Carmel Area Land Use Plan

The Monterey County Carmel Area Land Use Plan (LUP) includes policies to protect sensitive biological resources, ESHA, and protected trees, that are appliable to the project, including:

2.3.3 General Policies

1. Development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be avoided in critical and sensitive habitat areas, riparian corridors, wetlands, sites of known rare and endangered species of plants and animals, rookeries and major roosting and haul-out sites, and other wildlife breeding or nursery areas identified as critical. Resource-dependent uses, including nature education and research, hunting, fishing, and aquaculture, shall be allowed within environmentally sensitive habitats and only if such uses will not cause significant disruption of habitat values. Only small-scale development necessary to support the resource-dependent uses may be located in sensitive habitat areas if they cannot feasibly be located elsewhere. Wetlands are defined as lands which may be covered periodically or permanently with shallow water and include saltwater marshes, fresh water marshes, open or closed brackish water marshes, swamps, mudflats and fens.

Monterey County Municipal Code

Section 21.64.260 of Monterey County's municipal code provides for the preservation of oaks and other protected trees. This code requires a permit from the County for the removal of trees in unincorporated areas designated as resource conservation, residential, commercial, or industrial. It also prohibits the removal of landmark trees, unless approved by the Director of Planning.

Methodology

The analysis of impacts to biological resources is based on a review of relevant literature and database query results, a field reconnaissance survey to determine what sensitive biological resources do or may occur within the project alignment, and an evaluation of the proposed activity in the context of potentially occurring biological resources to determine potentially significant impacts under CEQA. The potential presence of special-status species and/or other sensitive biological resources (e.g., wetlands, native trees, ESHAs) is based on the literature review and a field survey designed to assess habitat suitability for special-status species and presence or absence of such species as well as other sensitive biological resources. The potential for impacts to these species and/or their habitats as well as other sensitive biological resources was evaluated based on this methodology in addition to the project description and known construction activities associated with the installation of new sewer line.

Literature Review

Rincon reviewed relevant databases and literature for baseline information on biological resources occurring and potentially occurring at the project alignment and in the immediate surrounding area. The review included the following sources:

- Information for Planning and Consultation (IPaC; USFWS 2023a)
- California Natural Diversity Database (CNDDB) for the Monterey, California United States Geological Survey (USGS) 7.5-minute quadrangle and four surrounding quadrangles (CDFW 2023a)
- Online Inventory of Rare and Endangered Plants (California Native Plant Society [CNPS] 2023a)
- National Hydrography Dataset (NHD; USGS 2023)
- National Wetlands Inventory (NWI; USFWS 2023b)
- Web Soil Survey (United States Department of Agriculture, Natural Resources Conservation Services [USDA, NRCS] 2023a)

The CNDDB (CDFW 2023a) was reviewed for recorded occurrences of special-status plant and wildlife taxa in the region prior to conducting a reconnaissance-level field survey (described below). For this review, the search included all occurrences within the USGS 7.5-minute topographic quadrangle encompassing the project alignment (*Monterey*), and the four surrounding terrestrial quadrangles (*Seaside*, *Mt. Carmel*, *Marina*, and *Soberanes Pt.*). The area to the west of the project alignment consists of the Pacific Ocean and does not contain topographic quadrangles.

Biological Surveys

Reconnaissance-level site visits were conducted to assess the habitat suitability for special-status species, evaluate and map vegetation communities and land cover types, document and map the presence of any sensitive biological resources, identify potentially jurisdictional waters or wetlands, document any wildlife connectivity/movement features, and record all observation of plant and wildlife species within the project site. Rincon conducted a site visit of the portion of the alignment along Scenic Road, between Ocean Avenue and Ocean View Avenue, and the northern staging area, on July 19, 2021, between the hours of 8:59 and 9:49 a.m. The survey consisted of a combination of windshield and pedestrian transects over the entire project site, inspecting the site for the potential to support special-status species or other sensitive biological resources. Two additional surveys were conducted for areas added to the project after the initial survey. The southern staging area and alignment between Santa Lucia Avenue, 14th Avenue, and Carmelo Street was surveyed on March 29, 2022 between the hours of 9:16 and 10:00 a.m., and the alignment south of 14th Street and Dolores Street was surveyed on August 29, 2023 between the hours of 1:40 and 2:10 p.m.

Topography and Soils

The project alignment is at an elevation of approximately 10 feet above mean sea level, and the site topography is relatively flat. The project alignment contains the following soil map unit (USDA, NRCS 2023a): Aquic Xerofluvents; Baywood sand, 2 to 15 percent slopes; Coastal beaches; Dune land; Elder very fine sandy loam, 2 to 9 percent slopes; Gorgonio sandy loam, 0 to 5 percent slopes; and Oceano loamy sand, 2 to 15 percent slopes. All of the soils mapped within the site are listed as hydric soils (USDA, NRCS 2023b); however, these soils also occur in upland areas as well as where hydrology and hydrophytic vegetation are not present.

Vegetation Communities and Land Cover Types

The areas encompassing the alignment of the sewer line and northern staging area are completely developed, with paved roads, driveways, and walking trails, as well as landscaped lawns and park strips. The dominant species in the canopy includes ornamental plantings of Monterey cypress (*Hesperocyparis macrocarpa*) and Monterey pine (*Pinus radiata*), with various non-native and ornamental species underneath. The southern staging area is a vacant lot and consists of bare ground and non-native grasses and is currently used as a general staging area for the City. The southern staging area is bordered by arroyo willow (*Salix lasiolepis*) riparian habitat to the south and east, associated with the Carmel River. This community most closely corresponds to the *Salix lasiolepis* Shrubland Alliance (arroyo willow thickets).

Drainages and Wetlands

No drainages or wetlands were observed in the project alignment; however, the site is adjacent to Carmel Beach and Carmel River State Beach, and there are numerous storm water outfalls below the west side of Scenic Road outside the project alignment (Carmel-by-the-Sea 2003b). Additionally, the southern staging area is bordered by arroyo willow thickets and an overflow ditch that are likely jurisdictional.

Special-Status Species

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the USFWS or National Marine Fisheries Service (NMFS) under the FESA; those listed or proposed for listing as rare, threatened, or endangered by the CDFW under the CESA or Native Plant Protection Act; animals designated as "Species of Special Concern," "Fully Protected," or "Watch List" by the CDFW; and plants with a California Rare Plant Rank (CRPR) of 1 or 2 which are defined as:

- List 1A = Plants presumed extinct in California
- List 1B.1 = Rare or endangered in California and elsewhere; seriously endangered in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
- List 1B.2 = Rare or endangered in California and elsewhere; fairly endangered in California (20-80 percent occurrences threatened)
- List 1B.3 = Rare or endangered in California and elsewhere, not very endangered in California (<20 percent of occurrences threatened or no current threats known)
- List 2 = Rare, threatened or endangered in California, but more common elsewhere

Special-Status Plants

A review of resource agency databases and lists for known special-status plant species occurrences in the five USGS quadrangles containing and surrounding the project alignment identified 48 regionally occurring special-status plant species (Appendix B). Special-status plant species typically have specialized habitat requirements, including plant community types, soils, and/or elevational ranges. Due to the lack of natural coniferous forest, dune, and maritime chaparral vegetation communities, lack of serpentine, rocky and other specific soils, and high level of urban development, 43 species were eliminated from the potential to occur list. Three special-status plants have a low potential to occur within the project alignment due to the presence of lichens and mosses and suitable coniferous trees adjacent to the project alignment in ornamental plantings: angel's hair lichen (*Ramalina thrausta*, CRPR 2B.1), twisted horsehair lichen (*Sulcaria spiralifera*, CRPR 1B.2), and California screw moss (*Tortula californica*, CRPR 1B.2). These species are not State or federally listed,

and if present, are expected to occur within tree canopies, outside of areas that would be impacted by construction.

The remaining two species evaluated, Monterey cypress and Monterey pine, occur adjacent to the project alignment. Only two native Monterey cypress groves occur in California, within Point Lobos State Reserve and Del Monte Forest (CNPS 2023b), and only three native stands of Monterey pine are known in California, Ano Nuevo, Cambria, and the Monterey Peninsula (CNPS 2023c). When naturally occurring, Monterey cypress and Monterey pine are considered special-status species (CRPR 1B.2 and 1B.1, respectively); however, due to development within the City and the County, the Monterey cypress and Monterey pine within the project alignment are planted, ornamental specimens, or recruited from ornamental plantings. Therefore, they are not considered special-status species.

Special-Status Wildlife

A review of resource agency databases and lists for known special-status wildlife species occurrences in the four USGS quadrangles containing and surrounding the project alignment identified 28 regionally occurring special-status wildlife species. The proposed project components would be located generally along the Scenic Road right-of-way between Ocean Avenue and Martin Way in Carmel-by-the Sea, and between Martin Way and the existing Bay and Scenic pump station at Carmel Point in the County of Monterey. The project alignment is also along Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street, and private property associated with the Mission Ranch hotel and restaurant in the County of Monterey. The project alignment consists of paved roads, a parking lot, and regularly maintained landscaping. Given the developed nature of the project alignment in a predominantly urban area, the project alignment and surrounding areas to the east do not provide suitable habitat for special-status wildlife species. To the west of Scenic Road is Carmel Beach, a heavily used recreation area allowing dogs off leash. To the south is the Carmel River; however, no construction activities are proposed within natural habitats. Due to the lack of natural habitats and vegetation communities, and level of urban development, 25 species were eliminated from the potential to occur list. Two special-status species were determined to have a low potential to occur within the project alignment due to the presence of flowering plants adjacent to the project alignment and in bare areas of the southern staging area: western bumble bee (*Bombus occidentalis*, State candidate endangered) and Crotch bumble bee (*Bombus crotchii*, State candidate endangered). The one remaining species, California red-legged frog (*Rana draytonii*, federally threatened), has a moderate potential to occur in the project alignment during upland movement due to the proximity of the southern staging area to arroyo willow thickets associated with the Carmel River. These species are discussed in more detail below.

WESTERN BUMBLE BEE AND CROTCH BUMBLE BEE

The historic range of western bumble bee covered much of the western United States, from the Pacific coast to the Colorado Rocky Mountains, but is currently restricted to high mountain meadows and coastal environments (CDFW 2019). Crotch bumble bee occur in coastal California, including Mediterranean climates, east to the Sierra-Cascade crest and south into Mexico. These species are social insects and utilize small mammal burrows as annual colonies and have a wide variety of plant associations, including maritime chapparal and coastal dune species.

There are two known occurrences of western bumble bee within five miles of the project site, including one non-specific location from Carmel (observed in 1972, CDFW 2023a), and flowering

plants are present. Suitable burrows for bumble bee colonies were not observed and the project alignment is largely developed. Therefore, these species have a low potential to occur within the project alignment while foraging.

CALIFORNIA RED-LEGGED FROG

California red-legged frog occurs in lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. They typically inhabit quiet pools of streams, marshes, and ponds. All life history stages are most likely to be encountered in and around breeding sites, which include coastal lagoons, marshes, springs, permanent and semi-permanent natural ponds, and ponded and backwater portions of streams, as well as artificial impoundments such as stock ponds, irrigation ponds, and siltation ponds. Eggs are typically deposited in permanent pools, attached to emergent vegetation. This species typically requires 11 to 20 weeks of permanent water for larval development and must have access to estivation habitat. Suitable upland habitat must provide sufficient moisture to prevent desiccation and sufficient cover to provide protection from predators. Typical upland habitat consists of downed woody vegetation, leaf litter, and small mammal burrows, densely vegetated areas, and even, man-made structures (e.g., culverts, livestock troughs, spring-boxes, abandoned sheds) (USFWS 2002).

There are 14 known occurrences of this species within five miles of the project site, including sightings in the Carmel River approximately 0.2 mile south of the southern staging area.

Upland habitat within the project alignment is generally marginal and limited to bare ground and non-native grasses at the southern staging area. Most of the project alignment consists of residential areas that are too developed to provide suitable upland habitat; however, the arroyo willow thickets and wetland areas south of the site provide suitable habitat for the species. The species is presumed present in the vicinity of the project alignment and has a moderate potential of occurring within the southern staging area during dispersal in rain events and during nocturnal foraging.

NESTING BIRDS

Native bird nests are protected by CFGC Section 3503. Vegetated areas in the vicinity of the project alignment and staging areas contain suitable nesting habitat for a variety of native avian species, including, but not limited to, house finch (*Haemorhous mexicanus*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), scrub jay (*Aphelocoma californica*), chestnut-backed chickadee (*Poecile rufescens*), yellow-rumped warbler (*Setophaga coronata*), and California towhee (*Melozone crissalis*).

Sensitive Communities and Critical Habitat

Plant communities are considered sensitive biological resources if they have limited distributions, have high wildlife value, include sensitive species, or are particularly susceptible to disturbance. The CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in the CNDDB. The CNDDB vegetation alliances are ranked 1 through 5 based on the NatureServe methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive (Faber-Langendoen, et al 2012). Some alliances with the ranks of 4 and 5 have also been included in the 2023 sensitive natural communities list under the CDFW revised ranking methodology (2023b).

No CDFW sensitive habitats or federally designated critical habitats occur in the project site. However, the southern staging area was identified as ESHA under the LUP (Jones & Stokes Associates, Inc. 1995).

Additionally, the Carmel River (Unit MNT-2) was federally designated as critical habitat for California red-legged frog in 2010 (USFWS 2010). MNT-2 is the largest designated critical habitat unit within Monterey County and contains features that are essential for the conservation of the species, including permanent and ephemeral aquatic habitat for breeding and non-breeding activities, and upland habitat for foraging, dispersal activities, and shelter.

Wildlife Movement Corridors

Wildlife movement corridors, or habitat linkages, are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as providing a linkage between foraging and denning areas, or they may be regional in nature. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Other corridors may be important as dispersal corridors for young animals. A group of habitat linkages in an area can form a wildlife corridor network.

Habitats within a habitat linkage do not necessarily need to be identical to those habitats being linked. Rather, the linkage needs only to contain sufficient cover and forage to allow temporary utilization by species moving between core habitat areas. Habitat linkages are typically contiguous strips of natural areas, though dense plantings of landscape vegetation can be used by certain disturbance-tolerant species. Some species may require specific physical resources (such as rock outcroppings, vernal pools, or oak trees) within the habitat link for the linkage to serve as an effective movement corridor, while other more mobile or aerial species may only require discontinuous patches of suitable habitat to permit effective dispersal and/or migration. Wildlife movement corridors may occur at either large or small scales.

Wildlife movement corridors can be both large and small scale. Riparian corridors and waterways including those adjacent to the Carmel River provide local-scale opportunities for wildlife movement through the project area. On a larger scale, an Essential Connectivity Area is mapped south of the project alignment in the CDFW Biogeographic Information and Observation System (Spencer et al. 2010). This linkage connects Point Lobos State Reserve along the coastline with Big Sur and Los Padres National Forest along the Santa Lucia Mountain Range. The project alignment occurs primarily within developed areas, which are a local barrier for wildlife movement; therefore, the project alignment is not considered to be a regional corridor for wildlife movement.

Impact Analysis

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Special-Status Plants

As described above, three special-status plants have a low potential to occur adjacent to the project alignment due to the developed nature of the site and lack of suitable natural vegetation communities. Given the low potential to occur, it is not anticipated that the project would have a

substantial adverse effect, either directly or through habitat modifications, on special-status plans. Impacts to non-state or federally listed plant species would not be significant.

Special-Status Wildlife

Three special-status wildlife species have potential to occur within the project alignment based upon known ranges, habitat preferences, species occurrence records in the vicinity of the project site, and presence of suitable habitat. Impacts to western bumble bee and Crotch bumble bee foraging habitat due to development would not be significant given the size of the project alignment and low potential for these species to occur.

There is potential for California red-legged frog to occur in the southern staging area during upland movement during rain events or humid conditions and/or foraging at night. Impacts could include injury or mortality if individuals take refuge under equipment or construction materials and are crushed. In addition, food trash left by construction workers could attract predators to the site, and unexpected spills of fuel or other construction materials, if allowed to flow into the overflow ditch or riparian habitat, could pollute or degrade water quality. Given the small size of the southern staging area, impacts on a population level are not expected; however, impacts to individuals during construction may be significant. Since the California red-legged frog is federally listed as threatened, any project that cannot avoid take of individuals (e.g., harm or harass this species), must obtain incidental take authorization from USFWS under the FESA. This species is only expected to occur transiently. The project includes replacement of existing sewer mains within the right-of-way, and construction staging at two staging areas. No adverse impacts to suitable habitat or destruction of or modification to critical habitat for this species would occur, and "take" of individuals would be avoided through implementation of mitigation measures. Impacts to California red-legged frog could be significant; however, with implementation of spill/debris prevention measures as required by the SWPPP (see Section 10, *Hydrology and Water Quality*) and Mitigation Measures BIO-1 through BIO-3, impacts to special-status wildlife species would be reduced to less than significant.

Construction noise has the potential to result in potentially significant impacts to nesting birds in adjacent trees and vegetation as a result of nest abandonment and failure which can result in injury, harm, or mortality. However,, with implementation of Mitigation Measure NOI-1, construction noise would be reduced to below 85 dBA Leq, which is below levels anticipated to result in injury, harm, or mortality to nesting birds.

Mitigation Measures

Refer to Mitigation Measure NOI-1 in Section 13, *Noise*.

BIO-1 Worker Environmental Awareness Program (WEAP)

Prior to initiation of construction activities (including staging and mobilization), CAWD shall retain a qualified biologist to conduct a Worker Environmental Awareness Program (WEAP) training for all personnel associated with project construction to aid workers in recognizing special-status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area, including western bumble bee, California red-legged frog, nesting birds, riparian and jurisdictional areas, and protected trees. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employees, and other personnel involved with construction. All

employees shall sign a form provided by the qualified biologist indicating they have attended the WEAP training and understand the information presented to them. The form shall be submitted to CAWD by the qualified biologist to document compliance.

BIO-2 California Red-legged Frog Avoidance and Minimization

Within 48 hours of initial mobilization activities, a qualified biologist shall conduct a survey for California red-legged frog at the southern staging area, located in the previously disturbed vacant lot north of the CAWD Wastewater Treatment Plant and south of the Carmel Mission Basilica Museum. The survey area shall include the proposed disturbance area, including areas disturbed for vehicle staging and materials storage, and all proposed ingress/egress routes, plus a 100-foot survey buffer. If any life stage of California red-legged frog is found within the survey area, the individual shall be avoided and allowed to leave the site of its own volition. The biologist shall revisit the site on subsequent days to confirm the California red-legged frog has left the site. If the California red-legged frog has not left the site after three days, the United States Fish and Wildlife Service (USFWS) shall be consulted to determine the appropriate course of action.

During construction, CAWD shall ensure that the following avoidance measures are implemented:

- All staging activities at the southern staging area adjacent to riparian habitats and the overflow ditch shall be completed between April 1 and October 31 to the extent feasible.
- If construction must occur between November 1 and March 31, the qualified biologist shall conduct a pre-activity clearance sweep within 48 hours prior to start of project activities after any rain events of 0.1 inch or greater or if wet conditions are present on-site.
- During project activities, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- If any life stage of the California red-legged frog is found and these individuals are likely to be killed or injured by work activities, all work activities that could pose a risk of take to the individual shall stop until the individual has left the site. No individuals shall be relocated without USFWS authorization.

BIO-3 Spill/Debris Prevention

CAWD shall ensure that during construction all refueling and maintenance of equipment and vehicles shall occur a minimum of 250 feet from the Carmel River, wetlands, willow thicket habitat, and in a location from which a spill would not drain directly toward these habitats (e.g., on a slope that drains away from the water), or in a containment structure. If refueling must occur within 250 feet, secondary containment (secondary containment is in addition to spill and drip pans and absorbent material, e.g., an earthen berm covered in visqueen) shall be required. Prior to the onset of work, a plan shall be developed by CAWD for prompt and effective response to any accidental spills. The construction foreman or directing engineer shall insure all workers are informed of the importance of preventing spills and of the appropriate measures to take in the event of a spill. Should any debris or equipment from the work area fall into the wetland, riparian habitat, and the concrete drainage, it shall be removed immediately by the contractor.

Significance After Mitigation

With implementation of Mitigation Measures BIO-1 through BIO-3, which require WEAP training, California red-legged frog avoidance, and spill and debris prevention, as well as with

implementation of Mitigation Measure NOI-1, which would limit construction noise, project related impacts to biological resources would be reduced to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No project elements are proposed within the arroyo willow thickets, overflow ditch, wetland habitats, or federally designated California red-legged frog critical habitats. No development would occur within ESHAs. If spills occur during construction adjacent to the arroyo willow thicket at the southern staging area and fuel or other toxic material were allowed to flow into these areas, impacts to sensitive communities could occur, and may be considered significant. With implementation of spill/debris prevention measures as required by the SWPPP (see Section 10, *Hydrology and Water Quality*), Mitigation Measures BIO-1, BIO-3, and BIO-4 impacts to sensitive natural communities would be reduced to less than significant.

Mitigation Measures

Refer to Mitigation Measures BIO-1 and BIO-3, above.

BIO-4 Sensitive Natural Community Avoidance

Prior to initiation of construction at the southern staging area adjacent to the willow thicket, overflow ditch, or wetland habitats, CAWD shall ensure that environmentally sensitive area (ESA) fencing shall be installed around the outer limits of these areas under the direction of a qualified biologist, to prevent encroachment. CAWD shall ensure that no equipment, construction personnel, staging or other project activities shall be allowed within ESA areas. ESA fencing materials shall be high visibility and tall enough to create an effective barrier. ESA fencing shall remain in place until all construction activities are completed and the staging area has been de-mobilized.

Significance After Mitigation

Implementation of Mitigation Measures BIO-1, BIO-3, and BIO-4, which involve WEAP training, spill and debris prevention, and sensitive natural community avoidance, would reduce impacts to sensitive natural communities to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The project has been designed to avoid direct impacts to wetland features; however, direct or indirect impacts may occur if construction equipment, workers, debris, or spills inadvertently enter wetlands adjacent to the southern staging area including the overflow ditch and willow thicket. With the implementation of spill/debris prevention as required by the SWPPP (see Section 7, Geology and Soils), Mitigation Measures BIO-1 and BIO-4, impacts to wetlands would be reduced to less than significant with mitigation.

Mitigation Measures

Refer to Mitigation Measures BIO-1 and BIO-4, above.

Significance After Mitigation

Implementation of Mitigation Measures BIO-1 and BIO-4, which involve WEAP training and sensitive natural community avoidance, would reduce impacts to wetlands to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The project alignment is not located within any corridors for wildlife movement, and does not provide opportunities for local movement due to the project's location within existing development. There would be no impact to wildlife movement.

NO IMPACT

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The City of Carmel-by-the-Sea General Plan and Local Coastal LUP, the County's Carmel Area LUP, and City and County Municipal Codes include policies to protect the biological resources and open space such as the urban Monterey Cypress and Monterey Pine forest, coastal dunes and beaches, and the Carmel River. The proposed project would occur entirely within paved or bare areas and would avoid impacts to coastal habitats and the Carmel River. No trees are proposed for removal, and it is likely trees adjacent to construction where trenching may occur within the root zone could be protected. Trenching within the project alignment could potentially impact protected trees defined by the City's CRME and Municipal Code Chapter 17.48, if conducted within their Tree Protection Zones (TPZs). The CRME policies state that Monterey pine, Monterey Cypress, and coast live oak species should be preserved and requires a documented site assessment of trees on each proposed construction site, established tree protection zones and suitable locations for development, and to avoid encroaching on the root protection zone of significant trees.

Monterey County Municipal Code Chapter 16.60 – Preservation of Oak and Other Protected Trees states that removing, poisoning, cutting down or trimming more than one-third of the green foliage of any tree is not allowed without a permit.

With implementation of Mitigation Measures BIO-1, BIO-4, and BIO-5, impacts to protected biological resources would be reduced to less than significant with mitigation.

Mitigation Measures

Refer to Mitigation Measures BIO-1 and BIO-4, above.

BIO-5 Arborist Study

If open trenching or excavation occurs within the dripline of trees, CAWD shall ensure that prior to construction a tree survey shall be conducted to locate and identify all protected trees defined by the City's Coastal Resource Management Element (CRME) and Municipal Code and the County Municipal Code with any portion of their canopy dripline located within 20 feet of the project

alignment. During the survey, the following information shall be documented for each protected tree:

- Field locations of the trunk of all protected trees with any portion of their driplines within 20 feet of the project site, as feasible without trespassing on private lands
- Identification of each tree by both scientific and common names
- Diameter at breast height (DBH)
- Canopy height and spread in four cardinal directions
- Dripline canopy of each tree located within the project area
- Health assessment (dead, very poor, poor, fair, good, excellent)
- Structural defects (cracks, decay, broken limbs, etc.), if any
- Representative photographs
- Tree protection measures

The results of the survey shall be presented in an Arborist Report including recommendations for the protection of trees adjacent to the project alignment in accordance with the City's CRME and Municipal Code and the County CIP and Municipal Code standards and requirements. CAWD shall ensure recommendations contained in the Arborist Report are implemented during construction. Measures may include, but would not be limited to, tree protection standards, including measures to be implemented prior to construction, during construction, and after construction. If project component activities would result in impacts to the roots of protected trees, CAWD shall ensure that all trimming occurs under the direction of a certified arborist. Tree protection measures may include, but are not limited to, the following: inspection of roots and overall tree health prior to pruning, exposure of roots using minimally damaging excavation methods, selective pruning with appropriately disinfected tools, protection of newly exposed roots from desiccation and pests, and mulching, watering, and post construction inspections and adaptive management to ensure the continued health of the tree.

Significance After Mitigation

Implementation of Mitigation Measures BIO-1, BIO-4, and BIO-5, which involve WEAP training, sensitive natural community avoidance, and an arborist study, would reduce impacts to protected biological resources to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project alignment is not within the boundaries of an adopted habitat conservation plan or natural community conservation plan or other approved local, regional, or state habitat conservation plan (CDFW 2019). Therefore, the proposed project would not conflict with adopted habitat conservation plans or natural community conservation plans or other approved local, regional, or state habitat conservation plans. There would be no impact.

NO IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	■	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	■	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	■	☐

This section provides an analysis of the project's impacts on cultural resources, including historical and archaeological resources as well as human remains. CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC] Section 21084.1). A historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR); a resource included in a local register of historical resources; or any object, building, structure, site, area, place, record, or manuscript a lead agency determines to be historically significant (CEQA Guidelines Section 15064.5[a][1-3]).

A resource shall be considered historically significant if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, if it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a-b]). PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

The impact analysis included here is organized based on the cultural resources thresholds included in CEQA Guidelines Appendix G: Environmental Checklist Form. Threshold A broadly refers to historical resources. To more clearly differentiate between archaeological and built environment resources, the analysis under item (a) is limited to built environment resources. Archaeological resources and traditional places, including those that may be considered historical resources pursuant to Section 15064.5 and those that may be considered unique archaeological resources pursuant to Section 21083.2, are considered under item (b).

Methodology and Results of Cultural Resources Assessment

In September 2023, Rincon conducted a cultural resources investigation and analysis of the project alignment. This analysis included a cultural resources records search of the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC), located at California State University, Sonoma, a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search, as well as background and archival research including a review of historical topographic maps, historical aerial imagery geologic maps, soils maps, and the geotechnical report prepared for the project. The results of the analysis are presented in the Cultural Resources Assessment (Rincon 2023).

The CHRIS records search was performed to identify previously conducted cultural resources studies, as well as previously recorded cultural resources within the project site and a 0.5-mile radius surrounding it. The records search included a review of available records at the NWIC, as well as the National Register of Historic Places (NRHP), the CRHR, the California Historical Landmarks list, and the Built Environment Resources Directory, as well as its predecessor the California State Historic Property Data File. Additionally, Rincon reviewed the Archaeological Determination of Eligibility list. The CHRIS records search identified 157 cultural resources studies that have been previously conducted within the 0.5-mile records search radius. Approximately 95 percent of the project area was evaluated as part of 13 cultural resources studies.

The CHRIS records search identified 11 previously recorded cultural resources within or immediately adjacent to (within 150 feet of) the project alignment. These 11 resources include three archaeological resources, five built environment resources, two multicomponent resources containing both archaeological and built environment components, and one traditional place (Rincon 2023).

Rincon contacted the NAHC on April 21, 2023, to request a search of the SLF. The NAHC responded on May 18, 2023, stating that the results of the SLF search were positive. The NAHC provided a list of 14 Native American contacts who may have knowledge of cultural resources of Native American origin within the area of potential effects. Potential project impacts to tribal cultural resources are discussed in Section 18, *Tribal Cultural Resources.*

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

The NWIC records search identified five built environment resources and two multicomponent resources with built environment components immediately adjacent to the project alignment, including five single-family residences and structures associated with the Carmel Mission and Mission Ranch. None of these resources overlap with any project components, and the project would not directly alter, destroy, or otherwise impact these resources (Rincon 2023).

Manhole rehabilitation activities would occur near structures associated with Mission Ranch hotel and restaurant. As discussed further in Section 13, *Noise,* this project component would result in groundborne vibration that would exceed levels that could cause structural damage, potentially resulting in significant impacts. As such Mitigation Measure NOI-2 presented in Section 13, *Noise*, would be required to limit the use of construction equipment within 21 feet of structures on the Mission Ranch property to small equipment that does not exceed 100 horsepower. Other built environment resources along the project alignment, including the Carmel Mission, were determined to be unaffected by groundborne vibration based on the distance of the alignment from the Mission buildings. Implementation of Mitigation Measure NOI-2 would reduce groundborne vibration levels in the immediate vicinity of the Mission Ranch structures to below levels that could cause structural damage. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource, and impacts would be less than significant with implementation of Mitigation Measure NOI-2.

Mitigation Measures

Refer to Mitigation Measure NOI-2 in Section 13, *Noise*.

Significance After Mitigation

As discussed in Section 13, *Noise*, Mitigation Measure NOI-2 limits the use of construction equipment within 21 feet of structures on the Mission Ranch property to small equipment that does not exceed 100 horsepower. Implementation of Mitigation Measure NOI-2 would reduce groundborne vibration levels at Mission Ranch structures to below levels that could cause structural damage. Therefore, project related impacts to historic resources would be reduced to a less than significant level with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

The NWIC records search identified three archaeological resources and two multicomponent resources with archaeological components within or adjacent to the project alignment, one of which is within 60 feet of project components and four of which directly overlap with project components (Rincon 2023). Project construction would involve ground disturbing activities, including open cut trenching, lateral replacement, and manhole rehabilitation adjacent to or within the mapped boundaries of these resources. The background and archival research indicates that these resources have been previously disturbed as a result of the existing pipeline's installation and maintenance, as indicated by the presence of fill material along the existing pipeline alignment within the mapped areas of these resources. Because the project would replace sewer mains within their existing locations, the project would not result in additional disturbance to these previously-disturbed resources, and accordingly, the project would not alter the existing level of integrity of these resources and would not otherwise affect their eligibility for listing in the CRHR (Rincon 2023). Nonetheless, project-related ground disturbance could unintentionally intrude into or damage previously undisturbed elements of these resources, which could result in a substantial adverse change in their significance, a potentially significant impact. Therefore, Mitigation Measures CUL-1 through CUL-3 would be required to reduce project impacts to archaeological resources to a less than significant level.

Additionally, a traditional place resource is located proximate to the project's southern-most staging area. No project related ground disturbance would occur in the immediate vicinity of the resource, nor would the project introduce any above ground elements near or within the traditional place. Therefore, no impacts would occur to this resource as a result of project implementation.

Mitigation Measures

CUL-1 Retention of a Qualified Archaeologist

Prior to the start of project-related ground disturbing activity, CAWD shall retain a Qualified Archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Standards for professional archaeology, to carry out all mitigation measures related to cultural resources.

CUL-2 Pre-Construction Cultural Resources Sensitivity Training

Prior to the start of project-related ground disturbing activities, a cultural resources specialist working under the supervision of the Qualified Archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. CAWD shall ensure that construction personnel attend the training and retain documentation demonstrating attendance.

CUL-3 Development and Implementation of Cultural Resources Monitoring Plan

Prior to the start of project-related ground disturbing activities, the Qualified Archaeologist, or a cultural resources specialist under the supervision of the Qualified Archaeologist, shall prepare a Cultural Resources Monitoring Plan (CRMP). The CRMP shall stipulate that all project-related ground disturbance within a 250-foot radius around archaeological resources P-27-000152, -000153, -000154, -001323, and -002482 be subject to archaeological and Native American monitoring, and that all initial ground disturbance outside the 250-foot resource buffers be subject to archaeological and Native American monitoring. Archaeological and Native American monitoring within the 250-foot buffer around the archaeological resources shall not be reduced. However, the CRMP shall contain an allowance that the Qualified Archaeologist may reduce or discontinue monitoring outside the 250-foot resource buffers as warranted if it is determined that the possibility of encountering intact archaeological deposits in these areas is low, based on observations of subsurface soil stratigraphy or other factors during initial ground disturbance and in coordination with the Native American monitor(s) and CAWD. The reduction or elimination of Native American monitoring outside the 250-buffer shall be undertaken based on the stipulations outlined in Mitigation Measure TCR-1. The CRMP shall include figures depicting the pipeline segments wherein monitoring may be reduced and the segments wherein monitoring may not be reduced. The GIS data used to develop these figures may be used by CAWD and their contractor to incorporate into the project engineering plans.

The CRMP shall include monitoring protocols to be carried out during project construction. The CRMP shall stipulate that, as outlined in Mitigation Measure TCR-1, CAWD retain a Native American monitor associated with one or more of the Native American groups that have expressed interest in the project to monitor all project-related ground disturbance stipulated in the CRMP. In preparing the CRMP, CAWD shall consult with the Native American groups that have expressed interest in

monitoring to determine the scheduling of monitors. A Native American monitoring schedule shall be incorporated into the CRMP.

The CRMP shall outline the appropriate measures to be followed in the event of discovery of cultural resources during project construction, including that all ground disturbance within 100 feet of a discovery shall cease until a treatment plan is developed by the Qualified Archaeologist in coordination with CAWD and the Native American monitor(s) that considers the resources' archaeological and tribal value. The CRMP shall specify the measures to be incorporated into a treatment plan, as outlined in Mitigation Measure TCR-2, in the event an inadvertent discovery qualifies as a tribal cultural resource. The CRMP shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The CRMP shall establish the criteria utilized to evaluate the significance (per CEQA) of the discoveries, methods of avoidance consistent with CEQA Guidelines Section 15126.4(b)(3).

In the event that preservation in place of the unanticipated discovery is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, the CRMP shall outline the preparation of an Archaeological Resources Treatment Plan (ARTP) by the Qualified Archaeologist in consultation with CAWD that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The CRMP shall stipulate the ARTP will include: relevant local and regional research questions to be addressed by the data recovery; provisions for Native American monitoring; field, laboratory, and special studies methodologies; and a plan for the final disposition of the cultural materials collected. The CRMP shall stipulate the Qualified Archaeologist and CAWD shall consult with appropriate Native American representatives regarding the ARTP in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond those that are scientifically important, are considered.

The CRMP shall also outline the appropriate procedures to be undertaken in the event human remains are encountered. Specifically, the CRMP shall stipulate that in the case human remains are uncovered during project construction, all work within 100 feet of the find shall be immediately halted, and the protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines, Health and Safety Code Section 7050.5(c), and Public Resources Code Section 5097.98 (as amended by AB 2641) be implemented. These protocols include contacting the Monterey County coroner to evaluate the remains. If the County Coroner determines that the remains are Native American, the County Coroner shall contact the NAHC. The NAHC shall then identify a Most Likely Descendant (MLD) of the deceased Native American, who shall then help determine what course of action should be taken in the disposition of the remains.

Prior to the start of project construction, the CRMP shall be submitted to CAWD for review and approval, as well as to the Native American groups that have expressed interest in the project for review and comment before being finalized. The requirements outlined in the final CRMP shall be implemented during project construction.

Significance After Mitigation

With implementation of Mitigation Measures CUL-1 through CUL-3, which involve the retention of a qualified archaeologist, archaeological resources sensitivity training, and preparation and implementation of a CRMP during construction, project related impacts to archaeological resources would be reduced to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

The discovery of human remains is always a possibility during ground disturbing activities, which would be required for the proposed project. In addition to being potential archaeological resources, human burials have specific provisions for treatment in PRC Section 5097. Additionally, California Health and Safety Code Sections 7050.5, 7051, and 7054 contain specific provisions for the protection of human burial remains. Existing regulations address the illegality of interfering with human burial remains and protects them from disturbance, vandalism, or destruction. PRC Section 5097.98 also addresses the disposition of Native American burials, protects such remains and establishes the NAHC as the entity to resolve any related disputes.

If human remains are found, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. In the event of an unanticipated discovery of human remains, the County coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the NAHC, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access to the site and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Due to required compliance with PRC Section 5097.98 and California Health and Safety Code Section 7050.5, impacts to human remains would be less than significant.

LESS THAN SIGNIFICANT IMPACT

6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	■	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	■

As a state, California is one of the lowest per capita energy users in the United States, ranked 49th in the nation, due to its energy efficiency programs and mild climate (United States Energy Information Administration 2022). Electricity and natural gas are primarily consumed by the built environment for lighting, appliances, heating and cooling systems, fireplaces, and other uses such as industrial processes in addition to being consumed by alternative fuel vehicles. The project would not result in a net increase in electricity usage in the CAWD service area as compared to existing conditions and would not include natural gas connections. Therefore, electricity and natural gas consumption are not discussed further in this analysis.

Petroleum fuels are primarily consumed by on-road and off-road equipment in addition to some industrial processes, with California being one of the top petroleum-producing states in the nation (CEC 2022a). Gasoline, which is used by light-duty cars, pickup trucks, and sport utility vehicles, is the most used transportation fuel in California with 13.8 billion gallons sold in 2021 (CEC 2022b). Diesel, which is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles, is the second most used fuel in California with 1.9 billion gallons sold in 2021 (CEC 2022b).

Energy consumption is directly related to environmental quality in that the consumption of nonrenewable energy resources releases criteria air pollutant and greenhouse gas (GHG) emissions into the atmosphere. The environmental impacts of air pollutant and GHG emissions associated with the project's energy consumption are discussed in detail in Section 3, *Air Quality*, and Section 8, *Greenhouse Gas Emissions*, respectively.

a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Construction

The project would require site preparation, including hauling material off-site, pipeline installation, and pavement and site restoration. During project construction, energy would be consumed in the

form of petroleum-based fuels used to power construction vehicles and equipment on the project site, construction worker travel to and from the project site, and vehicles used to transport materials to and from the site. As shown in Table 8, project construction would require approximately 4,875 gallons of gasoline and approximately 44,536 gallons of diesel fuel. These construction energy estimates are conservative because they assume that the construction equipment used in each phase of construction is operating every day of construction.

Table 8 Estimated Fuel Consumption during Construction

	Fuel Consumption (gallons)	
Source	**Gasoline**	**Diesel**
Construction Equipment & Vendor/Hauling Trips	--	44,536
Construction Worker Vehicle Trips	4,875	--

See Appendix C for energy calculation sheets.

Energy use during construction would be temporary and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with the provisions of California Code of Regulations Title 13 Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes and would minimize unnecessary fuel consumption. Construction equipment would be subject to the USEPA Construction Equipment Fuel Efficiency Standard, which would also minimize inefficient, wasteful, or unnecessary fuel consumption. These practices would result in efficient use of energy necessary to construct the project. In the interest of cost-efficiency, construction contractors also would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, the project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and impacts would be less than significant.

Operation

The project would not result in additional vehicle fuel demands, as the maintenance needs of the new pipeline would be reduced compared to existing conditions due to its improved condition after replacement. As such, the project would result in beneficial impacts related to vehicle fuel demands. The project would also not introduce new electricity demands, and would be consistent with similar pipeline facilities and equipment used throughout California. Furthermore, the project would not introduce new staffing needs. Therefore, the project would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation. No adverse energy impact would occur during operation.

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

CAWD has not adopted a plan for renewable energy or energy efficiency with which the project could comply. Goal O7-5 and Policy P7-18 of the Carmel-by-the-Sea General Plan Open Space and Conservation Element are directed at promoting energy efficiency, and Goal OS-9 of the Monterey County General Plan (2010) and its related policies are directed at promoting efficient energy usage. The Association of Monterey Bay Area Governments' 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) does not contain policies related to construction

emissions, and the project would not include any sources of operational emissions. Therefore, the project would not conflict with the 2045 MTP/SCS and its policies. As detailed under item (a), the project would not introduce new electricity needs to the existing wastewater system and would result in fewer operations and maintenance trips, which would further Goal OS-9 and its policies. Senate Bill (SB) 100 mandates 100 percent clean electricity for California by 2045. The proposed project would not consume electricity. However, the existing 8th and Scenic wastewater lift station is powered by the electricity grid and would eventually be powered by renewable energy mandated by SB 100. The project would not conflict with this statewide plan. Additionally, the project area is served by Central Coast Community Energy (3CE), which offers electricity supplied by approximately 31 percent renewable energy in its 3CE Choice program and electricity supplied by 100 percent renewable energy in its 3CE Prime program (3CE 2022). 3CE is subject to the requirements of SB 100 and aims to provide 100 percent clean electricity to all customers by 2030, which would be 15 years ahead of the State's goal. As such, the proposed project would receive electricity that meets or exceeds State requirements for renewable energy generation (3CE 2022). Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and no impact would occur.

NO IMPACT

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7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	■	☐
2. Strong seismic ground shaking?	☐	☐	■	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4. Landslides?	☐	☐	■	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	■	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	■	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	■	☐

The following discussion is partially based on the Geotechnical Investigation prepared for the project by Pacific Crest Engineering, Inc. in June 2022. The Geotechnical Investigation is included as Appendix D.

a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

The San Andreas Fault system, which is the most active fault system in California, runs approximately 45 miles east of the project alignment (DOC 2023b). Two other active faults, the Palo Colorado-San Gregorio Fault zone and the Monterey Bay-Tularcitos Fault zone, also occur Monterey County and are approximately 0.5 mile from the project alignment (County of Monterey 2023). Earthquakes are classified by magnitude; magnitudes up to 5.9 may be felt but cause only minor damage (USGS 2023). Research by the USGS reported that the San Andreas Fault has a 22 percent probability of a magnitude 6.7 or greater earthquake by 2043, which would have the potential to cause structural damage (USGS 2016).

The project alignment could be subject to seismic ground shaking during an earthquake of this magnitude from the San Andreas Fault, or any other active fault in the region. The proposed project would involve the replacement of an existing pipeline along the project alignment. A large seismic event, such as a fault rupture, seismic shaking, or ground failure, could result in breakage of the proposed pipeline, failure of joints, and/or underground leakage from the pipes. This risk already exists with the current pipelines in place along the project alignment. In the event an earthquake compromised any project component during operation, CAWD would temporarily shut off the water supply and conduct emergency repairs as soon as possible. Additionally, project design would comply with materials and installation standards of the American Water Works Association as required pursuant to 22 California Code of Regulations (CCR) Chapter 16, which would minimize risk of structural failure in a seismic event and would reduce any potential secondary impacts. Therefore, the project would not expose people or structures to potential substantial adverse effects involving strong seismic ground shaking. Furthermore, because an existing pipeline is already in use along the project alignment, the proposed project would not increase exposure of people or structures to seismic hazards, but rather would reduce risks by replacing an aging pipeline with a new one. Therefore, impacts related to fault rupture and seismic ground shaking would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

According to Monterey County hazard maps, most of the project alignment is not within a mapped liquefaction hazard zone. A portion of the project alignment along Carmelo Street south of 16th Avenue is within an area mapped for moderate to high liquefaction potential (Appendix D). However, the project would not involve any activities (such as fracking or mining) that could trigger an earthquake that would in turn lead to damage from liquefaction. Therefore, the project would not directly or indirectly cause potential adverse effects related to seismic ground failure or

liquefaction. Impacts related to seismic ground failure and liquefaction would be less than significant.

LESS THAN SIGNIFICANT IMPACT

a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

The project alignment is not located in an earthquake-induced landslide hazard zone and is relatively flat (DOC 2023c). Portions of the project alignment along Scenic Road are located adjacent to coastal bluffs that would be subject to erosion and instability; however, the Geotechnical Investigation concludes that the proposed method of pipe bursting would not be likely to increase existing risks associated with bluff instability (Appendix D). Therefore, landslides are not expected within the project alignment. In addition, the project does not include habitable structures. While the project alignment is located adjacent to development, including single family residential uses, the Carmel River Elementary School, the Mission Ranch hotel and restaurant, and the Carmel Mission, it would not alter existing structures and would therefore not expose people to loss, injury, or death involving landslides. Additionally, project implementation would not exacerbate the existing risk of earthquake-induced landslides in the immediate vicinity of the alignment because the project would not directly result in a seismic event or destabilize soils prone to landslide. In the event an earthquake compromised any segment of the alignment due to landslides during operation, CAWD would temporarily shut off the system and conduct emergency repairs. Therefore, because the project alignment is not located in an earthquake-induced landslide hazard zone and the project would not introduce new infrastructure to the alignment that would exacerbate landslide hazards, the proposed project would not directly or indirectly cause potential adverse effects involving earthquake-induced landslides. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in substantial soil erosion or the loss of topsoil?

Soil erosion or the loss of topsoil may occur when soils are disturbed but not secured or restored, such that wind or rain events may mobilize disturbed soils, resulting in their transport off the project alignment. Construction of a majority of the pipeline would be installed under existing pervious roadways that would be restored to existing conditions upon completion of construction. All open trench excavation would be within roadway right-of-way and within soils that were previously disturbed during installation of the existing pipeline. At the southeastern most portion of the alignment, east of Carmel River Elementary School, the pipeline would be installed in an undeveloped, vegetated area. Although the pipeline would be installed via pipe bursting in this area, there is still limited potential for soil disturbance due to construction activities. The Geotechnical Investigation determined that surface soils along the project alignment have moderate potential for erosion (Appendix D).

Project construction would include dust control via use of a water truck, watering the construction area daily or as needed. When located within the jurisdiction of the City, the project would be required to comply with Carmel-by-the-Sea Municipal Code Chapter 17.43, *Water Quality Protection Ordinance,* which would require City review of project site design and erosion source control and could require implementation of best management practices (BMPs) to reduce erosion. Additionally, when located within the jurisdiction of Monterey County, the project would be required to comply with Monterey County Code (MCC) Chapter 16.12, *Erosion Control*, which would require the project to prepare an Erosion Control Plan and minimize runoff from the project

alignment. Chapter 16.12 requires that land clearing be kept to a minimum, that mulching and watering be utilized to establish new vegetation, and that additional protective measures are utilized if land clearing occurs during the winter season. In addition, because project disturbance would total more than one acre, construction would require a NPDES Construction General Permit and the submittal a Stormwater Pollution Prevention Plan (SWPPP) pursuant to MCC Chapter 16.14, *Urban Stormwater Quality Management and Discharge Control*. The SWPPP is intended to minimize the amount of sediment and other pollutants associated with construction sites which are discharged in stormwater runoff. The SWPPP would include Best Management Practices (BMPs) for erosion control, such as preventing runoff from unprotected slopes, keeping disturbed areas to a minimum, and installing check berms and desilting basins during construction activities, as necessary. BMPs required by the SWPPP would be included in the design of the project and are not mitigation measures. With adherence to existing regulations in the Carmel-by-the-Sea Municipal Code and MCC, potential adverse impacts associated with erosion and loss of topsoil would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Although the proposed project would be located in a seismically active area, the project is not located in an earthquake-induced landslide hazard zone (CGS 2023). As discussed above under item (a.3), most of the project alignment is not within a liquefaction hazard zone, except for a small portion of the project alignment along Carmelo Street south of 16th Avenue (Appendix D). Project implementation would occur in a relatively flat area that is already utilized for underground wastewater transmission. In addition, in accordance with MCC Section 16.08.110, *Permit—Geotechnical and Engineering Geology Reports*, CAWD has prepared a geotechnical investigation (Appendix D) including conclusions and recommendations for design criteria and construction of the project given the geologic conditions along the project alignment, to inform project design and permit requirements. CAWD would comply with the recommendations made therein. Therefore, because the project would implement recommendations in Geotechnical Investigation, the proposed project is not anticipated to significantly affect soil stability or increase the potential for local or regional landslides or liquefaction. This impact would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

The geotechnical investigation determined subsurface conditions along the project alignment include sand with gravel, silty sand, and clay, and soils throughout the project alignment vary from low to highly expansive clay soils (Appendix D). Due to the clay content of the soils, there is potential for expansive soils to occur on-site. However, as discussed under item (c) above, the Geotechnical Investigation will inform project design and permit requirements prior to the start of project construction. The Geotechnical Investigation contains considerations to minimize potential impacts for expansive soils, including replacing the upper two feet of excavated native soils, which are expansive soils in some areas, with imported, non-expansive fill soil. Implementation of this recommendation would minimize potential expansive soils impacts to the replaced sewer lines. Additionally, as described under *Project Description*, the pipe would be replaced via pipe bursting,

which would minimize soil disturbance and excavation. As discussed under items (a.1) and (a.2), the proposed project would also be designed and constructed to meet CCR requirements for materials and installation. In addition, the proposed project would not add structures and would not alter any existing structures near the project alignment. There would be no visitors or permanent on-site employees associated with project operation. Therefore, the proposed project would not expose people to risks related to expansive soils. As a result, the project would not create substantial direct or indirect risks to life or property as a result of expansive soil, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The project involves replacement of existing sewer mains and does not include septic tanks or alternative wastewater disposal systems. There would be no impact.

NO IMPACT

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Paleontological resources, or fossils, are the evidence of once-living organisms preserved in the rock record. They include both the fossilized remains of ancient plants and animals and the traces thereof (e.g., trackways, imprints, burrows). Paleontological resources are not found in "soil" but are contained within the geologic deposits or bedrock that underlies the soil layer. Typically, fossils are greater than 5,000 years old (i.e., older than middle Holocene in age) and are typically preserved in sedimentary rocks. Although rare, fossils can also be preserved in volcanic rocks and low-grade metamorphic rocks under certain conditions (Society of Vertebrate Paleontology [SVP] 2010). Fossils occur in a non-continuous and often unpredictable distribution within some sedimentary units, and the potential for fossils to occur within sedimentary units depends on several factors. It is possible to evaluate the potential for geologic units to contain scientifically important paleontological resources, and therefore evaluate the potential for impacts to those resources and provide mitigation for paleontological resources if they are discovered during construction of a development project.

The paleontological sensitivity of the geologic units underlying the project alignment was evaluated based on a desktop review of existing data, including geologic maps, published literature, and online fossil locality and collections databases. The potential for impacts to significant paleontological resources is based on the potential for ground disturbance to directly impact paleontologically sensitive geologic units. The SVP has developed a system for assessing paleontological sensitivity and describes sedimentary rock units as having high, low, undetermined, or no potential for containing significant nonrenewable paleontological resources (SVP 2010). This criterion is based on rock units within which vertebrate or significant invertebrate fossils have been determined by previous studies to be present or likely to be present.

The project alignment is situated on the Monterey Peninsula in the Coast Ranges geomorphic province (California Geological Survey 2002). The surface geology of the project alignment is mapped as Lighthouse coastal terrace deposits and undivided coastal terrace deposits (Clark 1997). Lighthouse coastal terrace deposits and undivided coastal terrace deposits consist of semi-

consolidated, moderately to well-sorted marine sand containing thin, discontinuous gravel-rich layers and are Pleistocene in age. Pleistocene-aged coastal terrace sediments have produced many scientifically significant fossils throughout California, including Monterey County. A review of the museum records maintained in the University of California Museum of Paleontology (UCMP) online collections database identify multiple significant fossil localities in Monterey County yielding taxa such as ground sloth (*Paramylodon*), horse (*Equus*), bison (*Bison*), and invertebrates (UCMP 2023). Therefore, in accordance with SVP guidelines, Quaternary old (Pleistocene) Lighthouse Coastal Terrace Deposits and Miocene Unnamed Sandstone mapped within the project alignment are assigned a high paleontological sensitivity (SVP 2010).

Project ground disturbance (i.e., open trenching) would reach a maximum depth of approximately 15 feet below ground surface. However, this trenching would only impact previously disturbed sediments because the new sewer mains would be installed in the same alignment as the existing sewer. Previously disturbed sediments lack important geologic and other scientific data associated with potential fossil resources, and therefore, are not paleontologically sensitive. Project related impacts to paleontological resources are anticipated to be less than significant.

LESS THAN SIGNIFICANT IMPACT

8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	■

Overview of Climate Change and Greenhouse Gas Emissions

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period. Climate change is the result of numerous, cumulative sources of greenhouse gas (GHG) emissions contributing to the "greenhouse effect," a natural occurrence which takes place in Earth's atmosphere and helps regulate the temperature of the planet. Most radiation from the sun hits Earth's surface and warms it. The surface, in turn, radiates heat back towards the atmosphere in the form of infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions.

GHG emissions occur both naturally and as a result of human activities, such as fossil fuel burning, decomposition of landfill wastes, raising livestock, deforestation, and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Different types of GHGs have varying global warming potentials (GWP). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the gas emitted, referred to as "carbon dioxide equivalent" (CO_2e), which is the amount of GHG emitted multiplied by its GWP. Carbon dioxide has a 100-year GWP of one. By contrast, methane has a GWP of 30, meaning its global warming effect is 30 times greater than CO_2 on a molecule per molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2021).[5]

The United Nations IPCC expressed that the rise and continued growth of atmospheric CO_2 concentrations is unequivocally due to human activities in the IPCC's Sixth Assessment Report (2021). Human influence has warmed the atmosphere, ocean, and land, which has led the climate to warm at an unprecedented rate in the last 2,000 years. It is estimated that between the period of 1850 through 2019, a total of 2,390 gigatonnes of anthropogenic CO_2 was emitted worldwide. It is likely that anthropogenic activities have increased the global surface temperature by approximately

[5] The Intergovernmental Panel on Climate Change's (2021) Sixth Assessment Report determined that methane has a GWP of 30. However, the 2017 Climate Change Scoping Plan published by the California Air Resources Board uses a GWP of 25 for methane, consistent with the Intergovernmental Panel on Climate Change's (2007) Fourth Assessment Report. Therefore, this analysis utilizes a GWP of 25.

1.07 degrees Celsius between the years 2010 through 2019 (IPCC 2021). Furthermore, since the late 1700s, estimated concentrations of CO_2, methane, and nitrous oxide in the atmosphere have increased by over 43 percent, 156 percent, and 17 percent, respectively, primarily due to human activity (USEPA 2023b). Emissions resulting from human activities are thereby contributing to an average increase in Earth's temperature. Potential climate change impacts in California may include loss of snowpack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (State of California 2018).

Regulatory Framework

In response to climate change, California implemented Assembly Bill (AB) 32, the "California Global Warming Solutions Act of 2006." AB 32 required the reduction of statewide GHG emissions to 1990 emissions levels (essentially a 15 percent reduction below 2005 emission levels) by 2020 and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions. On September 8, 2016, the Governor signed Senate Bill 32 into law, extending AB 32 by requiring the State to further reduce GHG emissions to 40 percent below 1990 levels by 2030.

AB 1279, the California Climate Crisis Act, was passed on September 16, 2022, and declares the State would achieve net zero GHG emissions as soon as possible, but no later than 2045, and to achieve and maintain net negative GHG emissions thereafter. In addition, the bill states that the State would reduce GHG emissions by 85 percent below 1990 levels no later than 2045.

In response to the passage of AB 1279 and the identification of the 2045 GHG reduction target, CARB published the Final 2022 Climate Change Scoping Plan in November 2022 (CARB 2022b). The 2022 Update builds upon the framework established by the 2008 Climate Change Scoping Plan and previous updates while identifying new, technologically feasible, cost-effective, and equity-focused path to achieve California's climate target. The 2022 Update includes policies to achieve a significant reduction in fossil fuel combustion, further reductions in short-lived climate pollutants, support for sustainable development, increased action on natural and working lands (NWL) to reduce emissions and sequester carbon, and the capture and storage of carbon.

The 2022 Update assesses the progress California is making toward reducing its GHG emissions by at least 40 percent below 1990 levels by 2030, as called for in SB 32 and laid out in the 2017 Scoping Plan. The 2022 Update also addresses recent legislation and direction from California Governor Gavin Newsom, extends and expands upon these earlier plans, and implements a target of reducing anthropogenic emissions to 85 percent below 1990 levels by 2045, taking an additional step of adding carbon neutrality as a science-based guide for California's climate work. The 2022 Update approaches decarbonization from two perspectives, managing a phasedown of existing energy sources and technologies, as well as increasing, developing, and deploying alternative clean energy sources and technology.

Significance Thresholds

The State of California, MBARD, County of Monterey, City of Carmel-by-the-Sea, and CAWD have not adopted GHG emissions thresholds. Therefore, this analysis utilizes the thresholds published by the Bay Area Air Quality Management District (BAAQMD), which is the air district immediately north of and adjacent to the jurisdiction of MBARD. The use of GHG thresholds developed by the adjoining BAAQMD is considered appropriate by CAWD because of the broad similarities between the two adjacent air basins. The NCCAB comprises the counties of Santa Cruz, Monterey, and San Benito, with a substantial portion of the air basin located within Santa Cruz and Monterey counties. The San

Francisco Bay Area Air Basin that is managed by BAAQMD consists of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, southwestern Solano, and southern Sonoma counties. The areas managed by the two air districts - BAAQMD and MBARD - contain a mix of urban and rural areas and similar emission sources, such as construction, electricity and natural gas consumption, agriculture, and transportation. Given the similarities between the two regions, CAWD has determined that the thresholds set forth by the BAAQMD are appropriate to use for the project.

To determine if a project's GHG emissions are significant under CEQA, BAAQMD recommends completing a "fair share" analysis to determine how a new development project should be "designed and built to ensure it will be consistent with the goal of carbon neutrality by 2045" (BAAQMD 2022). BAAQMD has only recommended thresholds for evaluating a project's operational emissions because "GHG emissions from construction represent a very small portion of a project's lifetime GHG emissions" (BAAQMD 2022). For a project's GHG emissions to be determined less than significant, a project must be consistent with a local GHG reduction strategy that meets the criteria of CEQA Guidelines Section 15183.5(b) or incorporate the following project design elements (BAAQMD 2022):

- Not include natural gas appliances or natural gas plumbing;
- Not result in wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under PRC Section 21100(b)(3) and CEQA Guidelines Section 15126.2(b);
- Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted SB 743 VMT target reflecting the recommendations provided in the Governor's Office of Planning and Research's *Technical Advisory on Evaluating Transportation Impacts in CEQA* (2018); and
- Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of California Green Building Standards Code (CALGreen) Tier 2.

Methodology

For informational purposes, GHG emissions associated with project construction and operation were estimated using CalEEMod, version 2022.1.1.17, with the assumptions described under Section 3, *Air Quality*. For the purposes of this GHG analysis, it was assumed the project would have a 50-year lifetime. Construction emissions were amortized over the project's estimated 50-year lifetime because construction emissions are confined to a relatively short period of time in relation to the overall life of the proposed project.

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Pursuant to BAAQMD guidance, the project's GHG emissions would be less than significant if the project includes no natural gas appliances or plumbing; would not result in wasteful, inefficient, or unnecessary energy usage; would achieve lower-than-average project-generated VMT consistent with CARB's 2022 Scoping Plan or a locally adopted VMT target; and would achieve compliance with CALGreen Tier 2 requirements for off-street electric vehicle spaces (BAAQMD 2022). The project does not include natural gas connections, and as discussed in Section 6, *Energy*, the project would not result in wasteful, inefficient, or unnecessary energy usage. Due to enhanced system functions, the project would result in a net decrease in routine inspections and maintenance trips and their associated VMT, as detailed in Section 17, *Transportation*. In addition, CALGreen Tier 2

requirements for off-street electric vehicle spaces are not applicable to the project because no residential or nonresidential buildings would be constructed, and the project would not include parking. Therefore, the project would include the requisite project design elements, as applicable, and pursuant to BAAQMD guidance, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be less than significant.

Although impacts would be less than significant as discussed above, calculations of CO_2, methane, and nitrous oxide emissions are provided to disclose the magnitude of GHG emissions generated by the project for informational purposes. Project construction would generate temporary GHG emissions as a result of the use of construction equipment on-site as well as from vehicles transporting construction workers to and from the project site and heavy trucks transporting new materials and exported soil. As shown in Table 9, project construction would generate approximately 479 MT of CO_2e in total, or approximately 9.6 MT of CO_2e per year when amortized over a 50-year period (i.e., the expected lifetime of the proposed project for the purposes of this analysis).

Table 9 Estimated Construction GHG Emissions

Construction Year	Emissions (MT of CO_2e per year)
2025 (Total)	479
Total Amortized over 50 Years	**9.6**

MT = metric tons; CO_2e = carbon dioxide equivalents
See Appendix A for CalEEMod results.

Operation of the project would include routine inspections and maintenance of infrastructure; however, maintenance trips and their associated GHG emissions would be reduced in comparison to existing conditions due to the improved condition of the pipeline after replacement. No adverse operational impact would occur.

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Neither CAWD nor Carmel-by-the-Sea have not adopted a qualified GHG reduction plan. Monterey County adopted its Municipal Climate Action Plan (MCAP) in 2013, which outlines steps the County is taking to reduce GHG emissions and potential paths towards the County's goal of reducing GHG emissions to a level 15 percent below 2005 emissions by 2020. The horizon year of the 2013 MCAP has passed and Monterey County has initiated efforts to update the plan; however, the project would not conflict with the 2013 MCAP because the project would improve the efficiency of the existing wastewater system, thereby reducing operational GHG emissions associated with electricity usage and routine maintenance trips. For the same reason, the project would be consistent with the 2022 Scoping Plan and would not conflict with SB 32 emissions targets because the project would improve the efficiency and reduce operational GHG emissions. The project would not emit a substantial quantity of GHG emissions, as discussed under item (a). Therefore, the project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and there would be no impact.

NO IMPACT

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	■	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	■	☐
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	■	☐
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	■	☐	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	■	☐

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Construction of the project would temporarily increase the transport and use of hazardous materials in the vicinity of the project alignment through the operation of vehicles and equipment. Such substances include diesel fuel, oil, solvents, and other similar materials brought onto the construction site for use and storage during the construction period. These materials would be contained within vessels specifically engineered for safe storage and would not be transported, stored, or used in quantities which would pose a significant hazard to the public or construction workers themselves. Furthermore, project construction would require the excavation and transport of paving materials and soils which could possibly be contaminated by vehicle-related pollution (e.g., oil, gasoline, diesel, and other automotive chemicals). All such paving and soils removed during construction would be transported and disposed of in accordance with applicable codes and regulations to ensure no significant hazard to construction workers or the surrounding community would occur.

Operation of the project would involve the conveyance of wastewater and would not require the use, storage, or disposal of hazardous materials. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The use, transport, and storage of hazardous materials during construction of the project (e.g., diesel fuel, oil, solvents, and other similar materials) could introduce the potential for an accidental spill or release to occur. As discussed under item (a) above, operation and maintenance of the project would not involve the routine transport, use, or disposal of hazardous materials. Therefore, potential impacts are limited to the construction period.

The presence of hazardous materials during project construction activities, including but not limited to ground-disturbing activities such as excavating and trenching, could result in an accidental upset or release of hazardous materials if they are not properly stored and secured. Hazardous materials used during project construction would be disposed of offsite in accordance with all applicable laws and regulations, including but not limited to the California Building and Fire Codes, as well regulations of the federal and State Occupational Safety and Health Administrations. Therefore, the project would not create a significant hazard to the public or the environment through release of hazardous construction materials. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

The nearest school to the project site is Carmel River Elementary School, with a portion of the project alignment located immediately to the east of the school property. There are no other schools within 0.25 mile of the project alignment. As described under items (a) and (b) above, an accidental spill or release of hazardous or potentially hazardous materials such as vehicle and equipment fuels could occur during project construction. Hazardous materials used during project

construction would be disposed of off-site in accordance with all applicable laws and regulations, including but not limited to the California Building and Fire Codes, as well regulations of the federal and State Occupational Safety and Health Administrations. Operation of the project would involve the conveyance of wastewater and would not require the use, storage, or disposal of hazardous materials. Therefore, potential impacts associated with an accidental emission or release of hazardous materials in proximity to a school would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The following databases compiled pursuant to Government Code Section 65962.5 were checked for known hazardous materials contamination:

- EnviroStor Database, California Department of Toxic Substances Control (DTSC)
- GeoTracker Database, California SWRCB

According to the database search, there are no known hazardous material sites on or near the project site (DTSC 2023; SWRCB 2023a). The nearest listed cleanup site is the Carmel Middle School Expansion (case 60002757), approximately 1.5 miles east of the easternmost portion of the project alignment on Dolores Street. EnviroStor classifies the site as a School Investigation, with its status listed as "Inactive – Needs Evaluation." Due to its inactive status and distance from the project site, this case does not present a hazard in relation to the proposed project. The project would not be located on a site that is included on a list of hazardous material sites. As such, contaminated soils are not anticipated to be encountered during construction. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

The closest public or private airport to the project site is the Monterey Regional Airport, located approximately 5.2 miles northeast of the northernmost portion of the project alignment. The project alignment is not located within the airport's Airport Influence Area (Monterey County Airport Land Use Commission 2019). There would be no impacts related to public airport safety hazards.

NO IMPACT

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Both the City of Carmel-by-the-Sea and the County of Monterey have Emergency Operations Plans that establish emergency response policies and procedures, and identify responsibilities of key officials and agencies to ensure the effective management of emergencies and disasters within the City. The City's Emergency Operations Plan provides information on the City emergency management structure, the protocols for when emergency procedures are activated, and the procedures for notification and activation (Carmel-by-the-Sea 2021). The Emergency Operations Plan recognizes that in the event of a tsunami, Carmel Beach would be primarily affected. Similarly,

the Monterey County Emergency Operations Plan establishes emergency response and evacuation protocols for different emergency scenarios for unincorporated areas of the County, and contains plan annexes for each city within the County (County of Monterey 2021). The County Emergency Operations Plan also identifies tsunamis as a primary hazard of coastal jurisdictions. The City's Emergency Operations Plan refers to the Monterey County Operational Area Tsunami Incident Response Plan (TIRP) for specific tsunami related guidance. The County level TIRP has an annex that details a response plan specific to the City of Carmel-by-the-Sea (Monterey County 2007).

Construction of the proposed project would require temporary lane closures, which could impair emergency response plans outlined in City and County Emergency Operations Plans. As described further in Section 17, *Transportation,* Mitigation Measure TR-1 would require the project contractor to prepare and implement a traffic control plan that specifies how traffic will be safely and efficiently redirected during work along the project alignment. Implementation of the traffic control plan would ensure adequate emergency access during project construction. Operation of the replacement pipeline would be similar to existing conditions, limited to routine maintenance activity. Maintenance needs would be reduced in comparison with existing conditions due to the improved condition of the pipeline after replacement. The pipeline would be located underground and therefore would not obstruct access to any roadways or structures. No other construction or land use changes are proposed. Therefore, the project's potential impacts on emergency response or evacuation would be limited to temporary and minor circulation impacts due to construction traffic; potential impacts related to the impairment of implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan would be less than significant with implementation of Mitigation Measure TR-1.

Mitigation Measures

Refer to Mitigation Measure TR-1 in Section 17, *Transportation*.

Significance After Mitigation

As discussed in Section 17, *Transportation*, Mitigation Measure TR-1 would require the project contractor to prepare and implement a traffic control plan that specifies how traffic will be safely and efficiently redirected during work along the project alignment. Implementation of the traffic control plan would ensure adequate emergency access during project construction and would reduce project related impacts to a less than significant level with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

h. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The project alignment is located within a Local Responsibility Area for Fire Protection Responsibility, as designated by CALFIRE. The nearest Very High Fire Hazard Severity Zones are 600 feet north of the northern staging area along Ocean Avenue, and 700 feet northwest of the southern staging area near Dolores Street (CALFIRE 2023). The proposed project would not add residents, visitors, or structures along the project alignment that would increase exposure to wildfire hazards. During construction activities, the use of spark-producing construction machinery within or adjacent to areas of moderate and high fire hazard could potentially create hazardous fire conditions and expose people to risk of wildland fires. However, California Public Resources Code (PRC) Section 4442 mandates the use of spark arrestors, which prevent the emission of flammable debris from exhaust, on earth-moving and portable construction equipment with internal combustion engines

operating on any forest-covered, brush-covered, or grass-covered land. Therefore, compliance with applicable regulations would ensure impacts related to potential risk of loss, injury, or death associated with wildland fires during construction are less than significant. Operation of the project would not increase the population or introduce any project elements that would potentially increase the risk of loss, injury, or death associated with wildland fires. Therefore, this impact would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	■	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	■	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	☐	☐	■	☐
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	■	☐
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	■	☐
(iv) Impede or redirect flood flows?	☐	☐	■	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	■	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	■

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The project alignment is located in the Central Coast hydrological region, within the Carmel Valley Alluvial Groundwater Basin. The nearest surface water body is the Carmel River, which runs east to west approximately 400 feet to the south of the southeasternmost portion of the project alignment. The Monterey Peninsula area currently relies heavily on the Carmel River and Carmel Valley Aquifer located within the Carmel Valley Alluvial Groundwater Basin for its water supply (U.S. Bureau of Reclamation 2017). The Monterey Peninsula Water Management District (MPWMD) is the Groundwater Sustainability Agency for the Carmel Valley Alluvial Groundwater Basin. In the spring of 2016, the California Department of Water Resources agreed with the SWRCB determination that water in the basin flows through known and definite subterranean channels and is, therefore, not subject to Sustainable Groundwater Management Act (SGMA) requirements. As a result, there is no available groundwater sustainability management plan for this basin.

The project involves the replacement of existing wastewater pipelines beneath existing roadways. No groundwater supplies would be utilized for this project and groundwater recharge would not be reduced due to increased impervious surfaces, as the project area is already paved. Impervious surface area along the project alignment would be similar to existing conditions; as such, there would be no increase in paved surface area that could substantially interfere with groundwater recharge.

Construction would occur in a developed area. The new pipeline would replace an existing pipeline at a depth ranging from 5 to 10 feet below the surface. According to the geotechnical report completed for the project, groundwater was encountered at depths of eight to 11 feet below the surface (Appendix D). Dewatering plans would be prepared and implemented and would include measures for proper disposal of groundwater to ensure impacts to surface water quality do not occur. In addition, any groundwater dewatering would be anticipated to be minimal; therefore, project construction would not substantially decrease groundwater.

Excavation, trenching, and construction activities associated with project construction would result in soil disturbance. As stormwater flows over a construction site, it can pick up sediment, debris, and chemicals, and transport them to receiving water bodies, including the Carmel River and the Pacific Ocean. Although most pipeline replacement would occur via pipe bursting, which involves limited ground disturbance, total ground disturbance during construction would be greater than one acre (approximately 1.7 acres). As such, the project would require compliance under the statewide NPDES Construction General Permit for demolition and construction-related water quality impacts administered by the State Water Resources Control Board, and CAWD would be required to comply with NPDES requirements to reduce pollutants in stormwater runoff. The NPDES Permit Program, authorized by the Clean Water Act, controls water pollution by regulating sources that discharge pollutants into waters of the United States. The Construction General Permit requires preparation and implementation of a SWPPP and implementation of BMPs during demolition and construction. Furthermore, MCC Chapter 16.14, *Urban Stormwater Quality Management and Discharge Control*, requires that a SWPPP be prepared in accordance with the Statewide Construction General Permit for any construction activity requiring a NPDES Permit. The SWPPP would minimize the amount of sediment and other pollutants associated with the construction site discharged in stormwater runoff (SWRCB 2023b). Compliance with NPDES requirements and

implementation of BMPs would include erosion and sediment control BMPs to prevent or reduce water pollution which would reduce impacts related to degradation of surface and ground water quality to a less than significant level. In addition, ground disturbance at any one location would be temporary and short-term because construction would be continually moving along the pipeline alignment. Furthermore, construction activities would be halted during a storm event and any open excavation and trenching areas would be plated and covered at the end of each day and prior to a predicted storm event. Therefore, the project would not violate any water quality standards and impacts to groundwater would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

c.(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

The project involves replacement of existing sewer mains in developed areas. The project would not alter the course of a stream or river as replacement pipelines are proposed to be located in the same location as the existing pipeline. As discussed in Section 4, *Biological Resources*, no permanent alterations to the existing concrete drainage within the project alignment are proposed. Additionally, as described above under items (a) and (b), the project would not increase the amount of impervious surface along the pipeline alignment because the pipeline would be installed under existing pervious surfaces which would be restored to existing conditions upon completion of construction.

Although construction activities for pipeline installation would involve trenching and other pipeline installation methods that would disturb both paved roadways and unpaved land within the project alignment, any disturbance would be temporary in nature. All construction activities would be required to comply with Carmel-by-the-Sea Municipal Code Chapter 17.43, *Water Quality Protection Ordinance*, and Monterey County's Construction Site BMP Handbook and the Construction BMPs-Plan Sheet which would reduce impacts related to erosion, surface runoff, dust control, and waste/material management (County of Monterey 2015). After construction, the project area would be restored to its original condition, and any drainage pattern along the project alignment would be returned to existing conditions following project construction activities. Therefore, the proposed pipeline would not alter the existing drainage pattern along the project alignment as compared to existing conditions. Impacts would be less than significant.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the project alignment borders a 100-year flood hazard area (FEMA 2023). Because the proposed pipeline would be located entirely underground, the pipeline would not risk release of pollutants due to project inundation. In addition, Monterey County Zoning Code Section 16.16.050(F) sets standards for utilities including that sanitary sewage systems are designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters. All pipelines would be underground, would be designed to comply with American Water Works Association standards to minimize or eliminate infiltration, and would not increase impervious surfaces in a manner which would impede or redirect flood flows. Implementation of existing requirements would reduce impacts to less than significant.

LESS THAN SIGNIFICANT IMPACT

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

As discussed in item (c)(iv), the project area is alongside a 100-year flood hazard area. Additionally, as discussed in Section 9, *Hydrology and Water Quality,* item (f), City and County Emergency Operations Plans identified Carmel Beach as an area at risk of flooding from tsunamis. However, as discussed above in item (c)(iv), regulations for development within this zone would reduce the risk of release of pollutants to less than significant.

LESS THAN SIGNIFICANT IMPACT

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

In September 2014, the Sustainable Groundwater Management Act (SGMA) was enacted to provide a framework for sustainable management of groundwater supplies by local authorities, with a limited role for intervention when necessary to protect the resource. As mentioned previously, the MPWMD is the Groundwater Sustainability Agency for the Carmel Valley Alluvial Groundwater Basin. In the spring of 2016, DWR agreed with the SWRCB determination that water in the basin flows through known and definite subterranean channels and is, therefore, not subject to SGMA requirements. As a result, there is no sustainable groundwater management plan or water quality control plan for this basin. Therefore, no impact would occur.

NO IMPACT

11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	■
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	■	☐

a. Would the project physically divide an established community?

The proposed project would replace an existing sewer pipeline and rehabilitate a wastewater lift station. The new pipeline would be located entirely below ground and would be situated similarly and function similarly to the existing pipeline. Construction would be temporary in nature and would preserve pedestrian access to nearby residences and other uses, including Carmel Beach, the Carmel River Elementary School, the Mission Ranch hotel and restaurant, and the Carmel Mission, during ground disturbing activities. Once installed, the pipeline would require maintenance on an as-needed basis. The project would not install or construct any new above ground infrastructure and the site would be returned to existing conditions after construction has ceased. Therefore, the project would not have the potential to physically divide an established community and there would be no impact.

NO IMPACT

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project alignment would be located within the City of Carmel-by-the-Sea and the County of Monterey. The project site is in the coastal zone and is subject to Carmel-by-the-Sea's Local Coastal Program (LCP) and the County of Monterey's Carmel Area LUP. The project may qualify for a Coastal Development Permit (CD) exemption as a repair and maintenance activity which would require coordination between the City and County and the California Coastal Commission. However, if it is determined that an exemption is not possible, then consistent with Section 17.52.090(D) of the Carmel Municipal Code, separate Coastal Development Permit (CDP) applications are anticipated to be required for each jurisdiction. The City and County would review and approve the CDP applications, which would ensure that the project is consistent with the provisions of the City and County General Plans and LCPs, the California Coastal Act, and the California Code of Regulations Title 14 Division 5.5 (California Coastal Commission). The project would be consistent with policies of the City's General Plan and the County's Carmel Area LUP that aim to avoid or mitigate environmental effects, including but not limited to City Policy P5-188, which encourages

proper maintenance of wastewater infrastructure to project sensitive areas; and County Policy 2.3.2, which encourages siting of infrastructure outside of environmentally sensitive habitat areas. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	■

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

According to Mineral Land Classification Maps prepared by the DOC, the project site is not underlain by a known mineral resource (DOC 2023d). The proposed project would not involve mineral extraction, construction, or changes in land use that could affect the availability of mineral resources. Therefore, there would be no impact to mineral resources.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	■	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	■	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Overview of Noise and Vibration

Noise

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs. Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (Caltrans 2013).

HUMAN PERCEPTION OF SOUND

Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so that they are consistent with the human hearing response. Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dB; dividing the energy in half would result in a 3 dB decrease (Caltrans 2013).

DESCRIPTORS

The impact of noise is not a function of loudness alone. The time of day when noise occurs and the duration of the noise are also important factors of project noise impact. Most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed. The noise descriptors used for this analysis are the equivalent noise level (L_{eq}) and the community noise equivalent level (CNEL).

The L_{eq} is one of the most frequently used noise metrics; it considers both duration and sound power level. The L_{eq} is defined as the single steady-state A-weighted sound level equal to the average sound energy over a time period. When no time period is specified, a 1-hour period is assumed. The L_{max} is the highest noise level within the sampling period, and the L_{min} is the lowest noise level within the measuring period. Normal conversational levels are in the 60 to 65-dBA L_{eq} range; ambient noise levels greater than 65 dBA L_{eq} can interrupt conversations (Federal Transit Administration [FTA] 2018).

Noise that occurs at night tends to be more disturbing than that occurring during the day. Community noise is usually measured using CNEL, which is the 24-hour average noise level with a +5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a +10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m. (Caltrans 2013).

Groundborne Vibration

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent buildings or structures and vibration energy may propagate through the buildings or structures. Vibration may be felt, may manifest as an audible low-frequency rumbling noise (referred to as groundborne noise), and may cause windows, items on shelves, and pictures on walls to rattle. Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants at vibration-sensitive land uses and may cause structural damage.

Typically, ground-borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in/sec). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used as it corresponds to the stresses that are experienced by buildings (Caltrans 2020a).

High levels of groundborne vibration may cause damage to nearby buildings or structures; at lower levels, groundborne vibration may cause minor cosmetic (i.e., non-structural damage) such as cracks. These vibration levels are nearly exclusively associated with high impact activities such as blasting, pile-driving, vibratory compaction, demolition, drilling, or excavation. Table 10 summarizes the vibration damage criteria recommended by the FTA for evaluating the potential for architectural damage to buildings.

Table 10 Criteria for Vibration Damage Potential

Type of Situation	Limiting Velocity (in/sec PPV)
I. Reinforced concrete, steel, or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Nonengineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

in/sec = inches per second; PPV = peak particle velocity
Source: FTA 2018

Project Noise Setting

Sensitive Receivers

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Noise sensitive receptors generally include schools, parks, residential areas, hospitals, churches, courts, libraries, and care facilities. While neither CAWD, the City, nor the County define specific noise-sensitive land uses, the County does define noise compatibility standards for the following land uses: residential (low-density, single-family, duplex, mobile homes), residential (multi-family), transient lodging (hotels, motels), schools, libraries, churches, hospitals, and nursing homes. The nearest sensitive receivers along the pipeline are existing single-family residences immediately adjacent to pipeline segments on several roadways.

Ambient Noise Levels

According to the City of Carmel-by-the-Sea General Plan/Local Coastal LUP Noise Element, the most prevalent noise source in the City is from traffic on State Route 1. Additional noise sources include the following: Ocean Avenue; truck and bus routes; individual vehicles; trash pick-up; and street sweepers (City of Carmel-by-the-Sea 2009b). The project site is located largely along residential streets within the City of Carmel-by-the-Sea and portions of unincorporated Monterey County and is not located near State Route 1. There are no major noise sources outside of regular residential noise in this area.

Regulatory Setting

CAWD has not adopted noise thresholds for construction or operational activities; therefore, thresholds and policies set forth by both the City of Carmel-by-the-Sea and the County of Monterey are utilized in this analysis.

Section 8.56 of the City's Municipal Code specifies that "Class B" noise (including but not limited to noise created by power equipment and tools, appliances, workshops, vehicle repairs and testing, and construction projects) shall not be created or emitted between the hours of 6:30 p.m. of one day and 8:00 a.m. of the following day. The City does not have a quantitative threshold for construction noise. Therefore, this analysis utilizes thresholds contained in the 2010 Monterey County General Plan and the MCC as described below.

Monterey County Code

MCC Chapter 10.60 enforces construction and operational noise regulations. MCC Section 10.60.030 prohibits the operation of machinery that exceeds 85 dBA at 50 feet at any time of day. MCC Section

10.60.040 limits nighttime noise levels to 45 dBA L_{eq} and 65 dBA L_{max} at 50 feet between 9:00 p.m. and 7:00 a.m. MCC Section 10.60.040(C) provides exemptions to compliance with the exterior nighttime noise level standards, including for equipment used in an emergency, which is defined as a situation arising from fire, explosion, act of God, or act of public enemy which, if not corrected immediately, will potentially result in the loss of life, property or substantial environmental resources. However, there is no exemption provided for nighttime construction noise. The MCC does not include quantitative standards for groundborne vibration.

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Construction Noise

Project construction activities would generate temporary noise in the project site vicinity, exposing sensitive receivers located adjacent to the project alignment to increased noise levels. Construction noise would be generated by heavy-duty diesel construction equipment used for site preparation, trenching, paving, drilling, and ground restoration activities. Each phase of construction has a specific equipment mix and associated noise characteristics, depending on the equipment used during that phase. Construction noise would be short-term and temporary at the individual locations of project components given that construction at each location would only occur for a fraction of the overall nine-month construction period.

Although the City of Carmel-by-the-Sea does not have a quantitative threshold for construction noise, noise generated within the City's jurisdiction is conservatively compared to County of Monterey thresholds. MCC Section 10.60.030 prohibits the operation of machinery that exceeds 85 dBA at 50 feet at any time of day. However, the nearest sensitive receivers to the project site are located approximately 25 feet from noise generated by construction equipment. Given the proximity of sensitive receivers to the project site, this analysis assumes a threshold of 85 dBA at 25 feet rather than the established threshold of 85 dBA at 50 feet. This represents a conservative analysis because 85 dBA would attenuate to approximately 79 dBA at 25 feet.

Construction noise was estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model (RCNM, 2006). Typical construction projects have long-term noise averages that are lower than louder short-term noise events due to equipment moving from one point to another on the site, work breaks, and idle time. Pipeline construction activities would be mobile and would be constantly moving in a linear path along the project alignment. Pipeline construction activities would occur near sensitive receivers (single-family residences located along Scenic Road, Camino Real, 14th Avenue, Dolores Street, Carmelo Street, etc.). As discussed above, mobile equipment associated with pipeline construction activities would operate at an average distance of 25 feet from the nearest sensitive receiver. Pipeline construction would involve the use of an excavator and a front-end loader. With these pieces of equipment operating concurrently, the hourly noise level at 50 feet from the pipeline construction area is calculated to be 79 dBA $L_{eq.}$ Therefore, at the nearest noise-sensitive receiver to the project alignment, pipeline construction activities would generate maximum hourly noise levels up to 85 dBA L_{eq}. Table 11 summarizes pipeline construction noise levels at the nearest noise-sensitive receiver.

Table 11 Pipeline Construction Noise

Location	dBA L_{eq} (8-hour)
Reference Distance (50 feet)	79
Single-Family Residences Immediately Adjacent (25 feet)	85

Mitigation Measure NOI-1 is included to ensure that construction contractors limit noise to below the MCC's daytime construction noise limit of 85 dBA to ensure that project construction noise levels would not exceed construction noise thresholds. Furthermore, construction noise impacts at any one residence during pipeline construction would be temporary and short-term because construction would be continuously moving along the project alignment. In addition, construction activities would be restricted to daytime hours per Section 8.56 of the City's Municipal Code and Section 10.60 of the MCC, which restrict construction noise to between the hours of 8:00 a.m. and 6:30 p.m. and the hours of 7:00 a.m. and 9:00 p.m., respectively. Typically, construction work would end no later than 5 p.m. No nighttime construction would occur. With implementation of Mitigation Measure NOI-1, impacts from construction noise would be less than significant.

Operational Noise

Upon completion, project components would resume operating in a similar fashion to existing conditions. Therefore, project operation would not generate a substantial permanent increase in ambient noise levels in the vicinity of the project alignment, and impacts would be less than significant.

Mitigation Measures

NOI-1 Construction Noise Reduction

During project construction, the project contractor shall ensure that construction noise levels at the adjacent single-family residential uses are reduced to a noise level not to exceed the Monterey County Code's construction noise threshold of 85 dBA Leq and shall implement the following measures:

- At the construction area, provide a sign that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction manager respond to and investigate noise complaints and take corrective action, if necessary, in a timely manner.
- If a noise complaint(s) is registered, the contractor and CAWD shall conduct noise measurements at the use(s) that registered the complaint and modify the means and methods of construction to maintain noise levels below the 85 dBA at 25 feet threshold.
- The following measures may also be used to reduce noise levels:
  - The use of bells, whistles, alarms, and horns shall be restricted to safety warning purposes only.
  - Noise-reducing enclosures shall be used around stationary noise-generating equipment (e.g., compressors and generators) or located as far from sensitive receptors, as feasible.

Significance After Mitigation

With implementation of noise reduction measures as described in Mitigation Measure NOI-1, construction noise levels would not exceed the MCC construction noise threshold of 85 dBA L_{eq}. Therefore, impacts from pipeline construction would be less than significant with Mitigation Measure NOI-1.

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b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Construction Vibration

Pursuant to Policy S-7.8 of the 2010 Monterey County General Plan, construction equipment that creates vibrations that could cause structural damage to structures within 100 feet of the construction area require additional vibrational analysis. CAWD, the City of Carmel-by-the-Sea, and County of Monterey have not adopted quantitative standards to assess vibration impacts during construction and operation. However, the FTA has developed limits for the assessment of vibrations from transportation and construction sources. The FTA vibration limits are reflective of standard practice for analyzing vibration impacts on structures from continuous and intermittent sources. The thresholds of significance used in this analysis to evaluate vibration impacts are based on these impact criteria, as summarized in Table 10, above.

Project construction may require operation of vibratory equipment such as large bulldozers and loaded trucks within five feet of structures at the Mission Ranch hotel and restaurant, a historic site, which under FTA vibration guidelines may be a building extremely susceptible to vibration damage. Other historic sites along the project alignment, including the Carmel Mission, were determined to be unaffected by groundborne vibration based on the distance of the pipeline alignment from the Mission buildings. As shown in Table 12, vibration levels from individual pieces of construction equipment would exceed 0.12 in/sec PPV during operation of large bulldozers, which is the threshold at which damage can occur to buildings extremely susceptible to vibration damage. The distance at which a large bulldozer would not exceed 0.12 in/sec PPV would be 21 feet; therefore, if a large bulldozer or other similar equipment is used within 21 feet of the Mission Ranch hotel and restaurant, vibration impacts could be potentially significant. Project construction would not occur within 25 feet of residential structures; at a distance of 25 feet, Project construction would not exceed the threshold for residential structures.

Table 12 Vibration Levels at Sensitive Receivers - Unmitigated

Equipment	Estimated in/sec PPV at Nearest Building
Historic Building (Mission Ranch hotel and restaurant) – 5 feet	
Large Bulldozer	0.52
Loaded Truck	0.45
Threshold For Structural Damage to Buildings Extremely Susceptible to Vibration Damage	**0.12**
Threshold Exceeded?	Yes
Residential Buildings – 25 feet	
Large Bulldozer	0.089
Loaded Truck	0.076
Threshold For Nonengineered Timber and Masonry Buildings	**0.20**
Threshold Exceeded?	No

in/sec = inches per second; PPV = peak particle velocity

Table 13 shows estimated vibration levels with incorporation of Mitigation Measure NOI-2, which states that construction activities using heavy-duty equipment within 21 feet of the historic structures located on the Mission Ranch hotel and restaurant property would be conducted with off-road equipment that is limited to 100 horsepower or less. As shown therein, with a small bulldozer, vibration levels would not exceed the AASHTO threshold of 0.12 in/sec PPV within 5 feet of the historic buildings. Similar small equipment that does not exceed 100 horsepower would be anticipated to have similar vibration levels. Therefore, this impact would be less than significant with mitigation incorporated.

Table 13 Vibration Levels at Sensitive Receivers - Mitigated

Equipment	Estimated in/sec PPV at Nearest Building (5 feet)
Small Bulldozer	0.018
Threshold For Structural Damage to Buildings Extremely Susceptible to Vibration Damage	**0.12**
Threshold Exceeded?	No

in/sec = inches per second; PPV = peak particle velocity

Operational Vibration

The proposed project does not include components with the potential to generate significant vibration during operation, such as manufacturing or heavy equipment. No operational vibration impact would occur.

Mitigation Measures

NOI-2 Construction Vibration Requirements for Historic Structures

Prior to the issuance of grading permits, CAWD shall confirm the following measure is included as notes on all construction plans:

- Construction activities using heavy-duty equipment within 21 feet of the historic structures located on the Mission Ranch hotel and restaurant property shall be conducted with off-road equipment that is limited to 100 horsepower or less.

Significance After Mitigation

As shown in Table 13, implementation of Mitigation Measure NOI-2 would reduce vibration impacts to less than significant.

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c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The nearest airport to the project site is the Monterey Regional Airport, located approximately 4.6 miles to the south of the southernmost portion of the project alignment. The project site is not located within this airport's Airport Influence Area (Monterey County Airport Land Use Commission 2019). Because the project site is not located in the vicinity of a private airstrip, airport land use plan, or within two miles of a public or public use airport, the project would not expose people residing or working in the project area to excessive aircraft-related noise. No impact would occur.

NO IMPACT

14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☐	■
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project would involve replacement of an existing sewer pipeline and rehabilitation of a wastewater lift station. This would not increase wastewater capacity, nor would it include any new connections to residences or other nearby uses, such as the Carmel River Elementary School, the Mission Ranch hotel and restaurant, and the Carmel Mission. The project does not include housing or other infrastructure that would lead to population growth. Project construction would involve short disruptions of wastewater service during lateral reconnection of four hours or less per lateral. As such, residents would not be temporarily displaced during construction due to lack of service. The project would not displace housing or residents. Because the project would not induce population growth or displace people or housing, there would be no impact.

NO IMPACT

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15 Public Services

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	1 Fire protection?	☐	☐	☐	■
	2 Police protection?	☐	☐	☐	■
	3 Schools?	☐	☐	☐	■
	4 Parks?	☐	■	☐	☐
	5 Other public facilities?	☐	☐	☐	■

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

As described in Section 14, *Population and Housing*, the project does not include development of structures or infrastructure that would directly or indirectly increase the population in the City of Carmel-by-the-Sea or the County of Monterey. Therefore, service ratios for facilities and staff for public services, including fire protection, police protection, schools, or other public facilities, would not be impacted. During construction, full or partial intermittent road closure of Scenic Road, Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street would be required during normal working hours. Emergency vehicles would be given priority access during road closures. The traffic control plan would require notification of local emergency response providers prior to the start of work when lane and road closures are required, which would ensure emergency access is maintained during project construction. To maintain service during pipe bursting activities along Scenic Road and near Carmel River Elementary School, wastewater would be bypassed around the work area from an upstream manhole through an on-grade pipeline and discharged to a downstream manhole. As such, no disruptions to school service would occur during project construction. No impacts to other public facilities, such as libraries, would occur. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, and would not impact service ratios, response times, or other performance objectives for fire protection services, police protection services, schools, or other public facilities. No impact would occur.

NO IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

During construction, full or partial intermittent road closure of Scenic Road, Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street would be required during normal working hours, which could affect access to the beach and walking paths along Scenic Road. This is considered a potentially significant impact to parks. However, as specified in Mitigation Measure PS-1, pedestrian access to the beach and walking path along Scenic Road would be maintained during project construction. Temporary detours do not constitute new recreational facilities as they would not involve any permanent improvements. In addition, detours would be temporary, and neither the beach nor the walking path would be permanently altered as part of the project. Therefore, with implementation of Mitigation Measure PS-1, impacts to parks would be less than significant.

Mitigation Measure

PS-1 Pedestrian Access to Recreational Areas along Scenic Road

During construction, the project contractor shall maintain pedestrian access to the beach and walking path along Scenic Road. The project contractor shall ensure that detours do not limit visitors' ability to access the beach and walking path on the west side of Scenic Road. Where project construction obstructs designated road crossings, the project contractor shall designate a pedestrian detour around the work area, routing pedestrians a maximum of 50-feet around the construction disturbance area. The project contractor shall also provide temporary curb ramps as needed to facilitate pedestrian access to/from the street. Additionally, the project contractor shall

construct a majority of the pipeline replacement along Scenic Road during the off-season in order to limit the number of visitors required to utilize a detour.

Significance After Mitigation

Impacts to parks would be less than significant with implementation of Mitigation Measure PS-1.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	■	☐	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	■	☐	☐

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

As described in Section 14, *Population and Housing*, the project does not include development of structures or infrastructure that would directly or indirectly increase the population in the City of Carmel-by-the-Sea or the County of Monterey. Therefore, the project would not increase the population served by local recreation facilities or otherwise result in increased demand for or degradation of those facilities.

During construction, full or partial intermittent road closure of Scenic Road, Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street would be required during normal working hours, which could affect access to the beach and walking paths along Scenic Road. This is considered a potentially significant impact to recreation. However, as required by Mitigation Measure PS-1, pedestrian access to the beach and walking path along Scenic Road would be maintained during project construction. Detours would be temporary, and neither the beach nor the walking path would be permanently altered as part of the project. The project would not increase the use of the beach or walking path, nor would it require the construction or expansion of recreational facilities.

The project would utilize two staging areas during construction for storage of construction materials, equipment, and vehicles. The southern staging area is not located within the vicinity of any recreational areas. The northern staging area would be located at the Ocean Avenue Beach parking lot at the north end of Scenic Road and would require the temporary use of up to 16 parking spaces from January to April 2025. Additionally, approximately four street parking spaces would be utilized within road closure areas for staging. This area would move as work areas move along the project alignment. Project effects to parking spaces would be minimized to the extent practical, as staging and construction in this area would avoid the peak summer months. Any project-related

effects to these parking spaces would be temporary and would cease upon project completion, and parking availability would return to pre-project conditions. Further, as stated above, pedestrian access to the beach and walking path along Scenic Road would be maintained during project construction. For the reasons discussed above, impacts would be less than significant with implementation of Mitigation Measure PS-1.

Mitigation Measure

Refer to Mitigation Measure PS-1 in Section 15, *Public Services*.

Significance After Mitigation

Impacts to recreational facilities would be less than significant with implementation of Mitigation Measure PS-1.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	■	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	■	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	☐	■
d. Result in inadequate emergency access?	☐	■	☐	☐

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Approximately half of the project alignment would be located along Scenic Road. The Circulation Element of the City's General Plan identified that Scenic Road typically has more than adequate parking and usually does not experience congestion; however, during peak periods such as during the summer or sunny weekends, the Circulation Element recognized that parking on Scenic Road is not adequate. The Circulation Element also contains Policy P2-9, "review the traffic patterns on Scenic Road." In addition, the Circulation Element recognized Scenic Road to be a "prime bike route in the City," although it is a one-way street and cyclists cannot travel north. Scenic Road also serves pedestrians and provides access to Carmel Beach. Other portions of the project alignment would be located on Santa Lucia Avenue, Carmelo Street, Dolores Street, and other adjacent roadways within the City and County. The City of Carmel-by-the-Sea Circulation Element identifies Carmelo Street and Santa Lucia Avenue as Monterey-Salinas Transit routes, and Dolores Street as a bicycle route (City of Carmel-by-the-Sea 2010).

Project construction would result in temporary transportation impacts. The project would intermittently require full or partial closure of Scenic Road, Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street during construction. Construction and potholing would require up to nine days of closure on Scenic Road from Ocean Avenue to 8th Avenue; up to 20 days of closure from 8th Avenue to 13th Avenue; and up to 17 days of closure from 13th Avenue and Bay Avenue. Construction and potholing on 14th and 15th Avenues would require up to 5 days of closure. Construction and potholing would require one day of closures on Santa Lucia Avenue, San Antonio Avenue, and Valley View Avenue, and up to two days of closure on Camino Real and Dolores Street. In addition, during

repaving, access to each individual residence would be unavailable for up to two days on Scenic Road between 8th Street and Bay View Avenue, and for up to one day along the remainder of the project alignment.

During construction, full or partial intermittent road closure of Scenic Road, Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street would be required during normal working hours, which could affect access to the beach and walking paths along Scenic Road. This is a potentially significant impact to a pedestrian facility. However, as required by Mitigation Measure PS-1, pedestrian access to the beach and walking path along Scenic Road would be maintained during project construction. Detours would be temporary, and neither the beach nor the walking path would be permanently altered as part of the project.

Access to the Carmel River Elementary School would be maintained during all times, including the normally scheduled drop-off and pick-up times. Access to the Mission Ranch hotel and restaurant would be maintained; however, approximately five parking spaces may be disrupted to accommodate the pipe bursting access pits, minor open trench construction, open trench excavation around manholes, and the relocation of one manhole.

The northern construction staging area, within the Ocean Avenue beach parking lot, would require temporary use of up to 16 parking spaces. Construction-related vehicle trips would include construction workers traveling to and from the project work zones and staging areas, haul trucks (including for import and export of excavated materials, as needed), and other trucks associated with equipment and material deliveries. In addition, hauling of wastewater would be required during construction. At the southern end of the project alignment on Santa Lucia Avenue, 10 trucks per day for two days would be needed during force main replacement. All collected wastewater would be hauled to other points in the wastewater system and discharged into manholes. Construction is anticipated to start in January 2025 and be completed in September 2025. Construction would be prioritized along Scenic Road to avoid construction in this area during peak summer months.

Because construction is a short-term, temporary activity and trips would account for a relatively small portion of existing traffic on area roadways, construction-related traffic impacts would not be substantial. Construction would be phased, and closures would only apply to the areas being affected at the time. Residents would be provided vehicular access to their properties during construction activities. However, replacement of the sewer mains and reconnection of the sewer laterals would require portions of the roads in the project alignment to be shut down to all non-resident through traffic. Street parking would not be available during street closures. Residents and property owners would be notified of road closures via notice letters and door hangers, and an informational phone number would be established. Signage would be provided around the project alignment during road closures, and pedestrian access to the beach will remain accessible at other points outside the project alignment.

During operation, the proposed replacement pipeline would be completely underground and would involve occasional, infrequent vehicle trips for maintenance. Operation of the pipeline would not conflict with a program, plan, ordinance, or policy addressing the circulation system.

For the reasons discussed above, impacts would be less than significant with implementation of Mitigation Measure PS-1.

Mitigation Measure

Refer to Mitigation Measure PS-1 in Section 15, *Public Services*.

Significance After Mitigation

Impacts related to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities would be less than significant with implementation of Mitigation Measure PS-1.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

CEQA Guidelines Section 15064.3(b) identifies criteria for evaluating transportation impacts. Specifically, the guidelines state vehicle miles travelled (VMT) exceeding an applicable threshold of significance may indicate a significant impact. According to Section 15064.3(b)(3) of the *CEQA Guidelines*, a lead agency may include a qualitative analysis of operational and construction traffic if existing models or methods are not available to estimate the VMT for the particular project being considered. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. Pursuant to Section 15064.3(c), the provisions of this section area applicable statewide as of July 1, 2020. Neither CAWD, the City of Carmel-by-the-Sea, or Monterey County have established VMT thresholds. The 2018 Monterey County Active Transportation Plan includes Policy C-2.4, which encourages a reduction in the number of VMT per person (County of Monterey 2018). In the absence of local thresholds, guidance from the Office of Planning and Research's *Technical Advisory on Evaluating Transportation Impacts in CEQA* is used. These guidelines state that projects that generate vehicle travel at a level 15 percent below existing VMT, impacts would be less than significant.

A quantitative VMT analysis for construction is not required by CEQA. SB 743 is focused on reducing long-term VMT to help achieve the State's greenhouse gas reduction targets. Even though one particular project may generate a large number of construction trips, the number of construction-generated VMT for an individual project is incidental and temporary when compared to the total VMT in a jurisdiction generated by residential, commercial, and office uses. The *Technical Advisory on Evaluating Transportation Impacts in CEQA* from the California Office of Planning and Research, which is intended to provide guidance on addressing VMT in CEQA documents pursuant to SB 743, does not mention construction-phase VMT analysis (OPR 2018). Although not expressly required under CEQA or SB 743, CEQA Guidelines Section 15064.3(3) acknowledges that "a qualitative analysis of construction traffic may be appropriate." Further, as discussed in *Transportation Analysis Under CEQA, First Edition* by Caltrans, "Impacts associated with construction of a project may also require VMT analysis, particularly for large projects or projects located a considerable distance from urbanized areas. Generally, a qualitative analysis of VMT impacts associated from the construction of the project would be appropriate" (Caltrans 2020b; p. 20). Although the project site is located in an urbanized area, a qualitative analysis is provided below for informational purposes.

Section 15064.3(a) of the State CEQA Guidelines define VMT as the "amount and distance of automobile travel attributable to a project." The OPR guidelines further state, "Here, the term 'automobile' refers to on-road passenger vehicles, specifically cars and light trucks" (OPR 2018). Therefore, truck trips are generally excluded from the requirements of CEQA as they pertain to transportation impacts and VMT. Analysis of temporary, construction related VMT from

transporting of construction materials, which would occur via large truck, is therefore not required. VMT from construction worker vehicles would be limited. Construction workers would be expected to be drawn from the existing local or regional workforce. Because construction jobs would be filled by local workers, it is not anticipated that workers would be travelling long distances to get to and from the job site. Further, these trips would not be "new," but rather a redistribution of existing trips. Depending on the route of redistribution, trip lengths could be reduced for some local construction workers. Any VMT generated during the construction phase would be temporary and cease upon construction completion. This is consistent with Caltrans' *Transportation Analysis Under CEQA, First Edition*, which states that "[v]ehicle trips used for construction purposes would be temporary, and any generated VMT would generally be minor and limited to construction equipment and personnel and would not result in long-term trip generation" (Caltrans 2020b; p. 20).

As discussed under item (a) above, traffic on local roadways would be temporarily increased during project construction due to worker trips and the necessary transport of construction vehicles and equipment along the project alignment. Increases in VMT from construction would be short-term, minimal, and temporary.

In terms of operation, maintenance of the proposed project would require less frequent vehicle trips to the site in comparison to existing conditions due to the improved condition of the pipeline after replacement. Thus, operational VMT would decrease as compared to existing conditions. Overall, the project would not conflict or be inconsistent with *CEQA Guidelines* Section 15064.3(b) and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

The project would not involve the construction of new roads or reconfiguration of any roadways or intersections that could result in a substantial increase in traffic hazards. During project construction, construction vehicles would utilize two staging areas: the existing Ocean Avenue Beach parking lot at the northernmost terminus of the project alignment and an undeveloped lot at the southeasternmost terminus of the project alignment. Operation of the new pipeline would not result in an increase in vehicle trips to the site, as described above. No impact would occur.

NO IMPACT

d. Would the project result in inadequate emergency access?

Full or partial intermittent road closure of Scenic Road, Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street would be required during normal working hours during construction. Residents would be provided vehicular access to their properties during project construction activities. However, replacement of the sewer mains and reconnection of the sewer laterals would require portions of the roads in the project alignment to be shut down to all non-resident through traffic. Street parking would not be available during street closures. Residents would have to park in their driveway or outside the road closure area. Access to the Carmel River Elementary School would be maintained at all times, including during the normally scheduled drop-off and pick-up times. No closures on the primary access routes to the school would be allowed during drop-off and pick-up times. Access to the Mission Ranch hotel and restaurant would be maintained; however approximately 5 to 10 parking

spaces may be disrupted to accommodate the pipe bursting access pits, open trench excavation around manholes, and the relocation of one manhole. Due to the potential for portions of the project alignment to be shut down to all through traffic, impacts would be potentially significant.

To reduce impacts on emergency vehicle access, the project contractor would prepare and implement a traffic control plan that specifies how traffic will be safely and efficiently redirected during work along the project alignment.

Implementation of the traffic control plan, as discussed in Mitigation Measure TR-1, would ensure adequate emergency access during project construction. In operation, the pipeline would be completely underground and would not impact the use of roadways along the project alignment. Therefore, impacts would be less than significant with mitigation.

Mitigation Measures

TR-1 Traffic Control Plan

The project contractor shall prepare and implement a traffic control plan that specifies how traffic will be safely and efficiently redirected during work along the project alignment. All work shall comply with the standards and guidance of the California Manual on Uniform Traffic Control Devices. Traffic control measures in the event of a lane and road closure shall be included, and priority access shall be given to emergency vehicles. Prior to the start of construction, emergency response providers and homeowners along the project alignment shall be notified by the project contractor of the planned construction and construction schedule. The traffic control plan shall also include requirements to notify local emergency response providers at least one week prior to the start of work when lane and road closures are required. Property owners and residents shall also be notified at least one week prior to the start of work when lane and road closures are required that may disrupt access to their property.

Other traffic control measures included in the Traffic Control Plan may include, but would not be limited to, the following:

- Limiting the number of parking spaces used by project staging and construction workers.
- Providing shuttles for construction workers to access the project work area.
- Maintaining access to the beach and walking path at all times.
- Providing residents access to their driveways at all times (with a maximum of 10 minutes of wait time).

Significance After Mitigation

Implementation of Mitigation Measure TR-1, which requires preparation of a traffic control plan, would reduce project related impacts to emergency access to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	☐	■	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	■	☐	☐

AB 52 of 2015 expanded CEQA by defining a new resource category, "tribal cultural resources." AB 52 states "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states the lead agency shall establish measures to avoid impacts altering the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3). PRC Section 21074 (a)(1)(A-B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. Listed or eligible for listing in the CRHR or in a local register of historical resources as defined in PRC Section 5020.1(k); or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in PRC Section 5024.1(c). In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified or adopted. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those having requested notice of projects proposed in the jurisdiction of the lead agency.

Pursuant to PRC 21080.3.1 and AB 52, CAWD sent notification letters via United States Postal Service Certified Mail to the following Native American tribes that are traditionally and culturally affiliated with the project site:

- Amah Mutsun Tribal Band
- Amah Mutsun Tribal Band of Mission San Juan Bautista
- Costanoan Ohlone Rumsen-Mutsen Tribe
- Costanoan Rumsen Carmel Tribe
- Esselen Tribe of Monterey County
- Indian Canyon Mutsun Band of Costanoan
- Ohlone/Costanoan-Esselen Nation
- Wuksache Indian Tribe/Eshom Valley Band
- KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria
- Rumsen Am:a Tur:ataj Ohlone

Follow-up emails were sent on August 11, 2023.

The Ohlone/Costanoan-Esselen Nation (OCEN) and the Esselen Tribe of Monterey County have requested consultation with CAWD pursuant to Public Resources Code Section 21080.3.1, and also suggested cultural resources training and monitoring be included in project construction. Additionally, the KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria responded with a request to include cultural monitors during project development and ground disturbance, and to incorporate the tribe's treatment protocol for the inadvertent discovery of human remains into the mitigation measures for this IS-MND. Given that implementation of Section 15064.5(e)(1) of the CEQA Guidelines, Health and Safety Code Section 7050.5(c), and Public Resources Code Section 5097.98 is required by law for the discovery and treatment of human remains and adequately address the potential for discovery of human remains (as discussed in item [d] in Section 5, *Cultural Resources*), the KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria's protocols are not included as mitigation herein. The protocols were not included to avoid incorporating mitigation that may conflict with existing statutes or with another tribe's protocols (if another tribe is identified as the Most Likely Descendant) governing the process for the inadvertent discovery of human remains. No other responses were received from other tribes, and the consultation window closed on August 26, 2023.

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

Rincon contacted the NAHC on April 21, 2023 to request a search of the SLF. The NAHC responded on May 18, 2023 stating that the results of the SLF search were positive. Additionally, responses

from the OCEN, the Esselen Tribe of Monterey County, and the KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria indicated the cultural importance and sensitivity of the area near the project alignment.

Project excavation and ground disturbance could disturb tribal cultural resources, and could cause a substantial adverse change in their significance. Consequently, impacts to tribal cultural resources are potentially significant.

Mitigation Measure TCR-1 would require Native American monitoring during project ground disturbing activities. Mitigation Measure TCR-2 would be required to avoid and minimize potential impacts to tribal cultural resources.

Mitigation Measures

TCR-1 Native American Monitoring

CAWD shall retain a Native American monitor associated with one or more of the Native American groups that have expressed interest in the project to monitor all project-related ground disturbance stipulated in Mitigation Measure CUL-3. The monitors shall have the authority to halt and redirect work should any Native American archaeological resources be identified during monitoring. If Native American archaeological resources are encountered during ground-disturbing activities, work within 100 feet of the find shall halt, and, as outlined in Mitigation Measure CUL-3, shall not resume until a treatment plan is developed by a Qualified Archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology in either prehistoric or historic archaeology.

As outlined in Mitigation Measure CUL-3, all ground disturbing activities within a 250-foot radius around archaeological resources P-27-000152, -000153, -000154, -001323, and -002482 shall be subject to Native American monitoring, and all initial ground disturbance outside the 250-foot resource buffers be subject to Native American monitoring. Native American monitoring within the 250-foot buffer around the archaeological resources shall not be reduced. However, Native American monitoring outside the 250-foot buffer may be reduced to spot-checking or eliminated at the discretion of the monitor, in consultation with CAWD, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or negative findings during the first 60 percent of excavation. As outlined in Mitigation Measure CUL-3, the CRMP shall include figures depicting the pipeline segments wherein monitoring may be reduced and the segments wherein monitoring may not be reduced. The GIS data used to develop these figures may be used by CAWD and their contractor to incorporate into the project engineering plans.

If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance moves to a new location within the project site and when ground disturbance would extend to depths not previously reached (unless those depths are within bedrock). The Native American monitor shall prepare daily monitoring logs that include a description of construction activities, hours worked, and other applicable observations. In the event Native American archaeological resources are identified, they shall be described in the daily monitoring log and CAWD shall be notified.

TCR-2 Unanticipated Discovery of Tribal Cultural Resources

In the event that cultural resources of Native American origin are identified during construction, the project contractor shall temporarily suspend or redirect all earth-disturbing work within 100 feet of the find and shall immediately contact the Qualified Archaeologist. Work shall be suspended and

redirected until the Qualified Archaeologist has evaluated the nature and significance of the find as a cultural resource and CAWD has consulted with an appropriate local Native American representative, and the Qualified Archaeologist and CAWD authorize re-initiation of construction within 100 feet of the find. If CAWD, in consultation with local Native American tribes, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines, in consultation with local Native American group(s), and the treatment protocol of the affiliated group(s). The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, the Qualified Archaeologist. The plan shall include measures to ensure the find is treated in a manner that respectfully retains, to the degree feasible, the qualities that render the resource of significance to the local Native American group(s). Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.

Significance After Mitigation

Implementation of Mitigation Measure TCR-1 and TCR-2, which require Native American monitoring and outline protocols in the event that cultural resources of Native American origin are identified during project construction, would reduce project related impacts to tribal cultural resources to a less than significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant Environmental effects?	☐	☐	■	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	■	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	■	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid Waste reduction goals?	☐	☐	■	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	■	☐

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Water

The proposed project would not expand the potable water system or increase potable water pipeline capacity to serve additional customers. The project would replace an existing wastewater pipeline that connects to the CAWD sewer system. The replaced sewer mains would not induce an increase in population that would increase demands for water service. Pipe bursting activities would have the potential to damage existing water mains in close proximity to the project alignment due to their age (over 100 years old). To avoid impacts to these existing water mains, the location of the water mains would be determined prior to the construction by submitting a request to the Underground Service Alert. Where water mains are located within three feet of pipe bursting of the existing sewer main, the construction contractor would be required to excavate and expose the water main, which would allow the soils around the watermain to shift without damaging the water main. Accordingly, impacts related to water facilities would be less than significant.

Wastewater Treatment

CAWD collects and processes wastewater from Carmel-by-the-Sea and surrounding areas. CAWD provides collection, treatment, and disposal of wastewater for 11,000 residents within its service area and treatment and disposal for an additional 4,500 people in Del Monte Forest through a contract agreement with Pebble Beach Community Services District. CAWD maintains 81 miles of sewers within the existing service area, comprised of approximately 5.5 square miles (CAWD 2023).

The proposed project would replace an existing sewer pipeline and rehabilitate a wastewater lift station. The proposed project would serve existing residents and other nearby properties, including the Carmel River Elementary School, the Mission Ranch hotel and restaurant, and the Carmel Mission, as it would replace the existing wastewater conveyance system with upgraded infrastructure. The project itself would not generate wastewater, and no new or expanded wastewater treatment facilities would be required. Further, the additional conveyance of wastewater to the CAWD treatment plant could provide for additional reclaimed water available for landscape irrigation, thereby reducing the strain on the local potable water resources. Wastewater service for individual residences would be disrupted during main replacement and lateral reconnection. However, this is anticipated to be a temporary disruption and would only occur for four hours or less per lateral during reconnection. Wastewater service would not be interrupted to any other properties along the project alignment. For further discussion regarding wastewater service disruption, refer to “Wastewater Service Disruption” in the *Project Description*. Because the project is a replacement of an existing facility and would not generate new wastewater nor increase capacity, impacts to wastewater treatment and demand would be less than significant.

Stormwater Drainage

As discussed in Section 10, *Hydrology and Water Quality*, construction of the proposed pipeline would not increase the amount of impervious surface along the project alignment because a majority of the pipeline would be installed under existing pervious roadways that would be restored to existing conditions upon completion of construction. At the southeastern most portion of the alignment, east of Carmel River Elementary School, the pipeline would be installed in a pervious area, which would be returned to its existing condition upon project completion and would not result in the addition of any impervious surface area. Additionally, most of the alignment would be added via pipe bursting, a trenchless method of replacing buried pipelines, to reduce ground disturbance and the need for additional impervious surfaces. Therefore, the proposed pipeline would not alter the drainage pattern along the project alignment and would not increase

stormwater flow such that new or expanded stormwater drainage systems would be necessary. Impacts would be less than significant.

Electric Power and Natural Gas

As discussed in Section 6, *Energy*, operational energy demand would be similar to existing conditions. The pipeline itself would not generate new demand for electricity or natural gas. Project operation would include routine inspections and maintenance. Maintenance needs are expected to be reduced in comparison to existing conditions due to the improved condition of the pipeline after replacement. No new electric or gas infrastructure would be required that could cause significant environmental effects due to the proximity of existing connections. Impacts would be less than significant.

Telecommunications

The project would not involve any components requiring telecommunications infrastructure and is not anticipated to involve the relocation of existing telecommunications facilities. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The project consists of the replacement of a sewer pipeline. Small quantities of water would be required during construction for dust suppression, which would be potable water provided by a water truck. Water consumption associated with dust suppression would be temporary and minimal because only disturbed areas would need to be watered. Operation of the proposed project would not increase water consumption. Therefore, the project would have sufficient water supplies to serve the project and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Construction activities may temporarily generate solid waste, including soil spoils or other construction waste, which would be disposed of in accordance with all applicable federal, State, and local statutes and regulations. While up to 300 cy of soil is expected to be reused as backfill material within the project alignment, up to 4,200 cy of soil could be disposed of off-site. Table 14 shows the landfills that the City and County direct solid waste to. Data for solid waste generated by local jurisdictions is not available at the County-level; therefore, only City solid waste tonnage is shown.

Due to the temporary nature of construction and minimal amount of construction waste anticipated to require disposal, the project would not generate quantities of solid waste that would account for a substantial percentage of the total daily regional permitted capacity available at the above landfills. If contaminated soils are encountered, transport, treatment, and disposal of soils would be subject to federal, state, and local regulations, as outlined in Section 9, *Hazards and Hazardous*

Materials. Therefore, waste generated by demolition and construction activities would not exceed the available capacity at the landfill serving the project area that would accept debris generated by the project.

Table 14 Solid Waste Facilities and Capacities

Landfill	2018 City Tonnage	Remaining Capacity	Daily Permitted Capacity (cubic yards)
Monterey Peninsula Landfill	6,463.01	97%	3,500
Altamont Landfill & Resource Recovery	26.31	53%	11,150
Kirby Canyon Recycling and Disposal Facility	12.27	44%	2,600
Recology Hay Road	2.37	82%	2,400

Source: CalRecycle 2018

The project would be required to comply with all applicable laws and regulations related to solid waste generation, collection, and disposal. The project would result in a short-term and temporary increase in solid waste generation during construction but would not substantially affect standard solid waste operations of any landfill accepting waste. Recycling and reuse activities during construction would comply with the California Integrated Waste Management Act of 1989 (AB 939). Once operational, the project would include unmanned facilities and would not generate solid waste. Therefore, solid waste impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	■	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	■
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	■	☐

a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The project alignment is located in a Local Responsibility Area for fire protection, as designated by CALFIRE. The nearest Very High Fire Hazard Severity Zones are 600 feet north of the northern staging area along Ocean Avenue, and 700 feet northwest of the southern staging area near Dolores Street (CALFIRE 2023). The proposed project would not add residents or visitors to the area near the project alignment and would not add structures that would increase wildfire exposure or hazards. As discussed in Section 17, *Transportation*, a minimal increase in traffic near the project alignment would occur during the project's construction phase. However, construction traffic would be temporary and would not impair emergency response or evacuation. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The proposed project would replace a wastewater pipeline and rehabilitate a wastewater lift station. The project would not alter the existing environmental conditions along the project alignment, other than for temporary ground disturbing activities required to remove and replace the existing pipeline. Heavy duty equipment used during project construction may produce sparks with the potential to ignite vegetation. However, PRC Section 4442 mandates the use of spark arrestors, which prevent the emission of flammable debris from exhaust, on earth-moving and portable construction equipment with internal combustion engines operating on any forest-covered, brush-covered, or grass-covered land. Furthermore, PRC Sections 4427 and 4431 specify standards for conducting construction activities on days when a burning permit is required, and PRC Section 4428 requires construction contractors to maintain fire suppression equipment during the highest fire danger period (April 1 to December 1) when operating on or near any forest-covered, brush-covered, or grass-covered land. Therefore, with compliance with applicable PRC provisions, project construction would not exacerbate wildfire risk. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The proposed project would not require the installation or maintenance of any infrastructure, such as roads or fuel breaks, associated with fire prevention. Therefore, the project would not exacerbate existing fire hazards, and there would be no impact.

NO IMPACT

d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The proposed project would not add residents or visitors near the project alignment and would not add structures that would increase wildfire exposure or hazards. Additionally, the proposed replacement pipeline would be underground within a relatively flat area. After conclusion of construction activity, environmental conditions along the project alignment would be restored to a stable condition similar to existing conditions. Therefore, impacts would be temporary and would not substantially increase hazards or expose people or structures to flooding or landslides as a result of post-fire runoff, slope instability, or drainage changes. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory?	☐	■	☐	☐
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	■	☐	☐
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	■	☐	☐

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project is limited to activities that would occur at the project site, which is developed with existing roadways. The project is local and does not include large-scale activities that would pose a substantial threat to species populations. Therefore, the project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section 5, *Cultural Resources*, the project would result in a potentially significant impact to historic and archaeological

resources. However, implementation of Mitigation Measure NOI-2, as discussed in Section 13, *Noise*, would reduce groundborne vibration levels at Mission Ranch structures to below levels that could cause structural damage to this historic resource. Potential impacts to archaeological resources would be reduced to a less than significant level with implementation of Mitigation Measures CUL-1 through CUL-3, which require CAWD to retain a qualified archaeologist, conduct archaeological resources sensitivity training for construction personnel, and prepare and implement a CRMP during construction. As discussed in Section 18, *Tribal Cultural Resources*, Mitigation Measures TCR-1 and TCR-2 require Native American monitoring and outline protocols in the event that cultural resources of Native American origin are identified during project construction, which would reduce project impacts to a less than significant level. With implementation of Mitigation Measures CUL-1 through CUL-3, TCR-1, and TCR-2, the project would not eliminate important examples of major periods of California history or pre-history. Impacts would be less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

As described in the discussion of environmental checklist Sections 1 through 20, with respect to all environmental issues, the proposed project would not result in significant and unmitigable impacts to the environment; all anticipated impacts associated with project construction and operation would be either less than significant or less than significant with mitigation incorporated. This is largely because project construction activities would be temporary, and project operational activities would not significantly alter the environmental baseline condition. In addition, upon the completion of construction, there would be a reduction in the operation and maintenance needs of the sewer mains when compared to baseline conditions because the project would include repairs and enhance existing system functions.

Cumulative impacts could occur if the construction of other projects occurs at the same time as the proposed project and in the same geographic scope, such that the effects of similar impacts of multiple projects combine to create greater levels of impact than would occur at the project-level. For example, if the construction of other projects in the area occurs at the same time as project activities, combined air quality and noise impacts may be greater than at the project-level.

There are four planned development projects in the vicinity of the project site, which are summarized in Table 15. The exact implementation timing of these projects is not known at this time; therefore, it is conservatively assumed that construction of these planned projects could overlap with construction of the proposed project.

Table 15 Cumulative Development Projects

No.	Project Name	Project Location	Project Components	Status
Carmel-by-the-Sea				
1	2021/2022 Street Repairs	Various roadways in Carmel-by-the-Sea	Curb, sidewalk, and paving improvements to several roadways in the city, including but not limited to San Antonio Avenue from 4th Avenue to Ocean Avenue; San Antonio Avenue from 8th Avenue to Ocean Avenue; and Dolores Street from 5th Avenue to 6th Avenue	Environmental review complete
2	DS 22-150 and DS 22-151	Southeast corner of Guadalupe Street and 1st Avenue	Construction of two single family residences	Planning approval received from City in January 2023
3	Ulrika Plaza	Southeast corner of Dolores Street and 5th Avenue	Construction of approximately 38,000 square feet of mixed-use retail and residential across four lots	Planning approval received from City in August 2023
4	JB Pastor Building	Southeast corner of Dolores and 7th Avenue	Construction of a two-story mixed use building	Project design under City review
Monterey County				
5	PLN230274	2657 16th Avenue	Renovation of existing single family residence to add 690 square foot second level and 40 square foot addition to existing first floor	Planning application submitted September 2023
6	PLN230257	24965 Hatton Road	Renovation of existing single family residence to construct a guesthouse and 245 square foot addition to existing dwelling	Planning application under County review
7	DA230135	26357 Scenic Road	Exterior window, siding, and door renovations to existing single family residence	Design approval permit cleared
8	DA220319	3405 3rd Avenue	Addition of 187 square feet to master bedroom, 69 square feet to dining room, and 50 square feet to laundry room	Design approval permit cleared
9	PLN220117	24726 Dolores Street	Construction of a 3,817 square foot single family residence	Planning application complete in April 2022

Source: City of Carmel-by-the-Sea 2023; County of Monterey 2023b

Project impacts are primarily temporary, localized effects that would occur during construction activities. Therefore, the potential for the project to contribute to cumulative impacts would be limited to the infrequent periods of project activities and the following issue areas:

- **Air Quality.** Because the NCCAB is designated nonattainment-transitional for the ozone CAAQS and nonattainment for the PM_{10} CAAQS, cumulative air quality impacts currently exist for these pollutants. As discussed in Section 3, *Air Quality*, project construction activities would not generate emissions of this air pollutant exceeding MBARD significance thresholds, which are

intended to assess whether a project's contribution to existing cumulative air quality impacts is considerable. Therefore, the project's contribution to cumulative air quality impacts would not be cumulatively considerable.

- **Biological Resources.** Most cumulative impacts to biological resources occur when a disproportionate number of development projects occur at once and regionally impact a local population of a special status species, riparian habitat, sensitive natural communities, wetlands, or other locally protected biological resources. In this case, all cumulative projects would occur within previously developed areas. Due to the nature of these projects and the discretionary approvals required for each one, these development projects would be required to undergo CEQA review, if they have not already, to identify the extent of these biological resources impacts and to mitigate those impacts appropriately. Given the uncertainty in the extent of impacts associated with these projects, this analysis conservatively assumes a significant cumulative impact to biological resources would occur. Nevertheless, the proposed project would be required to implement Mitigation Measures BIO-1 through BIO-5 to reduce its impacts to biological resources to a less than significant level such that project-level impacts would not result in a cumulatively considerable contribution to this cumulative impact.
- **Cultural and Tribal Cultural Resources.** Cumulative development in the region would disturb areas with the potential to contain cultural and tribal cultural resources. Cumulative projects would occur in previously developed areas, and would therefore have a low potential to encounter previously undiscovered cultural and tribal cultural resources. In addition, as mentioned above, the cumulative development projects have undergone or would be required to undergo CEQA review, which would determine the extent of potential cultural and tribal cultural resources impacts and mitigate those impacts appropriately. If these cumulative projects would result in impacts to known or unknown cultural or tribal cultural resources, impacts to such resources would be addressed on a case-by-case basis. Given the uncertainty in the extent of impacts associated with these projects, this analysis conservatively assumes a significant cumulative impact to cultural and tribal cultural resources would occur. Nevertheless, the proposed project would be required to implement Mitigation Measures CUL-1 through CUL-3, NOI-2, TCR-1, and TCR-2 to reduce its impacts to cultural and tribal cultural resources to a less than significant level such that project-level impacts would not result in a cumulatively considerable contribution to this cumulative impact.
- **Greenhouse Gas Emissions.** GHG emissions and climate change are, by definition, cumulative impacts. As discussed in Section 8, *Greenhouse Gas Emissions*, the adverse environmental impacts of cumulative GHG emissions, including sea level rise, increased average temperatures, more drought years, and more large forest fires, are already occurring. As a result, cumulative impacts related to GHG emissions are significant. Thus, the issue of climate change involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. As discussed in Section 8, *Greenhouse Gas Emissions*, project emissions would be below the identified threshold of significance and would therefore not be cumulatively considerable.
- **Hazards and Hazardous Materials.** Similar to the proposed project, cumulative projects would be required to comply with regulations applicable to the use, disposal, and transportation of hazardous materials during construction activities, and compliance with applicable regulations would reduce potential cumulative impacts to less than significant levels. With respect to the use and accidental release of hazardous materials in the environment at construction, effects are generally limited to site-specific conditions. Therefore, cumulative impacts related to accidental release of hazardous materials would be less than significant.

- **Noise.** Overlapping construction activities associated with cumulative development projects in conjunction with proposed project activities could result in cumulative noise impacts related to a temporary increase in ambient noise levels at the same noise-sensitive receivers located throughout the area, especially during construction activities. However, similar to the proposed project, cumulative development projects would be subject to compliance with the noise level limits established in Carmel-by-the-Sea Municipal Code Chapter 8.56 and Monterey County Code Chapter 10.60. Therefore, cumulative construction noise impacts would be less than significant.
- **Transportation.** Overlapping construction schedules associated with cumulative development projects in conjunction with proposed project activities could result in cumulative transportation impacts. Similar to the proposed project, cumulative projects would be required to prepare traffic control plans, which would minimize impacts to transportation hazards and emergency access. The project would require fewer maintenance trips in operation compared to existing conditions; accordingly, there would be no cumulative operational impact. Therefore, cumulative transportation impacts would be less than significant.

Given the above discussion, the proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Adverse effects on human beings are typically associated with air quality, hazards and hazardous materials, noise, and wildfire impacts. These impacts are addressed in Section 3, *Air Quality*, Section 9, *Hazards and Hazardous Materials*, Section 13, *Noise,* and Section 20, *Wildfire*. As discussed in Section 9, *Hazards and Hazardous Materials,* Section 13, *Noise,* and Section 17*, Transportation,* the project would implement Mitigation Measure TR-1, which would ensure adequate emergency access during project construction. As discussed in Section 13, *Noise*, Mitigation Measures NOI-1 and NOI-2 would reduce noise and vibration impacts to less than significant. Impacts related to air quality and wildfire would be less than significant without mitigation. With incorporation of mitigation measure TR-1, NOI-1, and NOI-2, the project would have a less than significant impact on human beings.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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List of Preparers

Rincon Consultants, Inc. prepared this IS-MND under contract to CAWD. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Megan Jones, Principal-In-Charge
Shelby Cramton, Environmental Planner/Project Manager
Nicole West, Senior Supervising Environmental Planner
Kayleigh Limbach, Environmental Planner
Lucas Carneiro, Air Quality & Greenhouse Gas Specialist
Bill Vosti, Senior Environmental Planner
Samantha Kehr, Senior Biologist
Michael Vader, Cultural Resources Project Manager
Annette Tran, Senior GIS Analyst

Appendix A

California Emissions Estimator Model (CalEEMod) Results

CAWD Scenic Road Pipeline Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	CAWD Scenic Road Pipeline
Construction Start Date	1/1/2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.80
Precipitation (days)	27.6
Location	36.54772698914378, -121.92743972043658
County	Monterey
City	Carmel-by-the-Sea
Air District	Monterey Bay ARD
Air Basin	North Central Coast
TAZ	3244
EDFZ	6
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.19

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Road Widening	1.02	Mile	1.80	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.69	3.92	34.0	39.3	0.08	1.48	1.99	3.47	1.36	0.29	1.66	—	8,947	8,947	0.39	0.23	3.32	9,029
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.69	3.91	34.1	39.2	0.08	1.48	1.99	3.47	1.36	0.29	1.66	—	8,930	8,930	0.39	0.23	0.09	9,009
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.56	1.31	11.3	13.4	0.03	0.48	0.60	1.08	0.44	0.09	0.53	—	2,875	2,875	0.12	0.06	0.41	2,896
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.28	0.24	2.06	2.45	< 0.005	0.09	0.11	0.20	0.08	0.02	0.10	—	476	476	0.02	0.01	0.07	479

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2025	4.69	3.92	34.0	39.3	0.08	1.48	1.99	3.47	1.36	0.29	1.66	—	8,947	8,947	0.39	0.23	3.32	9,029
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.69	3.91	34.1	39.2	0.08	1.48	1.99	3.47	1.36	0.29	1.66	—	8,930	8,930	0.39	0.23	0.09	9,009
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.56	1.31	11.3	13.4	0.03	0.48	0.60	1.08	0.44	0.09	0.53	—	2,875	2,875	0.12	0.06	0.41	2,896
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.28	0.24	2.06	2.45	< 0.005	0.09	0.11	0.20	0.08	0.02	0.10	—	476	476	0.02	0.01	0.07	479

3. Construction Emissions Details

3.1. Linear, Grubbing & Land Clearing (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.58	0.49	4.22	4.50	0.01	0.24	—	0.24	0.22	—	0.22	—	632	632	0.03	0.01	—	634
Dust From Material Movement	—	—	—	—	—	—	0.21	0.21	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.22	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	32.9	32.9	< 0.005	< 0.005	—	33.0
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.45	5.45	< 0.005	< 0.005	—	5.47
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.05	0.54	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	85.2	85.2	0.01	< 0.005	0.01	86.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.45	4.45	< 0.005	< 0.005	0.01	4.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.74	0.74	< 0.005	< 0.005	< 0.005	0.75
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Linear, Grading & Excavation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.39	3.69	32.6	36.9	0.07	1.46	—	1.46	1.35	—	1.35	—	7,645	7,645	0.31	0.06	—	7,671
Dust From Material Movement	—	—	—	—	—	—	1.45	1.45	—	0.16	0.16	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.39	3.69	32.6	36.9	0.07	1.46	—	1.46	1.35	—	1.35	—	7,645	7,645	0.31	0.06	—	7,671
Dust From Material Movement	—	—	—	—	—	—	1.45	1.45	—	0.16	0.16	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.93	0.78	6.87	7.78	0.01	0.31	—	0.31	0.28	—	0.28	—	1,613	1,613	0.07	0.01	—	1,618
Dust From Material Movement	—	—	—	—	—	—	0.31	0.31	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.25	1.42	< 0.005	0.06	—	0.06	0.05	—	0.05	—	267	267	0.01	< 0.005	—	268
Dust From Material Movement	—	—	—	—	—	—	0.06	0.06	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.22	0.20	0.14	1.93	0.00	0.00	0.28	0.28	0.00	0.07	0.07	—	307	307	0.02	0.01	1.27	313
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19.7	19.7	< 0.005	< 0.005	0.05	20.6
Hauling	0.08	0.02	1.24	0.47	0.01	0.02	0.25	0.26	0.02	0.07	0.09	—	975	975	0.06	0.15	2.00	1,024
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.20	0.18	1.83	0.00	0.00	0.28	0.28	0.00	0.07	0.07	—	290	290	0.02	0.01	0.03	294
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19.7	19.7	< 0.005	< 0.005	< 0.005	20.6
Hauling	0.08	0.02	1.31	0.47	0.01	0.02	0.25	0.26	0.02	0.07	0.09	—	975	975	0.06	0.15	0.05	1,023

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.03	0.37	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	61.4	61.4	< 0.005	< 0.005	0.12	62.4
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.16	4.16	< 0.005	< 0.005	< 0.005	4.35
Hauling	0.02	< 0.005	0.27	0.10	< 0.005	< 0.005	0.05	0.06	< 0.005	0.01	0.02	—	206	206	0.01	0.03	0.18	216
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.2	10.2	< 0.005	< 0.005	0.02	10.3
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.69	0.69	< 0.005	< 0.005	< 0.005	0.72
Hauling	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	34.1	34.1	< 0.005	0.01	0.03	35.7

3.5. Linear, Drainage, Utilities, & Sub-Grade (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.25	1.88	17.2	19.9	0.04	0.69	—	0.69	0.64	—	0.64	—	4,090	4,090	0.17	0.03	—	4,104
Dust From Material Movement	—	—	—	—	—	—	0.62	0.62	—	0.07	0.07	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.42	0.35	3.20	3.71	0.01	0.13	—	0.13	0.12	—	0.12	—	762	762	0.03	0.01	—	765

Dust From Material Movement	—	—	—	—	—	—	0.12	0.12	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.06	0.58	0.68	< 0.005	0.02	—	0.02	0.02	—	0.02	—	126	126	0.01	< 0.005	—	127
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.14	0.10	1.36	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	217	217	0.01	0.01	0.90	221
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.23	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	38.3	38.3	< 0.005	< 0.005	0.07	38.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.33	6.33	< 0.005	< 0.005	0.01	6.44
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Linear, Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.02	0.86	7.92	11.7	0.02	0.34	—	0.34	0.31	—	0.31	—	1,769	1,769	0.07	0.01	—	1,775
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.07	0.63	0.93	< 0.005	0.03	—	0.03	0.02	—	0.02	—	141	141	0.01	< 0.005	—	141
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.11	0.17	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.3	23.3	< 0.005	< 0.005	—	23.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.11	0.07	1.02	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	163	163	0.01	0.01	0.67	166

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.2	12.2	< 0.005	< 0.005	0.02	12.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.03	2.03	< 0.005	< 0.005	< 0.005	2.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Linear, Grubbing & Land Clearing	Linear, Grubbing & Land Clearing	1/1/2025	1/27/2025	5.00	19.0	—
Linear, Grading & Excavation	Linear, Grading & Excavation	1/28/2025	5/15/2025	5.00	77.0	—
Linear, Drainage, Utilities, & Sub-Grade	Linear, Drainage, Utilities, & Sub-Grade	5/16/2025	8/19/2025	5.00	68.0	—
Linear, Paving	Linear, Paving	8/20/2025	9/29/2025	5.00	29.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Linear, Grubbing & Land Clearing	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grubbing & Land Clearing	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grubbing & Land Clearing	Signal Boards	Electric	Average	2.00	8.00	6.00	0.82
Linear, Grading & Excavation	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grading & Excavation	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Linear, Grading & Excavation	Graders	Diesel	Average	2.00	8.00	148	0.41
Linear, Grading & Excavation	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grading & Excavation	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Linear, Grading & Excavation	Scrapers	Diesel	Average	2.00	8.00	423	0.48

Linear, Grading & Excavation	Signal Boards	Electric	Average	2.00	8.00	6.00	0.82
Linear, Grading & Excavation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Linear, Drainage, Utilities, & Sub-Grade	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Linear, Drainage, Utilities, & Sub-Grade	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Graders	Diesel	Average	1.00	8.00	148	0.41
Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	Diesel	Average	1.00	8.00	8.00	0.43
Linear, Drainage, Utilities, & Sub-Grade	Pumps	Diesel	Average	1.00	8.00	11.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Rough Terrain Forklifts	Diesel	Average	1.00	8.00	96.0	0.40
Linear, Drainage, Utilities, & Sub-Grade	Scrapers	Diesel	Average	1.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	Electric	Average	2.00	8.00	6.00	0.82
Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Linear, Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Linear, Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Linear, Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Paving	Signal Boards	Electric	Average	2.00	8.00	6.00	0.82
Linear, Paving	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Linear, Grubbing & Land Clearing	—	—	—	—
Linear, Grubbing & Land Clearing	Worker	12.5	9.47	LDA,LDT1,LDT2
Linear, Grubbing & Land Clearing	Vendor	0.00	6.03	HHDT,MHDT
Linear, Grubbing & Land Clearing	Hauling	0.00	20.0	HHDT
Linear, Grubbing & Land Clearing	Onsite truck	—	—	HHDT
Linear, Grading & Excavation	—	—	—	—
Linear, Grading & Excavation	Worker	42.5	9.47	LDA,LDT1,LDT2
Linear, Grading & Excavation	Vendor	1.00	6.03	HHDT,MHDT
Linear, Grading & Excavation	Hauling	13.6	20.0	HHDT
Linear, Grading & Excavation	Onsite truck	—	—	HHDT
Linear, Drainage, Utilities, & Sub-Grade	—	—	—	—
Linear, Drainage, Utilities, & Sub-Grade	Worker	30.0	9.47	LDA,LDT1,LDT2
Linear, Drainage, Utilities, & Sub-Grade	Vendor	0.00	6.03	HHDT,MHDT
Linear, Drainage, Utilities, & Sub-Grade	Hauling	0.00	20.0	HHDT
Linear, Drainage, Utilities, & Sub-Grade	Onsite truck	—	—	HHDT
Linear, Paving	—	—	—	—
Linear, Paving	Worker	22.5	9.47	LDA,LDT1,LDT2
Linear, Paving	Vendor	0.00	6.03	HHDT,MHDT
Linear, Paving	Hauling	0.00	20.0	HHDT
Linear, Paving	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Linear, Grubbing & Land Clearing	—	—	1.80	0.00	—
Linear, Grading & Excavation	4,200	4,200	1.80	0.00	—
Linear, Drainage, Utilities, & Sub-Grade	—	—	1.80	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Road Widening	1.80	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	235	204	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	6.20	annual days of extreme heat
Extreme Precipitation	4.85	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	39.4	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2

Flooding	N/A	N/A	N/A	N/A
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	10.6
AQ-PM	2.51
AQ-DPM	40.3
Drinking Water	38.7
Lead Risk Housing	50.2
Pesticides	0.00
Toxic Releases	0.29
Traffic	1.25
Effect Indicators	—
CleanUp Sites	31.2
Groundwater	30.9

Haz Waste Facilities/Generators	19.2
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	23.7
Cardio-vascular	6.17
Low Birth Weights	—
Socioeconomic Factor Indicators	—
Education	12.6
Housing	46.5
Linguistic	0.00
Poverty	9.27
Unemployment	0.01

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	61.17028102
Employed	10.49659951
Median HI	51.53342743
Education	—
Bachelor's or higher	85.53830361
High school enrollment	100
Preschool enrollment	17.00243809
Transportation	—
Auto Access	65.16104196

Active commuting	10.8045682
Social	—
2-parent households	43.41075324
Voting	93.69947389
Neighborhood	—
Alcohol availability	60.95213653
Park access	81.35506224
Retail density	13.85859104
Supermarket access	68.74117798
Tree canopy	96.26587964
Housing	—
Homeownership	69.69074811
Housing habitability	35.28807905
Low-inc homeowner severe housing cost burden	8.558963172
Low-inc renter severe housing cost burden	14.69267291
Uncrowded housing	96.93314513
Health Outcomes	—
Insured adults	29.71897857
Arthritis	0.0
Asthma ER Admissions	98.0
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	98.1

Cognitively Disabled	54.2
Physically Disabled	33.4
Heart Attack ER Admissions	98.2
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	93.9
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	23.1
SLR Inundation Area	73.2
Children	81.0
Elderly	0.8
English Speaking	98.1
Foreign-born	2.2
Outdoor Workers	21.7
Climate Change Adaptive Capacity	—
Impervious Surface Cover	91.0
Traffic Density	9.3
Traffic Access	0.0
Other Indices	—
Hardship	29.4

Other Decision Support	—
2016 Voting	91.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	1.00
Healthy Places Index Score for Project Location (b)	56.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Construction: On-Road Fugitive Dust	100% paved road; CalEEMod assumes 55% paved roads in MBARD. However, project construction would occur fully on paved roads, therefore this value was modified

Appendix B

Biological Resources Tables

Special-Status Plant and Lichen Species in the Regional Vicinity of the Project Site

Scientific Name Common Name	Status Fed/State ESA CRPR	Habitat Requirements	Potential to Occur	Rationale
Agrostis lacuna-vernalis vernal pool bent grass	None/None G1/S1 1B.1	Annual herb. Vernal pools. In mima mound areas or on the margins of vernal pools. Elevations: 375-475ft. (115-145m.) Blooms Apr-May.	Not Expected	No natural vegetation communities or vernal pools occur within the project area.
Allium hickmanii Hickman's onion	None/None G2/S2 1B.2	Perennial bulbiferous herb. Chaparral, closed-cone coniferous forest, coastal prairie, coastal scrub, valley and foothill grassland. Sandy loam, damp ground and vernal swales; mostly in grassland though can be associated with chaparral or woodland. Elevations: 15-655ft. (5-200m.) Blooms Mar-May.	Not Expected	No natural vegetation communities or vernal swales occur within the project area.
Arctostaphylos edmundsii Little Sur manzanita	None/None G2/S2 1B.2	Perennial evergreen shrub. Chaparral, coastal bluff scrub. Sandy. Elevations: 35-345ft. (10-105m.) Blooms (May)Nov-Apr.	Not Expected	No natural vegetation communities occur within the project area, and no manzanita were observed.
Arctostaphylos hookeri ssp. *hookeri* Hooker's manzanita	None/None G3T2/S2 1B.2	Perennial evergreen shrub. Chaparral, cismontane woodland, Closed-cone coniferous forest, coastal scrub. Sandy. Elevations: 195-1760ft. (60-536m.) Blooms Jan-Jun.	Not Expected	No natural vegetation communities occur within the project area, and no manzanita were observed.
Arctostaphylos montereyensis Toro manzanita	None/None G2?/S2? 1B.2	Perennial evergreen shrub. Chaparral, cismontane woodland, coastal scrub. Sandy. Elevations: 100-2395ft. (30-730m.) Blooms Feb-Mar.	Not Expected	No natural vegetation communities occur within the project area, and no manzanita were observed.
Arctostaphylos pajaroensis Pajaro manzanita	None/None G1/S1 1B.1	Perennial evergreen shrub. Chaparral. Sandy soils. Elevations: 100-2495ft. (30-760m.) Blooms Dec-Mar.	Not Expected	No natural vegetation communities occur within the project area, and no manzanita were observed.
Arctostaphylos pumila sandmat manzanita	None/None G1/S1 1B.2	Perennial evergreen shrub. Chaparral, cismontane woodland, Closed-cone coniferous forest, coastal dunes, coastal scrub. Openings, sandy. Elevations: 10-675ft. (3-205m.) Blooms Feb-May.	Not Expected	No natural vegetation communities occur within the project area, and no manzanita were observed.
Astragalus tener var. *titi* coastal dunes milk-vetch	FE/SE G2T1/S1 1B.1	Annual herb. Coastal bluff scrub, coastal dunes, coastal prairie. Moist, sandy depressions of bluffs or dunes along and near the Pacific Ocean; one site on a clay terrace. Elevations: 5-165ft. (1-50m.) Blooms Mar-May.	Not Expected	No natural vegetation communities or coastal dunes occur within the project area.

Scientific Name Common Name	Status Fed/State ESA CRPR	Habitat Requirements	Potential to Occur	Rationale
Castilleja ambigua var. *insalutata* pink Johnny-nip	None/None G4T2/S2 1B.1	Annual herb (hemiparasitic). Coastal prairie, coastal scrub. Wet or moist coastal strand or scrub habitats. Elevations: 0-330ft. (0-100m.) Blooms May-Aug.	Not Expected	No natural vegetation communities or coastal dune habitats occur within the project area.
Centromadia parryi ssp. *congdonii* Congdon's tarplant	None/None G3T2/S2 1B.1	Annual herb. Valley and foothill grassland. Alkaline soils, sometimes described as heavy white clay. Elevations: 0-755ft. (0-230m.) Blooms May-Oct(Nov).	Not Expected	No natural vegetation communities with clay soils occur within the project area.
Chorizanthe minutiflora Fort Ord spineflower	None/None G1/S1 1B.2	Annual herb. Chaparral, coastal scrub. Sandy, openings. Openings, sandy. Elevations: 180-490ft. (55-150m.) Blooms Apr-Jul.	Not Expected	No natural vegetation communities or coastal scrub habitats occur within the project area.
Chorizanthe pungens var. *pungens* Monterey spineflower	FT/None G2T2/S2 1B.2	Annual herb. Chaparral, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland. Sandy soils in coastal dunes or more inland within chaparral or other habitats. Elevations: 10-1475ft. (3-450m.) Blooms Apr-Jun(Jul-Aug).	Not Expected	No natural vegetation communities or coastal dune habitats occur within the project area.
Clarkia jolonensis Jolon clarkia	None/None G2/S2 1B.2	Annual herb. Chaparral, cismontane woodland, coastal scrub, riparian woodland. Elevations: 65-2165ft. (20-660m.) Blooms Apr-Jun.	Not Expected	No natural vegetation communities or coastal scrub habitats occur within the project area.
Collinsia multicolor San Francisco collinsia	None/None G2/S2 1B.2	Annual herb. Blooms March-May. Closed-cone coniferous forest, coastal scrub. On decomposed shale (mudstone) mixed with humus. 30-250m (Serpentinite (sometimes). Elevations: 100-820ft).900ft. (30-275m.) Blooms (Feb)Mar-May.	Not Expected	No natural vegetation communities with serpentine soils occur within the project area.
Cordylanthus rigidus ssp. *littoralis* seaside bird's-beak	None/SE G5T2/S2 1B.1	Annual herb (hemiparasitic). Chaparral, cismontane woodland, Closed-cone coniferous forest, coastal dunes, coastal scrub. Sandy, Disturbed areas (often disturbed sites, usually within chaparral or coastal scrub.), sandy. Elevations: 0-1690ft. (0-515m.) Blooms Apr-Oct.	Not Expected	No natural vegetation communities or chaparral habitats occur within the project area.

Scientific Name Common Name	Status Fed/State ESA CRPR	Habitat Requirements	Potential to Occur	Rationale
Delphinium californicum ssp. *interius* Hospital Canyon larkspur	None/None G3T3/S3 1B.2	Perennial herb. Chaparral, cismontane woodland, coastal scrub. In wet, boggy meadows, openings in chaparral and in canyons. Elevations: 640-3595ft. (195-1095m.) Blooms Apr-Jun.	Not Expected	No natural vegetation communities or wet meadow or woodland habitats occur within the project area.
Delphinium hutchinsoniae Hutchinson's larkspur	None/None G2/S2 1B.2	Perennial herb. Broadleafed upland forest, Chaparral, coastal chaparral, coastal prairie, coastal scrub. On semi-shaded, slightly moist slopes, usually west-facing. Elevations: 0-1400ft. (0-427m.) Blooms Mar-Jun.	Not Expected	No natural vegetation communities or forest habitats occur within the project area.
Ericameria fasciculata Eastwood's goldenbush	None/None G2/S2 1B.1	Perennial evergreen shrub. Chaparral, Closed-cone coniferous forest, coastal dunes, coastal scrub. In sandy openings. Elevations: 100-900ft. (30-275m.) Blooms Jul-Oct.	Not Expected	No natural vegetation communities or coastal habitats occur within the project area.
Eriogonum nortonii Pinnacles buckwheat	None/None G2/S2 1B.3	Annual herb. Chaparral, valley and foothill grassland. Sandy soils; often on recent burns; western Santa Lucias. Elevations: 985-3200ft. (300-975m.) Blooms (Apr)Aug(Sep)May-Jun.	Not Expected	No natural vegetation communities or grassland habitats occur within the project area.
Erysimum ammophilum sand-loving wallflower	None/None G2/S2 1B.2	Perennial herb. Chaparral, coastal dunes, coastal scrub. Sandy openings. Elevations: 0-195ft. (0-60m.) Blooms Feb-Jun(Jul-Aug).	Not Expected	No natural vegetation communities or coastal dune habitats occur within the project area.
Erysimum menziesii Menzies' wallflower	FE/SE G1/S1 1B.1	Bloom period: January-August. Occurs in coastal perennial herb. Coastal dunes, headlands, and cliffs. Localized on dunes and coastal strand. Elevations: 1-25 meters. 0-115ft. (0-35m.) Blooms Mar-Sep.	Not Expected	No natural vegetation communities or coastal dune habitats occur within the project area.
Fritillaria liliacea fragrant fritillary	None/None G2/S2 1B.2	Perennial bulbiferous herb. Cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland. Often on serpentine; various soils reported though usually on clay, in grassland. Elevations: 10-1345ft. (3-410m.) Blooms Feb-Apr.	Not Expected	No natural vegetation communities or coastal habitats with serpentine soils occur within the project area.

Scientific Name Common Name	Status Fed/State ESA CRPR	Habitat Requirements	Potential to Occur	Rationale
Gilia tenuiflora ssp. *arenaria* Monterey gilia	FE/ST G3G4T2/S2 1B.2	Annual herb. Chaparral, cismontane woodland, coastal dunes, coastal scrub. Sandy openings in bare, wind-sheltered areas. Often near dune summit or in the hind dunes; two records from Pleistocene inland dunes. Elevations: 0-150ft. (0-45m.) Blooms Apr-Jun.	Not Expected	No natural vegetation communities or coastal dune habitats occur within the project area.
Hesperocyparis goveniana Gowen cypress	FT/None G1/S1 1B.2	Perennial evergreen tree. Chaparral, closed-cone coniferous forest. Coastal terraces; usually in sandy soils; sometimes with Monterey pine, bishop pine. Elevations: 100-985ft. (30-300m.)	Not Expected	No natural vegetation communities or forest habitats occur within the project area.
Hesperocyparis macrocarpa Monterey cypress	None/None G1/S1 1B.2	Perennial evergreen tree. Closed-cone coniferous forest. Granitic soils. Elevations: 35-100ft. (10-30m.)	Present	This species was identified in the project area; however, these individuals are ornamental plantings, or the result of naturalized ornamental plantings.
Horkelia cuneata var. *sericea* Kellogg's horkelia	None/None G4T1?/S1? 1B.1	Perennial herb. Chaparral, closed-cone coniferous forest, coastal dunes, coastal scrub. Old dunes, coastal sandhills; openings. Sandy or gravelly soils. Elevations: 35-655ft. (10-200m.) Blooms Apr-Sep.	Not Expected	No natural vegetation communities or coastal dune habitats occur within the project area.
Horkelia marinensis Point Reyes horkelia	None/None G2/S2 1B.2	Perennial herb. Coastal dunes, coastal prairie, coastal scrub. Sandy flats and dunes near coast; in grassland or scrub plant communities. Elevations: 15-2475ft. (5-755m.) Blooms May-Sep.	Not Expected	No natural vegetation communities or coastal dune habitats occur within the project area.
Lasthenia conjugens Contra Costa goldfields	FE/None G1/S1 1B.1	Annual herb. Cismontane woodland, playas, valley and foothill grassland, vernal pools. Vernal pools, swales, low depressions, in open grassy areas. Elevations: 0-1540ft. (0-470m.) Blooms Mar-Jun.	Not Expected	No natural vegetation communities or vernal pool habitats occur within the project area.
Layia carnosa beach layia	FT/SE G2/S2 1B.1	Annual herb. Coastal dunes, coastal scrub. On sparsely vegetated, semi-stabilized dunes, usually behind foredunes. Elevations: 0-195ft. (0-60m.) Blooms Mar-Jul.	Not Expected	No natural vegetation communities or coastal dune habitats occur within the project area.

Scientific Name Common Name	Status Fed/State ESA CRPR	Habitat Requirements	Potential to Occur	Rationale
Lupinus tidestromii Tidestrom's lupine	FE/SE G1/S1 1B.1	Perennial rhizomatous herb. Coastal dunes. Partially stabilized dunes, immediately near the ocean. Elevations: 0-330ft. (0-100m.) Blooms Apr-Jun.	Not Expected	No natural vegetation communities or coastal dune habitats occur within the project area.
Malacothamnus palmeri var. *involucratus* Carmel Valley bush-mallow	None/None G3T2Q/S2 1B.2	Perennial deciduous shrub. Chaparral, cismontane woodland, coastal scrub. Talus hilltops and slopes, sometimes on serpentine. Fire dependent. Elevations: 100-3610ft. (30-1100m.) Blooms Apr-Oct.	Not Expected	No natural vegetation communities or coastal scrub habitats occur within the project area.
Malacothrix saxatilis var. *arachnoidea* Carmel Valley malacothrix	None/None G5T2/S2 1B.2	Perennial rhizomatous herb. Chaparral, coastal scrub. Rock outcrops or steep rocky roadcuts. Elevations: 80-3400ft. (25-1036m.) Blooms (Mar)Jun-Dec.	Not Expected	No natural vegetation communities or coastal scrub habitats occur within the project area.
Microseris paludosa marsh microseris	None/None G2/S2 1B.2	Perennial herb. Cismontane woodland, closed-cone coniferous forest, coastal scrub, valley and foothill grassland. Elevations: 15-1165ft. (5-355m.) Blooms Apr-Jun(Jul).	Not Expected	No natural vegetation communities or coastal scrub habitats occur within the project area.
Monardella sinuata ssp. *nigrescens* northern curly-leaved monardella	None/None G3T2/S2 1B.2	Annual herb. Chaparral, coastal dunes, coastal scrub, lower montane coniferous forest. Sandy soils. Elevations: 0-985ft. (0-300m.) Blooms (Apr)May-Jul(Aug-Sep).	Not Expected	No natural vegetation communities or coastal scrub habitats occur within the project area.
Monolopia gracilens woodland woollythreads	None/None G3/S3 1B.2	Annual herb. Broadleafed upland forest, chaparral, cismontane woodland, north coast coniferous forest, valley and foothill grassland. Grassy sites, in openings; sandy to rocky soils. Often seen on serpentine after burns, but may have only weak affinity to serpentine. Elevations: 330-3935ft. (100-1200m.) Blooms (Feb)Mar-Jul.	Not Expected	No natural vegetation communities with serpentine soils occur within the project area.
Pinus radiata Monterey pine	None/None G1/S1 1B.1	Perennial evergreen tree. Cismontane woodland, closed-cone coniferous forest. Dry bluffs and slopes. Elevations: 80-605ft. (25-185m.)	Present	This species was identified in the project area; however, these individuals are ornamental plantings, or the result of naturalized ornamental plantings.

Scientific Name Common Name	Status Fed/State ESA CRPR	Habitat Requirements	Potential to Occur	Rationale
Piperia yadonii Yadon's rein orchid	FE/None G1/S1 1B.1	Perennial herb. Chaparral, closed-cone coniferous forest, coastal bluff scrub. On sandstone and sandy soil, but poorly drained and often dry. Elevations: 35-1675ft. (10-510m.) Blooms (Feb)May-Aug.	Not Expected	No natural vegetation communities or coastal scrub habitats occur within the project area.
Plagiobothrys uncinatus hooked popcornflower	None/None G2/S2 1B.2	Annual herb. Chaparral, cismontane woodland, valley and foothill grassland. Sandstone outcrops and canyon sides; often in burned or disturbed areas. Elevations: 985-2495ft. (300-760m.) Blooms Apr-May.	Not Expected	No natural vegetation communities with sandstone outcrops occur within the project area.
Potentilla hickmanii Hickman's cinquefoil	FE/SE G1/S1 1B.1	Perennial herb. Closed-cone coniferous forest, coastal bluff scrub, marshes and swamps, meadows and seeps. Freshwater marshes, seeps, and small streams in open or forested areas along the coast. Elevations: 35-490ft. (10-149m.) Blooms Apr-Aug.	Not Expected	No natural vegetation communities or coastal scrub habitats occur within the project area.
Ramalina thrausta angel's hair lichen	None/None G5?/S2S3 2B.1	Fruticose lichen (epiphytic). North coast coniferous forest. On dead twigs and other lichens. Elevations: 245-1410ft. (75-430m.)	Low Potential	Coniferous plants are present, and lichens are know to occur in the project vicinity.
Rosa pinetorum pine rose	None/None G2/S2 1B.2	Perennial shrub. Cismontane woodland, closed-cone coniferous forest. Elevations: 5-3100ft. (2-945m.) Blooms May-Jul.	Not Expected	No natural vegetation communities or woodland habitats occur within the project area.
Stebbinsoseris decipiens Santa Cruz microseris	None/None G2/S2 1B.2	Annual herb. Broadleafed upland forest, chaparral, closed-cone coniferous forest, coastal prairie, coastal scrub, valley and foothill grassland. Open areas in loose or disturbed soil, usually derived from sandstone, shale or serpentine, on seaward slopes. Elevations: 35-1640ft. (10-500m.) Blooms Apr-May.	Not Expected	No natural vegetation communities or coastal scrub habitats occur within the project area.
Sulcaria spiralifera twisted horsehair lichen	None/None G3G4/S2 1B.2	Fruticose lichen (epiphytic). Coastal dunes, north coast coniferous forest. Usually on conifers. Elevations: 0-295ft. (0-90m.)	Low Potential	Coniferous plants are present, and lichens are know to occur in the project vicinity.
Tortula californica California screw moss	None/None G2G3/S2? 1B.2	Moss. Chenopod scrub, valley and foothill grassland. Moss growing on sandy soil. Elevations: 35-4790ft. (10-1460m.)	Low Potential	Coniferous plants are present, and lichens are know to occur in the project vicinity.

Scientific Name Common Name	Status Fed/State ESA CRPR	Habitat Requirements	Potential to Occur	Rationale
Trifolium buckwestiorum Santa Cruz clover	None/None G2/S2 1B.1	Annual herb. Broadleafed upland forest, cismontane woodland, coastal prairie. Moist grassland. Gravelly margins. Elevations: 345-2000ft. (105-610m.) Blooms Apr-Oct.	Not Expected	No natural vegetation communities or woodland habitats occur within the project area.
Trifolium hydrophilum saline clover	None/None G2/S2 1B.2	Annual herb. Marshes and swamps, valley and foothill grassland, vernal pools. Mesic, alkaline sites. Elevations: 0-985ft. (0-300m.) Blooms Apr-Jun.	Not Expected	No natural vegetation communities or marsh habitats with alkaline soils occur within the project area.
Trifolium polyodon Pacific Grove clover	None/SR G1/S1 1B.1	Annual herb. Closed-cone coniferous forest, coastal prairie, meadows and seeps, valley and foothill grassland. Along small springs and seeps in grassy openings. Elevations: 15-1395ft. (5-425m.) Blooms Apr-Jun(Jul).	Not Expected	No natural vegetation communities or forest habitats occur within the project area.
Trifolium trichocalyx Monterey clover	FE/SE G1/S1 1B.1	Annual herb. Closed-cone coniferous forest. Openings, burned areas, and roadsides. Sandy soils. Elevations: 100-1000ft. (30-305m.) Blooms Apr-Jun.	Not Expected	No natural vegetation communities or forest habitats occur within the project area.

ft. = feet; m. = meter

Regional Vicinity refers to within a nine-quad search radius of site (in this case, a five-quad search was conducted due to the proximity of the Pacific Ocean).

Status (Federal/State)

FE = Federal Endangered
FT = Federal Threatened
SE = State Endangered
ST = State Threatened
SR = State Rare

CRPR (California Native Plant Society California Rare Plant Rank)

1B = Rare, Threatened, or Endangered in California and elsewhere
2B= Rare, Threatened, or Endangered in California, but more common elsewhere

CRPR Threat Code Extension

.1 = Seriously endangered in California (>80% of occurrences threatened/high degree and immediacy of threat)
.2 = Moderately threatened in California (20-80% of occurrences threatened/moderate degree and immediacy of threat)
.3 = Not very endangered in California (<20% of occurrences threatened/low degree and immediacy of threat)

Other Statuses

G1 or S1 Critically Imperiled Globally or Subnationally (state)
G2 or S2 Imperiled Globally or Subnationally (state)
G3 or S3 Vulnerable to extirpation or extinction Globally or Subnationally (state)
G4/5 or S4/5 Apparently secure, common and abundant

Additional notations may be provided as follows

T – Intraspecific Taxon (subspecies, varieties, and other designations below the level of species)
Q – Questionable taxonomy that may reduce conservation priority
? – Inexact numeric rank

Special Status Animal Species in the Regional Vicinity of the Project Site

Scientific Name Common Name	Status Fed/State ESA CDFW	Habitat Requirements	Potential to Occur	Rationale
Invertebrates				
Bombus caliginosus obscure bumble bee	None/None G2G3/S1S2	Coastal areas from Santa Barbara County north to Washington state. Food plant genera include Baccharis, Cirsium, Lupinus, Lotus, Grindelia and Phacelia.	Low Potential	Flowering plants are present; however no beehives or suitable burrows were observed.
Bombus occidentalis western bumble bee	None/SCE G3/S1	Once common and widespread, species has declined precipitously from central CA to southern B.C., perhaps from disease. .	Low Potential	There are two known CNDDB occurrences within five miles, lowering plants are present; however no beehives or suitable burrows were observed.
Danaus plexippus pop. 1 monarch - California overwintering population	FC/None G4T1T2Q/S2	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	Not Expected	There are nine known CNDDB occurrences within five miles, however the site does not contain suitable wintering habitat.
Euphilotes enoptes smithi Smith's blue butterfly	FE/None G5T2/S2	Most commonly associated with coastal dunes & coastal sage scrub plant communities in Monterey & Santa Cruz counties. Hostplant: *Eriogonum latifolium* and *Eriogonum parvifolium* are utilized as both larval and adult foodplants.	Not Expected	There are 10 known CNDDB occurrences within five miles, however no coastal sage brush habitat is present.
Fish				
Eucyclogobius newberryi tidewater goby	FE/None G3/S3	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	Not Expected	There are no known CNDDB occurrences within five miles and suitable brackish water habitat not present.
Lavinia exilicauda harengus Monterey hitch	None/None G4T3/S3 SSC		Not Expected	There are no known CNDDB occurrences within five miles, and the site does not contain aquatic habitats.
Oncorhynchus mykiss irideus pop. 9 steelhead - south-central California coast DPS	FT/None G5T2Q/S2	Federal listing refers to runs in coastal basins from the Pajaro River south to, but not including, the Santa Maria River.	Not Expected	There is one known CNDDB occurrence within five miles from the Carmel River. However, no suitable habitat present.

Scientific Name Common Name	Status Fed/State ESA CDFW	Habitat Requirements	Potential to Occur	Rationale
Amphibians				
Ambystoma californiense Pop 1. California tiger salamander - central California DPS	FT/ST G2G3T3/S3 CDFW_WL	Lives in vacant or mammal-occupied burrows throughout most of the year; in grassland, savanna, or open woodland habitats. Need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	Not Expected	There are five known CNDDB occurrences within five miles, however suitable open habitats are not present, and the site is largely isolated by development.
Rana boylii pop. 6 foothill yellow-legged frog - south coast DPS	FPE/SE G3T1/S1	Southern Coast Ranges from Monterey Bay south through San Gabriel Mountains; west of the Salinas River in Monterey Co, south through Transverse Ranges, and east through San Gabriel Mountains. Historically may have ranged to Baja California. Partly shaded shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying and at least 15 weeks to attain metamorphosis.	Not Expected	There are four known CNDDB occurrences within five miles, including one occurrence within the Carmel River. However, this occurrence is from 1904 and is possibly extirpated, and suitable aquatic habitat is not present.
Rana draytonii California red-legged frog	FT/None G2G3/S2S3 CDFW_SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Moderate Potential	There are 14 known CNDDB occurrences within five miles, including numerous sightings in the Carmel River south of the southern staging area.
Taricha torosa Coast Range newt	None/None G4/S4 CDFW_SSC	Coastal drainages from Mendocino County to San Diego County. Lives in terrestrial habitats & will migrate over 1 km to breed in ponds, reservoirs & slow moving streams.	Not Expected	There are two known CNDDB occurrences within five miles and the Carmel River provides suitable habitat.
Reptiles				
Anniella pulchra northern California legless lizard	None/None G3/S2S3 CDFW_SSC	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. They prefer soils with a high moisture content.	Not Expected	There are no known CNDDB occurrences within five miles, and suitable natural habitat with sandy soils is not present.
Emys marmorata western pond turtle	None/None G3G4/S3	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable	Not Expected	There are tree known CNDDB occurrences within five miles, including sightings in the Carmel River, however

Scientific Name Common Name	Status Fed/State ESA CDFW	Habitat Requirements	Potential to Occur	Rationale
	CDFW_SSC	(sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.		ponds are not present and the site is largely isolated by development.
Phrynosoma blainvillii coast horned lizard	None/None G4/S4 CDFW_SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Not Expected	There are no known CNDDB occurrences within five miles, and the site does not contain suitable open sandy areas.
Birds				
Agelaius tricolor tricolored blackbird	None/ST G1G2/S2 CDFW_SSC	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	Not Expected	There are no known CNDDB occurrences within five miles, and emergent vegetation is not present.
Athene cunicularia burrowing owl	None/None G4/S2 CDFW_SSC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Not Expected	There is one known CNDDB occurrence within five miles, however no known occurrences within the Carmel Valley, and the site is largely developed or landscaped.
Buteo regalis ferruginous hawk	None/None G4/S3S4 WL	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats. Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.	Not Expected	There are no known CNDDB occurrences within five miles and the study area does not provide suitable breeding or wintering habitat.
Charadrius nivosus nivosus western snowy plover	FT/None G3T3/S3 CDFW_SSC	Sandy beaches, salt pond levees & shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	Not Expected	There is one known CNDDB occurrence within five miles, however suitable breeding habitat is not present.
Coturnicops noveboracensis yellow rail	None/None G4/S2 CDFW_SSC	Summer resident in eastern Sierra Nevada in Mono County. Freshwater marshlands.	Not Expected	There is one known CNDDB occurrence within five miles, however marshes are not present.
Cypseloides niger black swift	None/None G4/S2	Coastal belt of Santa Cruz and Monterey counties; central & southern Sierra Nevada; San Bernardino & San Jacinto mountains. Breeds in	Not Expected	There is one known CNDDB occurrence within five miles, however cliff breeding habitats are not present.

Scientific Name Common Name	Status Fed/State ESA CDFW	Habitat Requirements	Potential to Occur	Rationale
	CDFW_SSC	small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea-bluffs above the surf; forages widely.		
Laterallus jamaicensis coturniculus California black rail	None/ST G3G4T1/S1 CDFW_FP	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays. Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	Not Expected	There is one known CNDDB occurrence within five miles, however marshes are not present.
Oceanodroma homochroa ashy storm-petrel	None/None G2/S2 CDFW_SSC	Colonial nester on off-shore islands. Usually nests on driest part of islands. Forages over open ocean. Nest sites on islands are in crevices beneath loosely piled rocks or driftwood, or in caves.	Not Expected	There are no known CNDDB occurrences within five miles and suitable breeding habitats are not present.
Pelecanus occidentalis californicus California brown pelican	FD/SD G4T3T4/S3 CDFW_FP	Colonial nester on coastal islands just outside the surf line. Nests on coastal islands of small to moderate size which afford immunity from attack by ground-dwelling predators. Roosts communally.	Not Expected	There are two known CNDDB occurrences within five miles, however suitable breeding habitats are not present.
Riparia riparia bank swallow	None/ST G5/S2	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	Not Expected	There are no known CNDDB occurrences within five miles and suitable breeding habitats are not present.
Mammals				
Corynorhinus townsendii Townsend's big-eared bat	None/None G3G4/S2 CDFW_SSC	Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	Not Expected	There is one known occurrence within five miles, however suitable day roost sites are not present.
Eumetopias jubatus Steller (=northern) sea-lion	FD/None G3/S2	Breeds on Ano Nuevo, San Miguel and Farallon islands, Point St. George, and Sugarloaf. Hauls-out on islands and rocks. Needs haul-out and breeding sites with unrestricted access to water, near aquatic food supply and with no human disturbance.	Not Expected	There are two known CNDDB occurrences within five miles, however suitable marine habitats are not present.

Scientific Name Common Name	Status Fed/State ESA CDFW	Habitat Requirements	Potential to Occur	Rationale
Sorex ornatus salarius Monterey shrew	None/None G5T1T2/S1S2 CDFW_SSC	Riparian, wetland & upland areas in the vicinity of the Salinas River delta. Prefers moist microhabitats. feeds on insects & other invertebrates found under logs, rocks & litter.	Not Expected	There are four known CNDDB occurrences within five miles, however suitable riparian habitat is not present and there are no known occurrences from Carmel Valley.
Taxidea taxus American badger	None/None G5/S3 CDFW_SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	Not Expected	There are no known CNDDB occurrences within five miles and suitable open habitat is not present.

Regional Vicinity refers to within a nine-quad search radius of site (in this case, a five-quad search was conducted due to the proximity of the Pacific Ocean).

Status (Federal/State)

FE = Federal Endangered
FT = Federal Threatened
FPE = Federal Proposed Endangered
FD = Federal Delisted
FC = Federal Candidate
SE = State Endangered
ST = State Threatened
SCE = State Candidate Endangered
SD = State Delisted
SSC = CDFW Species of Special Concern
FP = CDFW Fully Protected
WL = CDFW Watch List

Other Statuses

G1 or S1 Critically Imperiled Globally or Subnationally (state)
G2 or S2 Imperiled Globally or Subnationally (state)
G3 or S3 Vulnerable to extirpation or extinction Globally or Subnationally (state)
G4/5 or S4/5 Apparently secure, common and abundant

Additional notations may be provided as follows

T – Intraspecific Taxon (subspecies, varieties, and other designations below the level of species)
Q – Questionable taxonomy that may reduce conservation priority

Appendix C

Energy Calculation Sheets

CAWD Scenic Road Pipeline

Last Updated: 8/29/2023

Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors **[1]**:

HP: 0 to 100	0.0588	HP: Greater than 100	0.0529

Values above are expressed in gallons per horsepower-hour/BSFC.

CONSTRUCTION EQUIPMENT

Construction Equipment	#	Hours per Day	Horsepower	Load Factor	Construction Phase	Fuel Used (gallons)
Crawler Tractors	1	8	87	0.43	Grubbing and Land Clearing	334
Excavators	2	8	36	0.38	Grubbing and Land Clearing	244
Signal Boards	2	8	6	0.82	Grubbing and Land Clearing	88
Crawler Tractors	1	8	87	0.43	Grading and Excavation	1,354
Excavators	3	8	36	0.38	Grading and Excavation	1,486
Graders	2	8	148	0.41	Grading and Excavation	3,952
Rollers	2	8	36	0.38	Grading and Excavation	990
Rubber Tired Loaders	1	8	150	0.36	Grading and Excavation	1,758
Scrapers	2	8	423	0.48	Grading and Excavation	13,222
Signal Boards	2	8	6	0.82	Grading and Excavation	356
Tractors/Loaders/Backhoes	4	8	84	0.37	Grading and Excavation	4,500
Air Compressors	1	8	37	0.48	Drainage/Utilities/Subgrade	568
Generator Sets	1	8	14	0.74	Drainage/Utilities/Subgrade	331
Graders	1	8	148	0.41	Drainage/Utilities/Subgrade	1,745
Plate Compactors	1	8	8	0.43	Drainage/Utilities/Subgrade	110
Pumps	1	8	11	0.74	Drainage/Utilities/Subgrade	260
Rough Terrain Forklifts	1	8	96	0.4	Drainage/Utilities/Subgrade	1,228
Scrapers	1	8	423	0.48	Drainage/Utilities/Subgrade	5,838
Signal Boards	2	8	6	0.82	Drainage/Utilities/Subgrade	315
Tractors/Loaders/Backhoes	3	8	84	0.37	Drainage/Utilities/Subgrade	2,981
Pavers	1	8	81	0.42	Paving	464
Paving Equipment	1	8	89	0.36	Paving	437
Rollers	2	8	36	0.38	Paving	373
Signal Boards	2	8	6	0.82	Paving	134
Tractors/Loaders/Backhoes	3	8	84	0.37	Paving	1,271
					Total Fuel Used	**44,340 (Gallons)**

Construction Phase	Days of Operation
Grubbing and Land Clearing	19
Grading and Excavation	77
Drainage/Utilities/Subgrade	68
Paving	29
Total Days	193

WORKER TRIPS

Constuction Phase	MPG [2]	Trips	Trip Length (miles)	Fuel Used (gallons)
Grubbing and Land Clearing	24.1	25	9.5	186.65
Grading and Excavation	24.1	85	9.5	2571.83
Drainage/Utilities/Subgrade	24.1	60	9.5	1603.22
Paving	24.1	45	9.5	512.79
		Total		**4,874.50**

HAULING AND VENDOR TRIPS

Trip Class	MPG [2]	Trips	Trip Length (miles)	Fuel Used (gallons)
HAULING TRIPS				
Grubbing and Land Clearing	7.5	0	20.0	0.00
Grading and Excavation	7.5	27	20.0	72.53
Drainage/Utilities/Subgrade	7.5	0	20.0	0.00
Paving	7.5	0	20.0	0.00
			Total	**72.53**
VENDOR TRIPS				
Grubbing and Land Clearing	7.5	0	6.0	0.00
Grading and Excavation	7.5	2	6.0	123.82
Drainage/Utilities/Subgrade	7.5	0	6.0	0.00
Paving	7.5	0	6.0	0.00
			Total	**123.82**

Total Gasoline Consumption (gallons)	**4,874**
Total Diesel Consumption (gallons)	**44,536**

Sources:

[1] United States Environmental Protection Agency. 2021. *Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES3.0.2* . September. Available at: https://www.epa.gov/system/files/documents/2021-08/420r21021.pdf.

[2] United States Department of Transportation, Bureau of Transportation Statistics. 2021. *National Transportation Statistics* . Available at: https://www.bts.gov/topics/national-transportation-statistics.

Appendix D

Geotechnical Investigation



GEOTECHNICAL INVESTIGATION

SCENIC ROAD
SEWER REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT
CARMEL-BY-THE-SEA, CALIFORNIA

FOR
MNS ENGINEERS, INC.
SANTA BARBARA, CALIFORNIA

Pacific Crest
ENGINEERING INC

CONSULTING GEOTECHNICAL ENGINEERS

2123-M251-A48
Revised JUNE 2022
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Pacific Crest
ENGINEERING INC

GEOTECHNICAL | ENVIRONMENTAL | CHEMICAL | MATERIAL TESTING | SPECIAL INSPECTIONS

June 10, 2022 Project No. 2123-M251-A48

Mr. Nick Panofsky
MNS Engineers, Inc.
201 N. Calle Cesar Chavez, Suite 300
Santa Barbara, CA 93103

Subject: **Geotechnical Investigation – Design Phase (Updated)**
Scenic Road Sewer Rehabilitation Project
Carmel Area Wastewater District
Carmel-by-the-Sea, California

Dear Mr. Panofsky,

In accordance with your authorization, we have performed a geotechnical investigation for the proposed new sewer main replacement project in Carmel By-The-Sea California.

This updated report has been prepared to include results and recommendations resulting from the drilling of an additional seven (7) borings to address an additional mile of pipeline replacement that has been added to the project scope. This updated report replaces our August 13, 2021 report in its entirety.

The accompanying report presents our findings, conclusions and recommendations for the subject project. If you have any questions concerning the information presented in this report, please call our office.

Very truly yours,

PACIFIC CREST ENGINEERING INC.

REGISTERED PROFESSIONAL ENGINEER ELIZABETH MAE MITCHELL GE2718 Exp. 12/31/2022 GEOTECHNICAL STATE OF CALIFORNIA

Elizabeth M. Mitchell, GE
Associate Geotechnical Engineer
GE 2718
Expires 12/31/22

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER M JOHNSON No. C 82630 Exp. 9-30-22 CIVIL STATE OF CALIFORNIA

Chris Johnson, PE
Principal Civil Engineer
CE 82630
Expires 9/30/22

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GEOTECHNICAL INVESTIGATION REPORT
Scenic Road Sewer Rehabilitation Project
Carmel Area Wastewater District
Carmel-by-the-Sea, California

I. INTRODUCTION

PURPOSE AND SCOPE

This report describes the geotechnical investigation and presents our conclusions and recommendations for Carmel Area Wastewater District's Scenic Road Sewer Rehabilitation Project, in Carmel-by-the-Sea, California.

Our scope of services for this project has consisted of:

1. Site reconnaissance to observe the existing conditions.

2. Review of the following published maps:
   - Geologic Map of the Monterey Peninsula and Vicinity, Monterey County, California, Dibblee Jr., 1999.
   - Geologic Map of Monterey and Seaside 7.5-Minute Quadrangles, Monterey County, California, Clark, Dupré, Rosenberg, 1997.
   - Map Showing Liquefaction Susceptibility of Monterey County, California, Rosenberg, 2001.
   - Monterey County GIS Geologic Hazards Map Application accessed July 2021 from Monterey County website: https://montereyco.maps.arcgis.com/apps/webappviewer/index.html?id=80aadc38518a45889751e97546ca5c53.
   - U.S. Geological Survey (and the California Geologic Survey), 2018, Quaternary fault and fold database for the United States, accessed July 2021, from USGS website: http//earthquake.usgs.gov/hazards/qfaults/.

3. The drilling and logging of fifteen (15) test borings.

4. Laboratory analysis of retrieved soil samples.

5. Engineering analysis of the field and laboratory test results.

6. Preparation of this report documenting our investigation and presenting geotechnical recommendations for the design and construction of the project.

PROJECT LOCATION

The project site area includes portions of Scenic Road, San Antonio Avenue, Camino Real, Carmelo Street, 14th Avenue and 15th Avenue, in Carmel-by-the-Sea, California. Please refer to the Regional Site Map, Figure No. 1, in Appendix A for the general vicinity of the project site, which is approximated by the following coordinates:

Latitude = 36.550068 degrees
Longitude = -121.928707 degrees

PROPOSED IMPROVEMENTS

It is our understanding that Carmel Area Wastewater District is considering replacing approximately 4,950 linear feet of 8-inch diameter vitrified clay pipe (VCP) sewer main, and approximately 30 linear feet of 6-inch steel force main. The VCP sewer main will be replaced using pipe bursting, and the steel force main will be replaced using open cut trenching. The section of sewer main to be replaced via pipe-bursting extends along Scenic Drive from its intersection with Ocean Avenue south to the existing pump station located approximately 750 feet west of Martin Way. The 30-foot section of force main is located at the intersection of San Antonio and Santa Lucia Avenue.

An additional mile of sewer main replacement is planned to be completed by open cut trenching along San Antonio Avenue between Santa Lucia and 15th, 15th Avenue from San Antonio to Camino Real, Camino Real between 15th Avenue and Santa Lucia, 14th Avenue, and Carmelo Street from 15th Avenue to Scenic Road (collectively referred to as "inland streets"). For approximate extents of these sewer main replacements, please refer to Figure 2A through Figure 2F in Appendix A.

The existing sewer mains are located approximately 5 to 18 feet below the ground surface. The width and depth of the trenches are not known.

II. INVESTIGATION METHODS

FIELD INVESTIGATION

Fifteen (15), 6-inch diameter test borings were drilled at the site on May 24, 2021 (Scenic Road), and April 20, 2022 (inland streets). The approximate locations of the test borings are shown on the Regional Site Map, Figure No. 2A through Figure 2F, in Appendix A. The drilling method used was hydraulically operated continuous flight augers on a tractor mounted drill rig. A geologist from Pacific Crest Engineering Inc. was present during the drilling operations to log the soil encountered and to choose sampler type and locations.

Relatively undisturbed soil samples were obtained at various depths by driving a split spoon sampler 18 inches into the ground. This was achieved by dropping a 140-pound hammer a vertical height of 30 inches. The hammer was actuated with a wire winch. The number of blows required to drive the sampler each 6-inch increment and the total number of blows required to drive the last 12 inches was

recorded by the field engineer. The outside diameter of the samplers used was 3, 2.5, or 2 inches and is designated on the Boring Logs as "L", "M" or "T", respectively.

The field blow counts in 6-inch increments are reported on the Boring Logs adjacent to each sample as well as the Standard Penetration Test data (SPT). All STP data has been normalized to a 2-inch O.D. sampler and is reported on the Boring Logs as SPT "N" values. The normalization method used was derived from the second edition of the Foundation Engineering Handbook (H.Y. Fang, 1991). The method utilizes a Sampler Hammer Ratio which is dependent on the weight of the hammer, height of hammer drop, outside diameter of sampler, and inside diameter of sample.

The soils encountered in the borings were continuously logged in the field and visually described in accordance with the Unified Soil Classification System (ASTM D2488) as described in the Boring Log Explanation, Figures No. 3 and 4, in Appendix A. The soil classification was verified upon completion of laboratory testing in accordance with ASTM D2487.

Appendix A contains the site plan showing the locations of the test borings, our borings logs and an explanation of the soil classification system used. Stratification lines on the boring logs are approximate as the actual transition between soil types may be gradual.

LABORATORY TESTING

The laboratory testing program was developed to aid in evaluating the engineering properties of the materials encountered at the site. Laboratory tests performed include:

- Moisture Density relationships in accordance with ASTM D2937.
- Field penetrometer testing to approximate unconfined compressive strength.
- Gradation testing in accordance with ASTM D114 and D422.
- Atterberg Limits testing in accordance with ASTM D4318.
- Unconfined Compression testing in accordance with ASTM D2166.
- Direct Shear testing in accordance with ASTM D3080.
- Corrosivity testing in accordance with California 643 (Minimum Resistivity), California 422 (Chlorides), California 417 (Sulfates) and California 643 (pH).

The results of the laboratory testing are presented on the boring logs opposite the sample tested and/or presented graphically in Appendix A.

III. FINDINGS AND ANALYSIS

GEOLOGIC SETTING

The surficial geology in the area of the project site is mapped as Lighthouse Coastal Terrace Deposits underlain by Unnamed Sandstone or Porphyritic Granodiorite of Monterey of Ross (Clark, Dupre', Rosenberg, 1997). The terrace deposits are described as *"Semi-consolidated, moderately well sorted*

marine sand containing thin, discontinuous gravel-rich layers." The Unnamed Sandstone is described as *"Marine; buff to light gray, poorly to well sorted arkosic sandstone, locally friable, locally conglomerate."* The bedrock and terrace deposits encountered during our field investigation are consistent with these descriptions.

SURFACE CONDITIONS

The sewer alignment to be replaced via pipe-bursting is located along Scenic Road between Ocean Avenue and the pump station located northeast of the intersection with Oceanview Avenue. The project area is completely paved. The road slopes gently to the south from the intersection with Ocean Avenue to the intersection with 8th Avenue. From the intersection of 8th Avenue to the intersection with Santa Lucia Avenue, the road is slightly domed to allow stormwater runoff to flow into the storm drain system. The road is relatively flat from the intersection of Santa Lucia Avenue to the pump station.

Scenic Road is bordered by residential properties on both sides between Ocean Avenue and 8th Avenue. South of 8th Avenue, Scenic Road is bordered by residential properties on the landward side, and a coastal bluff with associated trails and pathways along the seaward side.

Similar surface conditions were noted for the inland streets that were investigated in April of 2022 and were generally completely paved. These additional streets were generally narrow residential streets and bound by single family properties on either side.

An abundance of public utilities, including some abandoned ones, exist within the project area.

SUBSURFACE CONDITIONS

Our subsurface exploration consisted of the advancement of seven (7) test borings ranging in depth from 4 feet to 20½ feet below ground surface. The two shallow borings, drilled to depths of 4 feet and 4½ feet, were drilled within the existing sewer trench backfill to evaluate existing trench backfill conditions. The five deeper borings were drilled adjacent to the shallow borings to a maximum depth of 10-feet below the invert of the existing pipeline, or until bedrock was encountered. Eight (8) additional borings were advanced on April 20th, 2022 for the inland streets portion of the proposed sewer main replacement. The soil profiles and classifications, laboratory test results and groundwater conditions encountered for each test boring are presented in the Logs of Test Borings, in Appendix A. The general subsurface conditions are described below.

Subsurface conditions encountered within the shallow borings (B-4 and B-7) consisted of trench backfill described as sand with gravel and silty sand, respectively. The fines content (clay and silt percentage) ranged from 4.4% to 25.0%. The sandy material was described as fine to medium grained, sub-angular to sub-rounded shaped, and poorly graded. Gravels encountered within B-4 were described as fine grained and sub-angular to sub-rounded shaped. The density ranged from loose to medium dense.

Subsurface conditions encountered within the deeper borings (B-1, B-2, B-3, B-5, and B-6) consisted of primarily granular materials comprised of clayey sand, silty sand, sand with clay, sand with silt, and sand. These strata were typically fine to medium grained, sub-angular to sub-rounded shaped, and poorly graded. Fines contents within these granular materials range from ranging from 5.8% to 24.2%. The density ranged from very loose to medium dense.

A layer of highly plastic clay was encountered within B-3 from 17 feet to the maximum explored depth of 17½ feet. Fine grained soils were not encountered in any of the other test borings. The consistency of the clay strata was described as firm.

Sandstone bedrock was encountered within B-5 at a depth of 7½ feet below ground surface and Porphyritic Granodiorite was encountered within B-6 at a depth of 7½ feet below ground surface. The sandstone bedrock was described a medium dense to very dense, sand with silt and the granodiorite was described as very dense and mechanically pulverized to sand with silt and gravel. Fines content within the sandstone increased with depth and ranged from 3.7% to 13.5%.

Subsurface conditions encountered within the inland streets borings (B-8, B-9, B-10, B-11, B-12, B13, B14, and B-15) consisted of primarily granular materials comprised of clayey sand, silty sand, sand with clay, sand with silt, and sand. These strata were typically fine to medium grained, sub-angular to sub-rounded shaped, and poorly graded. The density ranged from very loose to dense. Weathered bedrock, generally described as dense clayey or silty sand, was encountered in borings B-9, B-10, and B-12 at depths ranging from 4½-feet to 14-feet.

Groundwater was encountered within B-1, B-11 and B-3 with initial approximate depths of 8-feet, 11-feet and 16-feet, respectively. The approximate depth to groundwater was measured at 9-feet within B-1 and 16-feet within B-3 at the end of drilling activities. Groundwater was not encountered within the other twelve borings.

It should be noted that the groundwater level was not allowed to stabilize for more than a few hours; therefore, the actual groundwater level may be higher or lower than initially encountered. The groundwater conditions described in this report reflect the conditions encountered during our drilling investigation in May of 2021 and April of 2022 at the specific locations drilled. It must be anticipated that the perched and regional groundwater tables may vary with location and could fluctuate with variations in rainfall, runoff, irrigation and other changes to the conditions existing at the time our measurements were made. We note that the groundwater measurements were taken in the spring of a drought year that was preceded by multiple below-average rain years. It should be anticipated that the groundwater table may rise significantly in the winter of non-drought years.

Please refer the Logs of Test Borings in Appendix A, for a more detailed description of the subsurface conditions encountered in each of our test borings at the subject site.

SOIL CORROSIVITY

In order to address the corrosivity potential at the subject site, testing was performed on seven (7) samples of the on-site soils likely to come in contact with concrete and buried metallic structures. The results are summarized as follows:

Table No.1 - Corrosivity Test Summary

Sample	Approximate Sample Depth (ft)	Soil Resistivity	Chloride	Sulfate (water soluble)	pH
		Ohm-cm	mg/kg	mg/kg	
2-5-1	13	4,303	99	594	7.9
2-5-2	12½	3,192	94	600	7.8
5-3-1	5½	1,637	376	116	7.8
5-3-2	5	2,075	255	37	8.7
9-3-2	5	5,027	12	164	7.3
11-3-2	5	6,569	29	99	6.9
15-3-2	5	6,340	10	24	7.0

According to the Cal Trans Corrosion Guidelines, Version 3.0 (March 2018), a site may be considered corrosive to foundation elements if one or more of the following conditions exist:

- The soil resistivity is *less than* 1,100 ohm-cm
- Chloride concentration is *greater than* or equal to 500 mg/Kg (ppm)
- Sulfate concentration is *greater than* or equal to 1500 mg/Kg (ppm)
- The soil pH is 5.5 *or less*

In comparing the test results to the threshold values, we have determined that the soils likely to be in contact with concrete and buried metallic structures are non-corrosive. The corrosion potential for any imported select fill should also be tested for corrosivity. Please refer to Appendix A for a site plan that shows the corrosivity test boring locations (Figure 2A through Figure 2F), associated boring logs, and specific results of the corrosivity testing by the analytical laboratory (Figure 20 and Figure 20A).

FAULTING AND SEISMICITY

Faulting

Mapped faults which have the potential to generate earthquakes that could significantly affect the subject site are listed in Table No. 2. The fault distances are approximate distances based the U.S. Geological Survey and California Geological Survey, Quaternary fault and fold database, accessed July 8, 2021 from the USGS website (http//earthquake.usgs.gov/hazards/qfaults/) and overlaid onto Google Earth.

Table No. 2 - Distance to Significant Faults

Fault Name	Distance (miles)	Direction
Cypress Point	0 to ½*	West-Southwest
San Gregorio	4	Southwest
Ascension	10	West-Southwest
Cachagua	10½	Southwest
Monterey Bay-Tularcitos	1	Northeast
Reliz	16½	Northeast

*The existing alignment along the south end of Carmelo Street between 17th Avenue and Scenic Road appears to follow the Cypress Point fault trace.

Seismic Shaking and CBC Design Parameters

Due to the proximity of the site to active and potentially active faults, it is reasonable to assume the site will experience high intensity ground shaking during the lifetime of the project. Structures founded on thick, soft soil deposits are more likely to experience more destructive shaking, with higher amplitude and lower frequency, than structures founded on bedrock. Generally, shaking will be more intense closer to earthquake epicenters. Thick, soft soil deposits large distances from earthquake epicenters, however, may result in seismic accelerations significantly greater than expected in bedrock.

The following peak ground accelerations (PGA) were obtained for the project site from the online California Geologic Survey – PSHA Ground Motion Interpolator.

Table No. 3 – Site Specific Peak Ground Accelerations

Probability of Exceedance	PGA
2% in 50 Years	0.62g
10% in 50 Years	0.35g

The recommendations of this report are intended to reduce the potential for structural damage to an acceptable risk level, however strong seismic shaking could result in damage to improvements and the need for post-earthquake repairs.

GEOTECHNICAL HAZARDS

A quantitative analysis of geotechnical hazards was beyond our scope of services for this project. In general however, the geotechnical hazards associated with the project site include seismic shaking (discussed above), ground surface fault rupture, liquefaction, lateral spreading, landsliding, and expansive soils. A qualitative discussion of these hazards is presented below.

Ground Surface Fault Rupture

Pacific Crest Engineering Inc. has not performed a specific investigation for the presence of active faults at the project site. The Cypress Point fault has been mapped along the south end of Carmelo Street and may underlie the existing sewer main alignment. Based upon our review of the Monterey County GIS Hazard Maps, the remainder of the project area is not mapped within a fault hazard zone.

Ground surface fault rupture typically occurs along the surficial traces of active faults during significant seismic events. The potential for ground surface rupture resulting from a seismic event on the Cypress Point fault, including the potential for lateral and/or vertical displacements, is outside of our purview and cannot be characterized. If the project owner requires a risk assessment of this hazard, a certified engineering geologist should be consulted.

Liquefaction and Lateral Spreading

Based upon our review of the Monterey GIS Hazard Maps, the majority of the project site is not mapped within a liquefaction hazard zone. Carmelo Street south of 16th Avenue is mapped within a zone of moderate to high liquefaction potential.

Liquefaction tends to occur in loose, saturated fine grained sands and coarse silt, or clays with low plasticity. Our borings generally encountered fine-grained sands with varying amounts of clay, silt, and gravel. In our opinion, these subsurface conditions corroborate the mapping of the project site as having a low potential for liquefaction to the depths explored. Dense soil/bedrock was noted at relatively shallow depths in borings B11 and B12 on Carmelo Street, therefore we infer that this portion of the alignment may lie outside of the mapped liquefaction zone.

Liquefaction induced lateral spreading occurs when a liquefied soil mass fails toward an open slope face or fails on an inclined topographic slope. Our analysis indicates that the site has a low potential for liquefaction, consequently the potential for lateral spreading is also considered low.

Landsliding

The ground along the sewer alignment is relatively flat to gently sloping and not subject to landsliding hazards. Portions of the pipeline alignment along Scenic Road are located adjacent to a coastal bluff that is subject to active process of wave action, erosion, and instability. However, in our opinion the proposed method of pipe bursting is not likely to pose an increased risk to bluff stability.

Expansive Soils

The terrace deposit materials are interbedded with low to highly expansive clay soils. Expansive soils tend to heave during the rainy season and contract during the summer. This cyclical volume change within the soil will occur whenever the moisture content of the soil fluctuates, whether it occurs seasonally or otherwise. Seasonal moisture fluctuation and subsequent expansion and contraction of these types of soils typically occurs more so near the ground surface.

IV. DISCUSSION AND CONCLUSIONS

GENERAL

1. The results of our investigation indicate that the proposed sewer main replacement project is feasible from a geotechnical engineering perspective, provided the recommendations presented in this report are included in the design and construction of the project.

2. Pipe installation plans should be reviewed by Pacific Crest Engineering Inc. during their preparation and prior to contract bidding.

3. Pacific Crest Engineering Inc. should be notified at least four (4) working days prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of unsuitable materials, and to coordinate this work with the grading contractor. During this period, a pre-construction conference should be held on the site, with at least the client or their representative, the grading contractor, a City representative and one of our engineers present. At this meeting, the project specifications and the testing and inspection responsibilities will be outlined and discussed.

4. Field observation and testing must be provided by a representative of Pacific Crest Engineering Inc., to enable them to form an opinion as to the degree of conformance of the exposed site conditions to those foreseen in this report, the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the specification requirements. Any work related to grading or foundation excavation that is performed without the full knowledge and direct observation of Pacific Crest Engineering Inc., the Geotechnical Engineer of Record, will render the recommendations of this report invalid, unless the Client hires a new Geotechnical Engineer who agrees to take over complete responsibility for this report's findings, conclusions and recommendations. The new Geotechnical Engineer must agree to prepare a Transfer of Responsibility letter. This may require additional test borings and laboratory analysis if the new Geotechnical Engineer does not completely agree with our prior findings, conclusions and recommendations.

PRIMARY GEOTECHNICAL CONSIDERATIONS

5. Based upon the results of our investigation, it is our opinion that the primary geotechnical issues associated with the design and construction of the proposed project are the following:

a. *Moderately Difficult to Challenging Site Conditions for Pipe Bursting:* In accordance with the guidelines of the National Association of Sewer Service Companies (NASSCO), portions of the Scenic Road project area will be classified as a "Moderately Difficult to Challenging" pipe bursting project. This classification is based on the presence of medium dense to very dense sands which are resistant to being compressed as the bursting head is advanced. In addition, bedrock was encountered in Borings B-5 and B-7 at a depth of 7 ½ feet. This can be a very challenging pipe bursting environment depending on trench width and backfill material.

b. *Unknown Existing Pipe Bedding and Trench Conditions*: In order to minimize the risks of damaging the existing sewer pipe, our exploratory borings within trench backfill were terminated approximately two feet above the top of the existing pipes. Therefore, we do not have information regarding the type of bedding material that encompasses the existing pipes nor the density or consistency of the bedding material. Additionally, the widths of the original trenches excavated for the placement of the existing pipes is not known. Therefore, the amount of trench backfill that will lie between the sides of the new pipe and the undisturbed native soils are not known.

   The presence of a mapped fault trace along the south side of Carmelo Drive indicates that variable trench conditions could be present along this section of the alignment. Highly variable excavation conditions should be anticipated.

c. *Ground Movement – Settlement and Heave:* Pipe bursting methods of pipe installation have the potential to cause ground settlement or heave. The contractor installing the new pipe should closely follow the general pipe bursting or reaming guidelines to mitigate the risk for heave or ground deformation. These guidelines include maintaining two to three pipe diameters from adjacent structures or providing a clearance of at least 10 times the difference in diameters between the new and existing pipes.

   General pipe bursting guidelines are available in Appendix B of this report.

d. *Existing Utilities:* The project plans indicate there are numerous existing utility lines along the proposed sewer replacement alignment. The utilities include but may not be limited to storm drain lines, PG&E gas and electrical lines, electrical conduits, AT&T conduits, water lines and irrigation lines. The depth of many of these utilities is not known. An appropriate amount of clearance is required to mitigate the potential for pipe bursting to damage the existing utilities. Recommended clearances are discussed in the PIPE BURSTING section of this report.

e. *Shallow Groundwater*: Groundwater was encountered within B-1, B-3 and B-11 at approximate depths of 8, 16, and 11 feet, respectively.

f. *Strong Seismic Shaking:* The project site is located within a seismically active area and strong seismic shaking is expected to occur within the design lifetime of the project. Improvements should be designed and constructed in accordance with the most current CBC and the recommendations of this report to minimize reaction to seismic shaking. Structures built in accordance with the latest edition of the California Building Code have an increased potential for experiencing relatively minor damage which should be repairable, however strong seismic shaking could result in architectural damage and the need for post-earthquake repairs.

V. RECOMMENDATIONS

PIPE BURSTING

General

1. Pipe bursting is a well-established trenchless technique for replacing deteriorated or undersized pipes with a new pipe of equal or larger diameter. Pipe bursting can be either pneumatic, hydraulic expansion or static pull. Typically pipe bursting involves the insertion of a conically shaped bursting head into an existing pipe. The bursting head is larger than the inside diameter of the old pipe and slightly larger than the outside diameter of the new pipe. The new pipe is connected to the rear of the bursting head. As the bursting head is pulled or jacked through the existing pipe it fractures the existing pipe as it pulls or pushes a new pipe behind the bursting head. The fragments of the old pipe are forced into the surround soil and the surrounding soil is compressed. The bursting head and the new pipe are advanced from an "insertion pit" while a pulling rod or cable are pulled from a "reception pit". Pipes made from brittle material capable of fracturing into fragments, such as asbestos, plain concrete, vitrified clay, and some plastics, are suitable for bursting. Recent methods for bursting incorporating cutter heads can be used on metallic pipes such as ductile iron.

2. The National Association of Sewer Service Companies (NASSCO) classifies pipe bursting projects as follows:

Table No. 4 – NASSCO Pipe Bursting Classification

Criteria	**A** - Routine (all of the criteria below apply)	**B** – Moderately Difficult to Challenging	**C** – Challenging to Extremely Challenging
Depth	Less than 12 feet	12 to 18 feet	More than 18 feet
Existing Pipe	4 to 12 inches	12 to 20 inches	20 to 36 inches
New Pipe Diameter	Size for Size or one diameter upsize	Two diameter upsize	Three or more diameter upsize
Burst Length	Less than 350 feet	350 to 450 feet	More than 450 feet
Trench Width	Relatively wide trench compared to upsize diameter	Trench width less than 4" wider than upsize diameter	Incompressible soils (very dense sand, hard clay, rock) outside trench
Soil	Compressible soils outside trench (soft clay, loose sand)	Moderately compressible soils outside trench (medium dense to dense sand, medium to stiff clay)	Constricted trench geometry (width less than or equal to upsize diameter).

Based on the materials encountered in our borings, we consider the project to feasibly range between the following classifications:

Type A – Routine **–** Approximate project limits from Ocean Avenue to 12th Avenue
Type B – Moderately Difficult to Challenging **–** Approximate project limits from 12th Avenue to pump station.

3. Since pipe bursting is a specialized method of installing pipes, we recommend that the pipe bursting only be performed by a contractor with a demonstrated record of successful experience on similar projects including comparable pipe sizes, depths, and pipe upsizing.

Clearance of Utilities

4. The project plans indicate that there are numerous existing utility lines along the proposed sewer replacement alignment. The utilities include but may not be limited to storm drain lines, PG&E gas and electrical lines, electrical conduits, AT&T conduits and water lines. The depth of many of these utilities is not known.

5. Ground movement associated with pipe bursting may damage nearby utilities. Parallel pipes are susceptible to transitory disturbance as the pipe bursting operation advances. Utilities that cross the pipe bursting alignment are subject to longitudinal bending as they are pushed away from the bursting operation. Mechanical joints on nearby utilities can leak when the ground surrounding the nearby utility is deformed. As a general recommendation, the clearance distance between the pipe to be burst and the nearby utility should be a minimum of 2 diameters of the replacement pipe.

6. To prevent damage to existing utilities it is essential to identify their existence and location prior to commencing with the pipe bursting operation. General surface utility location methods, keyhole type vacuum excavations or other applicable methods should be used to locate utilities within the bursting zone of influence and to verify their clearance from the pipe to be burst.

Potential Ground Deformation and Surface Displacements

7. Nearby structures and site improvements can be damaged from ground movement associated with pipe bursting. Measures and monitoring to mitigate potential heave should be employed in areas with existing site improvements, including culverts and roadways.

8. The soils displace in the direction of the least resistance. The amount and characteristics of the ground displacement depends on:

a. Degree of upsizing.
b. Type and compaction level of the backfill soil and bedding material that directly surrounds the pipe.
c. Type and compressibility of the native soil directly outside the existing trench.
d. The geometry of the existing trench.
e. The depth of bursting.

9. When the soil is relatively well compacted, the bursting process is likely to result in surface heave. Surface heave is also likely when the bursting pipe is to be significantly upsized.

10. The rule of thumb regarding heave and pipe bursting is that heave is typically not a problem provided that the number of feet over the top of the new pipe is equal to the following:

Minimum Depth of Cover = (Expander Head OD – Existing Pipe ID) x 12

11. This preliminary value should be modified, as necessary, as additional conditions are identified.

12. Utilities that cross the pipe to be burst should be protected from ground deformation by potholing beneath them and excavating the soil beneath them by at least 3 inches. Parallel utilities with a separation of less than 2½ feet should be protected with stress relief measures.

13. The contractor's choice of equipment and procedures greatly affects the vertical and horizontal extent of surface deformation. The contractor should submit to the District their estimates of the anticipated maximum vertical and horizontal surface heave. Additionally, the contractor should submit their proposed methods and measures for minimizing surface heave and damage to nearby structures and utilities.

14. Given that portions of the project area may encounter "Moderately Difficult to Challenging" conditions, we recommend a thorough ground movement monitoring program be employed. The monitoring program should include a preconstruction survey of all nearby buildings and structures. The survey should document all existing cracks, cosmetic problems and structural deficiencies prior to commencement of pipe bursting. Nearby structures and utilities must be actively and continuously monitored throughout the pipe bursting operation. The monitoring program should be submitted for review and approval and should be in-place prior to commencing the pipe bursting operation.

Ground Vibrations

15. All pipe bursting projects generate vibrations. Research has shown that ground vibrations are typically a problem when pipe bursting is installed using the pneumatic method. Damaging vibration levels typically are not a problem for buried structures or utilities that lie 2½ feet, or more, from the bursting head. For sensitive surface structures, damaging vibration level typically effect structures within 8 feet of the bursting head. The contractor should monitor nearby utilities and structures for damaging vibrations throughout the pipe bursting operation and provide countermeasures to mitigate damaging vibrations, as necessary.

MODULUS OF SUBGRADE REACTION

16. Vertical loading on a flexible pipe can cause the pipe to deform. The diameter of the pipe tends to decrease in the vertical direction and increase in the horizontal direction. The composite modulus of subgrade reaction (E'_c) is used in the design of buried flexible pipes to estimate the passive resistance developed by the soil when the pipe is vertically loaded. E'_c is a function of depth of cover, trench width, the diameter of the pipe, the modulus (E'_b) of the pipe zone material (the soil and bedding material directly surrounding the pipe), and the modulus (E'_n) of the native material adjacent to the trench walls.

17. The native soils encountered at the approximate pipeline depths during our subsurface investigation generally consisted of predominately loose to dense granular materials with varying amounts of silt and clay (SP, SM, SC). The weathered bedrock and bedrock is dense to very dense. The existing trench backfill generally consisted of loose to medium dense poorly graded sand and silty sand (SP, SM).

18. The following table provides preliminary values for the Modulus of Subgrade Reaction (E'_n) for the native material adjacent to the trench walls.

Table No. 5 – Modulus of Subgrade Reaction (E'_n) Values

Type of Soil	Modulus of Subgrade Reaction (E'_n)[1] for open-cut trench installation
Expansive Clays and Silts (CH, MH, Liquid Limit >50)	Do not use as backfill within 3 feet of pipe
Clays and Silts (CL, CI, ML)	700 psi[2]
Sand (SM, SC)	900 psi[2]
Sand and Gravel (SW, SP, GW, GP)	1,000 psi[2]

[1]Jey Jeyapalan P. E., "Modulus of Soil Reaction (E') Values for Pipeline Design"

[2]The above values apply when the soil cover is between 0 and 5 feet. These values may be increased by 25 psi for every foot of soil cover above the pipe greater than 5 feet.

19. During the pipe-bursting installation, the soils directly surrounding the pipe will be further compacted as the existing pipe is broken by the bursting head and the fragments and adjacent soil are pushed into the surrounding soil. For pipe-bursting, the E'_b may be taken as a constant 1,400 psi.

20. To determine E'_c for the buried pipe E'_n for the native soil and E'_b for the backfill material must be determined then combined using the following formula:

$$E'_c = S_c E'_b$$

The value of S_c is a function of E'_n/E'_b and B_d/D where B_d is the width of the trench at the pipeline and D is the diameter of the pipe.

Table No. 6 – S_c Values

E'_n/E'_b	S_c for B_d/D*					
	1.5	2.0	2.5	3.0	4.0	5.0
0.1	0.15	0.30	0.60	0.80	0.90	1.00
0.2	0.30	0.45	0.70	0.85	0.92	1.00
0.4	0.50	0.60	0.80	0.90	0.95	1.00
0.6	0.70	0.80	0.90	0.95	1.00	1.00
0.8	0.85	0.90	0.95	0.98	1.00	1.00
1.0	1.00	1.00	1.00	1.00	1.00	1.00
1.5	1.30	1.15	1.10	1.05	1.00	1.00
2.0	1.50	1.30	1.15	1.10	1.05	1.00
3.0	1.75	1.45	1.30	1.20	1.08	1.00
>=5.0	2.00	1.60	1.40	1.25	1.10	1.00

*Jey Jeyapalan P. E., "Modulus of Soil Reaction (E') Values for Pipeline Design"

TRENCHING, OPEN-CUT EXCAVATIONS AND SHORING

21. Open-cut excavations may be used to create trenches for pipeline installation and for constructing the insertion and reception pits associated with pipe bursting. There may be some sections of the pipeline alignment where it may be feasible to slope the trench sides to provide a safe environment for pipe installations. Alternatively, the trenches and pit walls may be vertically cut and shored. Pipe bursting pits and trench excavations should have either temporary sidewall slopes constructed in accordance with CAL-OSHA guidelines or be mechanically shored.

22. It must be understood that on-site safety is the *sole responsibility* of the Contractor, and that the Contractor shall designate a *competent person* (as defined by CAL-OSHA) to monitor the slope excavation prior to the start of each work day, and throughout the work day as conditions change. The competent person designated by the Contractor shall determine if flatter slope gradients are more appropriate, or if shoring should be installed or modified to protect workers in the vicinity of the slope excavation. Refer to Title 8, California Code of Regulations, Sections 1539-1543.

23. Excavation shoring is the sole responsibility of the contractor. All excavations must be evaluated for stability prior to entry. The contractor must act in accordance with the project specifications, Cal/OSHA and/or any other applicable government regulation concerning excavation safety and shoring.

24. Excavation design and shoring systems should be submitted to the project engineers a minimum of three weeks prior to construction for a review to determine the conformance of the design with standard engineering practices and specific site conditions. The shoring submittal should include alternative systems that are contingent upon the actual soil and groundwater conditions encountered during construction. The contractor must be prepared to install the alternative shoring systems in a timely manner should the initial system not be appropriate for achieving the minimum safety and performance requirements. The actual shoring systems used should be modified during construction, if necessary, and must be based on the actual soil and groundwater conditions encountered at the time of construction.

25. We anticipate that a braced excavation support system will be used for open-cut trenching in most areas. A braced excavation system could limit lateral deflection of the trench walls and limit settlement behind the shoring.

26. Based on our field and laboratory investigations we recommend that for sloping and benching design purposes, the native soils be preliminarily classified as Type C soils in accordance with Cal/OSHA. The actual sloping and benching systems should be based on the actual soil and groundwater conditions encountered at the time of construction. Classification of the bedrock will depend on the bedding angles, fracturing and competency of the rock when exposed.

27. Shoring systems that do not positively buttress the excavation walls and allow trench side walls to move into the excavation may result in settlement and damage to adjacent pavement, utilities, and structures. To help create a positive buttress, we recommended that all voids behind the shoring system be completely filled with soil or gravel backfill while the shoring work is in progress. The

following table provides a preliminary rough estimate of potential surface settlement for positively shored excavations.

TABLE No. 7 - Potential Surface Settlement of Passively Shored Excavations

Soil Type	Surface Settlement (% of Excavation Depth)	Lateral Zone of Disturbance (Multiples of Excavation Depth)
Stiff Clay	<1%H	2H
Medium Stiff Clay	1-2%H	3-4H
Sand	0.5%H	H

28. The temporary shoring wall system chosen by the designer should be designed using the geotechnical design criteria presented in the "Lateral Pressures" section of this report.

29. The "top" of any temporary cut slope should be set-back at least ten feet (measured horizontally) from any nearby structure or property line. Any pit or trench excavation that cannot meet these side slope gradients will need to have a shoring system designed to support steeper sidewall gradients.

EXCAVATABILITY

30. It is currently anticipated that the replacement pipeline will be installed at current lines and grades, within previously excavated trench lines. Based on the soils encountered in our borings, we anticipate that the trenches and pipe-bursting pits may generally be excavated using appropriately-sized, conventional excavators. However, it must be anticipated that hard bedrock will be encountered within new excavations, including insertion pits to be excavated outside of existing trenches. Specialty rock excavating equipment may be necessary if hard bedrock is encountered in new excavations. Contractors must independently assess the excavatability of the earth material along the pipeline alignment and choose suitable equipment and excavation methods. It should be anticipated that excavating through bedrock sections will be relatively slow.

EXCAVATION DEWATERING

31. Groundwater was encountered at a depth of 8 feet within B-1, 16 feet within B-3, and 11 feet within B-11. The borings were open only for the duration of drilling and therefore, the absence of groundwater in our borings does not necessarily represent the static equilibrium groundwater levels. The actual groundwater levels at the time of construction may be higher than the groundwater conditions logged on May 24, 2021 and April 20, 2022. It must be anticipated that the perched and regional groundwater tables may vary with location and will fluctuate with variations in rainfall, runoff, irrigation and other changes to the conditions existing at the time our measurements were made. It should be anticipated that the groundwater table will rise during the rainy season and in the summers that follow above normal rainfall.

32. Pipeline construction should be performed in dry excavations. The design, construction and installation of the groundwater dewatering systems, if required, is the sole responsibility of the Contractor. The groundwater dewatering systems should be based on the actual groundwater

conditions encountered at the time of construction. Dewatering plans should be submitted to the District for review prior to execution.

GENERAL EARTHWORK

33. The earthwork anticipated for this project consists of clearing the pipe-bursting pits and the trenching areas of vegetation and pavement, the excavation and backfilling of the trenches and pipe-bursting pits, and the restoration of the disturbed pavement, sidewalk, and landscape areas.

34. The initial preparation of the site will consist of the removal of all surface and subsurface deleterious materials, pavement, curbs, gutters, sidewalks, buried utilities, irrigation lines, trees, and shrubs. Tree removal should include the entire stump and root ball. Abandoned septic tanks and leaching lines, if found, may need to be completely removed. This material must be removed from the site.

35. Any voids created by removal of tree and root balls, subsurface obstructions, septic tanks, and leach lines must be backfilled with properly compacted native soils that are free of organic and other deleterious materials or with approved imported fill.

36. Following the installation of the new sewer pipeline(s), the trenches and pipe bursting pits should be backfilled with either approved native soil or import fill. All native and import fill should be placed in maximum 8 inch lifts, before compaction.

37. Native or imported soil proposed for use as engineered fill should meet the following requirements:

a. free of organics, debris, and other deleterious materials,
b. free of "recycled" materials such as asphaltic concrete, concrete, brick, etc.,
c. granular in nature, well graded, and contain sufficient binder to allow utility trenches to stand open,
d. free of rocks in excess of 2 inches in size.

In addition to the above requirements, import fill should have a Plasticity Index between 4 and 12, and a minimum Resistance "R" Value of 30, and be non-expansive.

38. Excavated native soil may be re-used as engineered fill provided it meets the criteria provided below. *We recommend that the upper 2 feet of trench backfill beneath site improvements including pavements, sidewalks, gutters, etc. consist of approved non-expansive engineered fill or Class 2 aggregate base.*

39. Engineered fill should be placed in maximum 8 inch lifts.

40. All soil on the project should be compacted to the minimum compaction requirements outlined in the following table:

Table No. 8 - Minimum Compaction Requirements

Percent of Maximum Dry Density	Location
95%	• All aggregate base and subbase in pavement areas • The upper 8 inches of subgrade in pavement areas • All utility trench backfill in pavement areas
90%	All remaining native soil and fill material

41. The moisture conditioning procedure will depend on the time of year that the work is done, but should result in the native sandy soils being within 1 to 3 percent of their optimum moisture content at the time of compaction.

42. If earthwork is done during or soon after the rainy season, the on-site soils and other materials may be too wet in their existing condition to be used as engineered fill. These materials may require a diligent and active drying and/or mixing operation to reduce the moisture content to the levels required to obtain adequate compaction as an engineered fill. If the on-site soils or other materials are too dry, water may need to be added. In some cases the time and effort to dry the on-site soil may be considered excessive, and the import of aggregate base may be required.

43. The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be performed in accordance with ASTM Test #D6938 (nuclear method).

44. We recommend field density testing be performed in maximum 2 foot elevation differences. In general terms, we would recommend at least one compaction test per 200 linear feet of utility trench. This is a subjective value and may be changed by the Geotechnical Engineer based on a review of the final project layout and exposed field conditions.

45. Samples of any proposed imported fill planned for use on this project should be submitted to Pacific Crest Engineering Inc. for appropriate testing and approval not less than ten (10) working days before the anticipated jobsite delivery. This includes proposed import trench sand, drain rock and aggregate base materials. Imported fill material delivered to the project site without prior submittal of samples for appropriate testing and approval must be removed from the project site.

CONTROLLED LOW STRENGTH MATERIAL (CLSM)

46. Controlled low strength material (CLSM) is a flowable, self-compacting, cementitious material used in lieu of compacted soil. CLSM is a mixture of cement, pozzolan, coarse and fine aggregate, and water mixed in accordance with ASTM C94. CLSM used as fill shall be in accordance with the following:

a. The CLSM should have a consistency such that the material flows easily into all openings. A stiffer mixture may be required on sloping ground. If a stiffer mixture is required, vibration should be performed to ensure that the CLSM fills all spaces and openings.

b. When fully cured the CLSM should be hand excavatable and have a minimum 28-day compressive strength of 50 psi and a maximum 28-day compressive strength of 150 psi.

c. Placement of backfill, pavement sections or concrete over the CLSM should not take place until the CLSM passes the ball drop test per ASTM 6024.

d. If the backfill is not placed within 8 hours, a 6-inch cover of moist earth should be placed over the CLSM. If the air temperature is 50°F or less, the earth cover should be 18 inches thick.

e. CLSM shall not be placed when the air temperature is below 40°F unless the air temperature is 35°F or more and the temperature is rising.

47. Pipes in trenches backfilled with CLSM have a tendency to float. Pipe anchors and sequential backfilling can mitigate the potential for floating. If the sequential backfilling method is selected, the height to which the CLSM is placed is a function of the buoyant force and the amount of resistance provided by the anchoring system. Sequential backfilling requires the trench to remain open for a longer period of time.

UTILITIES

48. Utility pipes should be designed and constructed so that the top of pipe is a minimum of 24 inches below the finish subgrade elevation of any road or pavement areas. Any pipes within the top 24 inches of finish subgrade should be concrete encased, per design by the project civil engineer.

49. For the purpose of this section of the report, backfill is defined as material placed in a trench starting one foot above the pipe, and bedding is all material placed in a trench below the backfill.

50. Unless concrete bedding is required around utility pipes, free-draining clean sand should be used as bedding. Sand bedding should be compacted to at least 95 percent relative compaction. Clean sand is defined as 100 percent passing the #4 sieve, and less than 5 percent passing the #200 sieve.

51. Approved imported clean sand or native soil should be used as utility trench backfill. Backfill in trenches located under and adjacent to structural fill, foundations, concrete slabs and pavements should be placed in horizontal layers no more than 8 inches thick. This includes areas such as sidewalks, patios, and other hardscape areas. Each layer of trench backfill should be water conditioned and compacted to at least 95 percent relative compaction.

52. We recommend that the upper 2 feet of trench backfill beneath site improvements including pavements, sidewalks, gutters, etc. consist of approved non-expansive engineered fill or Class 2 aggregate base.

53. Utility trenches which carry "nested" conduits (stacked vertically) should be backfilled with a control density fill (such as 2-sack sand\cement slurry) to an elevation one foot above the nested conduit stack. The use of pea gravel or clean sand as backfill within a zone of nested conduits is not recommended.

54. A representative from our firm should be present to observe the bottom of all trench excavations, prior to placement of utility pipes and conduits. In addition, we should observe the condition of the trench prior to placement of sand bedding, and to observe compaction of the sand bedding, in addition to any backfill planned above the bedding zone.

55. Jetting of the trench backfill is not recommended as it may result in an unsatisfactory degree of compaction.

56. Trenches must be shored as required by the local agency and the State of California Division of Industrial Safety construction safety orders.

LATERAL PRESSURES

57. Vertical excavations may be temporarily shored with a variety of methods including sheet piling, soldier piers with lagging, braced shoring, or other techniques. Our borings indicate that the vertical excavations associated with the project will be excavated in a variety of divergent earth material including silty sand, clayey sand, sand, and bedrock. Shoring methods may vary and will depend on the soil actually exposed along the trench sides. Shoring design and construction must be provided by the contractor and their shoring designer.

58. The following lateral earth pressure values are preliminary values to be used for the design of structures that will be retaining soil. These values are based on the predominately sandy soils encountered in our borings. Active earth pressure values may be used when walls are free to yield an amount sufficient to develop the active earth pressure condition (about ½% of height). When walls are restrained use at-rest values.

TABLE No. 9 – Lateral Earth Pressures

Ultimate Static Lateral Earth Pressures Expressed as an Equivalent Fluid Density in a triangular distribution		
Backfill Slope (H:V)	Active Earth Pressure (psf/ft of depth)	At-rest Earth Pressure (psf/ft of depth)
Level	45	75
3:1	48	98
2:1	60	108
For resisting passive earth pressure use 250 psf/ft of depth. Ignore passive pressure in the upper two feet of embedment.		

59. Any live or dead loads which will transmit a force to the wall, refer to the Surcharge Pressure Diagram in Appendix A.

60. If applicable, traffic surcharges on retaining walls may be simulated by assuming that an additional 2 feet of soil (250 psf) exists on the grade above the trench.

61. For flexible (yielding) retaining walls, the resultant seismic force on the wall is $10H^2$ where H is the height of the retained soil in feet. This force has been estimated using the Mononobe-Okabe method of analysis as modified by Whitman (1990), and assumes a yielding wall condition. For rigid (non-yielding) retaining walls, the resultant seismic force on the wall is $21H^2$. Note that the resultant seismic force should be assumed to act at a point 0.33H up from the base of the wall.

62. The above criteria are based on fully drained conditions. If the walls are not able to be fully drained, hydrostatic forces should be added to the wall, as appropriate.

PAVEMENT DESIGN

63. The design of pavement sections was beyond our scope of services for this project. To have the selected pavement sections perform to their greatest efficiency, it is very important that the following items be considered:

a. Properly scarify and moisture condition the upper 8 inches of the subgrade soil and compact it to a minimum of 95% of its maximum dry density, at a moisture content of 1 to 3% over the optimum moisture content for the soil.

b. Provide sufficient gradient to prevent ponding of water.

c. Use only quality materials of the type and thickness (minimum) specified. All aggregate base and subbase must meet Caltrans Standard Specifications for Class 2 materials and be angular in shape. All Class 2 aggregate base should be ¾ inch maximum in aggregate size.

d. Compact the base and subbase uniformly to a minimum of 95% of its maximum dry density.

e. Use ½ inch maximum, Type "A" medium graded asphaltic concrete. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits by Cal Trans Specifications.

f. Maintenance should be undertaken on a routine basis.

EROSION CONTROL

64. The surface soils are classified as having a moderate potential for erosion. Therefore, as applicable exposed ground surfaces should be planted with ground cover and continually maintained to minimize surface erosion. For specific and detailed recommendations regarding erosion control on and surrounding the project site, the project civil engineer or an erosion control specialist should be consulted.

PLAN REVIEW

65. We respectfully request an opportunity to review the project plans and specifications during preparation and before bidding to verify that the recommendations of this report have been included and to provide additional recommendations, if needed. These plan review services are also typically required by the reviewing agency. Misinterpretation of our recommendations or omission of our requirements from the project plans and specifications may result in changes to the project design during the construction phase, with the potential for additional costs and delays in order to bring the project into conformance with the requirements outlined within this report. Services performed for review of the project plans and specifications are considered "post-report" services and billed on a "time and materials" fee basis in accordance with our latest Standard Fee Schedule.

VI. LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. This Geotechnical Investigation was prepared specifically for MNS Engineers, Inc. and for the specific project and location described in the body of this report. This report and the recommendations included herein should be utilized for this specific project and location exclusively. This Geotechnical Investigation should not be applied to nor utilized on any other project or project site.

2. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be provided.

3. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field.

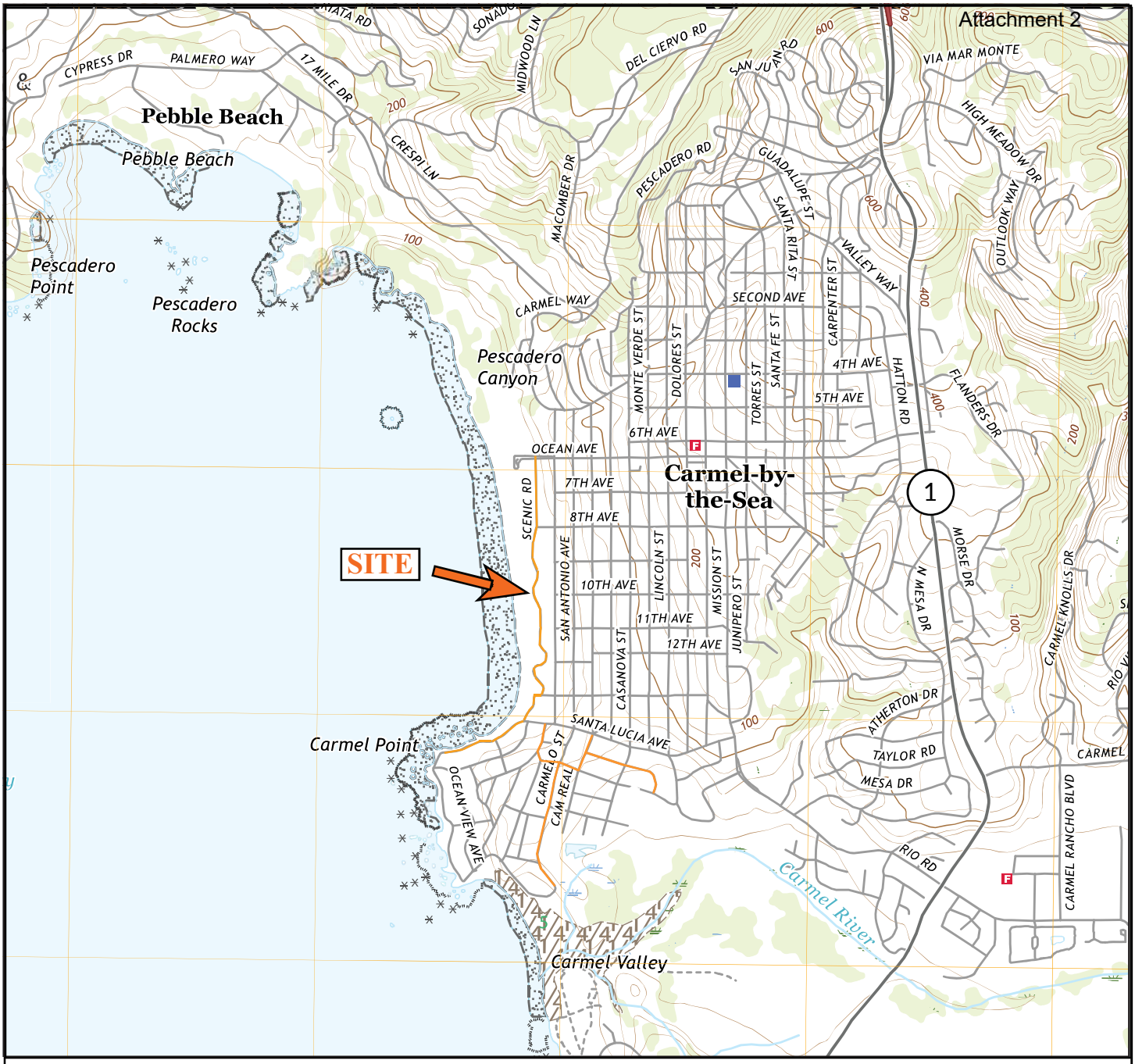
4. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural process or the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside of our control. This report should therefore be reviewed in light of future planned construction and then current applicable codes. This report should not be considered valid after a period of two (2) years without our review.

5. This report was prepared upon your request for our services in accordance with currently accepted standards of professional geotechnical engineering practice. No warranty as to the contents of this report is intended, and none shall be inferred from the statements or opinions expressed.

6. The scope of our services mutually agreed upon for this project did not include any environmental assessment or study for the presence of hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site.

APPENDIX A

Regional Site Map
Site Map Showing Test Borings
Key to Soil Classification
Log of Test Borings
Corrosivity Test Summary
Atterberg Limits
Direct Shear Test Results
Surcharge Pressure Diagram



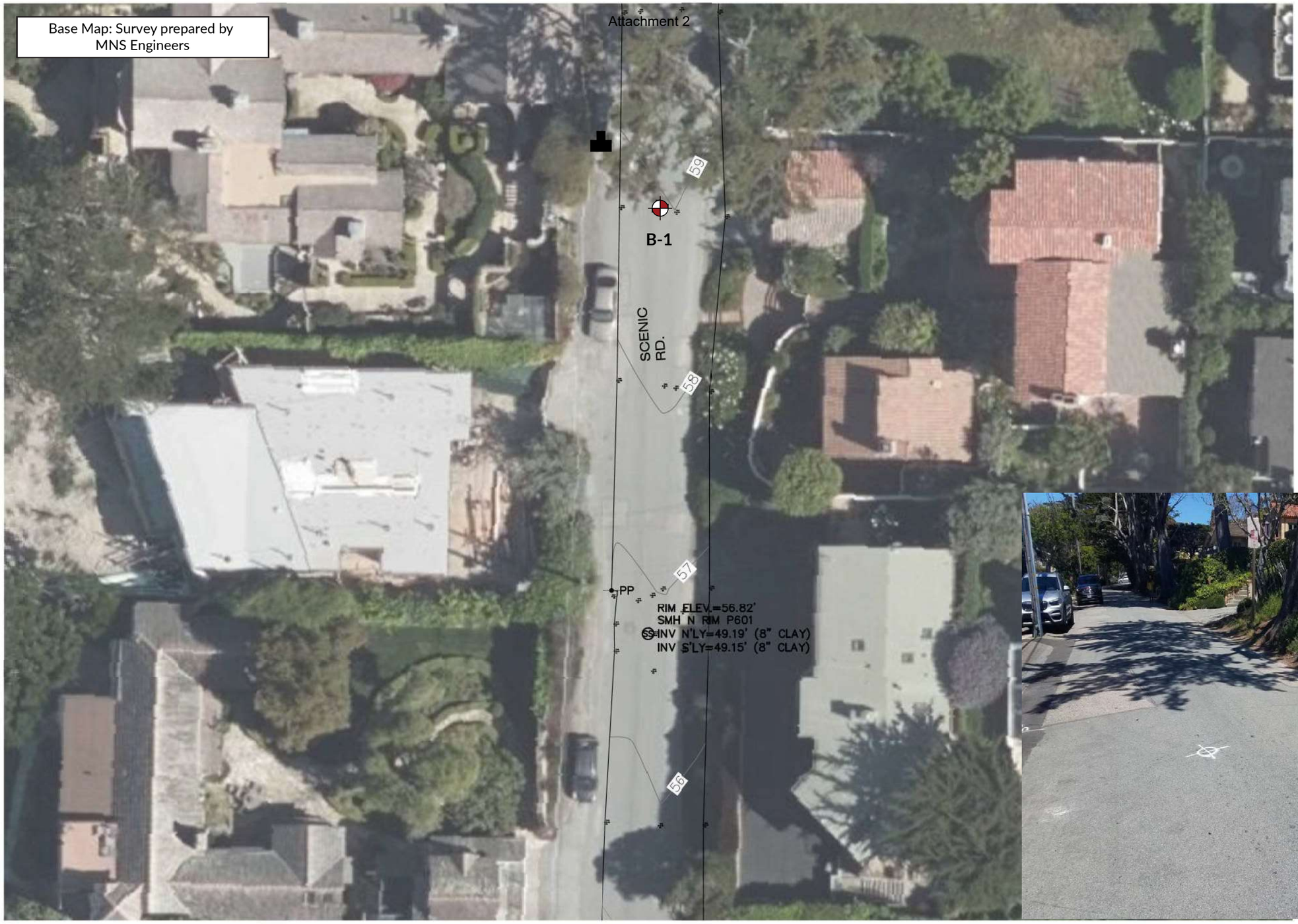
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N

Base Map: United States Geological Survey
Monterey Quadrangle, California
Monterey County, 7.5 Minute Series, 2018

Pacific Crest ENGINEERING INC	**Regional Site Map** Scenic Road Sewer Rehabilitation Project Carmel-by-the-Sea, California	Figure No. 1 Project No. 2123 Date: 6/10/22

Base Map: Survey prepared by MNS Engineers



N

0 20 40

Scale: 1 inch = 20 feet

LEGEND:

B-1 Approximate Boring Location

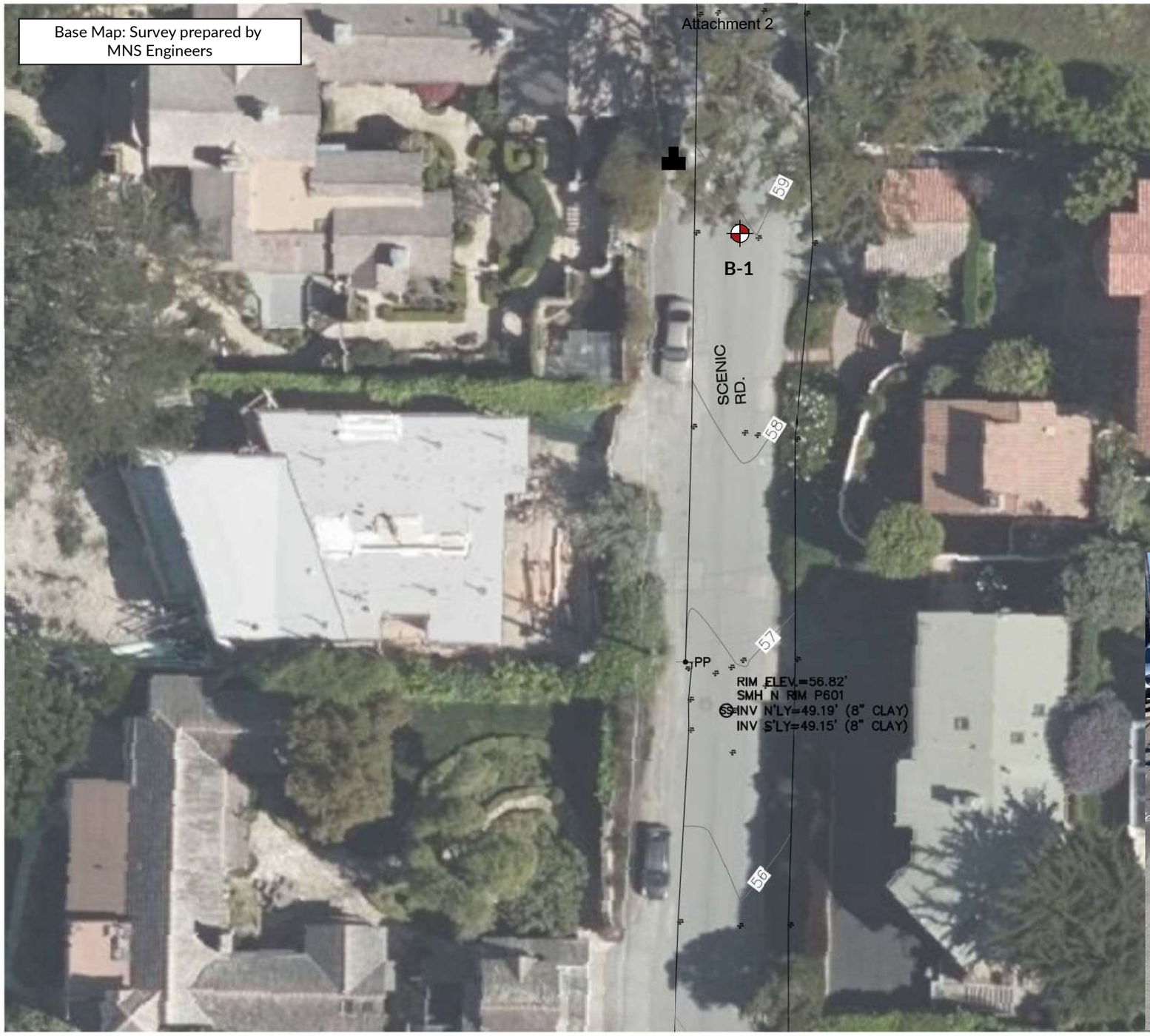


Pacific Crest ENGINEERING INC

Site Map Showing Boring Locations - B-1
Scenic Road Sewer Rehabilitation Project
Carmel-By-The-Sea, California

Figure No. 2A
Project No. 2123
Date: 6/10/22

Base Map: Survey prepared by MNS Engineers



N

0 20 40

Scale: 1 inch = 20 feet

LEGEND:

B-1 Approximate Boring Location



Pacific Crest ENGINEERING INC

Site Map Showing Boring Locations - B-1
Scenic Road Sewer Rehabilitation Project
Carmel-By-The-Sea, California

Figure No. 2A
Project No. 2123
Date: 6/10/22









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0 20 40

Scale: 1 inch = 20 feet

Base Map: Survey prepared by MNS Engineers

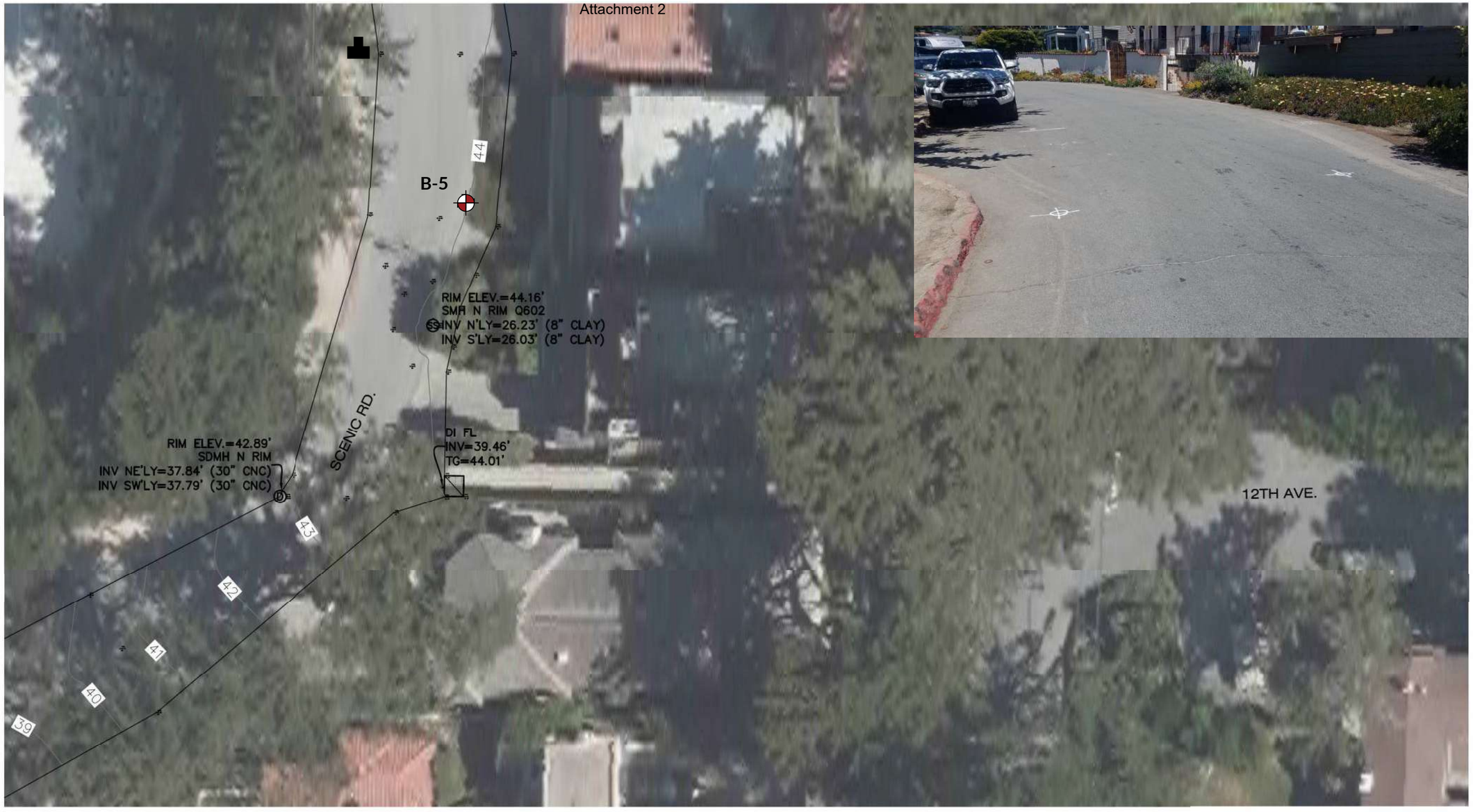
LEGEND:

B-4 ⊕ Approximate Boring Location

Pacific Crest ENGINEERING INC

Site Map Showing Boring Locations - B-3 & B-4
Scenic Road Sewer Rehabilitation Project
Carmel-By-The-Sea, California

Figure No. 2C
Project No. 2123
Date: 6/10/22



Base Map: Survey prepared by MNS Engineers

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0 20 40

Scale: 1 inch = 20 feet

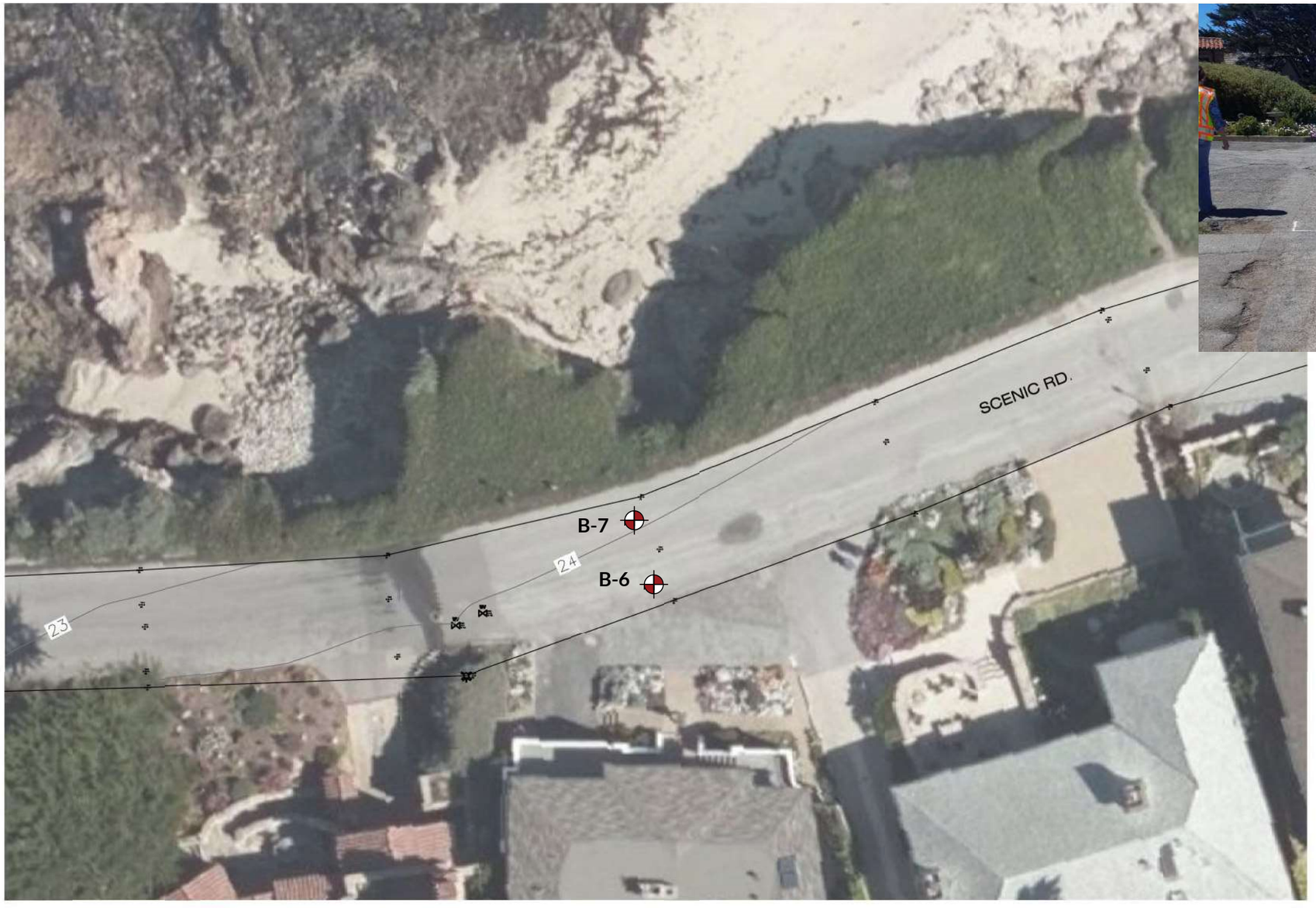
LEGEND:

B-5 Approximate Boring Location

Pacific Crest ENGINEERING INC

Site Map Showing Boring Locations - B-5
Scenic Road Sewer Rehabilitation Project
Carmel-By-The-Sea, California

Figure No. 2D
Project No. 2123
Date: 6/10/22





LEGEND:

B-7 ⊕ Approximate Boring Location

N

0 20 40

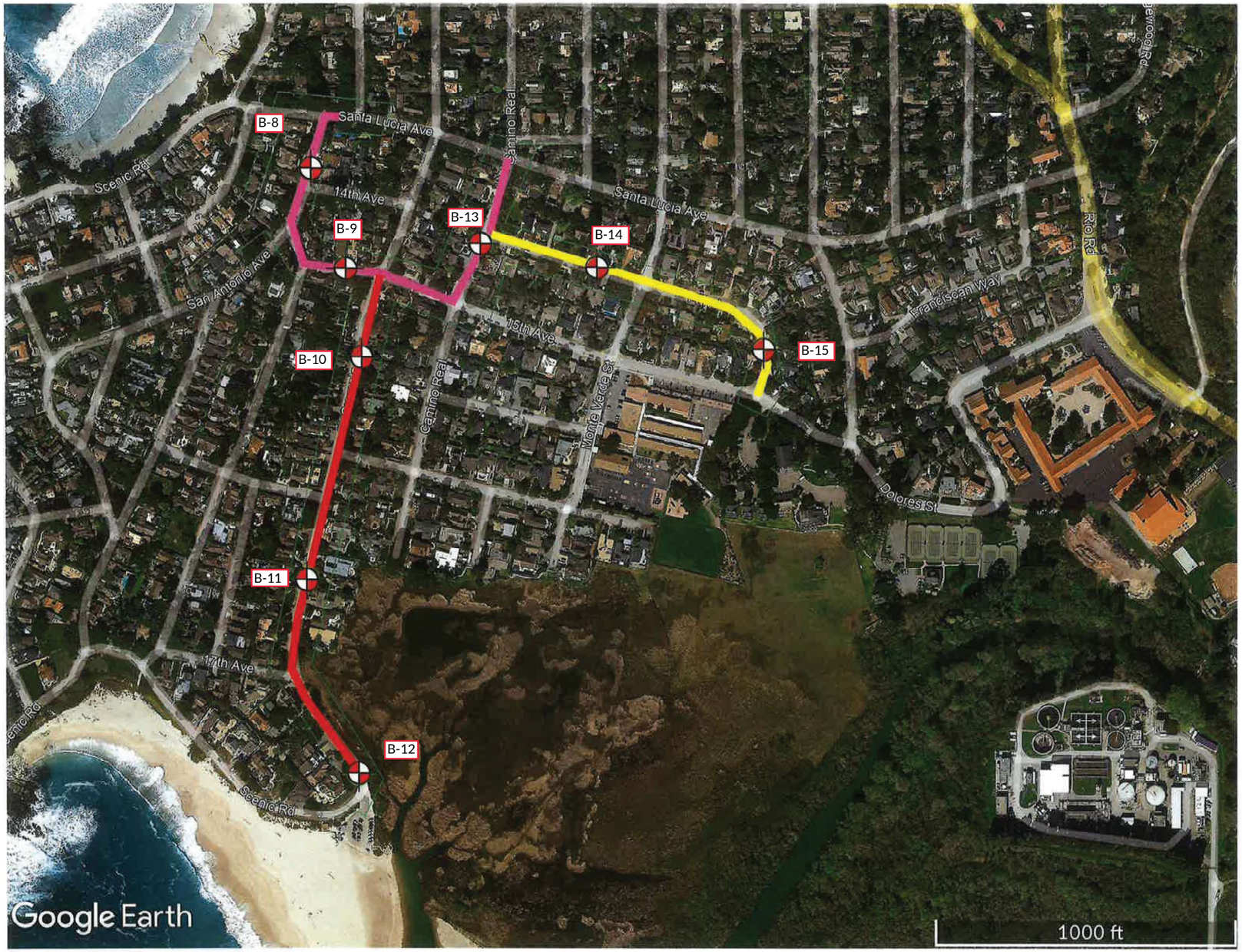
Scale: 1 inch = 20 feet

Base Map: Survey prepared by MNS Engineers

Pacific Crest ENGINEERING INC

Site Map Showing Boring Locations - B-6 & B-7
Scenic Road Sewer Rehabilitation Project
Carmel-By-The-Sea, California

Figure No. 2E
Project No. 2123
Date: 6/10/22





LEGEND

- Site 2
- Site 3
- Site 4
- Test Boring Location

Base Map Provided By:
Goolge Earth

Pacific Crest ENGINEERING INC

Site Map Showing Proposed Test Boring Locations
Scenic Road Sewer Main Rehabilitation Project
Carmel, California

Figure No. 2F
Project No. 2123.1
6/10/2022

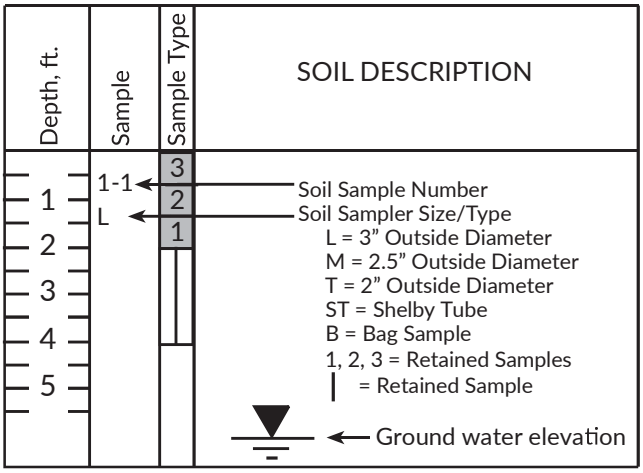
KEY TO SOIL CLASSIFICATION - FINE GRAINED SOILS (FGS)
UNIFIED SOIL CLASSIFICATION SYSTEM - ASTM D2487 (Modified)

MAJOR DIVISIONS		SYMBOL	FINES	COARSENESS	SAND/GRAVEL	GROUP NAME
SILT AND CLAY	*LL < 35% Low Plasticity	**CL** Lean Clay PI > 7 Plots Above A Line -OR- **ML** Silt PI > 4 Plots Below A Line	<30% plus No. 200	<15% plus No. 200		Lean Clay / Silt
				15-30% plus No. 200	% sand ≥ % gravel	Lean Clay with Sand / Silt with Sand
					% sand < % gravel	Lean Clay with Gravel / Silt with Gravel
			≥30% plus No. 200	% sand ≥ % gravel	< 15% gravel	Sandy Lean Clay / Sandy Silt
					≥ 15% gravel	Sandy Lean Clay with Gravel / Sandy Silt with Gravel
				% sand < % gravel	< 15% sand	Gravelly Lean Clay / Gravelly Silt
					≥ 15% sand	Gravelly Lean Clay with Sand / Gravelly Silt with Sand
		CL - ML 4 < PI < 7	<30% plus No. 200	<15% plus No. 200		Silty Clay
				15-30% plus No. 200	% sand ≥ % gravel	Silty Clay with Sand
					% sand < % gravel	Silty Clay with Gravel
			≥30% plus No. 200	% sand ≥ % gravel	< 15% gravel	Sandy Silty Clay
					≥15% gravel	Sandy Silty Clay with Gravel
				% sand < % gravel	< 15% sand	Gravelly Silty Clay
					≥ 15% sand	Gravelly Silty Clay with Sand
	35% ≤ *LL < 50% Intermediate Plasticity	**CI**	<30% plus No. 200	<15% plus No. 200		Clay
				15-30% plus No. 200	% sand ≥ % gravel	Clay with Sand
					% sand < % gravel	Clay with Gravel
			≥30% plus No. 200	% sand ≥ % gravel	< 15% gravel	Sandy Clay
					≥ 15% gravel	Sandy Clay with Gravel
				% sand < % gravel	< 15% sand	Gravelly Clay
					≥ 15% sand	Gravelly Clay with Sand
	*LL > 50% High Plasticity	**CH** Fat Clay Plots Above A Line -OR- **MH** Elastic Silt Plots Below A Line	<30% plus No. 200	<15% plus No. 200		Fat Clay or Elastic Silt
				15-30% plus No. 200	% sand ≥ % gravel	Fat Clay with Sand Elastic Silt with Sand
					% sand < % gravel	Fat Clay with Gravel / Elastic Silt with Gravel
			≥30% plus No. 200	% sand ≥ % gravel	< 15% gravel	Sandy Fat Clay / Sandy Elastic Silt
					≥ 15% gravel	Sandy Fat Clay with Gravel / Sandy Elastic Silt with Gravel
				% sand < % gravel	< 15% sand	Gravelly Fat Clay / Gravelly Elastic Silt
					≥ 15% sand	Gravelly Fat Clay with Sand / Gravelly Elastic Silt with Sand

* LL = Liquid Limit

* PI = Plasticity Index

BORING LOG EXPLANATION



MOISTURE

DESCRIPTION	CRITERIA
DRY	Absence of moisture, dusty, dry to the touch
MOIST	Damp, but no visible water
WET	Visible free water, usually soil is below the water table

CONSISTENCY

DESCRIPTION	UNCONFINED SHEAR STRENGTH (KSF)	STANDARD PENETRATION (BLOWS/FOOT)
VERY SOFT	< 0.25	< 2
SOFT	0.25 - 0.5	2 - 4
FIRM	0.5 - 1.0	5 - 8
STIFF	1.0 - 2.0	9 - 15
VERY STIFF	2.0 - 4.0	16 - 30
HARD	> 4.0	> 30

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Boring Log Explanation - FGS
Scenic Road Sewer Rehabilitation
Carmel-by-the-Sea, California

Figure No. 3
Project No. 2123
Date: 6/10/22

KEY TO SOIL CLASSIFICATION - COARSE GRAINED SOILS
UNIFIED SOIL CLASSIFICATION SYSTEM - ASTM D2487 (Modi⊠ed)

MAJOR DIVISIONS		FINES	GRADE/TYPE OF FINES	SYMBOL	GROUP NAME *
GRAVEL	More than 50% of coarse fraction is larger than No. 4 sieve size	<5%	Cu ≥ 4 and 1 ≤ Cc ≤ 3	GW	Well-Graded Gravel / Well-Graded Gravel with Sand
			Cu < 4 and/or 1 > Cc > 3	GP	Poorly Graded Gravel/Poorly Graded Gravel with Sand
		5-12%	ML or MH	GW - GM	Well-Graded Gravel with Silt / Well- Graded Gravel with Silt and Sand
				GP - GM	Poorly Graded Gravel with Silt / Poorly Graded Gravel with Silt and Sand
			CL, CI or CH	GW - GC	Well-Graded Gravel with Clay / Well-Graded Gravel with Clay and Sand
				GP - GC	Poorly Graded Gravel with Clay / Poorly Graded Gravel with Clay and Sand
		>12%	ML or MH	GM	Silty Gravel / Silty Gravel with Sand
			CL, CI or CH	GC	Clayey Gravel/Clayey Gravel with Sand
			CL - ML	GC - GM	Silty, Clayey Gravel/Silty, Clayey Gravel with Sand
SAND	50% or more of coarse fraction is smaller than No. 4 sieve size	<5%	Cu ≥ 6 and 1 ≤ Cc ≤ 3	SW	Well-Graded Sand / Well-Graded Sand with Gravel
			Cu < 6 and/or 1 > Cc > 3	SP	Poorly Graded Sand / Poorly Graded Sand with Gravel
		5-12%	ML or MH	SW - SM	Well-Graded Sand with Silt / Well- Graded Sand with Silt and Gravel
				SP - SM	Poorly Graded Sand with Silt / Poorly Graded Sand with Silt and Gravel
			CL, CI or CH	SW - SC	Well-Graded Sand with Clay / Well-Graded Sand with Clay and Gravel
				SP - SC	Poorly Graded Sand with Clay / Poorly Graded Sand with Clay and Gravel
		>12%	ML or MH	SM	Silty Sand / Silty Sand with Gravel
			CL, CI or CH	SC	Clayey Sand / Clayey Sand with Gravel
			CL - ML	SC - SM	Silty, Clayey Sand / Silty, Clayey Sand with Gravel

* The term "with sand" refers to materials containing 15% or greater sand particles within a gravel soil, while the term "with gravel" refers to materials containing 15% or greater gravel particles within a sand soil.

US STANDARD SIEVE SIZE:	3 inch	¾ inch	No. 4	No. 10	No. 40	No. 200	0.002 ⊠m
	COARSE	FINE	COARSE	MEDIUM	FINE		
COBBLES AND BOULDERS	GRAVEL		SAND			SILT	CLAY

RELATIVE DENSITY

DESCRIPTION	STANDARD PENETRATION (BLOWS/FOOT)
VERY LOOSE	0 - 4
LOOSE	5 - 10
MEDIUM DENSE	11 - 30
DENSE	31 - 50
VERY DENSE	> 50

MOISTURE

DESCRIPTION	CRITERIA
DRY	Absence of moisture, dusty, dry to the touch
MOIST	Damp, but no visible water
WET	Visible free water, usually soil is below the water table

Pacific Crest ENGINEERING INC

Boring Log Explanation - CGS
Scenic Road Sewer Rehabilitation
Carmel-by-the-Sea, California

Figure No. 4
Project No. 2123
Date: 6/10/22

LOGGED BY CLA DATE DRILLED 5/24/21 BORING DIAMETER 6" SS BORING NO. 1

DRILL RIG CCD Tractor HAMMER TYPE Wireline - Downhole Hammer

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 2½" AB: 3"									
1	1-1 L	3	**SAND WITH SILT:** Yellowish brown (10YR 5/6), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, slightly moist, medium dense	SP	12			6.2	102.5			
2					17							
		B	**SAND:** White (2.5Y 8/1) and light gray (2.5Y 7/1), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, clean, dry, medium dense	SP	26	23		0.5				
3	1-2 T				4							
					5							
4			**CLAYEY SAND:** Very dark grayish brown (10YR 3/2), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, slightly moist, medium dense	SC	6	11		5.3				
	1-3 L				5							
5		2			5			6.0	103.9			0.1% Gravel 84.4% Sand 15.5% Fines
		1	Brown (10YR 4/3), trace coarse to very coarse grains, slightly moist, loose		9	7		5.5	104.4			
6												
7												
8			**SILTY SAND:** Light olive brown (2.5Y 5/3), fine to medium grained with trace coarse to very coarse grains, sub-angular to sub-rounded shaped, poorly graded, micaceous, wet, medium dense	SM	5							
	1-4 T		▼		10							
9					12	22		20.3		24.2		
10												
11												
12												
	1-5 L		Sand fines slightly with depth, wet, loose		4							
13		2			7			25.8				
		1			8	8		21.3	95.8			
14												
15												
16												
	1-6 T		Medium to coarse grained with trace very coarse grains, very fine to fine grained from 17 to 17½ feet, wet, medium dense		5							
17					7							
					14	21		23.8				
18			Boring terminated at 17½ feet. Groundwater initially encountered at 8 feet. Measured at 9 feet at the end of drilling activities.									
19												
20												
21												
22												
23												

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Log of Test Borings
Scenic Road Sewer Rehabilitation Project
Carmel-by-the-Sea, California

Figure No. 5
Project No. 2123
Date: 6/10/22

LOGGED BY CLA DATE DRILLED 5/24/21 BORING DIAMETER 6" SS BORING NO. 2

DRILL RIG CCD Tractor HAMMER TYPE Wireline - Downhole Hammer

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 8" AB: 0"									
1	2-1 L	2	**SAND WITH SILT:** Yellowish brown (10YR 5/8), fine grained with trace medium grains, poorly graded, slightly cemented, slightly moist to dry, medium dense	SP	15 17			3.6	94.3			1.4% Gravel 87.5% Sand 11.1% Fines
2		1			25	22		1.6	80.5	14.2		
3	2-2 T		Sample coarsens slightly with depth, dry, loose		3 4							
4					5	9		1.4				1.4% Gravel
5	2-3 L	2 1	Fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, trace sub-angular shaped siltstone clasts, dry, very loose		3 3 4	4		1.7 1.4	95.0 96.4			87.1% Sand 11.5% Fines
6												
7												
8	2-4 T		Color change to white (2.5Y 8/1) and light gray (2.5Y 7/1) at 9 feet, clean sand from 9 to 9½ feet, dry, loose		3 3							
9					4	7		3.4				
10			**SAND WITH CLAY:** Black (10YR 2/1), fine to medium grained, sub-angular to sub-rounded shaped, poorly grade, moist, loose	SP								
11												
12	2-5 L	2	**SILTY SAND:** Brown (10YR 5/3), fine to medium grained with trace coarse grains, sub-angular to sub-rounded shaped, poorly graded, slightly moist to dry, very loose	SM	1 2							
13		1			3	3						
14	2-6 T				5							
15			**SAND WITH SILT:** Light olive brown (2.5Y 5/4), fine to medium grained with trace coarse grains, sub-angular to sub-rounded shaped, poorly graded, slightly moist to dry, very loose	SP	1 1	2		2.4	8.1			
16			Boring terminated at 15 feet. No groundwater encountered.									
17												
18												
19												
20												
21												
22												
23												

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Log of Test Borings
Scenic Road Sewer Rehabilitation Project
Carmel-by-the-Sea, California

Figure No. 6
Project No. 2123
Date: 6/10/22

LOGGED BY CLA DATE DRILLED 5/24/21 BORING DIAMETER 6" SS BORING NO. 3

DRILL RIG CCD Tractor HAMMER TYPE Wireline - Downhole Hammer

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 6" AB: 0"									
1	3-1 L		**SILTY SAND:** Black (10YR 2/1), fine to medium grained with trace coarse grains, sub-angular to sub-rounded shaped, poorly graded, slightly moist, loose	SM	7							
2		2			7			5.5	100.2			
		1			8	8		8.7	98.0			
3	3-2 T		Slightly moist, very loose		2							
					2							
4					2	4		6.3		18.8		
	3-3 L		**SAND WITH SILT:** Brown (10YR 4/3), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, trace coarse grains, slightly moist, loose	SP	3							
5		2			6			4.7	102.2			
		1			8	7		4.3	101.6			
6	3-4 T		Slightly moist, loose		3							
					4							
7					5	9		3.5		11.2		
8	3-5 L		Yellowish brown (10YR 5/8), fine grained, sub-rounded shaped, poorly graded, clean, slightly moist, medium dense		10							0.0% Gravel
9		2			15			6.0	104.5			92.9% Sand
		1			43	30		5.4	103.6			7.1% Fines
10												
11												
12	3-6 T		Medium grained, sub-rounded shaped, slightly moist, dense		10							
					18							
13					20	38		5.8		5.8		
14												
15			Gravelly drilling at 15 feet									13.8% Gravel 47.8% Sand 38.4% Fines
16	3-7 L	B	▼ **SILTY SAND:** Dark yellowish brown (10YR 4/4), very fine to fine grained, poorly graded, moist, very loose	SM	2			26.7				13.8% Gravel 47.8% Sand 38.4% Fines
		2			3		1.5					
17		1	**FAT CLAY:** Dark yellowish brown (10YR 4/4), moist, firm	CH	5	7	1.5	26.7			32	Qu = 2108 psf
18			Boring terminated at 17½ feet. Groundwater initially encountered at 16 feet.									
19												
20												
21												
22												
23												

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Log of Test Borings
Scenic Road Sewer Rehabilitation Project
Carmel-by-the-Sea, California

Figure No. 7
Project No. 2123
Date: 6/10/22

LOGGED BY CLA DATE DRILLED 5/24/21 BORING DIAMETER 6" SS BORING NO. 4

DRILL RIG CCD Tractor HAMMER TYPE Wireline - Downhole Hammer

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 8" AB: 0"									
1	4-1 L		**FILL: SAND WITH GRAVEL:** Black (10YR 2/1), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, few rootlets, slightly moist, loose	SP	5							24.9% Gravel
2		2			7			7.1	100.7	17.8		70.7% Sand
		1			10	9		5.7	98.0			4.4% Fines
3	4-2 T		Trace oxidation patches, slightly moist, loose		2							
					2							
4					3	5		6.3		15.7		
			Boring terminated at 4 feet. No groundwater encountered.									
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												

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Log of Test Borings
Scenic Road Sewer Rehabilitation Project
Carmel-by-the-Sea, California

Figure No. 8
Project No. 2123
Date: 6/10/22

LOGGED BY CLA DATE DRILLED 5/24/21 BORING DIAMETER 6" SS BORING NO. 5

DRILL RIG CCD Tractor HAMMER TYPE Wireline - Downhole Hammer

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 5" AB: 0"									
1	5-1 L		**SAND WITH SILT:** Dark grayish brown (10YR 4/2), fine grained with trace medium grains, sub-angular to sub-rounded shaped, dry, very loose	SM	3							0.0% Gravel 85.7% Sand 14.3 % Fines
2		1			3							
					4	4		3.1	82.9			
3	5-2 T		Dry, loose		2							
					3							
4					5	8		3.5				
	5-3 L		Trace rounded shaped coarse grains, slightly moist, loose		4							
5		2			8							
		1			10	9						
6												
7												
8			**SANDSTONE BEDROCK WEATHERED TO SAND:** Light yellowish brown (2.5Y 6/4), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, clean, slightly moist to dry, medium dense	SP	5							
	5-4 T				7							
9					12	19		4.5		3.7		
10												
11												
12	5-5 L		Slightly moist to dry, medium dense		6							
		2			20			2.9	93.3			
13		1			35	28		4.1	100.2			
14												
15												
16	5-6 T		**SANDSTONE BEDROCK WEATHERED TO SAND WITH SILT:** Light yellowish brown (2.5Y 6/4), fine grained, poorly graded, clean, slightly moist to dry, very dense	SP	10							
17					50/2"	50/2"		6.1		10.8		
18												
19												
20	5-7 L		Fine to medium grained, slightly moist to dry, very dense		50/6"	50/6"		7.4		13.5		
21			Boring terminated at 20½ feet. No groundwater encountered.									
22												
23												

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Log of Test Borings
Scenic Road Sewer Rehabilitation Project
Carmel-by-the-Sea, California

Figure No. 9
Project No. 2123
Date: 6/10/22

LOGGED BY CLA | DATE DRILLED 5/24/21 | BORING DIAMETER 6" SS | BORING NO. 6

DRILL RIG CCD Tractor | HAMMER TYPE Wireline - Downhole Hammer

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 2" AB: 0"									
1	6-1 L		**SAND WITH CLAY:** Black (10YR 2/1), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, trace sub-rounded to rounded sandstone gravels up to 1 inch in diameter, moist, loose	SP	4							
2		2			5			10.4	98.7			
		1			7	6		9.5	102.9			
3	6-2 T		**SAND WITH SILT:** Brown (10YR 4/3), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, moist, loose	SP	2							
					2							
4					3	5		9.4				
	6-3 L		**CLAYEY SAND:** Mottled very dark gray (10YR 3/1) and yellowish brown (10YR 5/8), fine to medium grained, sub-rounded shaped, poorly graded, clay exhibits low plasticity, moist, medium dense	SC	10							
5		2			14			14.0	111.8	23.9		Direct Shear:
		1			25	21		13.1	114.1	22.2	11	Cp = 260 psf
6												Φp = 35°
7												Cr = 250 psf
												Φr = 33°
8	6-4 T		**DECOMPOSED GRANITE MECHANICALLY PULVERIZED TO SAND WITH SILT AND GRAVEL:** Gray (5Y 6/1) and white (WHITE 9/N), very fine to fine grained with trace medium to very coarse grains, sub-angular shaped gravels up to ½ inch in diameter, slightly moist, very dense	SP	50/6"	50/6"			6.1			
9												
10												
11												
12	6-5 L		More competent than previous sample, soil coarsens with depth, slightly oxidized, slightly moist, very dense		10							
		2			21			8.5	113.5			
13		1	Slightly coarser than the previous sample, slightly moist, very dense		50/5"	50/5"		10.6	120.4			
	6-6 T				50/2"	50/2"		8.2				
14			Boring terminated at 15 feet. No groundwater encountered.									
15												
16												
17												
18												
19												
20												
21												
22												
23												

Pacific Crest ENGINEERING INC

Log of Test Borings
Scenic Road Sewer Rehabilitation Project
Carmel-by-the-Sea, California

Figure No. 10
Project No. 2123
Date: 6/10/22

LOGGED BY CLA DATE DRILLED 5/24/21 BORING DIAMETER 6" SS BORING NO. 7

DRILL RIG CCD Tractor HAMMER TYPE Wireline - Downhole Hammer

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 8" AB: 0"									
1	7-1 L		**FILL: SILTY SAND:** Very dark grayish brown (10YR 3/2) and dark yellowish brown (10YR 4/4), fine to medium grained with trace coarse grains, sub-angular to sub-rounded shaped, poorly graded, slightly moist, medium dense	SM	15							
		2			18			6.9	105.6	23.4		
2		1			20	20		7.0	99.8	23.8		
	7-2 M				3							
3		2	Trace sub-angular shaped gravels up to ¼ inch in diameter, slightly moist		5							
		1			5	8		7.0	98.9	25.0		
4	7-3 T		Abalone shell noted in the sample, slightly moist, loose		6							
					10/DB					24.9		
5			Boring terminated at 4½ feet due to sampler double bouncing. No groundwater encountered.									
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												

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Log of Test Borings
Scenic Road Sewer Rehabilitation Project
Carmel-by-the-Sea, California

Figure No. 11
Project No. 2123
Date: 6/10/22

LOGGED BY CLA DATE DRILLED 4/20/22 BORING DIAMETER 6" SS BORING NO. 8

DRILL RIG CCD - Tractor HAMMER TYPE 140 lb Downhole with Wireline

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N_{60}" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 2" AB: 7"									
1	8-1 L		**CLAYEY SAND:** Very dark grayish brown (10YR 3/2), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, trace sub-rounded to well rounded coarse to very coarse sand, moist, medium dense	SC	19							
2		2			25			7.0	115.9			
		1	**SILTY SAND:** Brown (10YR 4/3), fine to medium grained with trace coarse to very coarse grains, sub-angular to sub-rounded shaped, pooelu graded, moist, medium dense	SM	23	25	4.5	6.5	115.0			
3	8-2 T				8							
					13							
4			**CLAYEY SAND:** Dark brown (7.5YR 3/3), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, few sub-angular shaped coarse to very coarse grained sand, moist, medium dense	SC	15	28		5.9				
	8-3 L				8							
5		2			10							
		1	Slight increase in coarsness of sand, trace coarse to very coarse grained sand, moist, medium dense		12	12		7.6	109.0	17.9		
6												
7												
			SAND: Brownish yellow (10YR 6/6), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, slightly moist, medium grained	SP								
8	8-4 T				4							
9					4							
					8	12		4.5				
10												
11												
12	8-5 L		Light gray (10YR 7/2), medium to coarse grained with trace amounts of fine grains, sub-angular to sub-rounded shaped, poorly graded, dry, medium dense		8							
		B			22			3.2				
13		1			36	30		2.5	106.4			
	8-6 T		Medium grained, poorly graded, sub-angular to rounded shaped, dry, dense		9							
14					16							
15					26	30		2.9				
			Boring terminated at 15 feet. No groundwater encounterd.									
16												
17												
18												
19												
20												
21												
22												
23												

Pacific Crest ENGINEERING INC

Log of Test Borings
Scenic Rd Sewer Main Rehabilitation Project
Carmel, California

Figure No. 12
Project No. 2123
Date: 6/10/22

LOGGED BY CLA DATE DRILLED 4/20/22 BORING DIAMETER 6" SS BORING NO. 9

DRILL RIG CCD - Tractor HAMMER TYPE 140 lb Downhole with Wireline

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N_{60}" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 2" AB: 10" (baserock mixed with native)									
1	9-1 L		**CLAYEY SAND:** Dark yellowish brown (10YR 4/4), fine grained with trace medium and coarse grains, poorly graded, micaceous, moist, medium dense	SC	15							
2		2			18			9.7	108.1			
		1			19	19		9.8	108.4	15.4		
3	9-2 T		Moist, loose		8							
					6							
4					4	10		9.8				
	9-3 L	B	Fine to medium grained with trace coarse grains, sub-angular to rounded shaped, poorly graded, moist, medium dense		8							
5		2			24							
		1			12	19		9.4	108.3			
6												
7												
8	9-4 T		Slight increase in clay content, slight decrease in coarseness of sand, fine grained, moist, medium dense		8							
9					10							
					12	22		12.1				
10												
11												
12	9-5 L	2	**WEATHERED SANDSTONE BEDROCK:** Described as **SILTY SAND**, very fine to fine grained, poorly graded, massive, friable, slightly moist, very dense	SM	22			16.1	100.4			
		1			50/3"	50/3"		16.6	106.6			
13	9-6 T		"Poker chipped", mechanically broken, slightly moist, very dense		50/4"	50/4"		15.5				
14			Boring terminated at 13½ feet. No groundwater encounterd.									
15												
16												
17												
18												
19												
20												
21												
22												
23												

Pacific Crest ENGINEERING INC

Log of Test Borings
Scenic Rd Sewer Main Rehabilitation Project
Carmel, California

Figure No. 13
Project No. 2123
Date: 6/10/22

LOGGED BY JP DATE DRILLED 4/20/22 BORING DIAMETER 6" SS BORING NO. 10

DRILL RIG CCD - Tractor HAMMER TYPE 140 lb Downhole with Wireline

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N_{60}" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 2" AB: 7"									
1	10-1 L		**SILTY SAND:** Very dark grayish brown (10YR 3/2), very fine to fine grained with trace medium grains throughout, poorly graded, dry to moist, loose	SM	4							
2		2			5			5.8	106.7			
		1			8	7		6.2	103.4			
3	10-2 T		Dry to moist, very loose		3							
					3							
4					2	5		5.2				
	10-3 L				5							
		2	**SAND:** Light gray (10YR 7/2), very fine to fine grained,	SP	5			5.1	105.7			
5		1	poorly graded, sub-angular to sub-rounded shaped, dry, loose		6	6		5.0	104.9			
6												
7												
			CLAYEY SAND: Pale brown (10YR 6/3), fine to coarse	SC								
8	10-4 T		grained, sub-angular to sub-rounded shaped, poorly graded, moist, medium dense		11							
9					14							
					16	30		8.9		13.7		
10												
11												
12	10-5 L	2	Increase in clay, medium to coarse grained, poorly graded, wet, dense		22			16.4	109.6			
		1			50/5"	50/5"		16.3	108.7			
13	10-6 T				20							
					26							
14			**WEATHERED SANDSTONE BEDROCK:** Described as	SM	44	70		15.4				
15			**SILTY SAND**, very fine to fine grained, poorly graded, friable, dry to moist, dense									
			Boring terminated at 14½ feet. No groundwater encounterd.									
16												
17												
18												
19												
20												
21												
22												
23												

Pacific Crest ENGINEERING INC

Log of Test Borings
Scenic Rd Sewer Main Rehabilitation Project
Carmel, California

Figure No. 14
Project No. 2123
Date: 6/10/22

LOGGED BY CLA | DATE DRILLED 4/20/22 | BORING DIAMETER 6" SS | BORING NO. 11

DRILL RIG CCD - Tractor | HAMMER TYPE 140 lb Downhole with Wireline

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N_{60}" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 2" AB: 4"									
1	11-1 L		**CLAYEY SAND:** Very dark grayish brown (10YR 3/2), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, trace coarse, moist, loose	SC	3							
2		2			5			9.2	104.6			
		1			6	6		9.7	101.8			
3	11-2 T		Dark yellowish brown (10YR 4/4), fine grained with trace medium to coarse grains, poorl graded, moist, loose		2 3							
4					6	9		7.4				
	11-3 L		Slight increase in coarseness of sand, very moist, loose		5							
5		B			6							
		1			9	8		8.7	114.6			
6												
7												
8	11-4 T		Increase in coarseness of sand at 9 feet, medium to coarse grained, sub-angular to sub-rounded shaped, poorly graded, micaceous, yellowish brown (10YR 5/8), wet, dense, (DG?)		15 21							
9					23	44		10.3				
10												
11			▽									
12	11-5 L		**CLAYEY SAND WITH GRAVEL:** Stong brown (7.5YR 4/6), and light gray (10YR 7/1), fine to coarse grained with trace very coarse grained, sub-angular to well rounded gravel up to 2 inches in diameter, wet, very dense	SC	20							17.6% Gravel
		2			26			15.8	118.2			64.0% Sand
13	11-6 T	1			40	34		14.5	115.2	18.5		18.5% Fines
14			Wet, very dense		50/4"	50/4"		8.4				
			Boring terminated at 14 feet. Groundwater encounterd at 11 feet.									
15												
16												
17												
18												
19												
20												
21												
22												
23												

Pacific Crest ENGINEERING INC

Log of Test Borings
Scenic Rd Sewer Main Rehabilitation Project
Carmel, California

Figure No. 15
Project No. 2123
Date: 6/10/22

LOGGED BY JP DATE DRILLED 4/20/22 BORING DIAMETER 6" SS BORING NO. 12

DRILL RIG CCD - Tractor HAMMER TYPE 140 lb Downhole with Wireline

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N_{60}" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 2" AB: 6"									
1	12-1 L		**SILTY SAND:** Very dark gray (10YR 3/1), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, dry to moist, loose	SM	4							
2		2			7			7.5	89.4			
		1			4	6		6.0	96.5			
3	12-2 T		Moist, medium dense		6							
			Driller noted increase in resistance at 3½ feet		8							
4					11	19		12.0		26.6		
	12-3 L	2			11			11.6	93.4			
5		1	**MONTEREY FORMATION:** Defined as **CLAYEY SAND**, fine to coarse grained, sub-angular to sub-rounded shaped, dry to moist, dense	SC	50/6"	50/6"		13.2	94.4			
6												
7	12-4 T		Very hard drilling conditions, auger advanced ¼ inch in 5 minutes at 7 feet Moist, dense		50/½"	50/½"		11.3				
8			Boring terminated at 7½ feet. No groundwater encounterd.									
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												

Pacific Crest ENGINEERING INC

Log of Test Borings
Scenic Rd Sewer Main Rehabilitation Project
Carmel, California

Figure No. 16
Project No. 2123
Date: 6/10/22

LOGGED BY CLA DATE DRILLED 4/20/22 BORING DIAMETER 6" SS BORING NO. 13

DRILL RIG CCD - Tractor HAMMER TYPE 140 lb Downhole with Wireline

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N_{60}" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 2" AB: 3"									
1	13-1 L		**SILTY SAND:** Very dark brown (10YR 2/2), very fine to fine grained with trace medium to coarse grains, poorly graded, moist, loose	SM	3							
2		2			5			8.0	98.1			
		1			7	6		7.9	100.3			
3	13-2 T		Moist, loose		3							
					4							
4					4	8		7.7				
	13-3 L		Dark yellowish brown (10YR 3/4), slight decrease in silt content, moist, loose		5							
5		2			7			7.6	104.6			
		1			9	8		7.9	102.4			
6												
7												
8			**SAND:** Brownish yellow (10YR 6/6), fine to medium grained with trace very fine and trace coarse grains, sub-angular to sub-rounded shaped, poorly graded, few sub-angular shaped quartz gravels up to ⅜" in diameter, slightly moist to dry, medium dense	SP								
	13-4 T				6							
9					8							
					8	16		5.8		4.5		
10												
11												
12												
	13-5 L		Slightly moist, dense		18							
13		2			30			5.5	101.5			
		1			32	32		5.2	105.2			
14	13-6 T		Slightly moist, very dense, (lack of gravels)		15							
					32							
15					50/5"	50/5"		5.0				
			Boring terminated at 15 feet. No groundwater encounterd.									
16												
17												
18												
19												
20												
21												
22												
23												

Pacific Crest ENGINEERING INC

Log of Test Borings
Scenic Rd Sewer Main Rehabilitation Project
Carmel, California

Figure No. 17
Project No. 2123
Date: 6/10/22

LOGGED BY JP DATE DRILLED 4/20/22 BORING DIAMETER 6" SS BORING NO. 14

DRILL RIG CCD - Tractor HAMMER TYPE 140 lb Downhole with Wireline

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N_{60}" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 2½" AB: 3½"									
1	14-1 L		**CLAYEY SAND:** Strong brown (7.5YR 5/6), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, moist, loose	SC	3							
2		2			6			6.8	105.3			
		1			6	6		7.7	107.6			
3	14-2 T		Moist, very loose		3							
					2							
4					2	4		9.8				
	14-3 L		Yellowish brown (10YR 5/6), medium grained, poorly graded, moist, loose		3							
5		2			6			8.1	108.2			
		1			6	6		11.3	112.0			
6												
7												
8	14-4 T				20							
					32							
9			**CLAYEY SAND:** Gray (10YR 5/1), poorly graded, fine grained, intermediate plasticity, moist, dense	SC	18	50		12.9				
10												
11												
12	14-5 L		Trace gravels, iron oxide staining throughout, mosit, very dense		15							
		2			32		4.5	18.3	109.3	41.1		Qu = 7.58 ksf
13		1			48	52	4.0	12.6	117.7		18	
	14-6 T				16							
14					20		4.0					
					28	48	4.5	12.6				
15			Boring terminated at 15 feet. No groundwater encounterd.									
16												
17												
18												
19												
20												
21												
22												
23												

Pacific Crest ENGINEERING INC

Log of Test Borings
Scenic Rd Sewer Main Rehabilitation Project
Carmel, California

Figure No. 18
Project No. 2123
Date: 6/10/22

LOGGED BY JP | DATE DRILLED 4/20/22 | BORING DIAMETER 6" SS | BORING NO. 15

DRILL RIG CCD - Tractor | HAMMER TYPE 140 lb Downhole with Wireline

Depth (feet)	Sample	Sample Type	Soil Description	USCS	Field Blow Counts	SPT "N_{60}" Value	Pocket Pen. (tsf)	Moisture Content (%)	Dry Density (pcf)	% Passing #200	Plasticity Index	Additional Lab Results
			AC: 2" AB: 4"									
1	15-1 L		**CLAYEY SAND:** Dark gray (10YR 4/1), very fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, dry to moist, medium dense	SC	5							
2		2			8			6.2	108.5			
		1			20	15		7.1	111.9			
3	15-2 T		Clay content increases with depth, moist, dense		11							
					30							
4					33	63		11.0				
	15-3 L	2	Moist, dense		22							
5		1			50/6"	50/6"		8.6	111.3			
6												
7												
8			**CLAYEY SAND:** Dark yellowish brown (10YR 4/6) and very dark greenish gray (GLEY1 3/1), very fine grained to fine grained, poorly graded, moist, very dense.	SC								
	15-4 T				17							
9					23							
					32	55		11.5		48.9	15	
10												
11												
12												
	15-5 L	2			20			14.3	109.9			
13		1	**SILTY SAND:** Dark greenish gray (GLEY1 3/1), fine to medium grained, sub-angular to sub-rounded shaped, poorly graded, micaceous, moist, dense	SM	50/6"	50/6"		11.8	106.3			
	15-6 T				18							
14					27							
			Boring terminated at 14½ feet. No groundwater encounterd.		36	63		12.8				
15												
16												
17												
18												
19												
20												
21												
22												
23												

Pacific Crest ENGINEERING INC

Log of Test Borings
Scenic Rd Sewer Main Rehabilitation Project
Carmel, California

Figure No. 19
Project No. 2123
Date: 6/10/22

Corrosivity Test Summary

CTL # 416-633 Date: 7/7/2021 Tested By: PJ Checked: PJ

Client: Pacific Crest Engineering Project: Scenic Proj. No: 2123

Remarks:

Sample Location or ID			Resistivity @ 15.5 °C (Ohm-cm)			Chloride	Sulfate		pH	ORP	Moisture	Soil Visual Description
Boring	Sample, No.	Depth, ft.	As Rec.	Minimum	Saturated	mg/kg	mg/kg	%		(Redox)	At Test	
						Dry Wt.	Dry Wt.	Dry Wt.		mv	%	
			ASTM G57	Cal 643	ASTM G57	Cal 422-mod.	Cal 417-mod.	Cal 417-mod.	Cal 643	SM 2580B	ASTM D2216	
2-5-1		-	-	4304	-	99	594	0.0594	7.9	-	2.1	Yellowish Brown Silty SAND
2-5-2		-	-	3192	-	94	600	0.0600	7.8	-	2.3	Yellowish Brown Silty SAND
5-3-1		-	-	1637	-	376	376	0.0116	7.8	-	5.2	Yellowish Brown Silty SAND
5-3-2		-	-	2075	-	255	255	0.0037	7.7	-	4.4	Yellowish Brown Silty SAND

Resistivity	Ohm-cm
Very Corrosive	0-1000
Corrosive	1,000-2,000
Fairly Corrosive	2,000-5,000
Mildly Corrosive	5,000-10,000
Negligible	>10,000

Chloride Concentration	mg/kg
Severe	>1,500
Positive	300-1,500
Negligible	0-300

Sulfate Concentration	mg/kg
Severe	>5,000
Considerable	2,000-5,000
Positive	1,000-2,000
Negligible	0-1,000

pH	
Potential for acid attack on concrete and steel	<5.5

Corrosivity Test Summary

CTL #	416-667	Date:	5/6/2022	Tested By:	PJ	Checked:	PJ		
Client:	Pacific Crest Engineerin	Project:	Scenic			Proj. No:	2123		
Remarks:									

Sample Location or ID			Resistivity @ 15.5 °C (Ohm-cm)			Chloride	Sulfate		pH	ORP	Moisture	
Boring	Sample, No.	Depth, ft.	As Rec.	Minimum	Saturated	mg/kg	mg/kg	%		(Redox)	At Test	Soil Visual Description
						Dry Wt.	Dry Wt.	Dry Wt.		mv	%	
			ASTM G57	Cal 643	ASTM G57	Cal 422-mod.	Cal 417-mod.	Cal 417-mod.	Cal 643	SM 2580B	ASTM D2216	
9-3-2	-	-	-	5027	-	12	164	0.0164	7.3	-	4.1	Dark Yellowish Brown SILT w/ Sand & Gravel
11-3-2	-	-	-	6569	-	29	99	0.0099	6.9	-	2.1	Reddish Brown SILT w/ Sand
15-3-2	-	-	-	6340	-	10	24	0.0024	7.0	-	2.8	Olive Brown SILT w/ Sand

Resistivity	Ohm-cm
Very Corrosive	0-1000
Corrosive	1,000-2,000
Fairly Corrosive	2,000-5,000
Mildly Corrosive	5,000-10,000
Negligible	>10,000

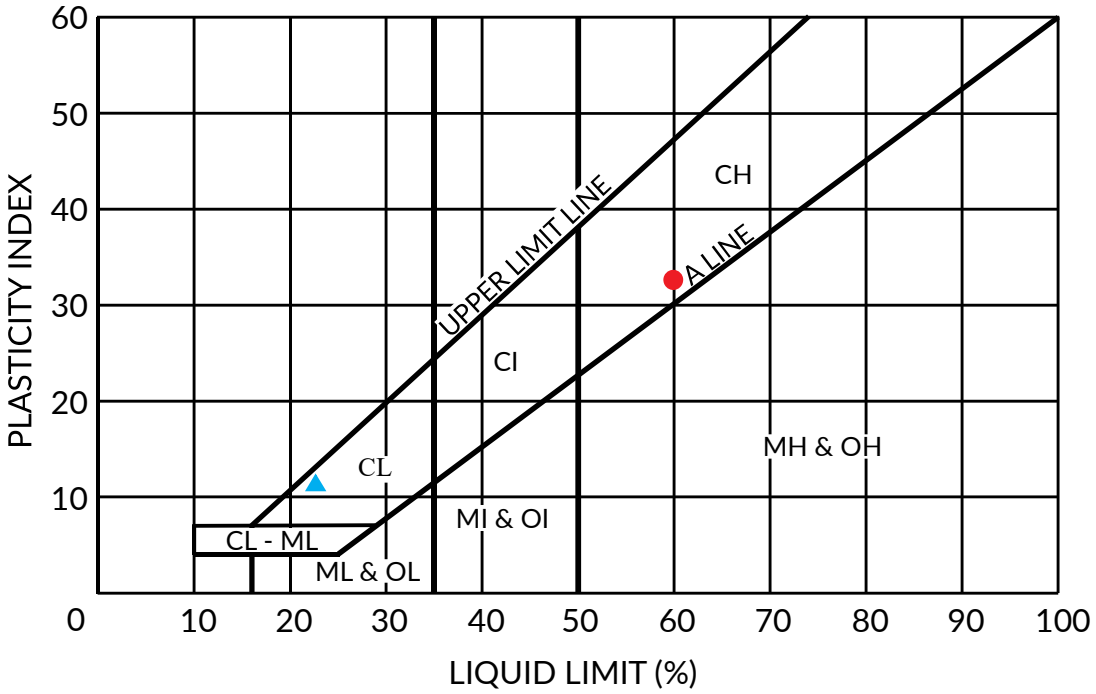
Chloride Concentration	mg/kg
Severe	>1,500
Positive	300-1,500
Negligible	0-300

Sulfate Concentration	mg/kg
Severe	>5,000
Considerable	2,000-5,000
Positive	1,000-2,000
Negligible	0-1,000

pH	
Potential for acid attack on concrete and steel	<5.5

ATTERBERG LIMITS - ASTM D4318

PLASTICITY CHART



*This chart has been modi☒ed to include the intermediate classi☒cations CI, MI and OI for clays and silts with liquid limits between 35 and 50.

SYMBOL	SAMPLE #	LL (%)	PL (%)	PI
●	**3-7-1**	**60**	**28**	**32**
▲	**6-3-1**	**22**	**12**	**11**

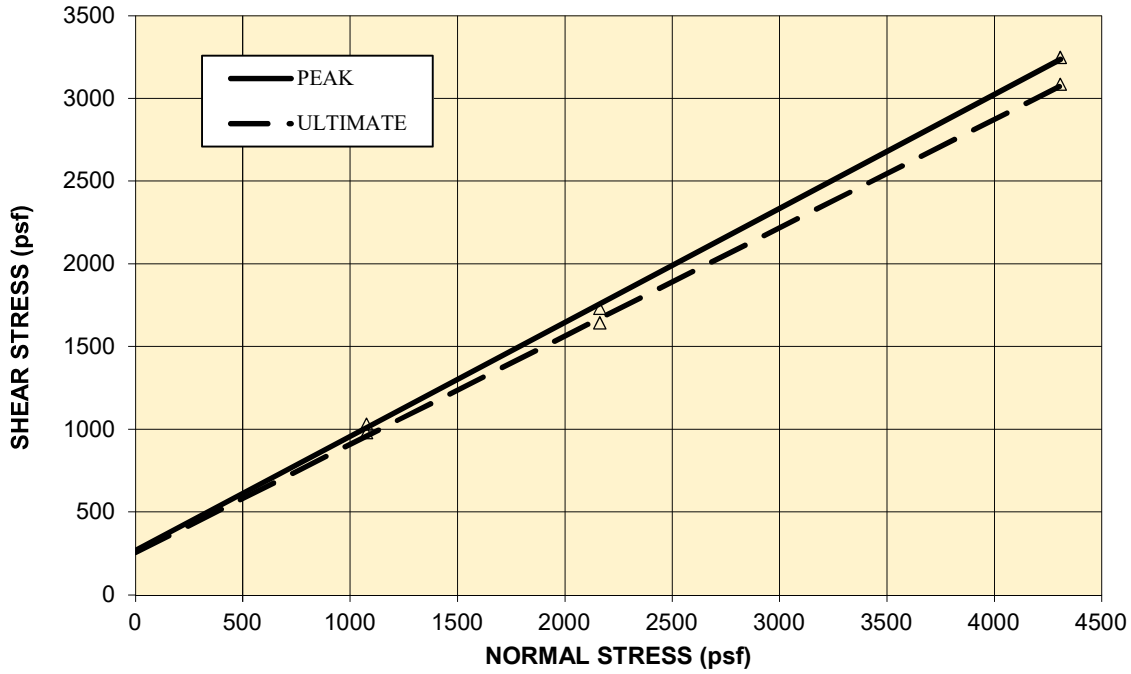
Pacific Crest ENGINEERING INC

Atterberg Limits
Scenic Road Sewer Rehabilitation
Carmel-by-the-Sea, California

Figure No. 21
Project No. 2123
Date: 6/10/22

DIRECT SHEAR TEST - ASTM D3080

Direct Shear Test for Soils Under Consolidated Drained Conditions



SAMPLE: 6-3-2	USCS:	
SOIL TYPE: SAND WITH SILT AND GRAVEL		

	ϕ	C (psf)
PEAK	35	260
ULTIMATE	33	250

Initial Sample Data:

Sample:	A	B	C	
Sample Diameter (in):	2.41	2.41	2.41	
Initial Sample Height (in):	1.000	1.000	1.000	
Wet Density (pcf):	119.7	116.9	121.6	
Moisture (%):	14.1%	18.0%	19.3%	
Dry Density (pcf):	104.9	99.1	102.0	
Void Ratio:	0.61	0.70	0.65	
% Saturation:	62.9%	69.2%	79.7%	

Sample Data At Test:

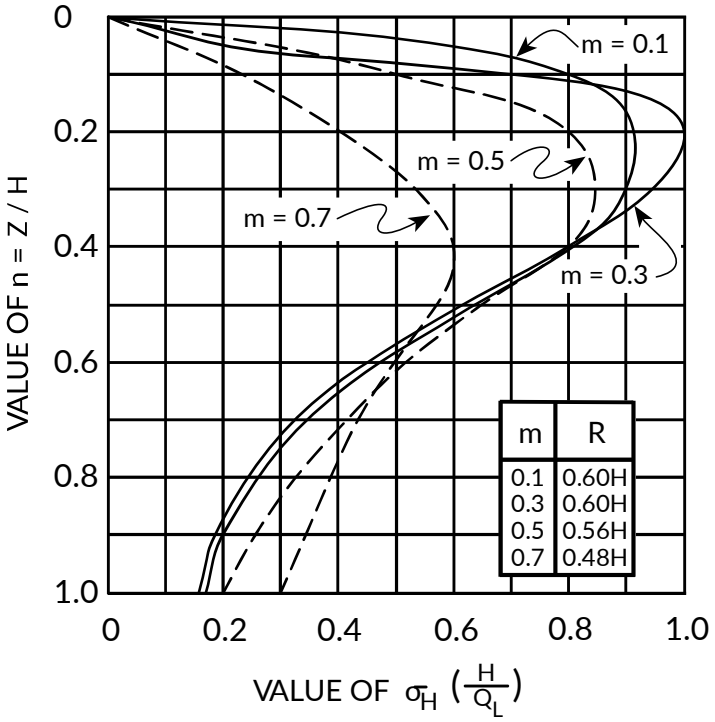
Normal Stress (psf):	1077	2163	4307	
Sample Height at Test (in):	0.997	0.991	0.990	
Wet Density (pcf):	125.9	125.1	126.7	
Moisture (%):	18.7%	24.1%	22.0%	
Dry Density (pcf):	106.1	100.8	103.9	
Void Ratio:	0.59	0.67	0.62	
% Saturation:	85.7%	96.9%	95.5%	
Strain Rate (in/min):	0.0020	0.0020	0.0020	
Peak Shear Stress (psf):	1030	1729	3246	
Ultimate Shear Stress (psf):	979	1643	3084	

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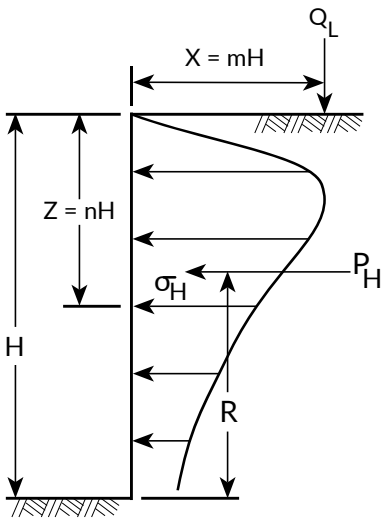
Direct Shear Test Results
Scenic Road Sewer Rehabilitation Project
Carmel-by-the-Sea, California

Figure No. 22
Project No. 2123
Date: 6/10/22

LINE LOAD



m	R
0.1	0.60H
0.3	0.60H
0.5	0.56H
0.7	0.48H



FOR m ≦ 0.4:

$$\sigma_H \left(\frac{H}{Q_L}\right) = \frac{0.20\,n}{(0.16+n^2)^2}$$

$$P_H = 0.55 Q_L$$

FOR m > 0.4:

$$\sigma_H \left(\frac{H}{Q_L}\right) = \frac{1.28\,m^2 n}{(m^2+n^2)^2}$$

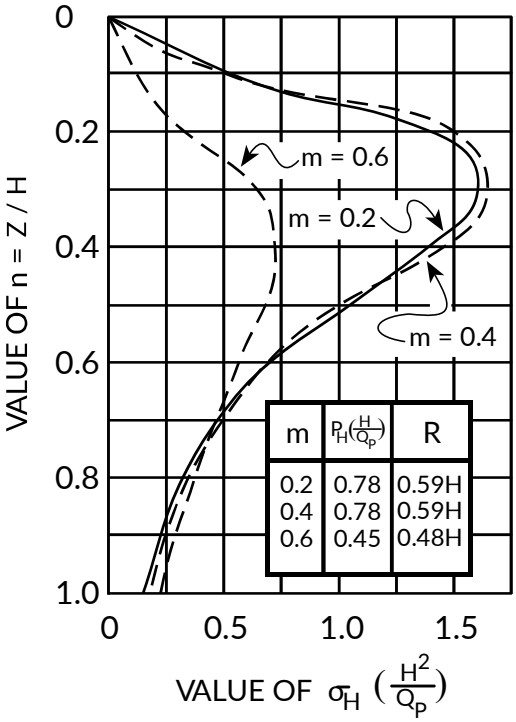
RESULTANT $P_H = \frac{0.64 Q_L}{(m^2+1)}$

PRESSURES FROM LINE LOAD Q_L

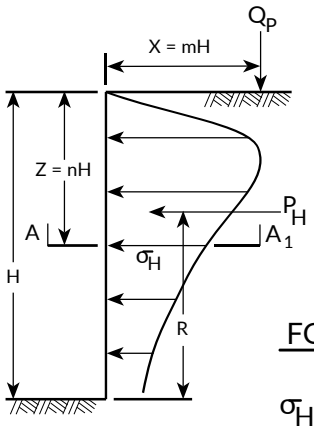
(BOUSSINESQ EQUATION MODIFIED BY

REFERENCE: Design Manual
NAVFAC DM-7.02
Figure 11
Page 7.2-74

POINT LOAD



m	$P_H(\frac{H}{Q_P})$	R
0.2	0.78	0.59H
0.4	0.78	0.59H
0.6	0.45	0.48H



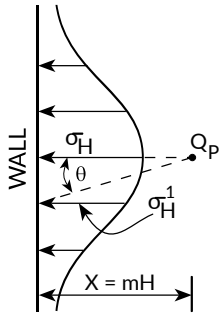
FOR m ≦ 0.4:

$$\sigma_H \left(\frac{H^2}{Q_P}\right) = \frac{0.28\,n^2}{(0.16+n^2)^3}$$

FOR m > 0.4:

$$\sigma_H \left(\frac{H^2}{Q_P}\right) = \frac{1.77\,m^2 n^2}{(m^2+n^2)^3}$$

$$\sigma_H^1 = \sigma_H \cos^2(1.1\,q)$$



SECTION A-A_1

PRESSURES FROM POINT LOAD Q_P

(BOUSSINESQ EQUATION MODIFIED

Pacific Crest ENGINEERING INC	**Surcharge Pressure Diagram** Scenic Road Sewer Rehabilitation Project Carmel-by-the-Sea, California	Figure No. 23 Project No. 2123 Date: 6/10/22

APPENDIX B

General Pipe Bursting Guidelines

PIPE BURSTING GRAVITY SEWER MAINS WITH HDPE PIPE

SUGGESTED STANDARD SPECIFICATION

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Prepared by
International Pipe Bursting Association

Thanks to the following participants for the development of this document:
Troy Freed - Utility Services Authority
George Mallakis - TT Technologies, Inc.
Brian Metcalf - Hammerhead Trenchless Equipment, an earth Tool Company, LLC
Gerry Muenchmeyer - Muenchmeyer Associates, LLC.
Michael Rocco - AUI, Inc.
Matt Timberlake - Ted Berry Company, Inc.
Matt Werth - IPR
Mike Woodcock - Portland Utilities Construction Company, LLC.

NASSCO, Inc.
2470 Longstone Lane, Suite M
Marriottsville, MD 21104

Disclaimer

These specifications were prepared by NASSCO and peer reviewed by industry professionals. These specifications are not specific to any one product and should be considered a guideline only. Conditions for use may require additions, deletions or amendments to these guidelines so as to conform to project specific site conditions. NASSCO assumes no liability as to content, use and application of these guidelines.

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PART 1 - GENERAL

A. The following supplemental sewer main specifications are intended to address the installation of high-density polyethylene pipe for sewer main using pipe bursting methods and technology for sanitary sewer lines.

1.1 DEFNITIONS

A. Pipe Bursting: Method of trenchless construction in which a bursting tool splits/fractures the existing pipe while simultaneously installing a new Polyethylene Pipe of the same size or larger using a Static or Pneumatic Pipe Bursting Technique.

B. Engineer: Overall project engineer employed or retained by the municipal utility authority or private collection system owner.

C. Project Owner: Municipal utility authority, sewer district or private owner of the sewer system.

D. Contractor: Firm engaged in the construction of underground utility lines and with demonstrated competency using pipe bursting methods for the installation of sewer pipelines.

1.2 SCOPE

A. This specification addresses the installation of sewer mains by the pipe bursting method, including connecting to existing sewer mains, connecting to existing services or installing house connections. The Contractor will furnish all labor, equipment, materials, tools and appurtenances necessary or proper for the performance and completion of the contract. Inspection and payment will be by the method stipulated in the contract.

1.3 QUALIFICATIONS

A. The Pipe Bursting Contractor will have actively engaged in the installation of pipe using pipe bursting for a minimum of three (3) years and have installed, as a company, a minimum of 50,000 feet in similar conditions.

B. Field Supervisory Personnel employed by the Pipe Bursting Contractor will have at least (3) three years of documented experience in the performance of the work and tasks as stated in the contract documents.

1.4 SUBMITTAL

A. The Contractors shall submit the following:

1. Documentation showing that personnel has three (3) years of Pipe Bursting experience with a list of a minimum 50,000 LF installed by the company including 3 sewer main projects similar or greater in scope and value to the project specified in the contract documents. Information for each supervisor and the company must include, but not be limited to, date of work, location, pipe information (i.e., length, diameter, depth of installation, pipe material, etc.), project owner information, (i.e., name, address, and telephone number, contact person).
2. Drawings and documents:
   a. Shop drawings, catalog data, and manufacturer's technical data showing complete information on material composition, physical properties, and dimensions of new pipe and fittings. Include manufacturer's recommendations for handling, storage, and repair of pipe and fittings damaged.
   b. Certifications of personnel involved in Butt Fusion Welding.

PART 2 - MATERIALS

2.1 HDPE PIPE

A. Polyethylene Plastic Pipe shall be High Density Polyethylene Pipe (HDPE) and meet applicable requirements of ASTM F714.

B. HDPE pipe and fittings will be used in accordance with the material specifications. All additional appurtenances (manholes, tees, gaskets, etc.) will meet the material specifications. All pipe installed by pipe bursting will be joined by butt fusion, electro fusion, or full circle repair clamp as detailed in paragraph B (Pipe Joining) of this section.

C. HDPE pipe will be produced from resins meeting the requirements of ASTM D1248, designation PE3408, ASTM D3350 cell classification PE345444C, and will meet the requirements of AWWA C901 and C906. HDPE pipe will meet the minimum stability requirements of ASTM D3350. Pipe will be legibly marked at intervals of no more than five feet with the manufacturer's name, trademark, pipe size, HDPE cell classification, appropriate legend such as SDR 19 or SDR 17, ASTM D3035, AWWA C901 or C906, date of manufacture and point of origin.

D. All pipe shall be made of virgin material. No rework material except that obtained from the manufacturers own production of the same formulation shall be used.

E. The pipe shall be homogeneous throughout and shall be free of visible cracks, holes, foreign material, blisters, or other deleterious faults.

F. Pipe color shall be solid black unless otherwise specified in these contract documents.

G. HDPE Pipe shall be Iron Pipe Size (IPS) unless otherwise specified in these contract documents.

H. Dimension Ratios: The minimum wall thickness of the HDPE pipe shall meet the following;

Minimum DR
DR 19 or DR 17

2.2 PIPE JOINING FOR TERMINAL SECTIONS OF HDPE PIPE

A. The polyethylene pipe shall be assembled and joined at the site using the butt-fusion method to provide a leak proof joint. Threaded or solvent-cement joints and connections are not permitted. All equipment and procedures used shall be in strict compliance with the manufacturer's recommendations. Fusing shall be accomplished by personnel certified as fusion technicians by a manufacturer of polyethylene pipe and/or fusing equipment.

B. Terminal sections may also be joined by Electrofuse Couplings by Central Plastic Company, Friatec, or approved equal.

C. Terminal sections may also be joined by Full Circle Repair Clamps by Smith Blair, JCM, or approved equal.

2.3 MATERIALS RELATED TO SEWER SERVICE CONNECTIONS

A. Sewer service connections to the HDPE main may be made by Plastic Saddles with Stainless Steel Straps, by GPK or approved equal or Rubber Saddles with Stainless Steel Straps by Fernco Company, DFW, or approved equal.

B. Sewer service connections to the main may also be made with Electrofusion Saddles by Central Plastics, Friatec, or approved equal.

C. Sewer service connections to the main may also be made with Inserta Tees by Fowler Manufacturing.

2.4 MATERIALS FOR SEALING MANHOLES

A. The annular space at each manhole may be sealed with Oakum saturated with Avanti 202 or approved equal and covered with a quick setting grout.

B. The annular space at each manhole may also be sealed with a water stop gasket by Fernco Company or approved equal and finished with a quick setting grout.

PART 3 - EQUIPMENT

A. The pipe bursting unit shall be designed and manufactured to force its way through the existing line by fracturing the pipe and compressing the broken pieces into the surrounding soil as the equipment progresses. The bursting unit shall generate sufficient force to burst and compact the existing pipeline. In each case the pipe bursting unit shall pull the polyethylene pipe with it as it moves forward.

PART 4 - EXECUTION

4.1 GENERAL

A. Bypass Pumping shall be accomplished when and where necessary. The Contractor shall provide flow diversion with pumps adequate in size and capacity to handle all flows generated during the pipe burst process. All costs for bypass pumping shall be incidental unless specific pay items for this work are included in the pay schedule.

B. Excavation of insertion pits shall be at locations determined by the Contractor.

C. Insertion pits shall be of sufficient length to allow the bursting head and new HDPE pipe to enter the host pipe at an angle that will maintain the grade of the existing sanitary sewer.

4.2 PREPARATION

A. All sewer service connections shall be located prior to pipe bursting the main by PACP Pre-CCTV Inspection.

B. If the PACP Pre-CCTV inspection reveals obstructions or pipe materials that will prevent the existing pipe from being pipe burst properly and cannot be removed by conventional cleaning equipment, a point repair will be made by the Contractor, with approval from the Owner/Engineer. Separate payment for this work will be made and it is not considered incidental to the pipe bursting process.

C. If the PACP Pre-CCTV inspection reveals a sag or hump, a sag or hump removal will be made by the Contractor, with approval from the Owner/Engineer. Separate payment for this work will be made and it is not considered incidental to the pipe bursting process.

D. Before any excavation is done for any purposes, the Contractor shall contact the appropriate One Call agency for determining field locations of existing utilities.

4.3 INSERTION OF THE HDPE PIPE

A. The polyethylene pipe shall be assembled and joined at the site using the butt-fusion method to provide a leak proof joint. Threaded or solvent-cement joints and connections are not permitted. All equipment and procedures used shall be in compliance with the manufacturer's recommendations. Fusing shall be accomplished by personnel certified as fusion technicians by a manufacturer of HDPE pipe and/or fusing equipment.

B. The butt-fused joint shall be in true alignment and shall have uniform rollback beads resulting from the use of proper temperature and pressure. The joint shall be allowed adequate cooling time before removal of pressure. The fused joint shall be watertight and shall have tensile strength equal to that of the pipe. All defective joints shall be cut out and replaced at the expense of the Contractor.

C. Service connections to the HDPE pipe shall be made with materials submitted and approved in accordance with Paragraph 2. Materials.

D. An appropriate relaxation period shall be allowed prior to making service connections and connecting to manholes. The relaxation period shall be appropriate with and dependent upon site conditions, as determined by Contractor.

E. If concrete encasements are encountered, a point repair shall be performed to excavate and break out concrete prior to the bursting operation to allow the steady and free passage of the pipe bursting head, with approval from the Owner/Engineer. Separate payment for this work will be made and it is not considered incidental to the pipe bursting process.

F. The new HDPE pipe shall be inserted immediately behind the bursting head in accordance with the manufacturer's recommended procedures. The bursting tool shall be specifically designed and manufactured for the type of insertion process being used. It shall be utilized to guide and assist the bursting head during the operation. A pushing machine may be utilized to aid pipe insertion from the rear.

G. New HDPE pipe shall extend a minimum of 6" into each manhole. The annular space shall be sealed at each manhole with Oakum saturated with Avaniti 202 or a Water Stop Gasket (as described in Paragraph 2) and finished with a quick setting grout.

4.4 SERVICE RECONNECTIONS

A. Service connections to the HDPE pipe shall be made with materials submitted and approved in accordance with Paragraph 2. Materials. Services shall be reconnected so as to minimize disruption of service.

B. After the new HDPE pipe has been installed and tested, the Contractor shall be responsible for reconnecting existing sewer services in the manner described in the bid form. All service lines shall be the size indicated in the plans and specifications.

4.5 TESTING AND ACCEPTANCE

A. After the new HDPE pipe is installed and all services are reconnected, the line shall be inspected by CCTV. PACP Post-CCTV video shall be submitted to the Engineer or Owner for approval and acceptance of line.

END OF SECTION

Mitigation Monitoring and Reporting Program

Carmel Area Wastewater District – Scenic Road Pipeline Replacement Project

Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Initial Study - Mitigated Negative Declaration (Final IS-MND), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
Aesthetics						
AES-1: Construction Disturbance Minimization						
The project contractor shall be responsible for erecting a construction fence screen surrounding the northern construction staging area to block views of staged materials and equipment. The screen fabric shall be designed to color-correspond with the coastal scenery or serve as a canvas for a coordinated graphic arts program. The screen shall be in place during use of the northern staging area, and may be removed when the once northern construction staging area is vacated.	Erect a construction fence screen surrounding the northern construction staging area to block views of staged materials and equipment.	Project contractor is responsible for erecting a construction fence. CAWD staff are responsible for verifying the construction fence requirements are included on the construction plans.	Prior to and during use of the northern staging area.			
Biological Resources						
BIO-1: Worker Environmental Awareness Program (WEAP)						
Prior to initiation of construction activities (including staging and mobilization), Carmel Area Wastewater District (CAWD) shall retain a qualified biologist to conduct a Worker Environmental Awareness Program (WEAP) training for all personnel associated with project construction to aid workers in recognizing special-status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area, including western bumble bee, California red-legged frog, nesting birds, riparian and jurisdictional areas, and protected trees. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employees, and other personnel involved with construction. All employees shall sign a form provided by the qualified biologist indicating they have attended the WEAP training and understand the information presented to them. The form shall be submitted to CAWD by the qualified biologist to document compliance.	Conduct WEAP Trainings.	Qualified Biologist is responsible for conducting WEAP trainings. CAWD staff are responsible for maintaining documentation demonstrating that WEAP trainings have been completed by all construction workers.	Prior to construction. Prior to new construction workers starting work.			

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
BIO–2: California Red-legged Frog Avoidance and Minimization						
Within 48 hours of initial mobilization activities, a qualified biologist shall conduct a survey for California red-legged frog at the southern staging area, located in the previously disturbed vacant lot north of the CAWD Wastewater Treatment Plant and south of the Carmel Mission Basilica Museum. The survey area shall include the proposed disturbance area, including areas disturbed for vehicle staging and materials storage, and all proposed ingress/egress routes, plus a 100-foot survey buffer. If any life stage of California red-legged frog is found within the survey area, the individual shall be avoided and allowed to leave the site of its own volition. The biologist shall revisit the site on subsequent days to confirm the California red-legged frog has left the site. If the California red-legged frog has not left the site after three days, the United States Fish and Wildlife Service (USFWS) shall be consulted to determine the appropriate course of action. During construction, CAWD shall ensure that the following avoidance measures are implemented: ▪ All staging activities at the southern staging area adjacent to riparian habitats and the overflow ditch shall be completed between April 1 and October 31 to the extent feasible. ▪ If construction must occur between November 1 and March 31, the qualified biologist shall conduct a pre-activity clearance sweep within 48 hours prior to start of project activities after any rain events of 0.1 inch or greater or if wet conditions are present on-site. ▪ During project activities, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas. ▪ If any life stage of the California red-legged frog is found and these individuals are likely to be killed or injured by work activities, all work activities that could pose a risk of take to the individual shall stop until the individual has left the site. No individuals shall be relocated without USFWS authorization.	Conduct California red-legged frog survey at the southern staging area.	Qualified Biologist is responsible for conducting California red-legged frog surveys. CAWD staff are responsible for verifying red-legged frog avoidance measures are included on the construction plans.	Within 48 hours prior to initial mobilization activities and during construction staging and construction activities.			

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
BIO-3: Spill/Debris Prevention						
CAWD shall ensure that during construction all refueling and maintenance of equipment and vehicles shall occur a minimum of 250 feet from the Carmel River, wetlands, willow thicket habitat, and in a location from which a spill would not drain directly toward these habitats (e.g., on a slope that drains away from the water), or in a containment structure. If refueling must occur within 250 feet, secondary containment (secondary containment is in addition to spill and drip pans and absorbent material, e.g., an earthen berm covered in visqueen) shall be required. Prior to the onset of work, a plan shall be developed by CAWD for prompt and effective response to any accidental spills. The construction foreman or directing engineer shall insure all workers are informed of the importance of preventing spills and of the appropriate measures to take in the event of a spill. Should any debris or equipment from the work area fall into the wetland, riparian habitat, and the concrete drainage, it shall be removed immediately by the contractor.	Locate refueling and maintenance areas at least 250 feet from the Carmel River, wetlands, willow thicket habitat, and where a spill would not drain directly toward these habitats, or in an area with secondary containment measures. Prepare and implement an accidental spill prevention and response plan.	CAWD staff are responsible for verifying that that the requirements for placement of refueling and maintenance areas are included on the construction plans. CAWD staff are responsible for developing a spill prevention and response plan. Project contractor is responsible for the proper placement of refueling and maintenance areas, and for implementing the spill prevention and response plan.	Prior to and during construction.			
BIO-4: Sensitive Natural Community Avoidance						
Prior to initiation of construction at the southern staging area adjacent to the willow thicket, overflow ditch, or wetland habitats, CAWD shall ensure that environmentally sensitive area (ESA) fencing shall be installed around the outer limits of these areas under the direction of a qualified biologist, to prevent encroachment. CAWD shall ensure that no equipment, construction personnel, staging or other project activities shall be allowed within ESA areas. ESA fencing materials shall be high visibility and tall enough to create an effective barrier. ESA fencing shall remain in place until all construction activities are completed and the staging area has been de-mobilized.	Install fencing around all ESAs.	Project contractor is responsible for installing ESA fencing and ensuring no construction occurs within ESA areas. Qualified Biologist is responsible for overseeing installation of ESA fencing CAWD staff are responsible for verifying that ESA fencing requirements are included on the construction plans and specifications.	Prior to use of the southern staging area.			

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
BIO-5: Arborist Study						
If open trenching or excavation occurs within the dripline of trees, CAWD shall ensure that prior to construction a tree survey shall be conducted to locate and identify all protected trees defined by the City's Coastal Resource Management Element (CRME) and Municipal Code and the County Municipal Code with any portion of their canopy dripline located within 20 feet of the project alignment. During the survey, the following information shall be documented for each protected tree: ▪ Field locations of the trunk of all protected trees with any portion of their driplines within 20 feet of the project site, as feasible without trespassing on private lands ▪ Identification of each tree by both scientific and common names ▪ Diameter at breast height (DBH) ▪ Canopy height and spread in four cardinal directions ▪ Dripline canopy of each tree located within the project area ▪ Health assessment (dead, very poor, poor, fair, good, excellent) ▪ Structural defects (cracks, decay, broken limbs, etc.), if any ▪ Representative photographs ▪ Tree protection measures The results of the survey shall be presented in an Arborist Report including recommendations for the protection of trees adjacent to the project alignment in accordance with the City's CRME and Municipal Code and the County CIP and Municipal Code standards and requirements. CAWD shall ensure recommendations contained in the Arborist Report are implemented during construction. Measures may include, but would not be limited to, tree protection standards, including measures to be implemented prior to construction, during construction, and after construction. If project component activities would result in impacts to the roots of protected trees, CAWD shall ensure that all trimming occurs under the direction of a certified arborist. Tree protection measures may include, but are not limited to, the following: inspection of roots and	Conduct a tree survey and prepare and implement an Arborist Report and Tree Protection Plan.	A qualified arborist is responsible for conducting a tree survey and preparing an Arborist Report and Tree Protection Plan. Project contractor is responsible for implementing the recommendations specified in the Tree Protection Plan. CAWD staff are responsible for verifying that the recommendations specified in the Tree Protection Plan are included on the construction plans and specifications.	Prior to and during construction.			

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
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overall tree health prior to pruning, exposure of roots using minimally damaging excavation methods, selective pruning with appropriately disinfected tools, protection of newly exposed roots from desiccation and pests, and mulching, watering, and post construction inspections and adaptive management to ensure the continued health of the tree.						
Cultural Resources						
CUL-1: Retention of a Qualified Archaeologist						
Prior to the start of project-related ground disturbing activity, CAWD shall retain a Qualified Archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Standards for professional archaeology, to carry out all mitigation measures related to cultural resources.	Retain a Qualified Archaeologist.	CAWD staff are responsible for retaining a Qualified Archaeologist.	Prior to the start of ground disturbing activities.			
CUL-2: Pre-Construction Cultural Resources Sensitivity Training						
Prior to the start of project-related ground disturbing activities, a cultural resources specialist working under the supervision of the Qualified Archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. CAWD shall ensure that construction personnel attend the training and retain documentation demonstrating attendance.	Conduct archaeological resources trainings.	A cultural resource specialist working under the supervision of the Qualified Archaeologist is responsible for conducting the archaeological resources trainings. CAWD staff are responsible for maintaining documentation demonstrating that archaeological resources trainings have been completed by all construction workers.	Prior to construction. Prior to new construction workers starting work.			

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
CUL-3: Development and Implementation of Cultural Resources Monitoring Plan						
Prior to the start of project-related ground disturbing activities, the Qualified Archaeologist, or a cultural resources specialist under the supervision of the Qualified Archaeologist, shall prepare a Cultural Resources Monitoring Plan (CRMP). The CRMP shall stipulate that all project-related ground disturbance within a 250-foot radius around archaeological resources P-27-000152, -000153, -000154, -001323, and -002482 be subject to archaeological and Native American monitoring, and that all initial ground disturbance outside the 250-foot resource buffers be subject to archaeological and Native American monitoring. Archaeological and Native American monitoring within the 250-foot buffer around the archaeological resources shall not be reduced. However, the CRMP shall contain an allowance that the Qualified Archaeologist may reduce or discontinue monitoring outside the 250-foot resource buffers as warranted if it is determined that the possibility of encountering intact archaeological deposits in these areas is low, based on observations of subsurface soil stratigraphy or other factors during initial ground disturbance and in coordination with the Native American monitor(s) and CAWD. The reduction or elimination of Native American monitoring outside the 250-buffer shall be undertaken based on the stipulations outlined in Mitigation Measure TCR-1. The CRMP shall include figures depicting the pipeline segments wherein monitoring may be reduced and the segments wherein monitoring may not be reduced. The GIS data used to develop these figures may be used by CAWD and their contractor to incorporate into the project engineering plans. The CRMP shall include monitoring protocols to be carried out during project construction. The CRMP shall stipulate that, as outlined in Mitigation Measure TCR-1, CAWD retain a Native American monitor associated with one or more of the Native American groups that have expressed interest in the project to monitor all project-related ground disturbance stipulated in the CRMP. In preparing the CRMP, CAWD shall consult with the Native American groups that have expressed interest in monitoring to determine the scheduling of monitors. A Native	Prepare and implement a Cultural Resources Monitoring Plan (CRMP). Halt work within 100 feet in the event of discovery of archaeological resources or human remains.	Qualified Archaeologist or cultural resources specialist under the direction of the Qualified Archaeologist, is responsible for preparing a CRMP and conducting archaeological monitoring. Construction contractor is responsible for immediately halting work within 100-feet in the event archaeological resources or human remains are discovered, and for contacting the County Coroner upon discovery of human remains. CAWD staff are responsible for verifying recommendations specified in the CRMP are included on the construction plans. CAWD staff are responsible for providing the CRMP to Native American groups that have expressed interest in the project for review.	Prior to and during construction.			

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
American monitoring schedule shall be incorporated into the CRMP.						
The CRMP shall outline the appropriate measures to be followed in the event of discovery of cultural resources during project construction, including that all ground disturbance within 100 feet of a discovery shall cease until a treatment plan is developed by the Qualified Archaeologist in coordination with CAWD and the Native American monitor(s) that considers the resources' archaeological and tribal value. The CRMP shall specify the measures to be incorporated into a treatment plan, as outlined in Mitigation Measure TCR-2, in the event an inadvertent discovery qualifies as a tribal cultural resource. The CRMP shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The CRMP shall establish the criteria utilized to evaluate the significance (per CEQA) of the discoveries, methods of avoidance consistent with CEQA Guidelines Section 15126.4(b)(3).						
In the event that preservation in place of the unanticipated discovery is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, the CRMP shall outline the preparation of an Archaeological Resources Treatment Plan (ARTP) by the Qualified Archaeologist in consultation with CAWD that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The CRMP shall stipulate the ARTP will include: relevant local and regional research questions to be addressed by the data recovery; provisions for Native American monitoring; field, laboratory, and special studies methodologies; and a plan for the final disposition of the cultural materials collected. The CRMP shall stipulate the Qualified Archaeologist and CAWD shall consult with appropriate Native American representatives regarding the ARTP in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond those that are scientifically important, are considered.						
The CRMP shall also outline the appropriate procedures to be undertaken in the event human remains are encountered. Specifically, the CRMP shall stipulate that in the case human						

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
remains are uncovered during project construction, all work within 100 feet of the find shall be immediately halted, and the protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines, Health and Safety Code Section 7050.5(c), and Public Resources Code Section 5097.98 (as amended by AB 2641) be implemented. These protocols include contacting the Monterey County coroner to evaluate the remains. If the County Coroner determines that the remains are Native American, the County Coroner shall contact the Native American Heritage Commission (NAHC). The NAHC shall then identify a Most Likely Descendant (MLD) of the deceased Native American, who shall then help determine what course of action should be taken in the disposition of the remains. Prior to the start of project construction, the CRMP shall be submitted to CAWD for review and approval, as well as to the Native American groups that have expressed interest in the project for review and comment before being finalized. The requirements outlined in the final CRMP shall be implemented during project construction.						
Noise						
NOI-1: Construction Noise Reduction						
During project construction, the project contractor shall ensure that construction noise levels at the adjacent single-family residential uses are reduced to a noise level not to exceed the Monterey County Code's construction noise threshold of 85 Decibel A-weighted Equivalent Continuous Sound level (dBA Leq) and shall implement the following measures: ▪ At the construction area, provide a sign that includes a 24-hour telephone number for project information, and a procedure where a field engineer/construction manager respond to and investigate noise complaints and take corrective action, if necessary, in a timely manner. ▪ If a noise complaint(s) is registered, the contractor and CAWD shall conduct noise measurements at the use(s) that registered the complaint and modify the means and methods of construction to maintain noise levels below the 85 dBA at 25 feet threshold.	Post a sign at the construction site with a 24-hour telephone number for project operation, conduct noise measurements, implement noise control measures to reduce noise levels to below 85 dBA at 25 feet.	Project contractor is responsible for posting a sign, conducting noise measurements, and implementing noise control measures. CAWD staff are responsible for verifying the noise monitoring and reduction requirements are included on the construction plans.	During construction.			

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
▪ The following measures may also be used to reduce noise levels: ▪ The use of bells, whistles, alarms, and horns shall be restricted to safety warning purposes only. ▪ Noise-reducing enclosures shall be used around stationary noise-generating equipment (e.g., compressors and generators) or located as far from sensitive receptors, as feasible.						
NOI-2: Construction Vibration Requirements for Historic Structures						
Prior to the issuance of grading permits, CAWD shall confirm the following measure is included as notes on all construction plans: ▪ Construction activities using heavy-duty equipment within 21 feet of the historic structures located on the Mission Ranch hotel and restaurant property shall be conducted with off-road equipment that is limited to 100 horsepower or less.	Limit use of construction equipment within 21 feet of the historic structures located on the Mission Ranch hotel and restaurant property to off-road equipment that are 100 horsepower or less	Project contractor is responsible for ensuring off-road equipment used within 21 feet of the structures on the Mission Ranch hotel and restaurant do not exceed 100 horsepower. CAWD staff are responsible for verifying the vibration reduction requirements are included on the construction plans.	Prior to the issuance of grading permits.			
Public Services						
PS-1: Coordination with Emergency Services						
During construction, the project contractor shall maintain pedestrian access to the beach and walking path along Scenic Road. The project contractor shall ensure that detours do not limit visitors' ability to access the beach and walking path on the west side of Scenic Road. Where project construction obstructs designated road crossings, the project contractor shall designate a pedestrian detour around the work area, routing pedestrians a maximum of 50-feet around the construction disturbance area. The project contractor shall also provide temporary curb ramps as needed to facilitate pedestrian access to/from the street. Additionally, the project contractor shall construct a majority of the pipeline replacement along Scenic Road during the off-season in order to limit the number of visitors required to utilize a detour.	Maintain beach and walking access along Scenic Road. Conduct the majority of construction along Scenic Road during the off-season	Project contractor is responsible for maintaining beach and walking access along Scenic Road, designating pedestrian detours, providing temporary curb ramps, and scheduling the majority of construction along Scenic Road to the off-season. CAWD staff are responsible for verifying that beach and walking access is maintained along Scenic Road and construction along Scenic Road is scheduled during the off-season.	During construction.			

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
Transportation						
TR-1: Traffic Control Plan						
The project contractor shall prepare and implement a traffic control plan that specifies how traffic will be safely and efficiently redirected during work along the project alignment. All work shall comply with the standards and guidance of the California Manual on Uniform Traffic Control Devices. Traffic control measures in the event of a lane and road closure shall be included, and priority access shall be given to emergency vehicles. Prior to the start of construction, emergency response providers and homeowners along the project alignment shall be notified by the project contractor of the planned construction and construction schedule. The traffic control plan shall also include requirements to notify local emergency response providers at least one week prior to the start of work when lane and road closures are required. Property owners and residents shall also be notified at least one week prior to the start of work when lane and road closures are required that may disrupt access to their property. Other traffic control measures included in the Traffic Control Plan may include, but would not be limited to, the following: ▪ Limiting the number of parking spaces used by project staging and construction workers. ▪ Providing shuttles for construction workers to access the project work area. ▪ Maintaining access to the beach and walking path at all times. Providing residents access to their driveways at all times (with a maximum of 10 minutes of wait time).	Prepare and implement a traffic management plan.	Project contractor is responsible for preparing and implementing a traffic control plan. CAWD staff are responsible for verifying the traffic control measures specified in the traffic control plan are included on the construction plans. CAWD staff are responsible for notifying property owners and residents of lane and road closures.	Prior to and during construction.			

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
Tribal Cultural Resources						
TCR-1: Native American Monitoring						
CAWD shall retain a Native American monitor associated with one or more of the Native American groups that have expressed interest in the project to monitor all project-related ground disturbance stipulated in Mitigation Measure CUL-3. The monitors shall have the authority to halt and redirect work should any Native American archaeological resources be identified during monitoring. If Native American archaeological resources are encountered during ground-disturbing activities, work within 100 feet of the find shall halt, and, as outlined in Mitigation Measure CUL-3, shall not resume until a treatment plan is developed by a Qualified Archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology in either prehistoric or historic archaeology. As outlined in Mitigation Measure CUL-3, all ground disturbing activities within a 250-foot radius around archaeological resources P-27-000152, -000153, -000154, -001323, and -002482 shall be subject to Native American monitoring, and all initial ground disturbance outside the 250-foot resource buffers be subject to Native American monitoring. Native American monitoring within the 250-foot buffer around the archaeological resources shall not be reduced. However, Native American monitoring outside the 250-foot buffer may be reduced to spot-checking or eliminated at the discretion of the monitor, in consultation with CAWD, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or negative findings during the first 60 percent of excavation. As outlined in Mitigation Measure CUL-3, the CRMP shall include figures depicting the pipeline segments wherein monitoring may be reduced and the segments wherein monitoring may not be reduced. The Geographic Information System (GI)S data used to develop these figures may be used by CAWD and their contractor to incorporate into the project engineering plans. If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance moves to a new location within the project site and when ground disturbance would extend to depths not previously reached (unless those depths are within	Conduct Native American monitoring.	CAWD staff are responsible for retaining a Native American Monitor and for verifying Native American Monitoring requirements are specified on the construction plans. Native American Monitor is responsible for conducting monitoring and preparing daily monitoring logs.	During construction.			

Mitigation Measure	Implementing Action	Implementation Monitoring/Reporting Responsibility	Implementation Timing Requirements	Compliance Verification		
				Initial	Date	Comments
bedrock). The Native American monitor shall prepare daily monitoring logs that include a description of construction activities, hours worked, and other applicable observations. In the event Native American archaeological resources are identified, they shall be described in the daily monitoring log and CAWD shall be notified.						
TRC-2: Unanticipated Discovery of Tribal Cultural Resources						
In the event that cultural resources of Native American origin are identified during construction, the project contractor shall temporarily suspend or redirect all earth-disturbing work within 100 feet of the find and shall immediately contact the Qualified Archaeologist. Work shall be suspended and redirected until the Qualified Archaeologist has evaluated the nature and significance of the find as a cultural resource and CAWD has consulted with an appropriate local Native American representative, and the Qualified Archaeologist and CAWD authorize re-initiation of construction within 100 feet of the find. If CAWD, in consultation with local Native American tribes, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines, in consultation with local Native American group(s), and the treatment protocol of the affiliated group(s). The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, the Qualified Archaeologist. The plan shall include measures to ensure the find is treated in a manner that respectfully retains, to the degree feasible, the qualities that render the resource of significance to the local Native American group(s). Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.	Halt work in the event of discovery of Native American archaeological resources, consult with the Native American tribes, and prepare and implement a treatment plan.	Construction contractor is responsible for immediately halting work within 100-feet in the event Native American archaeological resources are discovered. Qualified Archaeologist is responsible for preparing a treatment plan in the event Native American archaeological resources are encountered. CAWD staff are responsible for verifying requirements for unanticipated discovery of Native American archeological resources are specified on the construction plans, and for consulting with Native American tribes in the event Native American archeological resources are discovered.	Prior to and during construction.			

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CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMELBY-THE-SEA APPROVING A COASTAL DEVELOPMENT PERMIT FOR REPLACEMENT OF EXISTING SEWER MAINS WITHIN THE SCENIC ROAD RIGHT-OF-WAY BETWEEN OCEAN AVENUE AND MARTIN WAY

WHEREAS, on May 29, 2024, Nicole West of Rincon Consultants ("Applicant") on behalf of Carmel Area Waste Water District ("CAWD"), submitted an application requesting approval of a Coastal Development Permit ("CDP") application "CDP 24149" described herein as "Permit"; and

WHEREAS, CAWD is proposing the replacement of existing sewer mains within the Scenic Road right-of-way between Ocean Avenue and Martin Way; and

WHEREAS, CAWD is proposing to upgrade to replace aging wastewater infrastructure in portions of the city and the county and improve the long-term reliability of the wastewater system. The improvements are not intended to increase conveyance capacity; and

WHEREAS, a CDP is required to be obtained from the city as a portion of the project is located within the city limits, and more specifically within the Beach and Riparian (BR) Overlay in accordance with CMC 17.52.100.C and CMC 17.52.100.D.2; and

WHEREAS, within the City's jurisdiction, the project alignment is entirely within the right-of-way of Scenic Road, which is bordered by single-family residences to the east and Carmel Beach to the west.

WHEREAS, Carmel Beach is a popular, white sands beach that is zoned as Improved Parklands, and the Park Overlay overlaps with the single-family residences, and

WHEREAS, A small segment of work (approximately 150 linear feet) is proposed to take place on Santa Lucia, but is exempt from these CDP requirements, but will be considered as part of a forthcoming Encroachment Permit Application, and

WHEREAS, the replacement of the existing gravity sewer main along Scenic Road would be constructed primarily via pipe bursting, and

WHEREAS the Planning Commission adopted a Mitigated Negative Declaration for Coastal Development Permit as found in Resolution 2024-XX-PC, and

WHEREAS, on August 30, 2024, a notice of the public hearing scheduled for September 11, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) indicating the date and time of the public hearing; and

WHEREAS, on or before September 9, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the adoption of the of an Initial Study and Mitigated Negative Declaration for the Scenic Road Pipeline Replacement Project as prepared by the lead agency (CAWD) including the associated Mitigation Monitoring and Reporting Program **(Exhibit B)**, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT APPROVAL

For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.64.010.B, Coastal Development Permits	**YES**	**NO**
1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approving a Coastal Development Permit (CDP 24149; CAWD – Scenic Road Pipeline Replacement) for replacement of existing sewer mains within the Scenic Road right-of-way between Ocean Avenue and Martin Way subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Coastal Development Permit (CDP 24149; CAWD – Scenic Road Pipeline Replacement) authorizes a Coastal Development Permit for replacement of existing sewer mains within the Scenic Road right-of-way between Ocean Avenue and Martin Way. The

	project shall be constructed in substantial compliance with the plans and application materials as approved by City of Carmel-by-the-Sea Planning Commission on September 11, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1, and P-2 zoning districts, and all applicable overlay districts. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building Department, and Public Works Department, any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building and/or Director of Public Works until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
5.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
6.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
7.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has

	made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
8.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
9.	**Conditions of Approval.** Prior to the issuance of an encroachment permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the applicant and agent for the lead agency on a full-size sheet within the construction plan set submitted to the Public Work's Department. All Conditions of this Coastal Development Permit shall also be conditions of the associated Encroachment Permit.
10.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
11.	**Street Trees.** No trees are to be removed under this Permit. Contractor's arborist to contact City Forester at (831) 877-0949 for site consultations prior to trimming any canopy or roots of any City tree. Any trees damaged by Contractor's operations shall be replaced and maintained for a period for up to five (5) years as required by the City Forester. Roots no larger than 2 inches shall not be cut without approval by the City Forester. The City's arborist will walk the project prior to start of construction to identify potential concerning areas or tree locations.
12.	**BMP Tracking Form.** Prior to approval of an encroachment permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
13.	**Erosion and Sediment Control Plan.** Prior to approval of an encroachment permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
14.	**Holiday and Event Working Days.** Construction activities shall be prohibited between Memorial Day and Labor Day, as well as during key events, as provided to the contractor by the City's Communication Officer (to be coordinated as part of the associated encroachment permit).
15.	**Road Repair.** Road, street, sidewalk, gutter, and other public infrastructure repair shall be carried out in a manner consistent with Appendix F of the Coastal Implementation Plan: Public Way Design Guidelines. These improvements, where necessary, shall be coordinated with the Public Works Department.
16.	**No Net Loss Parking.** There shall be no net loss in public parking following any associated repairs described in Condition of Approval #15 at the completion of the project. All repair shall be done in-kind to ensure all existing public beach parking is maintained.
17.	**Mitigations and Monitoring Reporting Program.** All Mitigations adopted as part of the Mitigation Monitoring Reporting Program, as prepared by the Lead Agency (CAWD), shall be incorporated into these conditions of approval by reference –refer to Planning Commission Resolution 2024-xx-PC.
18.	**Encroachment Permit.** The applicant shall apply for and obtain an encroachment permit from the City of Carmel-by-the-Sea Public Work's Department prior to commencement of work.
19.	**Construction Management Plan.** Prior to issuance of an encroachment permit, a Construction Management Plan shall be submitted for review and approval by the Director's of the Community

	Planning and Building Department and Public Works Department.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary



Scenic Road Pipeline Replacement Project

City of Carmel-by-the-Sea Coastal Development Permit Package

prepared by

Carmel Area Wastewater District 3945 Rio Road
Carmel, California 93922
Contact: Patrick Treanor, PE, District Engineer

prepared with the assistance of

Rincon Consultants, Inc.
80 Garden Court, Suite 240 Monterey, California 93940

May 2024

RINCON CONSULTANTS, INC. SINCE 1994

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1 Project Description

1.1 Project Overview/Location

The purpose of the project is to replace aging wastewater infrastructure and improve the long-term reliability of the wastewater system. These improvements will not increase the existing conveyance capacity of the system. Additionally, it can be expected that the new pipeline would require less maintenance than the aging infrastructure. Because the project is limited to updating existing infrastructure, no additional CAWD employees will be required to operate and maintain the project improvements. No trees would be removed as a result of project implementation.

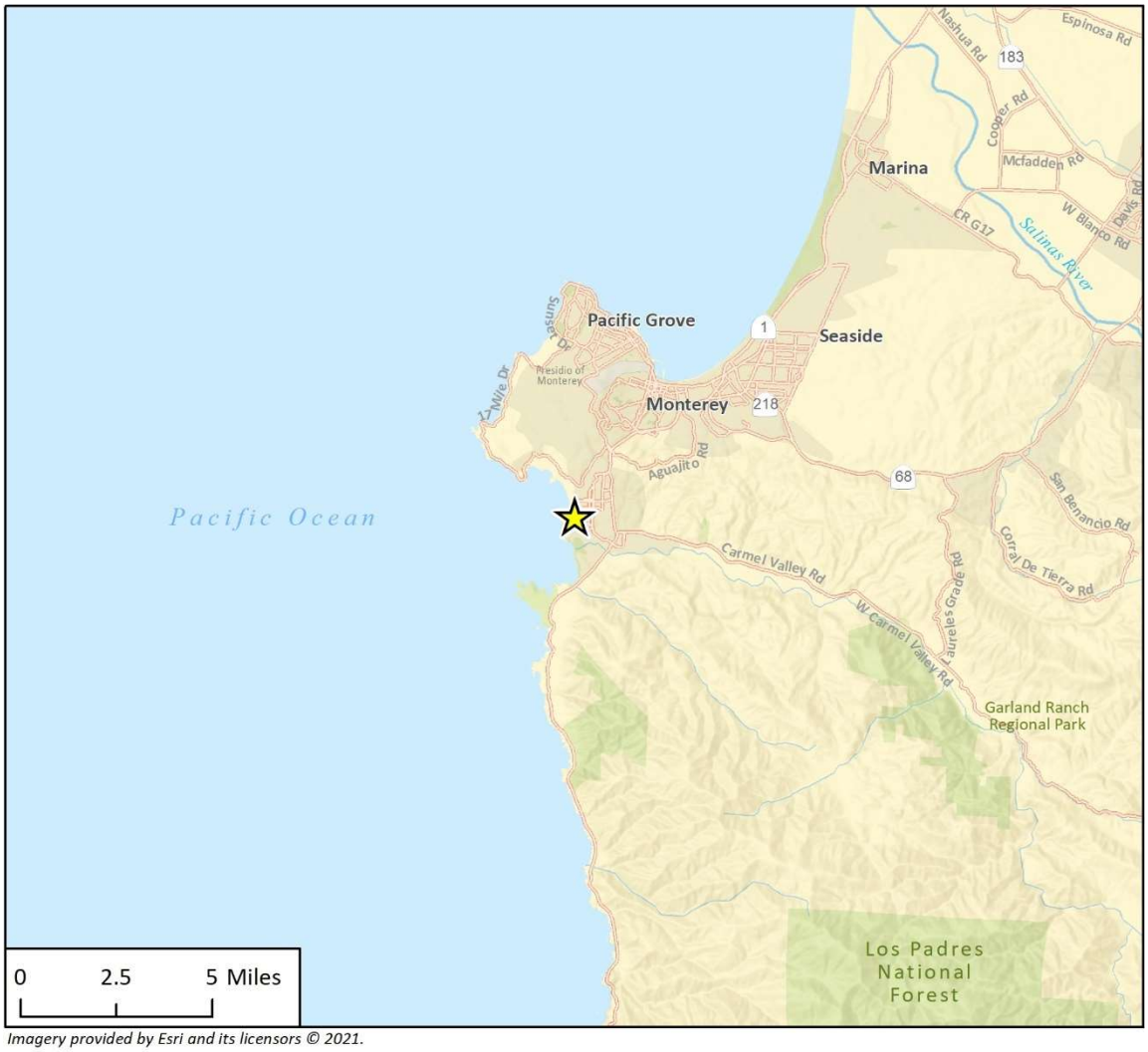
The project alignment is within the Scenic Road right-of-way between Ocean Avenue and Martin Way in the City's jurisdiction, and within Scenic Road between Martin Way and the existing Bay and Scenic pump station at Carmel Point in the County of Monterey. The project alignment is also located within the right-of-way within Santa Lucia Avenue, San Antonio Avenue, Valley View Avenue, 15th Avenue, Carmelo Street, Camino Real, 14th Avenue, and Dolores Street, and private property associated with the Mission Ranch Hotel and Restaurant in the County of Monterey. The regional project location is shown in Figure 1 and the detailed project location shown in Figure 2.

This Coastal Development Permit application is only for those portions of the project located within the City of Carmel-by-the-Sea.

Table 1 Project Alignment Breakdown within City Jurisdiction

Location	Linear Distance (miles)	Linear Distance (feet)
Scenic Road (City)	0.795	4,195
Project Total (including areas within County Jurisdiction)	**2.0**	**10,561**

Figure 1 Regional Project Location



Imagery provided by Esri and its licensors © 2021.

Project Location

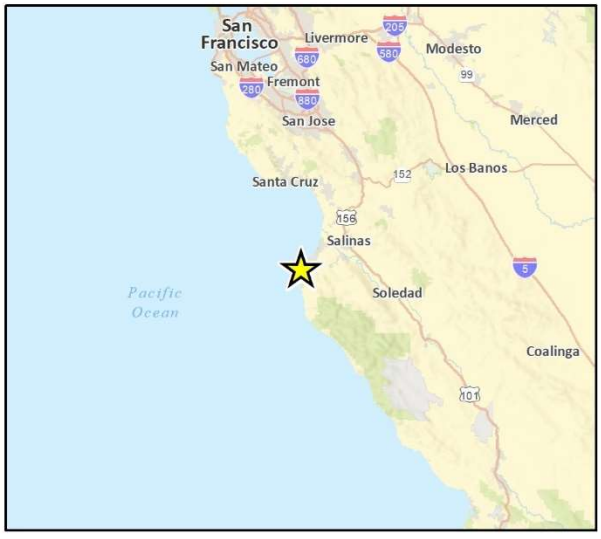


Figure 2 Project Alignment Location



1.2 Project Setting

Surrounding Land Uses and Setting

Within the City's jurisdiction, the project alignment is entirely within the right-of-way of Scenic Road, which is bordered by single-family residences to the east and Carmel Beach to the west. Carmel Beach is a popular, white sands beach that is zoned as Improved Parklands, and the Park Overlay overlaps with the single-family residences. In addition, there are several hotels in the vicinity of the project. On the northern end of the project alignment, there are hotels approximately 200 feet to the west, 350 feet to the east, and 650 feet to the east of Scenic Road. On the southern end, there are two hotels, 750 feet and 200 feet to the east of the project alignment.

Zoning/General Plan Designations

The project alignment within the City's jurisdiction is located entirely within existing public roadway rights-of-way and does not have zoning or General Plan designations. The entire project alignment is located within the Coastal Zone (CCC 2023).

1.3 Project Components

Construction

Pipe Bursting

The replacement of the existing gravity sewer main along Scenic Road would be constructed primarily via pipe bursting[1], which would result in limited surface disturbance. This includes replacement of approximately 0.9 mile of existing gravity sewer main between Ocean Avenue and Martin Way in the City.

Open Trench Excavation

Up to 30 feet of open trench construction[2] (between 5 to 15 feet in depth) would be required at 14 manhole locations within the City jurisdiction along Scenic Road for pipe bursting access. In addition, approximately 0.17 mile of trenching may be required at four locations along Scenic Road where the existing pipeline has sags, and repairs to the pipe following pipe bursting may be required. The project also includes lining or replacement of existing manholes along Scenic Road. In addition, excavations of between 5 to 10 feet in depth would be required at five manhole locations within the City jurisdiction along Scenic Road for installation of new manholes. All excavation would be within roadway right-of-way and within soils that were previously disturbed during installation of the existing pipeline. Scenic Road would be repaired prior to completion of construction.

[1] Pipe bursting is a trenchless method of replacing buried pipelines that involves breaking and expanding the existing buried sewer line while simultaneously replacing it with new pipe, which is fed through the existing pipe. Launching and receiving pits are excavated at each end of the pipe; however, a traditional construction trench is not required along the majority of the pipe alignment.

[2] Open trench construction involved excavating down to and exposing the existing pipe so that it can be repaired or replaced and then backfilled with soil.

Lateral Reconnections

There are existing sewer laterals located along the project alignment that connect each home to the sewer main. Within the City, a total of 88 lateral connections would be required on streets where sewer line replacement would occur. Along Scenic Road, where construction would occur primarily by pipe bursting, excavation of up to 15 feet in depth would be required at approximately 88 locations to connect the existing sewer laterals to the new pipeline.

Staging Areas

The project would utilize two staging areas during construction for storage of construction materials, equipment, and vehicles, on of which would be in City jurisdiction. The staging areas are depicted in Figure 2. The northern staging area within the City would be located at the Ocean Avenue Beach parking lot at the north end of Scenic Road and would require the temporary use of up to 16 parking spaces from January to April 2025. No grading would be required within the staging area.

Lane and Road Closures

Full or partial intermittent road closure of Scenic Road and 8th Avenue would be required during normal working hours during construction. Construction and potholing would require up to nine days of closure on Scenic Road from Ocean Avenue to 8th Avenue. Construction would be phased, and closures would only apply to the areas being affected at the time. Residents would be provided vehicular access to their properties during construction activities. However, replacement of the sewer mains and reconnection of the sewer laterals would require portions of the roads in the project alignment to be shut down to all non-resident through traffic. Local traffic would be allowed to access their driveways during construction, but street parking would not be available during street closures. Residents would have to park in their driveway or outside the road closure area. However, during repaving, access to each individual residence would be unavailable for up to 2 days on Scenic Road between 8th Street and Martin Way. Durations of road closures during construction activities, potholing, and paving are shown in Table 2, Table 3, and Table 4.

Table 2 Road Closure Summary for Construction Activities

Street	Start Station	End Station	Type of Closure	# of Days of Closures
Scenic - Ocean Avenue to 8th Avenue	51+55.30	59+63.58	Resident Only Traffic	6
Scenic - 8th Avenue to 13th Avenue	27+47.92	51+55.30	Resident Only Traffic	17
Scenic - 13th Avenue to Martin Way	10+25.25	27+47.92	Resident Only Traffic	7

Table 3 Road Closure Summary for Potholing

Street	Type of Closure	Notes	# of Days of Closures
Scenic Road	Resident Only Traffic	Potholes (est. 14)	2.5

Table 4 Road Closure Summary for Paving

Street	Type of Closure	Notes	# of Days of Closures At Each Residence
Scenic - Ocean Avenue to 8th Avenue	Full Closure	Pavement Resurfacing, Full-width	1
Scenic - 8th Avenue to 13th Avenue	Full Closure	Pavement Resurfacing, Full-width	2
Scenic - 13th Avenue to Martin Way	Full Closure	Pavement Resurfacing, Full-width	2

Pedestrian Access

Pedestrian access to the beach and walking path along Scenic Road would be maintained during project construction. Detours would be provided as needed but would not limit visitors' ability to access the beach and walking path on the west side of Scenic Road. Where project construction obstructs designated road crossings, a pedestrian detour around the work area would be designated, routing pedestrians a maximum of 50-feet around the construction disturbance area. Temporary curb ramps would be provided for access to/from the street.

Wastewater Service Disruption

For laterals directly connected to the main sewer line, there would be short disruptions of wastewater service during lateral reconnection of four hours or less per lateral.

To maintain service during pipe bursting activities along Scenic Road, wastewater would be bypassed around the work area from an upstream manhole through an on-grade pipeline and discharged to a downstream manhole.

Construction Schedule

Construction is anticipated to start in January 2025 and be completed in September 2025. Construction would be prioritized along Scenic Road to avoid construction in this area during peak summer months. Construction would occur during daytime hours in compliance with the City and Municipal Code, which restricts construction noise to between the hours of 8:00 a.m. and 6:30 p.m. No nighttime construction would occur.

Soil Import and Export

The project would require excavation of between 650 and 1,500 cubic yards (cy) of soil in City jurisdiction for construction activities. Excavated soil (up to 300 cy) would be reused on-site if feasible. Depending on the composition of the soil, between 650 and 1,500 cy of excavated soil would be disposed of off-site and replaced with imported soil. Imported material is anticipated to be obtained from Granite Rock Quarry. Excess soil is anticipated to be hauled to ReGen Monterey in Marina. Haul routes would be primarily along State Route 1.

1.4 Other Public Agency Approvals

Other Public Agencies Whose Approval is Required

In addition to approval of a Coastal Development Permit by the City of Carmel-by-the-Sea, the project will also require of a Coastal Development Permit by Monterey County, encroachment permits from the City of Carmel-by-the-Sea and the County of Monterey, and a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the California State Water Resources Control Board (SWRCB).

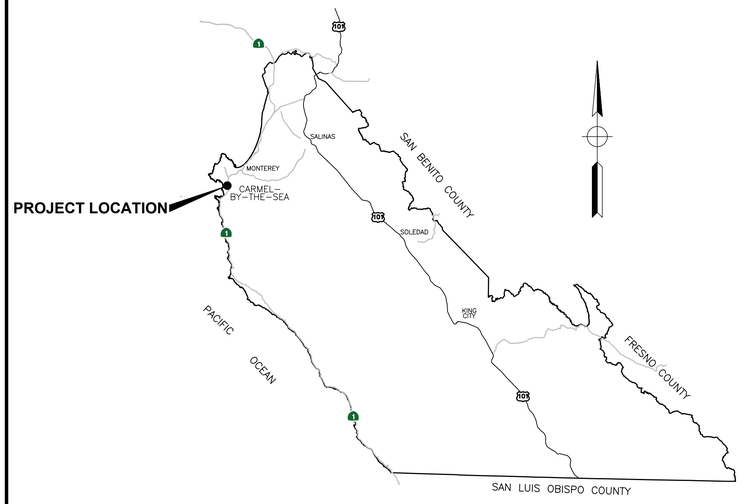
Attachment B

60% Project Plans

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT

CARMEL AREA WASTEWATER DISTRICT

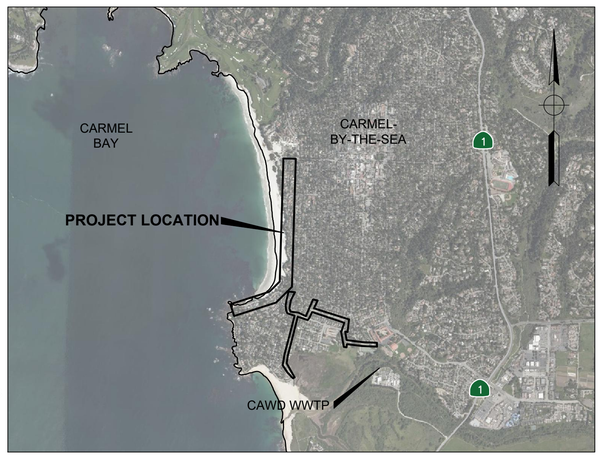
JULY 2023



VICINITY MAP

NOT TO SCALE

Attachment 6



LOCATION MAP

2,000' 0' 2,000'

1 in. = 2,000 ft.

DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG

811

Know what's **below.**
Call before you dig.

UNDERGROUND SERVICE ALERT (USA) OF NORTHERN CALIFORNIA

PROJECT SUMMARY

INSTALL:
6" HDPE SEWER FORCE MAIN, OPEN TRENCH (LF) - 30
6" PVC GRAVITY SEWER, OPEN TRENCH (LF) - 80
8" HDPE SEWER, PIPE BURSTING (LF) - 4,160
8" PVC SEWER, OPEN TRENCH (LF) - 2,500
10" PVC SEWER, OPEN TRENCH (LF) - 20
12" HDPE SEWER, PIPE BURSTING (LF) - 520
12" PVC SEWER, OPEN TRENCH (LF) - 1,130
15" HDPE SEWER, PIPE BURSTING (LF) - 1,150
15" PVC SEWER, OPEN TRENCH (LF) - 1,110

MANHOLE INSTALLATION, 48" DIAMETER (EA) - 3
MANHOLE DEMOLITION, 48" DIAMETER (EA) - 1
MANHOLE REHABILITATION, 48" DIAMETER (EA) - 11
MANHOLE REPLACEMENT, 48" DIAMETER (EA) - 5

ABBREVIATIONS

AC	ASPHALT CONCRETE
CAWD	CARMEL AREA WASTEWATER DISTRICT
CO.	COUNTY
DISTRICT	CARMEL AREA WASTEWATER DISTRICT
DR	DIMENSION RATIO
E	EAST(ERN)
ELEV	ELEVATION
FT.	FOOT (FEET)
H	HORIZONTAL
HDPE	HIGH DENSITY POLYETHYLENE
IN.	INCH(ES)
INV	INVERT
L	LENGTH
LF	LINEAR FEET
MIN.	MINIMUM
N	NORTH(ERN)
NAD83	NORTH AMERICAN DATUM OF 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NO.	NUMBER
O.C.	ON CENTER
O.D.	OUTER DIAMETER
O.F.C.I.	OWNER-FURNISHED/CONTRACTOR-INSTALLED
PBCSD	PEBBLE BEACH COMMUNITY SERVICES DISTRICT
PCC	PORTLAND CEMENT CONCRETE
PVC	POLYVINYL CHLORIDE
R	RADIUS
S	SOUTH(ERN)
SDR	STANDARD DIMENSION RATIO
SS	SANITARY SEWER, STAINLESS STEEL
SSMH	SANITARY SEWER MANHOLE
SSPWC	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
STA	STATION(ING)
STD	STANDARD PLAN
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TYP	TYPICAL
U.S.	UNITED STATES
V	VERTICAL
W	WEST(ERN)
WWTP	WASTEWATER TREATMENT PLANT

PLAN LEGEND

	EXISTING 1-FT. CONTOUR LINE
150	EXISTING 5-FT. CONTOUR LINE
	PARCEL BOUNDARY (APPROXIMATE)
S	EXISTING SEWER MAIN, PLAN VIEW
	EXISTING SEWER MAIN, PROFILE VIEW
S	NEW SEWER MAIN
SS	EXISTING SSMH
SS	NEW OR REHABILITATED SSMH
	EASEMENT BOUNDARY
	EXISTING SURFACE
	DEMOLISHED SEWER MAIN
W	EXISTING WATER LINE
G	EXISTING GAS LINE
E (OH)	EXISTING OVERHEAD WIRE
E	EXISTING ELECTRICAL LINE
FM	EXISTING SEWER FORCE MAIN
FM	NEW FORCE MAIN
SD	EXISTING STORM DRAIN
	EXISTING FENCELINE
	EXISTING TREE

SHEET INDEX

SHEET NO.	DRAWING NO.	DESCRIPTION
1	G-01	TITLE SHEET, SHEET INDEX, VICINITY MAP, AND LOCATION MAP
2	G-02	NOTES
3	G-03	BASIS OF BEARINGS AND SHEET LAYOUT PLAN
4	C-01	SCENIC ROAD SEWER PLAN AND PROFILE STA 10+00 TO STA 15+50
5	C-02	SCENIC ROAD SEWER PLAN AND PROFILE STA 15+50 TO STA 20+50
6	C-03	SCENIC ROAD SEWER PLAN AND PROFILE STA 20+50 TO STA 25+50
7	C-04	SCENIC ROAD SEWER PLAN AND PROFILE STA 25+50 TO STA 30+50
8	C-05	SCENIC ROAD SEWER PLAN AND PROFILE STA 30+50 TO STA 35+50
9	C-06	SCENIC ROAD SEWER PLAN AND PROFILE STA 35+50 TO STA 40+50
10	C-07	SCENIC ROAD SEWER PLAN AND PROFILE STA 40+50 TO STA 45+50
11	C-08	SCENIC ROAD SEWER PLAN AND PROFILE STA 45+50 TO STA 50+50
12	C-09	SCENIC ROAD SEWER PLAN AND PROFILE STA 50+50 TO STA 55+50
13	C-10	SCENIC ROAD SEWER PLAN AND PROFILE STA 55+50 TO STA 60+00
14	C-11	SAN ANTONIO AVE SEWER PLAN AND PROFILE STA 100+00 TO STA 105+50
15	C-12	15TH AVE SEWER PLAN AND PROFILE STA 105+50 TO STA 110+50
16	C-13	CAMINO REAL SEWER PLAN AND PROFILE STA 110+50 TO STA 114+00
17	C-14	CAMINO REAL SEWER PLAN AND PROFILE STA 120+00 TO STA 123+00
18	C-15	14TH AVE SEWER PLAN AND PROFILE STA 123+00 TO STA 128+50
19	C-16	14TH AVE SEWER PLAN AND PROFILE STA 128+50 TO STA 132+50
20	C-17	14TH AVE SEWER PLAN AND PROFILE STA 132+50 TO STA 134+50
21	C-18	14TH AVE SEWER PLAN AND PROFILE STA 134+50 TO STA 138+00
22	C-19	DOLORES ST SEWER PLAN AND PROFILE STA 138+00 TO 142+00
23	C-20	DOLORES ST SEWER PLAN AND PROFILE STA 142+00 TO 145+00
24	C-21	CARMELO ST SEWER PLAN AND PROFILE STA 150+00 TO STA 155+50
25	C-22	CARMELO ST SEWER PLAN AND PROFILE STA 155+50 TO STA 160+50
26	C-23	CARMELO ST SEWER PLAN AND PROFILE STA 160+50 TO STA 165+50
27	C-24	CARMELO ST SEWER PLAN AND PROFILE STA 165+50 TO STA 167+00
28	C-25	SCENIC ROAD SEWER FORCE MAIN PLAN AND PROFILE
29	C-26	MANHOLE AND CONNECTION DETAILS
30	C-27	CIVIL DETAILS

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REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-787-0326 | www.mnsengineers.com

DESIGNED: NEP
DRAWN: JAD
CHECKED: TNH

NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2023 CIVIL STATE OF CALIFORNIA

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SCALE: AS SHOWN

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

TITLE SHEET, SHEET INDEX, VICINITY MAP, AND LOCATION MAP

PROJECT NUMBER **CMAWD.200760**

DRAWING NUMBER **G-01**

SHEET NUMBER **1** OF **30**

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Wed 05 Jul 23 02:35:31 PM by Ethan Coon

GENERAL NOTES

1. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 EDITION OF THE CARMEL AREA WASTEWATER DISTRICT (CAWD, DISTRICT) STANDARDS, "2018 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC)", "2015 STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)", AND THE CONTRACT DOCUMENTS.

2. NOTIFY THE DISTRICT'S REPRESENTATIVE AND ALL OTHER PARTIES REQUIRED BY THE CONTRACT DOCUMENTS AT LEAST TEN (10) CALENDAR DAYS PRIOR TO THE START OF WORK.

3. AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION, CONTACT THE REGIONAL NOTIFICATION CENTER (UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA - U.S.A. AT 811) AND REQUEST UTILITY OWNERS MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR FACILITIES. TAKE ALL NECESSARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND AT THE SITE.

4. ALL REQUIRED PERMITS AND NECESSARY CITY OF CARMEL-BY-THE-SEA AND COUNTY OF MONTEREY BUSINESS LICENSE(S) SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.

5. DURING ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, OBSERVE, FOLLOW AND IMPLEMENT ALL THE REQUIREMENTS OF THE NPDES, CONSTRUCTION GENERAL PERMIT, AND ENVIRONMENTAL PROTECTION PLAN AND KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALSO ABATE DUST NUISANCE BY SPRINKLING WITH WATER AND USING DUST FENCES OR OTHER METHODS AS DIRECTED BY THE DISTRICT'S REPRESENTATIVE THROUGHOUT THE CONSTRUCTION OPERATION.

6. KEEP A STRICT RECORD OF ALL CHANGES AND SUBMIT THIS RECORD TO THE DISTRICT. BEFORE THE RELEASE FOR FINAL ACCEPTANCE OF THE PROJECT WILL BE FILED, COORDINATE TRANSFERRING "AS-BUILT" INFORMATION ON THE CONTRACT DRAWINGS AND DELIVER THE CERTIFIED "AS-BUILT" PLANS TO THE DISTRICT.

7. EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING IMPROVEMENTS OR FACILITIES, UTILITY FACILITIES, ADJACENT PROPERTY, AND TREES AND SHRUBBERY TO REMAIN. ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT'S REPRESENTATIVE.

8. DESIGNATE AND KEEP ON THE PROJECT AT ALL TIMES WHILE WORK IS BEING PERFORMED A COMPETENT SUPERINTENDENT WHO SHALL NOT BE REPLACED WITHOUT WRITTEN NOTICE TO THE DISTRICT'S REPRESENTATIVE. THE SUPERINTENDENT WILL BE THE CONTRACTOR'S REPRESENTATIVE AT THE SITE AND SHALL HAVE AUTHORITY TO ACT ON BEHALF OF THE CONTRACTOR. ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. DURING PERIODS WHEN THE WORK IS SUSPENDED, MAKE APPROPRIATE ARRANGEMENTS FOR ANY EMERGENCY WORK WHICH MAY BE REQUIRED.

9. THE COST OF ALL INITIAL TESTING AND RETESTING TO BE PERFORMED UNDER THE DIRECTION OF THE DISTRICT'S REPRESENTATIVE SHALL BE BORNE BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED.

10. WHEN THE WORK ON ANY PORTION OF THE PROJECT IS SUFFICIENTLY COMPLETE TO BE UTILIZED OR PLACED INTO SERVICE, THE DISTRICT SHALL HAVE THE RIGHT UPON WRITTEN NOTIFICATION TO THE CONTRACTOR TO UTILIZE SUCH PORTIONS OF THE WORK AND TO PLACE THE OPERABLE PORTIONS INTO SERVICE AND TO OPERATE SAME. UPON SAID NOTICE AND COMMENCEMENT OF UTILIZATION OR OPERATION BY THE DISTRICT, THE CONTRACTOR SHALL BE RELIEVED OF THE DUTY OF MAINTAINING THE PORTIONS SO UTILIZED OR PLACED INTO OPERATION; PROVIDED, HOWEVER, NOTHING IN THIS NOTE SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR COMPLETING THE WORK IN ITS ENTIRETY, FOR MAKING GOOD DEFECTIVE WORK AND MATERIALS, FOR PROTECTING THE WORK FROM DAMAGE, AND FOR BEING RESPONSIBLE FOR DAMAGE.

11. CONDUCT OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE TO THE PUBLIC, AND HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN CAN BE EXECUTED PROPERLY WITH DUE REGARD TO THE RIGHTS OF THE PUBLIC.

12. UNTIL THE ACCEPTANCE OF THE WORK, THE RESPONSIBLE CHARGE AND CARE OF THE WORK AND OF THE MATERIALS TO BE USED THEREIN (INCLUDING MATERIALS FOR WHICH THE CONTRACTOR HAS RECEIVED PARTIAL PAYMENT OR MATERIALS WHICH HAVE BEEN FURNISHED BY THE DISTRICT) SHALL LIE WITH THE CONTRACTOR. THE CONTRACTOR SHALL BEAR THE RISK OF INJURY, LOSS, OR DAMAGE TO ANY PART THEREOF BY THE ACTION OF ELEMENTS OR FROM ANY OTHER CAUSE, WHETHER ARISING FROM THE EXECUTION OR FROM THE NON-EXECUTION OF THE WORK.

GENERAL NOTES (CONTINUED)

13. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK; AND SHALL FULLY COMPLY WITH ALL STATE, FEDERAL, AND OTHER LAWS, RULES, REGULATIONS, AND ORDERS RELATING TO SAFETY OF WORKERS AND ALL OTHERS. THIS MAY INCLUDE THE ISSUANCE OF PERSONAL PROTECTIVE EQUIPMENT.

14. TYPICAL DETAILS APPLY WHETHER OR NOT THEY ARE SPECIFICALLY REFERENCED ON INDIVIDUAL PLANS, DETAILS, OR SECTIONS.

15. VERIFY DIMENSIONS AND CONDITIONS AT THE SITE BEFORE STARTING WORK. ANY CONFLICT BETWEEN DETAILS OR DIMENSIONS ON THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE DISTRICT'S REPRESENTATIVE WHO WILL DETERMINE THE INTENT OF THE DRAWINGS.

16. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS, AT THE JOB SITE WHILE ANY WORK IS BEING CONDUCTED.

ENVIRONMENTAL NOTES

1. THIS PROJECT OCCURS WITHIN AN ENVIRONMENTALLY SENSITIVE AREA. THE CONTRACTOR SHALL EXERCISE DUE CAUTION TO PROTECT ENVIRONMENTAL RESOURCES.

2. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF APPLICABLE PERMITS.

3. ADDITIONAL ENVIRONMENTAL PROTECTION REQUIREMENTS, ARE INCLUDED IN THE PROJECT SPECIFICATIONS.

4. UTILITY RELOCATIONS ARE REQUIRED ON A TIME-AND-MATERIALS COST BASIS.

SITE ACCESS NOTES

1. TO BE UPDATED BASED ON DISCUSSION WITH THE DISTRICT.

8TH AND SCENIC PUMP STATION REHABILITATION

1. BYPASS 8TH AND SCENIC PUMP STATION AS NEEDED DURING REHABILITATION TO MANHOLE P602.

2. APPLY POLYETHANE ULTRA-HIGH BUILD LINER TO INTERIOR SURFACES OF LIFT STATION WETWELL PER SPECIFICATIONS. EXISTING WETWELL IS CIRCULAR, WITH AN INTERNAL DIAMETER OF 6 FEET AND A HEIGHT OF 11.67 FEET.

MANHOLE REHABILITATION SCHEDULE

STRUCTURE NAME	REHABILITATION MEASURE(S)
MH Q520 (PRE-WET WELL)	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER. REMOVE RUNGS AND EXPOSED REBAR TO ONE INCH BELOW SURFACE AND PATCH WITH EPOXY GROUT.
MH Q519	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER.
MH Q518	REPLACE WITH NEW 48" POLYMER CONCRETE MANHOLE.
MH Q504	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER. REPLACE FRAME AND COVER. REMOVE RUNGS (IF PRESENT).
MH Q503	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER. REPLACE FRAME AND COVER.
MH Q502	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER. REPLACE FRAME AND COVER.
MH Q603	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER. REPLACE FRAME AND COVER.
MH Q6115	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER. REPLACE RISER, FRAME, AND COVER.
MH Q602	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER. REPLACE RISER, FRAME, AND COVER. REPLACE DROP INLETS WITH NEW DROP INLET PER CAWD STANDARD DRAWING NO. SS-8, OR REROUTE INLET TO CONNECT AT MANHOLE BASE.
MH Q601	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER. REPLACE DROP INLETS WITH NEW DROP INLET PER CAWD STANDARD DRAWING NO. SS-8, OR REROUTE INLET TO CONNECT AT MANHOLE BASE.
MH P604	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER. REPLACE DROP INLET WITH NEW DROP INLET PER CAWD STANDARD DRAWING NO. SS-8, OR REROUTE INLET TO CONNECT AT MANHOLE BASE.
MH P603	APPLY POLYURETHANE ULTRA-HIGH BUILD LINER.
MH P602	REPLACE WITH NEW 48" POLYMER CONCRETE MANHOLE. SALVAGE COMPOSITE FRAME AND COVER. RECONNECT FORCE MAIN DISCHARGE WITH PVC/HDPE PIPE TO NEW MANHOLE INVERT.
MH P601	REPLACE WITH NEW 48" POLYMER CONCRETE MANHOLE.
FI/MH O666	REPLACE WITH NEW 48" POLYMER CONCRETE MANHOLE.
MH Q610	REPLACE WITH NEW 48" FLAT TOP (NO CONE OR RISER) POLYMER CONCRETE MANHOLE. SALVAGE COMPOSITE FRAME AND COVER.

Attachment 8

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DESIGNED: NEP
DRAWN: JAD
CHECKED: TNH

NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER — NICHOLAS E. PANOFSKY — C75006 Exp. 12-31-2023 — CIVIL — STATE OF CALIFORNIA

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CARMEL AREA WASTEWATER DISTRICT • SINCE 1908 •

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

NOTES

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
G-02

SHEET NUMBER
2 OF **30**

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Fri 30-Jun-23 12:13:37 PM by Ethan Coon

BASIS OF BEARINGS

ALL DISTANCES, BEARINGS, AND COORDINATES ARE BASED ON ZONE 4 OF THE CALIFORNIA COORDINATE SYSTEM (CCS), NAD83 (2011), EPOCH 2017.50. THE HORIZONTAL ADJUSTMENT WAS PERFORMED BY UTILIZING 3 CONTINUOUS GLOBAL POSITIONING SYSTEM (CGPS) STATIONS. THE PUBLISHED VALUES FOR THE CGPS STATIONS WERE PROVIDED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC). THE MEASURED DISTANCES FOR THE PROJECT ARE GROUND DISTANCES. GROUND DISTANCES WERE OBTAINED BY DIVIDING THE GRID DISTANCES USING THE COMBINED FACTOR OF 0.9999452814 CALCULATED AT CONTROL POINT #4.

ELEVATIONS ARE BASED ON THE PUBLISHED BENCHMARK PROVIDED BY NATIONAL GEODETIC SURVEY (NGS) ON THE NAVD88 VERTICAL DATUM. PID GU2079, DESIGNATION U 703 RESET, ELEV. = 96.27' (CONTROL POINT #703), DESCRIPTION: VERTICAL CONTROL DISK, 1 MI E FROM CARMEL.LOCATED ALONG CARMEL VALLEY ROAD, 1.05 MILES EAST OF JUNCTION OF CARMEL VALLEY ROAD AND STATE HIGHWAY NO. 1, 59 FEET SOUTH OF CENTERLINE OF ROAD, 2.5 FEET NORTH OF THE RIGHT OF WAY FENCE, ON THE SUMMIT OF NOSE OF A SMALL HILL. NORTH OF THE CLUB HOUSE OF THE RANCHO CANADA COUNTRY CLUB. SET IN THE TOP OF A CONCRETE POST.

LOCAL HORIZONTAL AND VERTICAL CONTROL MONUMENTS (US SURVEY FEET)

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2098457.2900	5701850.1200	89.88	CP 3/4" IP+PP
2	2098303.1500	5701625.2000	67.81	CP MAG-SHNR
3	2097332.0800	5701570.2500	44.31	CP SCRIBE X CURB RET
4	2095876.4600	5701591.1900	37.99	CP 1/2" IP+PP
5	2094805.9900	5701264.7900	27.30	CP 1/2" IP+PP
6	2094404.3000	5700222.1600	21.43	CP MAG-SHNR
7	2094222.0300	5700140.7800	24.66	CP MAG-SHNR
10	2097719.5400	5701620.4000	54.84	CP MAG-SHNR
11	2097499.5800	5701616.5000	48.96	CP MAG-SHNR
12	2096920.4300	5701551.1800	36.56	CP 60D NL
13	2096723.0200	5701588.6600	37.77	CP MAG-SHNR
14	2096402.3100	5701565.3200	37.68	CP MAG-SHNR ON MS PATH
15	2096073.1800	5701639.2700	41.71	CP MAG-SHNR
16	2095942.9300	5701589.2300	38.46	CP MAG-SHNR
17	2095618.6800	5701662.2400	43.53	CP MAG-SHNR
18	2095445.9600	5701491.9500	33.42	CP MAG-SHNR ON PATH
19	2095136.4200	5701512.6900	34.11	CP MAG-SHNR
20	2094788.8200	5701372.2600	30.73	CP MAG-SHNR
21	2094740.1500	5701210.6000	26.67	CP MAG-SHNR
22	2094540.4900	5700973.3800	29.71	CP MAG-SHNR
23	2094515.3400	5700666.7000	25.75	CP MAG-SHNR
30	2092496.0822	5701736.6520	16.65	CP MAG-SHNR
31	2093797.4410	5703085.5001	30.17	CP MAG-SHNR
32	2094574.3148	5702281.6511	59.14	CP MAG-WASHER OTHERS
33	2094772.1112	5701641.0779	49.46	CP MAG OTHERS
34	2094595.2452	5701614.7162	50.88	CP MAG-SHNR
35	2094397.4984	5701524.3123	47.42	CP MAG-SHNR
36	2094259.0187	5701557.3491	49.31	CP MAG-SHNR
37	2094259.0187	5701815.1386	46.54	CP MAG OTHERS
38	2094133.0541	5702092.2757	32.03	CP MAG-SHNR
39	2093638.7855	5701648.2073	25.80	CP MAG-WSHR OTHERS
40	2094360.9581	5702174.0000	44.65	CP MAG-SHNR OTHERS
41	2094178.1677	5702674.8379	34.67	CP MAG-SHNR
42	2094069.3854	5703066.1036	37.92	CP MAG-SHNR OTHERS
43	2092970.1981	5701477.5907	15.43	CP MAG-SHNR
44	2092669.9747	5701633.0777	16.39	CP MAG-WSHR OTHERS
45	2092583.2193	5701722.1275	19.40	CP 2X2 TACK
302	2094577.9000	5700980.8900	28.81	FD MON BC BM
320	2098341.6600	5701627.8200	68.13	FD MON 1" BC BM
703	2093220.3600	5713225.5000	96.27	FD MON BM 3" BC NGS
9792	2092610.8251	5701678.1455	18.62	CPB

Attachment 6



SHEET LAYOUT PLAN

350' 0' 350'

1 in. = 350 ft.

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SHEET LAYOUT AND SITE ACCESS PLAN LEGEND

- PARCEL BOUNDARY
- EXISTING CAWD SEWER LINE
- SEWER MAIN/ FORCE MAIN REPLACEMENT
- CONSTRUCTION STAGING AREA

**** 60% DESIGN - NOT FOR CONSTRUCTION ****

REV	DATE	BY	DESCRIPTION

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DESIGNED: NEP
DRAWN: JAD
CHECKED: TNH

NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2023 CIVIL STATE OF CALIFORNIA

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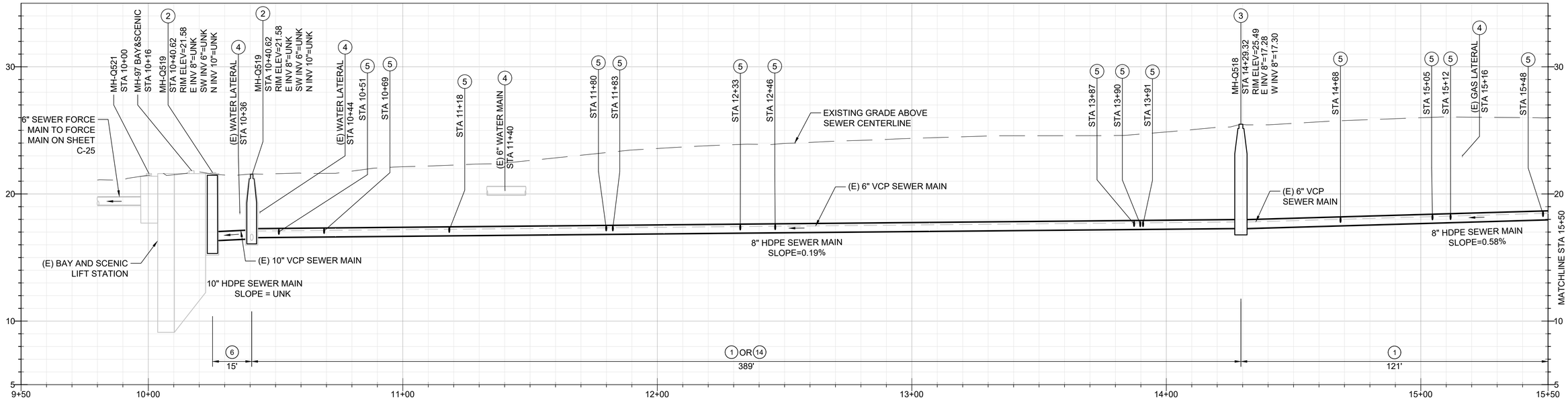
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SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

BASIS OF BEARINGS AND SHEET LAYOUT PLAN

PROJECT NUMBER **CMAWD.200760**
DRAWING NUMBER **G-03**
SHEET NUMBER **3** OF **30**

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Thu 08 Jun 23 11:56:31 AM By Ethan Coon



CONSTRUCTION NOTES

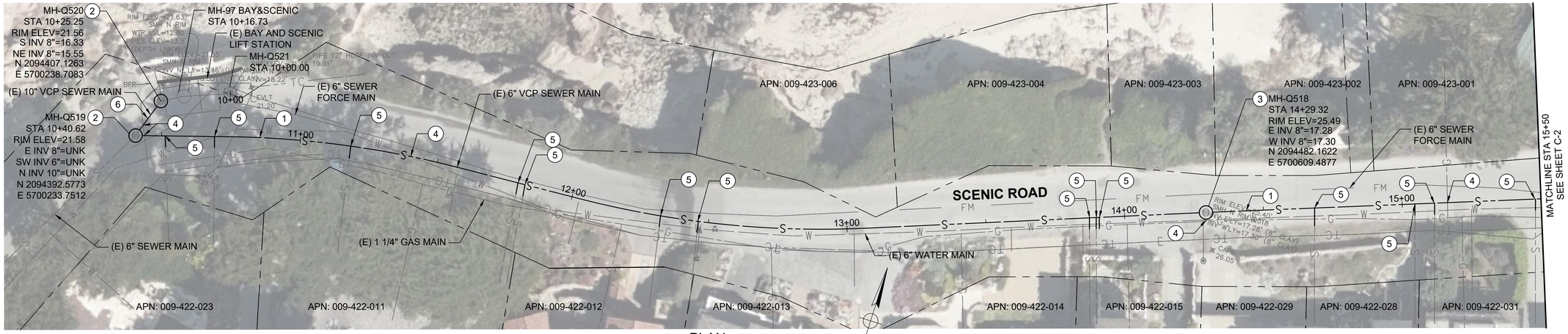
1. INSTALL NEW 8-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER CAWD STD SS-24.
2. REHABILITATE EXISTING MANHOLE PER MANHOLE REHABILITATION TABLE, SHEET G-2. CONNECT TO NEW 8-INCH HDPE SEWER MAIN PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.
3. DEMOLISH AND REMOVE EXISTING MANHOLE AND INSTALL NEW POLYMER MANHOLE PER SPECIFICATIONS AND DETAIL 1, SHEET C-26.
4. PROTECT EXISTING UTILITY IN PLACE.
5. RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26.
6. REMOVE EXISTING 10-INCH VCP SEWER MAIN AND INSTALL NEW 10-INCH HDPE SEWER MAIN. BACKFILL AND RESTORE EXCAVATION OF AC PAVEMENT PER CAWD STD SS-24.
14. REMOVE EXISTING 6-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.



PLAN
20' 0' 20'
SCALE: 1"= 20'

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STATE OF CALIFORNIA

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CARMEL AREA WASTEWATER DISTRICT
SINCE 1908

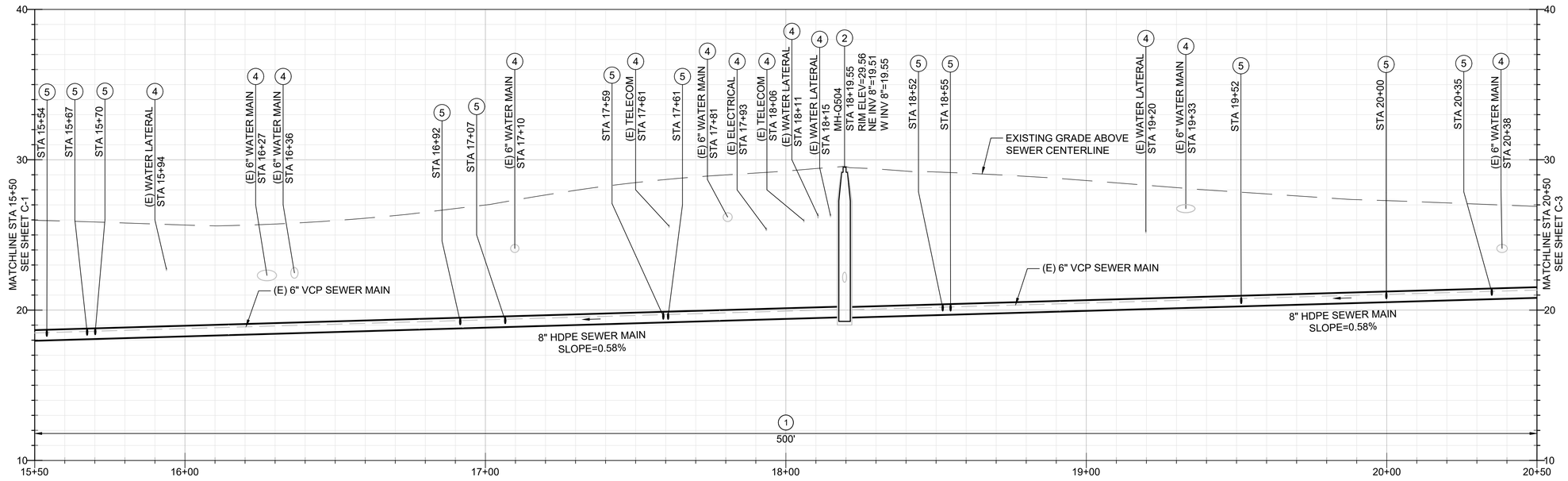
SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

SCENIC ROAD SEWER PLAN AND PROFILE
STA 10+00 TO STA 15+50

PROJECT NUMBER
CMAWD.200760
DRAWING NUMBER
C-01
SHEET NUMBER
4 OF **30**

C:\Bur\Projects\CMAWD Carmel Area WW\CMAWD.200760.00 Scenic Drive Sewer\2 Eng\CAD\2 Sheets\P&P-Gravity.dwg
Mon 03, Jul 23 - 04:58:14 PM by: Ethan Coon

Attachment A



CONSTRUCTION NOTES

(1) INSTALL NEW 8-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER CAWD STD SS-24.

(2) REHABILITATE EXISTING MANHOLE PER MANHOLE REHABILITATION TABLE, SHEET G-2. CONNECT TO NEW 8-INCH HDPE SEWER MAIN PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26.

PROFILE

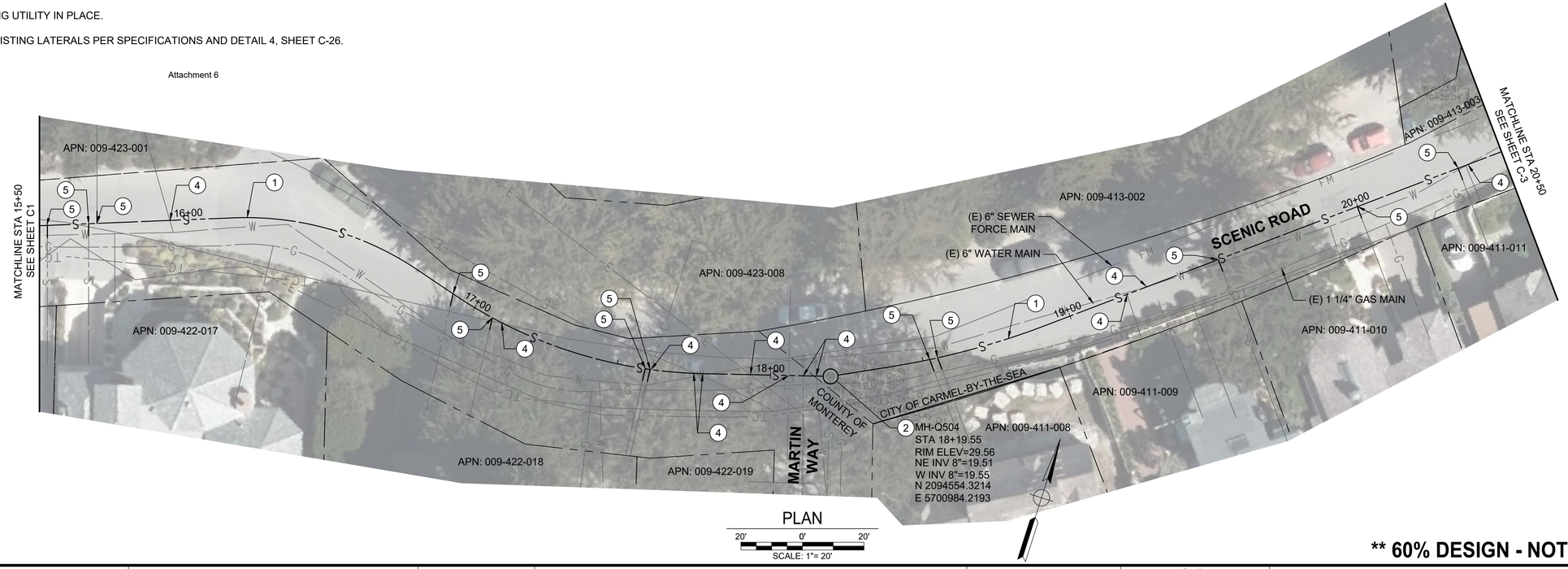
20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.

Attachment 6



PLAN

20' 0' 20'

SCALE: 1"= 20'

DIAL TOLL FREE
811
AT LEAST TWO DAYS
BEFORE YOU DIG

Know what's **below.**
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UNDERGROUND SERVICE ALERT (USA) OF NORTHERN CALIFORNIA

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REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-787-0326 | www.mnsengineers.com

DESIGNED: NEP
DRAWN: JAD
CHECKED: TNH

NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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SCALE:
AS SHOWN

CARMEL AREA WASTEWATER DISTRICT
SINCE 1908

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT

CARMEL AREA WASTEWATER DISTRICT

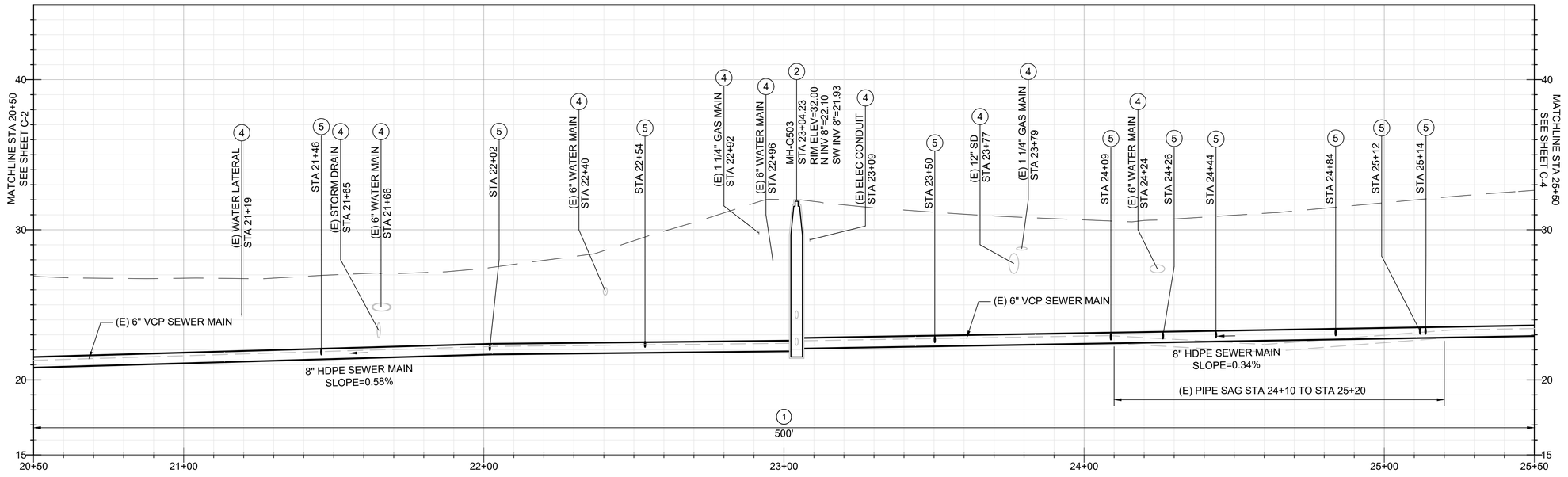
SCENIC ROAD SEWER PLAN AND PROFILE STA 15+50 TO STA 20+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-02

SHEET NUMBER
5 OF 30

Mon 03 Jul 23 14:58:14 PM by Ethan Conn
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PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

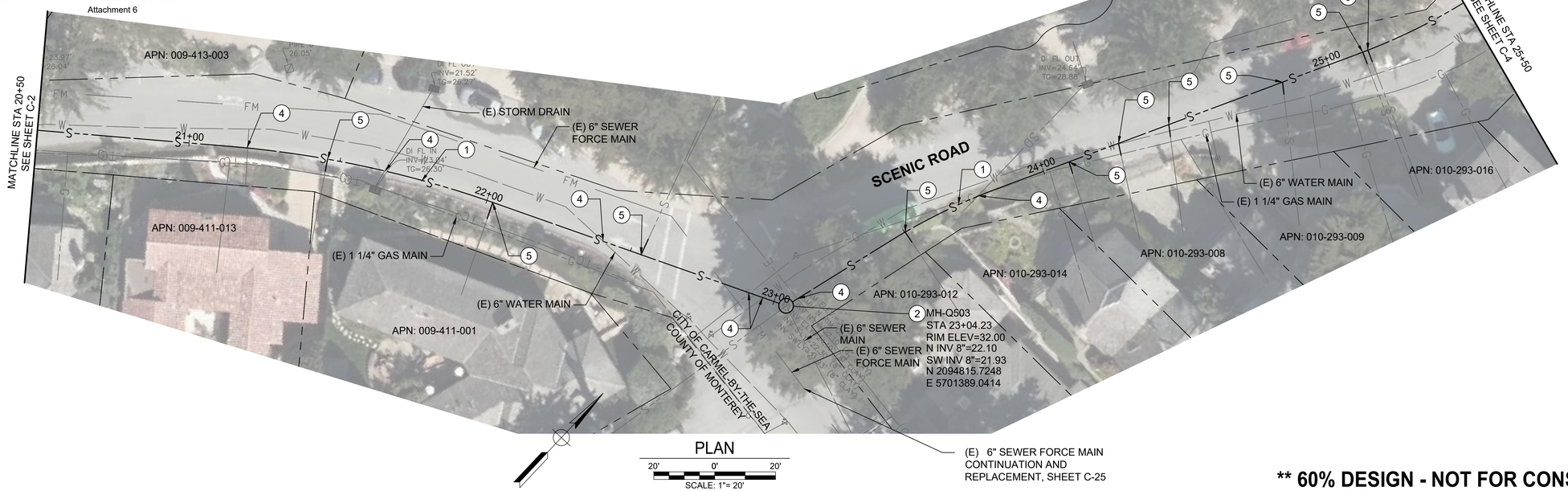
CONSTRUCTION NOTES

1. INSTALL NEW 8-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER CAWD STD SS-24.
2. REHABILITATE EXISTING MANHOLE PER MANHOLE REHABILITATION TABLE, SHEET G-2. CONNECT TO NEW 8-INCH HDPE SEWER MAIN PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.
4. PROTECT EXISTING UTILITY IN PLACE.
5. RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26.

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.

Attachment 6



PLAN

20' 0' 20'

SCALE: 1"= 20'

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CHECKED: TNH

NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2023 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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SCALE: AS SHOWN

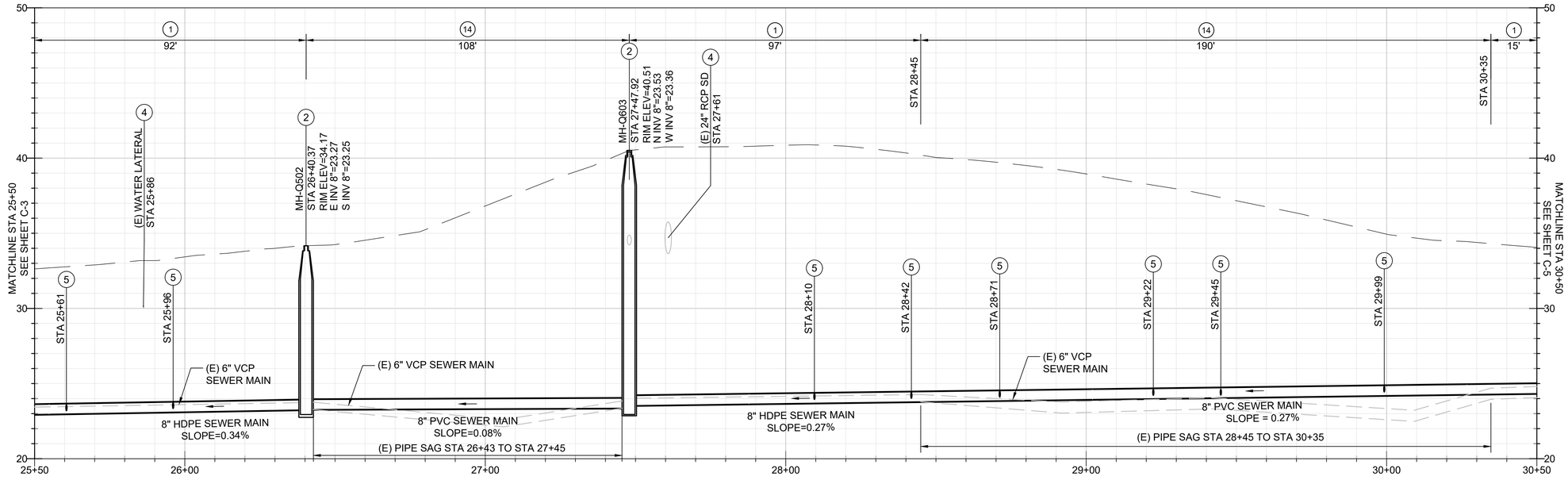
CARMEL AREA WASTEWATER DISTRICT • SINCE 1908 •

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

SCENIC ROAD SEWER PLAN AND PROFILE STA 20+50 TO STA 25+50

PROJECT NUMBER **CMAWD.200760**
DRAWING NUMBER **C-03**
SHEET NUMBER **6** OF **30**

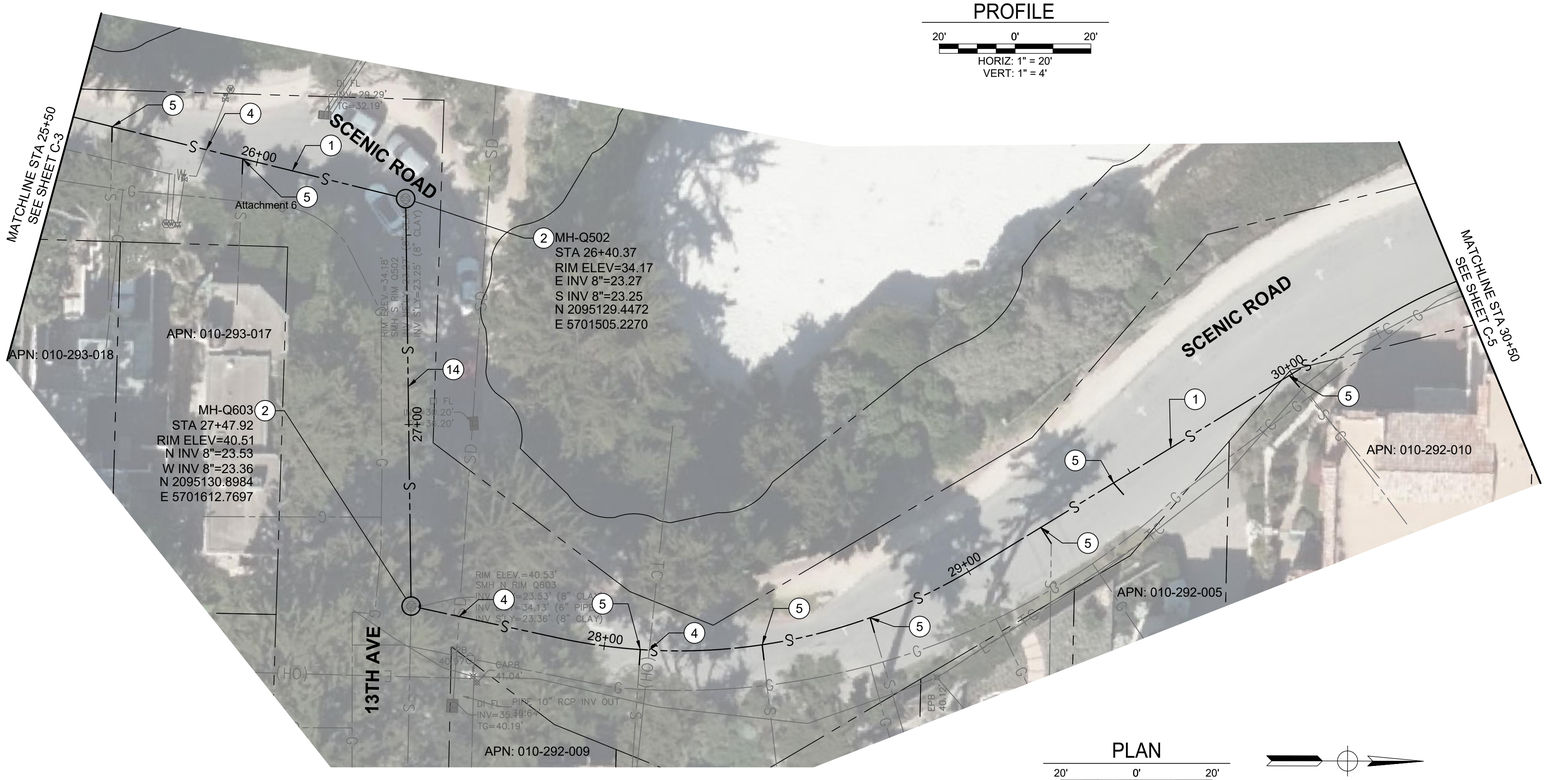
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Mon 03 Jul 23 04:58:14 PM by Ethan Coon



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'



PLAN

20' 0' 20'

SCALE: 1"= 20'

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.

CONSTRUCTION NOTES

(1) INSTALL NEW 8-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER CAWD STD SS-24.

(2) REHABILITATE EXISTING MANHOLE PER MANHOLE REHABILITATION TABLE, SHEET G-2. CONNECT TO NEW 8-INCH HDPE SEWER MAIN PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26.

(14) REMOVE EXISTING 6-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

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LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

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CARMEL AREA WASTEWATER DISTRICT
SINCE 1908

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

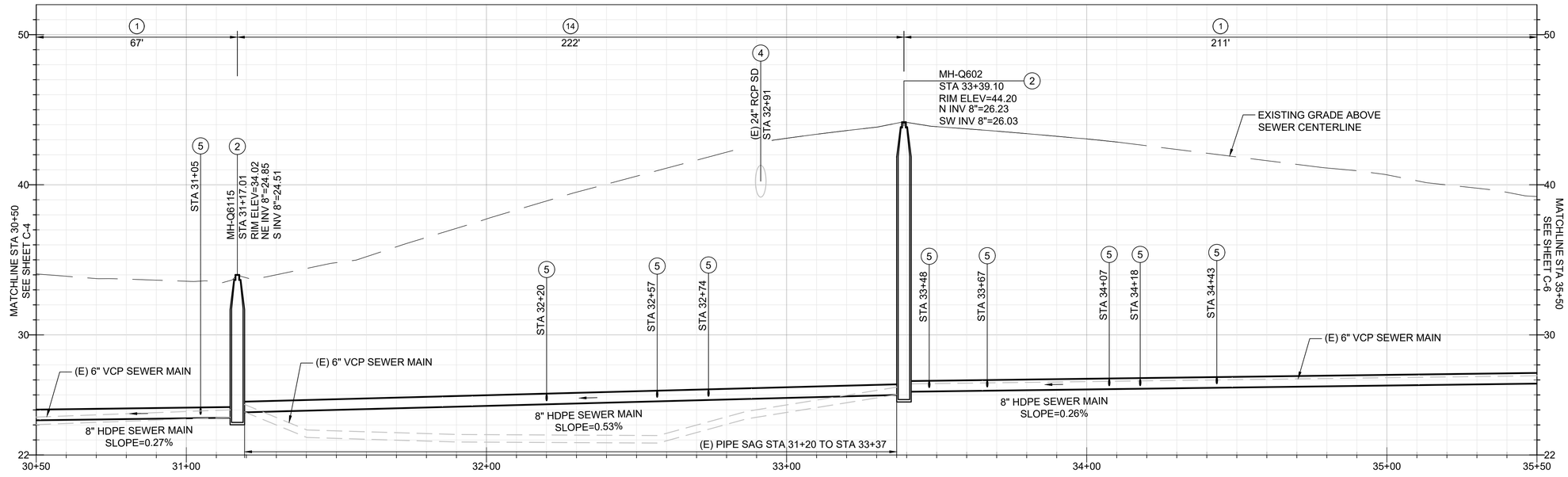
SCENIC ROAD SEWER PLAN AND PROFILE
STA 25+50 TO STA 30+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-04

SHEET NUMBER
7 OF **30**

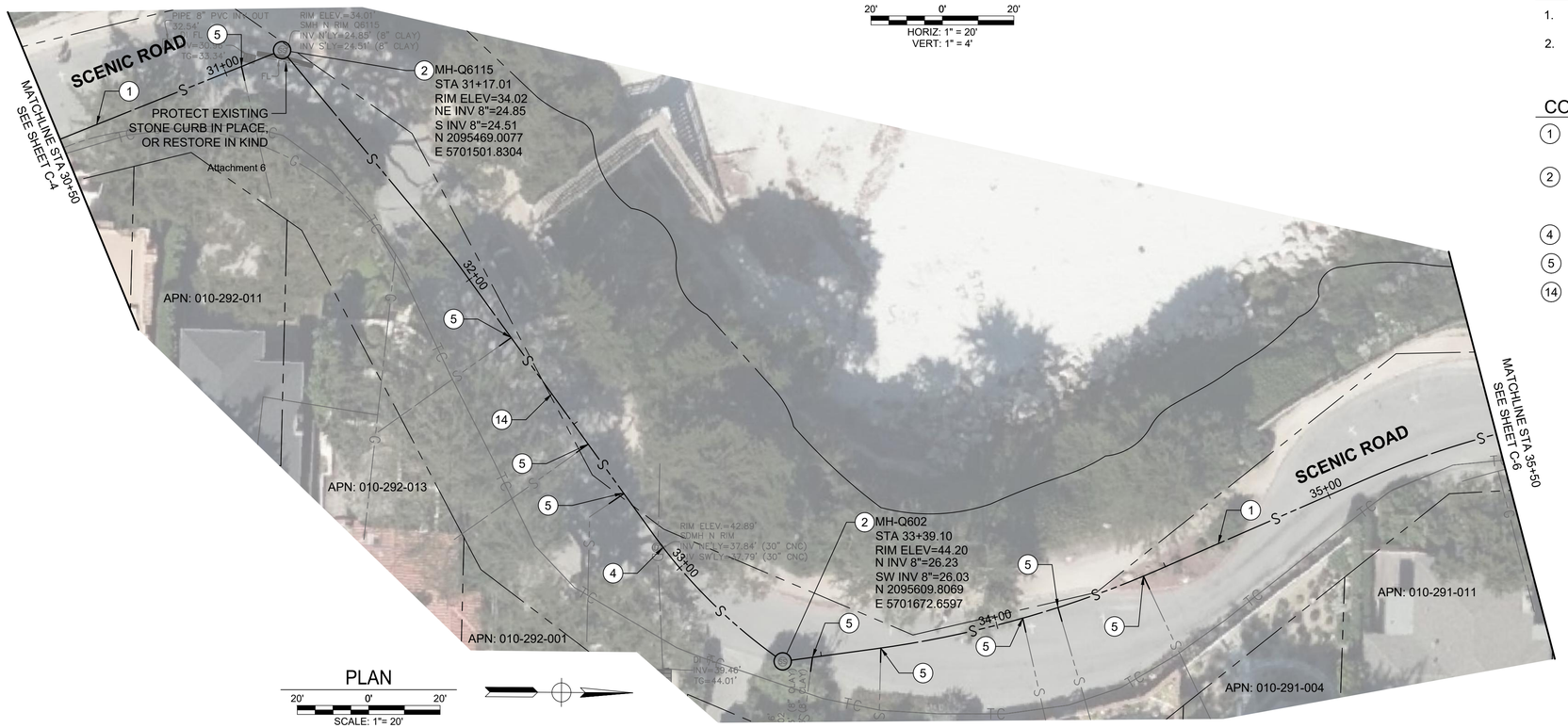
Mon 03 Jul 23 04:58:14 PM by Ethan Conn C:\Box\Projects\CMAWD Carmel Area WW\CMAWD.200760\30 Scenic Drive Sewer\3 Eng\CAD\2 Sheets\RP-Gravity.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'



PLAN

20' 0' 20'

SCALE: 1"= 20'

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
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CONSTRUCTION NOTES

(1) INSTALL NEW 8-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER CAWD STD SS-24.

(2) REHABILITATE EXISTING MANHOLE PER MANHOLE REHABILITATION TABLE, SHEET G-2. CONNECT TO NEW 8-INCH HDPE SEWER MAIN PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26.

(14) REMOVE EXISTING 6-INCH PVC SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

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DATE

REGISTERED PROFESSIONAL ENGINEER
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C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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CARMEL AREA WASTEWATER DISTRICT
• SINCE 1908 •

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

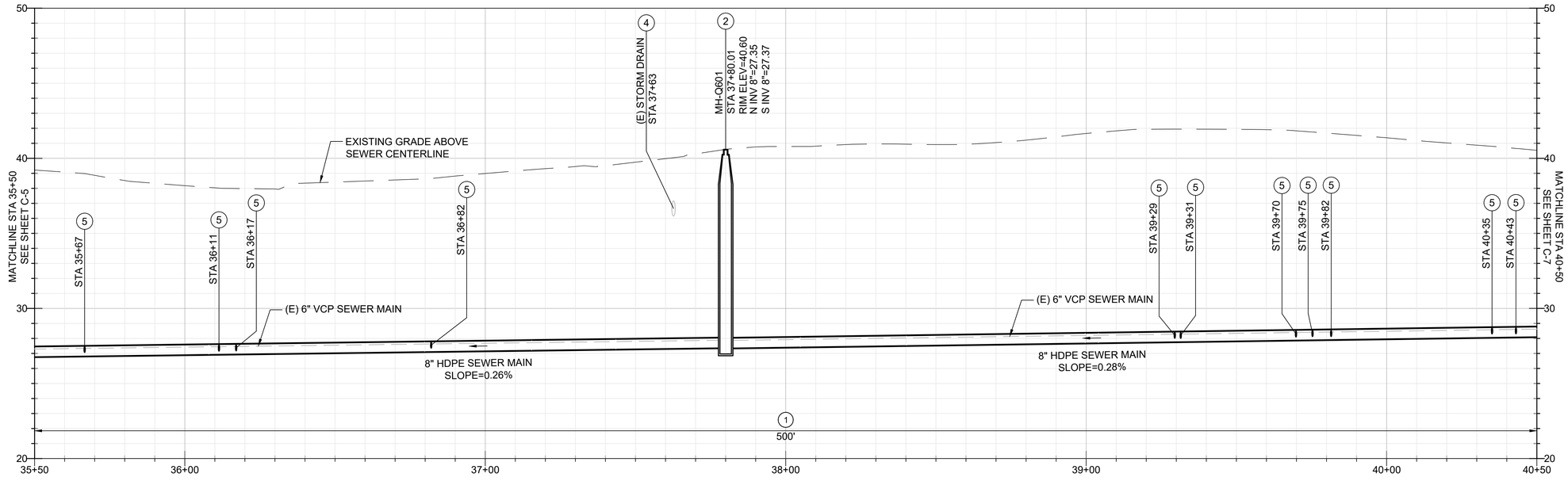
SCENIC ROAD SEWER PLAN AND PROFILE
STA 30+50 TO STA 35+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-05

SHEET NUMBER
8 OF **30**

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Mon 03, Jul 23 - 04:58:14 PM by: Ethan Coon



CONSTRUCTION NOTES

1. INSTALL NEW 8-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION OF AC PAVEMENT PER CAWD STD SS-24.
2. REHABILITATE EXISTING MANHOLE PER MANHOLE REHABILITATION TABLE, SHEET G-2. CONNECT TO NEW 8-INCH HDPE SEWER MAIN PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.
4. PROTECT EXISTING UTILITY IN PLACE.
5. RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26.

PROFILE

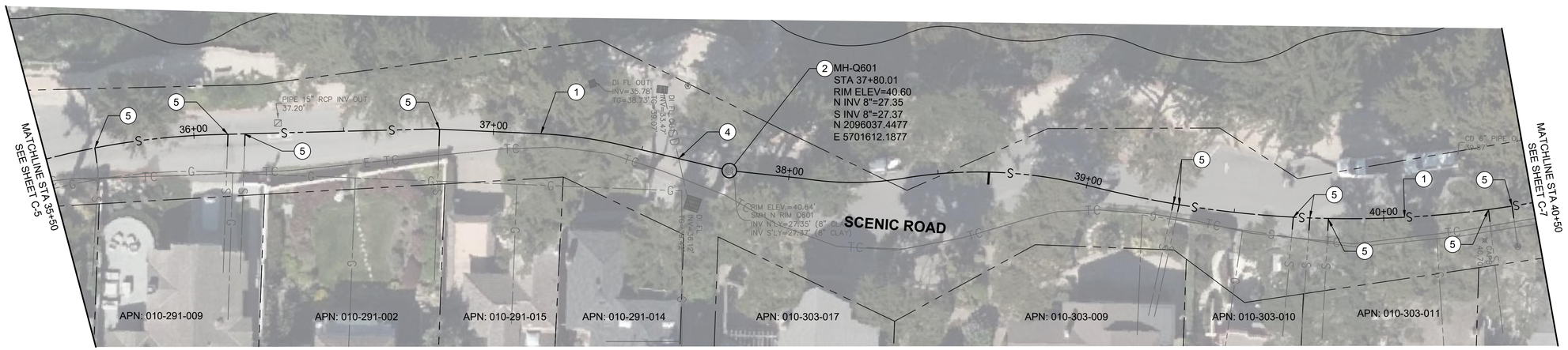
20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

GENERAL NOTES

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2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.

Attachment 6



PLAN

20' 0' 20'

SCALE: 1"= 20'

DIAL TOLL FREE
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805-787-0326 | www.mnsengineers.com

DESIGNED: NEP
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NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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SCALE:
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CARMEL AREA WASTEWATER DISTRICT • SINCE 1908 •

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

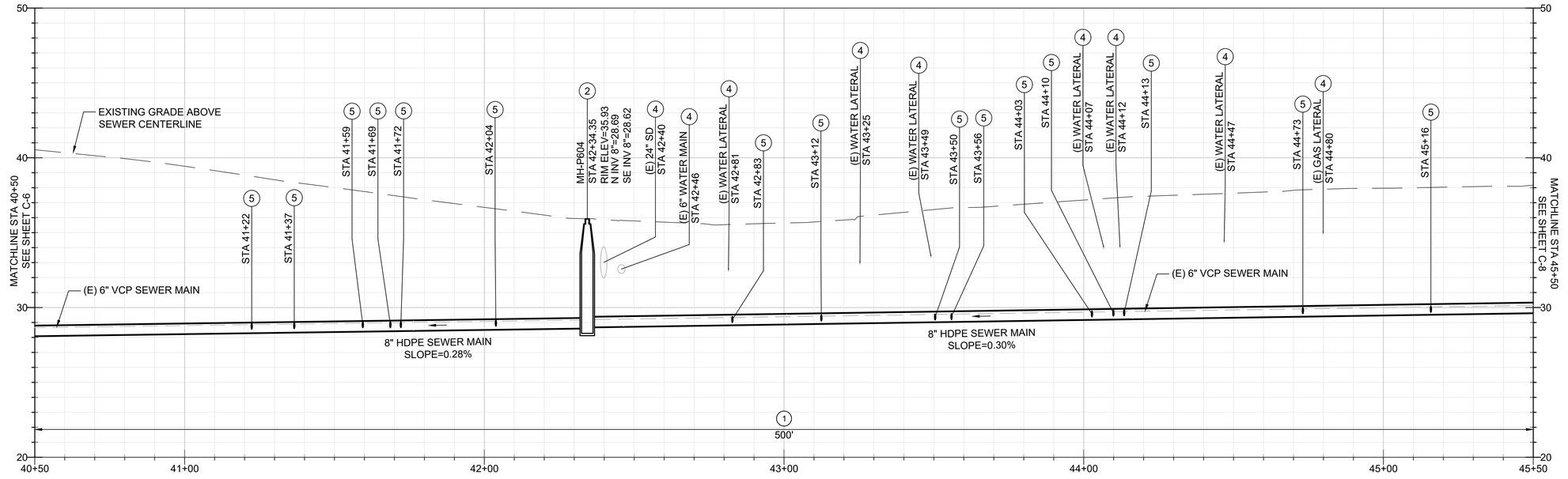
SCENIC ROAD SEWER PLAN AND PROFILE
STA 35+50 TO STA 40+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-06

SHEET NUMBER
9 OF **30**

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CONSTRUCTION NOTES

1. INSTALL NEW 8-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER CAWD STD SS-24.
2. REHABILITATE EXISTING MANHOLE PER MANHOLE REHABILITATION TABLE, SHEET G-2. CONNECT TO NEW 8-INCH HDPE SEWER MAIN PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.
4. PROTECT EXISTING UTILITY IN PLACE.
5. RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26.

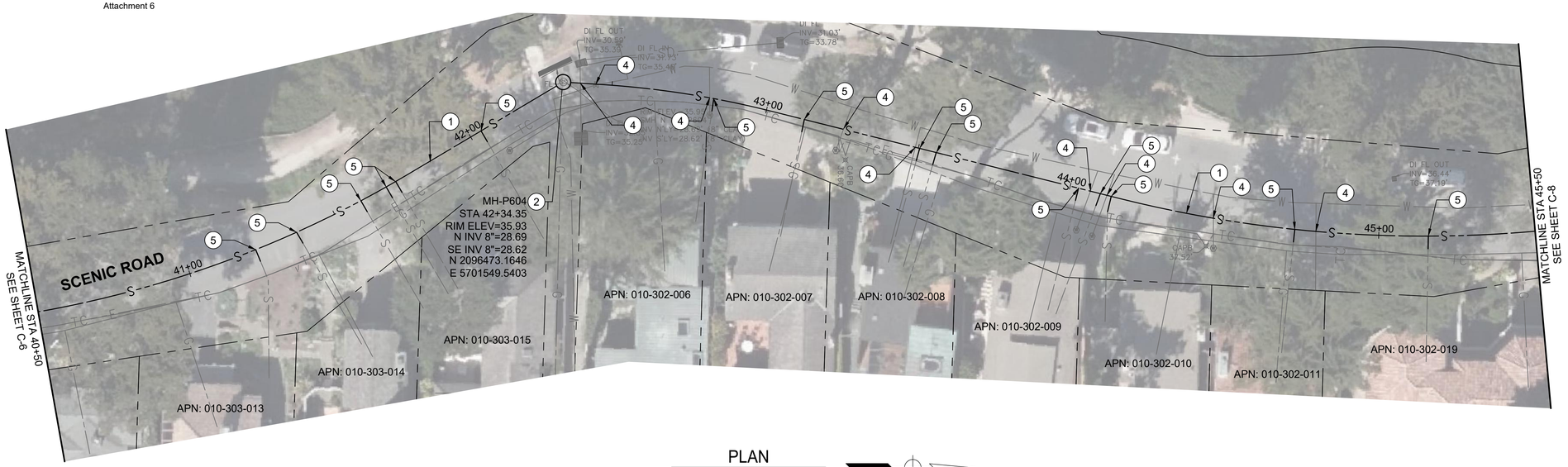
PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

GENERAL NOTES

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Attachment 6



PLAN

20' 0' 20'
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NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2023 CIVIL STATE OF CALIFORNIA

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SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

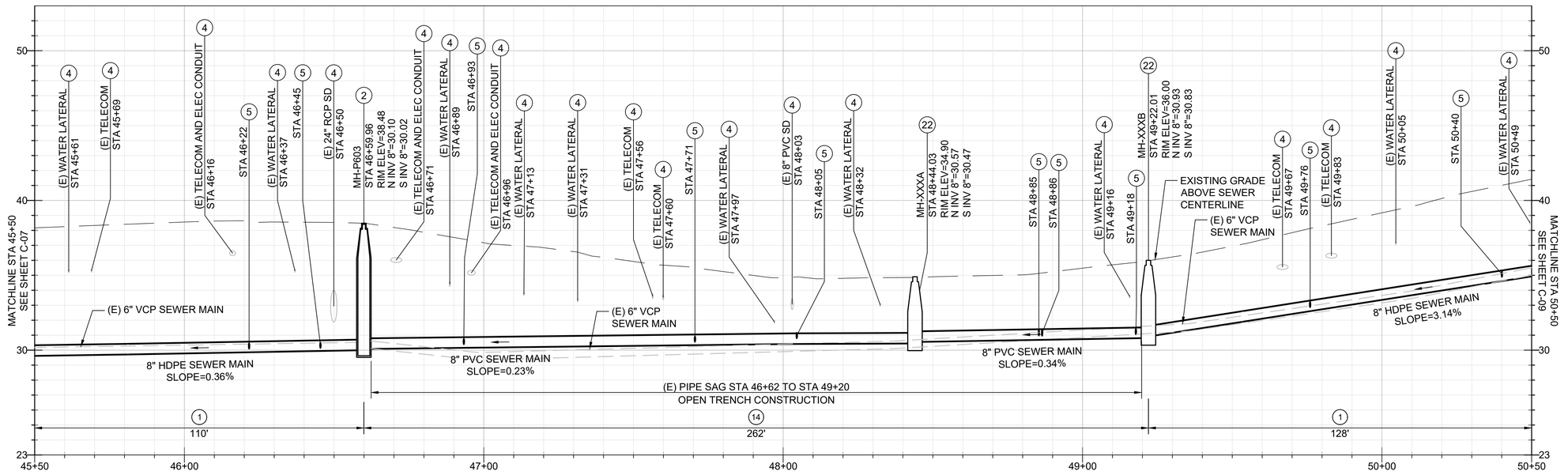
SCENIC ROAD SEWER PLAN AND PROFILE STA 40+50 TO STA 45+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-07

SHEET NUMBER
10 OF **30**

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PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION NOTES

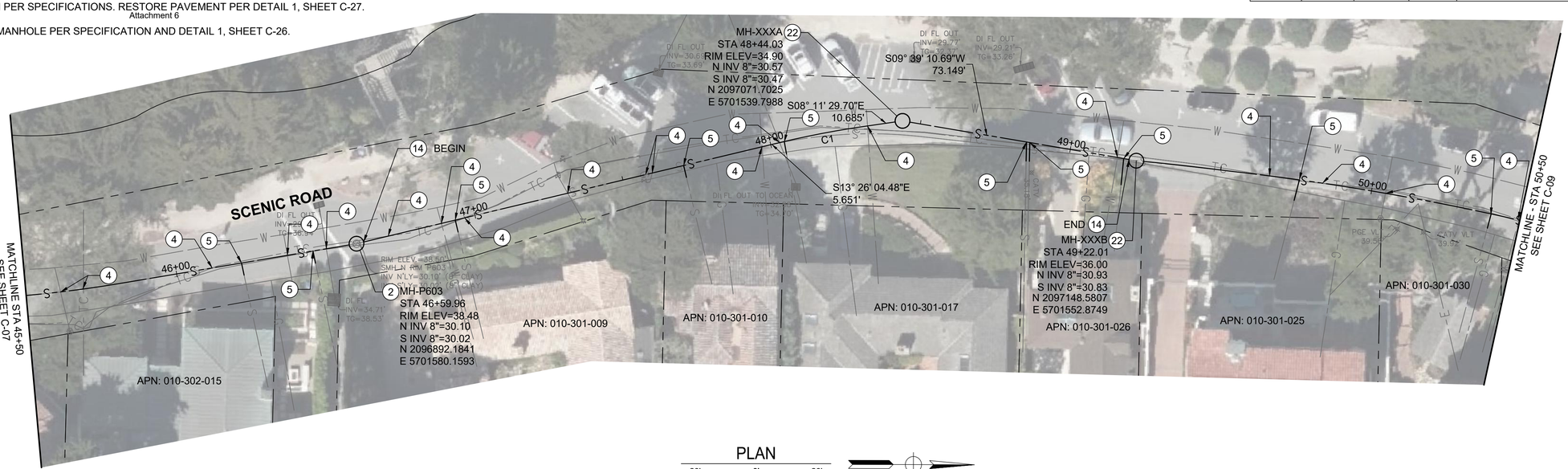
1. INSTALL NEW 8-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER CAWD STD SS-24.
2. REHABILITATE EXISTING MANHOLE PER MANHOLE REHABILITATION TABLE, SHEET G-2. CONNECT TO NEW 8-INCH HDPE SEWER MAIN PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.
4. PROTECT EXISTING UTILITY IN PLACE.
5. RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26.
14. REMOVE EXISTING 6-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.
22. INSTALL NEW POLYMER MANHOLE PER SPECIFICATION AND DETAIL 1, SHEET C-26.

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.
3. CONTRACTOR TO VERIFY MH-XXX DEPTH AND INVERTS AND INFORM THE ENGINEER.

Curve Table

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C1	27.45'	300.00'	005.24	(2097058.73, 5701541.67)	(2097031.78, 5701546.81)



PLAN

20' 0' 20'
SCALE: 1"= 20'

DIAL TOLL FREE
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SCALE: AS SHOWN

CARMEL AREA WASTEWATER DISTRICT • SINCE 1908 •

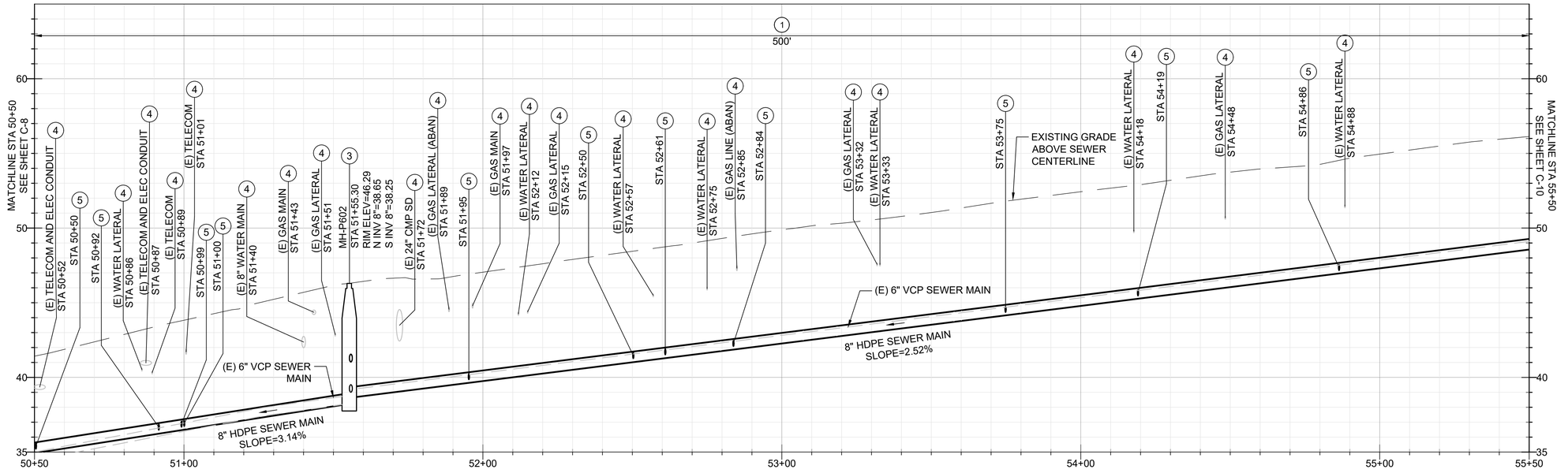
SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

SCENIC ROAD SEWER PLAN AND PROFILE STA 45+50 TO STA 50+50

PROJECT NUMBER **CMAWD.200760**
DRAWING NUMBER **C-08**
SHEET NUMBER **11** OF **30**

Attachment 6

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Mon 03 Jul 23 04:58:14 PM by Ethan Coon



CONSTRUCTION NOTES

1. INSTALL NEW 8-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER CAWD STD SS-24.
3. DEMOLISH AND REMOVE EXISTING MANHOLE AND INSTALL NEW POLYMER MANHOLE PER SPECIFICATIONS AND DETAIL 1, SHEET C-26.
4. PROTECT EXISTING UTILITY IN PLACE.
5. RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26.
7. RECONNECT EXISTING SEWER MAIN TO NEW MANHOLE WITH 5 LF PVC SEGMENT PER DETAIL 3, SHEET C-26.

PROFILE

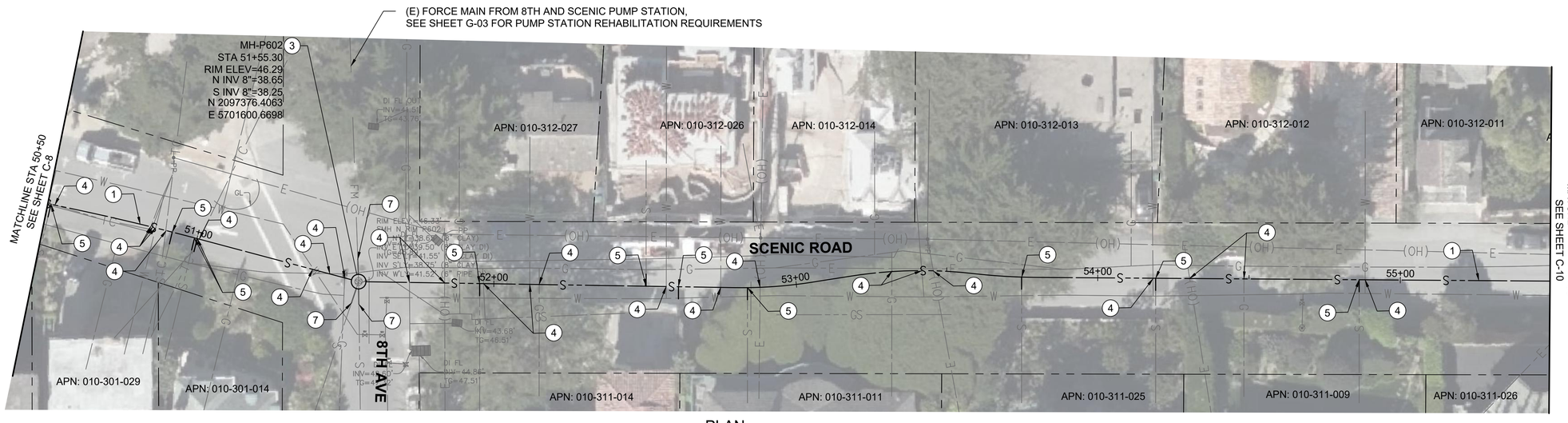
20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.
3. SEE SHEET C-01 FOR 8TH AND SCENIC PUMP STATION REHABILITATION REQUIREMENTS

Attachment 6



PLAN

20' 0' 20'

SCALE: 1"= 20'

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805-787-0326 | www.mnsengineers.com

DESIGNED: NEP
DRAWN: JAD
CHECKED: TNH

NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

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SCALE: AS SHOWN

CARMEL AREA WASTEWATER DISTRICT · SINCE 1908 ·

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

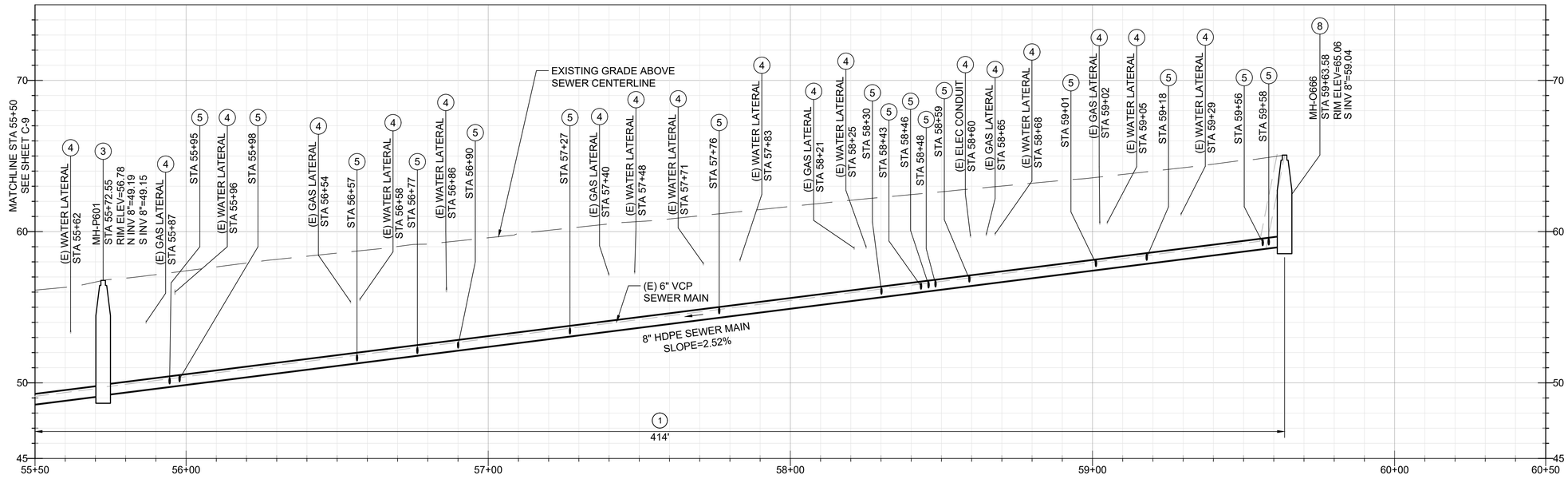
SCENIC ROAD SEWER PLAN AND PROFILE
STA 50+50 TO STA 55+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-09

SHEET NUMBER
12 OF **30**

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Mon 03.Jul.23 04:58:14 PM by: Ethan Coon



CONSTRUCTION NOTES

(1) INSTALL NEW 8-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER CAWD STD SS-24.

(3) DEMOLISH AND REMOVE EXISTING MANHOLE AND INSTALL NEW MANHOLE PER SPECIFICATIONS AND DETAIL 1, SHEET C-26.

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26.

(8) DEMOLISH AND REMOVE EXISTING CLEANOUT AND INSTALL NEW MANHOLE PER SPECIFICATIONS AND DETAIL 1, SHEET C-26.

Attachment 6

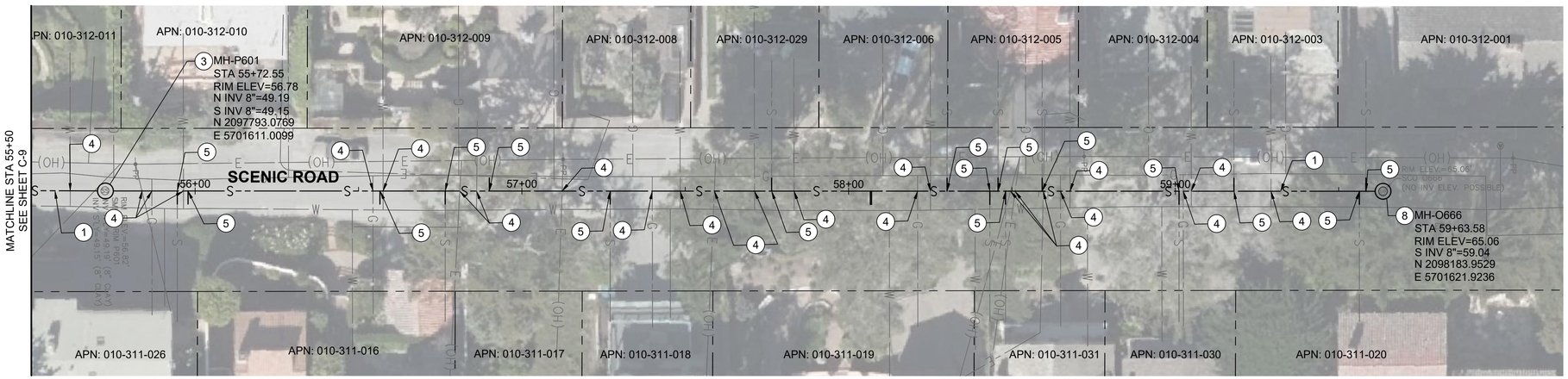
PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.



PLAN

20' 0' 20'

SCALE: 1"= 20'

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NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

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CARMEL AREA WASTEWATER DISTRICT
SINCE 1908

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

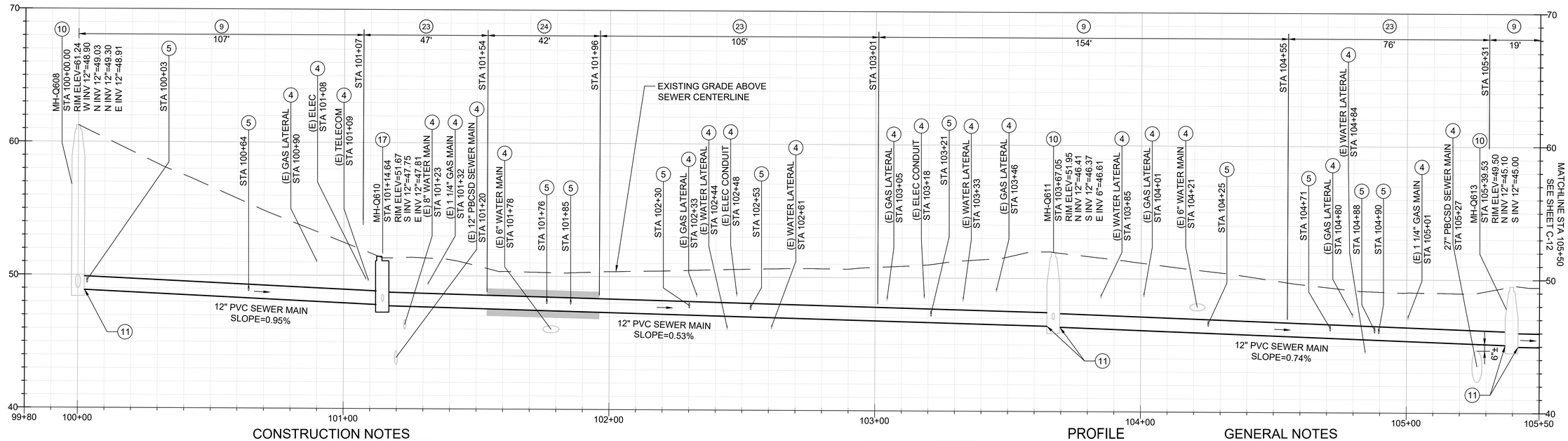
SCENIC ROAD SEWER PLAN AND PROFILE
STA 55+50 TO STA 60+00

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-10

SHEET NUMBER
13 OF **30**

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Mon 03Jul23 - 04:58:14 PM by Ethan Coon



CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2.

(9) REMOVE EXISTING 12-INCH VCP SEWER MAIN AND INSTALL NEW 12-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

(10) PROTECT MANHOLE IN PLACE.

(11) CONNECT NEW 12-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(17) SEE SHEET C-22 FOR FORCE MAIN AND MANHOLE CONSTRUCTION.

(23) INSTALL NEW 12-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION. TRENCH AND BACKFILL PER DETAIL 2, SHEET C-27.

(24) INSTALL NEW 12-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION. CONCRETE ENCASE SEWER PER DETAIL 3, SHEET C-27.

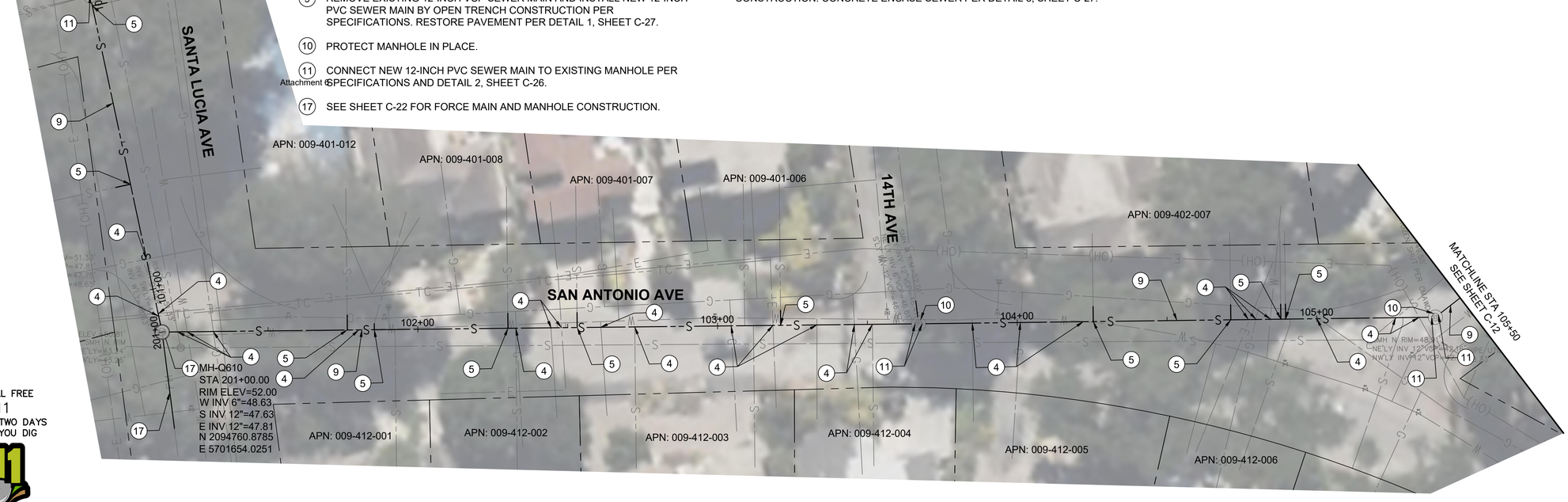
PROFILE

20' 0' 20'

HORIZ: 1" = 20'
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GENERAL NOTES

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PLAN

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SCALE: 1"= 20'

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CIVIL
STATE OF CALIFORNIA

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SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

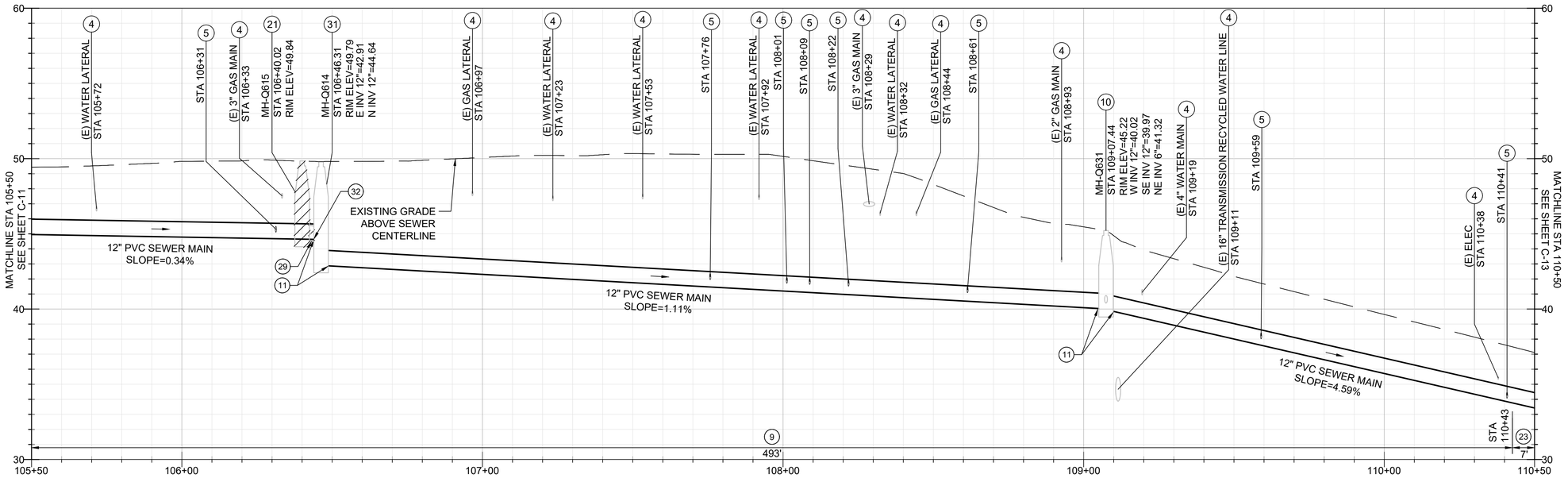
SAN ANTONIO AVE SEWER PLAN AND PROFILE STA 100+00 TO STA 105+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-11

SHEET NUMBER
14 OF **30**

Attachment 6
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Wed 05, Jul 23 - 02:46:39 PM by: Ethan Coon



CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2.

(9) REMOVE EXISTING 12-INCH VCP SEWER MAIN AND INSTALL NEW 12-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

(10) PROTECT MANHOLE IN PLACE.

(11) CONNECT NEW 12-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(21) DEMOLISH AND REMOVE EXISTING MANHOLE.

(23) INSTALL NEW 12'INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION. CONCRETE ENCASE SEWER PER DETAIL 2, SHEET C-27.

(28) DEMOLISH AND REMOVE 8" VCP SEWER MAIN.

(29) DEMOLISH AND REMOVE 12" VCP SEWER MAIN.

(30) INSTALL 8" CLEANOUT PER CAWD STD SS-1

(31) INSTALL INTERNAL DROP STRUCTURE PER CAWD STD SS-8.

(32) PLUG EXISTING PIPE PENETRATION WITH NON-SHRINK GROUT.

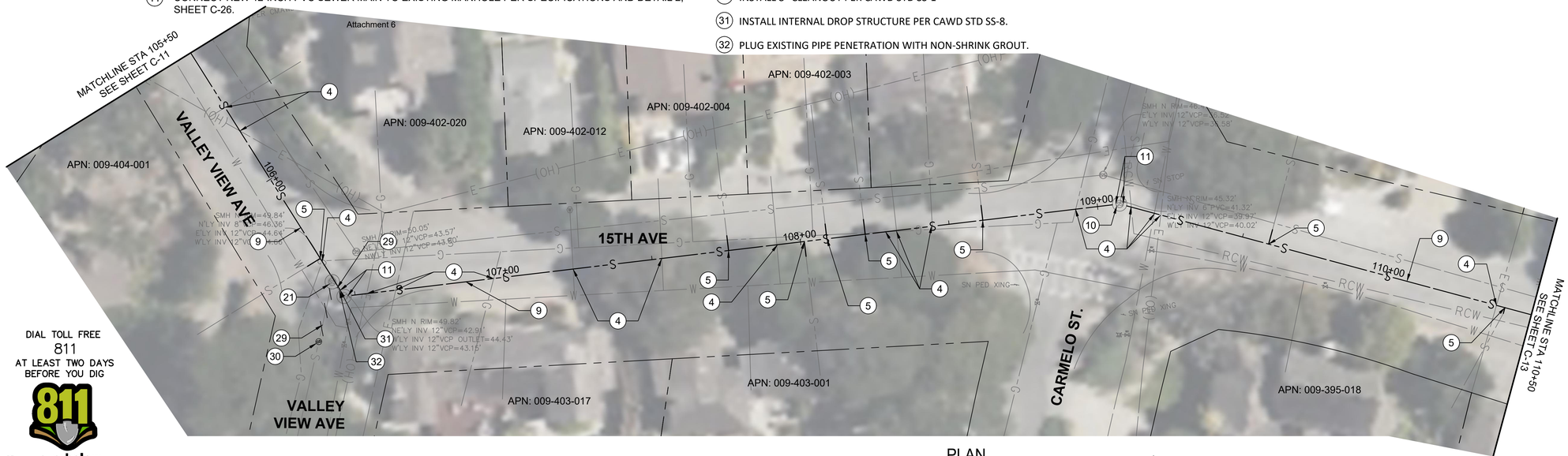
PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

GENERAL NOTES

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PLAN

20' 0' 20'

SCALE: 1"= 20'

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DESIGNED: NEP
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NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2023 CIVIL STATE OF CALIFORNIA

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SCALE: AS SHOWN

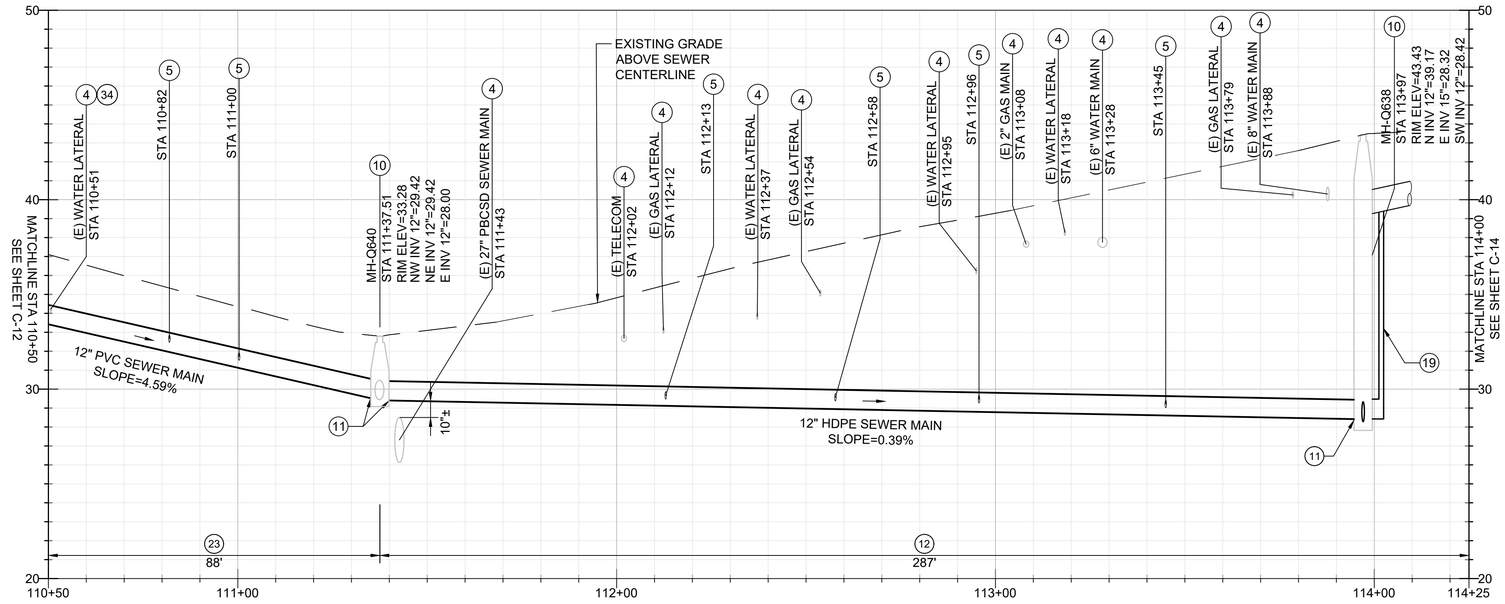
CARMEL AREA WASTEWATER DISTRICT • SINCE 1908 •

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

15TH AVE SEWER PLAN AND PROFILE STA 105+50 TO STA 110+50

PROJECT NUMBER **CMAWD.200760**
DRAWING NUMBER **C-12**
SHEET NUMBER **15** OF **30**

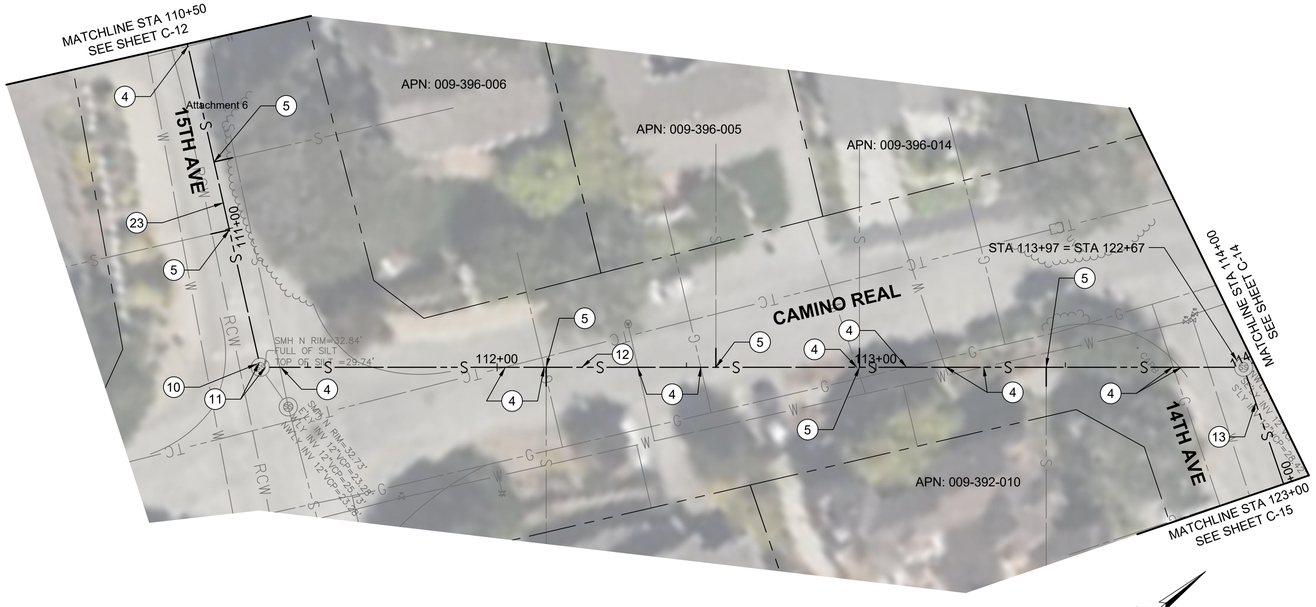
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Wed 05 Jul 23 02:48:39 PM by Ethan Conn



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'



PLAN

20' 0' 20'

SCALE: 1"= 20'

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.
3. MH-Q640 SURCHARGES INTO THE PBCSD LINE. CONTRACTOR TO VERIFY AND MATCH INVERTS IN THIS MANHOLE.
4. POTHOLING MAY BE REQUIRED TO AVOID CONFLICTS DURING CONSTRUCTION.

CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2.

(10) PROTECT MANHOLE IN PLACE.

(11) CONNECT NEW 12-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(12) INSTALL NEW 12-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER DETAIL 1, SHEET C-27.

(13) REMOVE EXISTING 12-INCH VCP SEWER MAIN AND INSTALL NEW 15-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

(19) REMOVE AND REPLACE DROP CONNECTION. CONNECT TO MANHOLE PER DETAIL 2, SHEET C-26

(23) INSTALL NEW 12-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION. TRENCH AND BACKFILL PER DETAIL 2, SHEET C-27.

(34) UTILITY IN CONFLICT WITH CONSTRUCTION TO BE RELOCATED BY CONTRACTOR PER UTILITY COMPANY STANDARDS.

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NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2023 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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SCALE: AS SHOWN

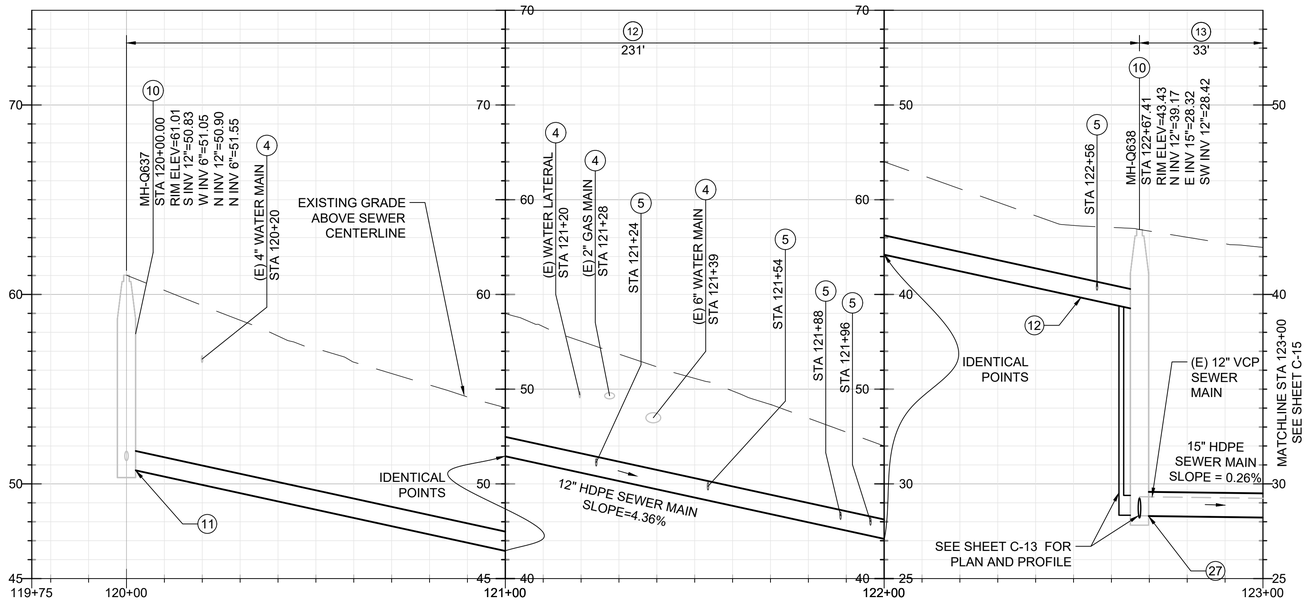
CARMEL AREA WASTEWATER DISTRICT · SINCE 1908 ·

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

CAMINO REAL SEWER PLAN AND PROFILE STA 110+50 TO STA 114+00

PROJECT NUMBER **CMAWD.200760**
DRAWING NUMBER **C-13**
SHEET NUMBER **16** OF **30**

C:\Box\Projects\CMAWD Carmel Area WW\CMAWD.200760.00 Scenic Drive Sewer\2 Eng\CAD\2 Sheets\P&P-Camino.dwg
Wed 05, Jul 23 - 02:46:39 PM by: Ethan Coon



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2.

(10) PROTECT MANHOLE IN PLACE.

(11) CONNECT NEW 12-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

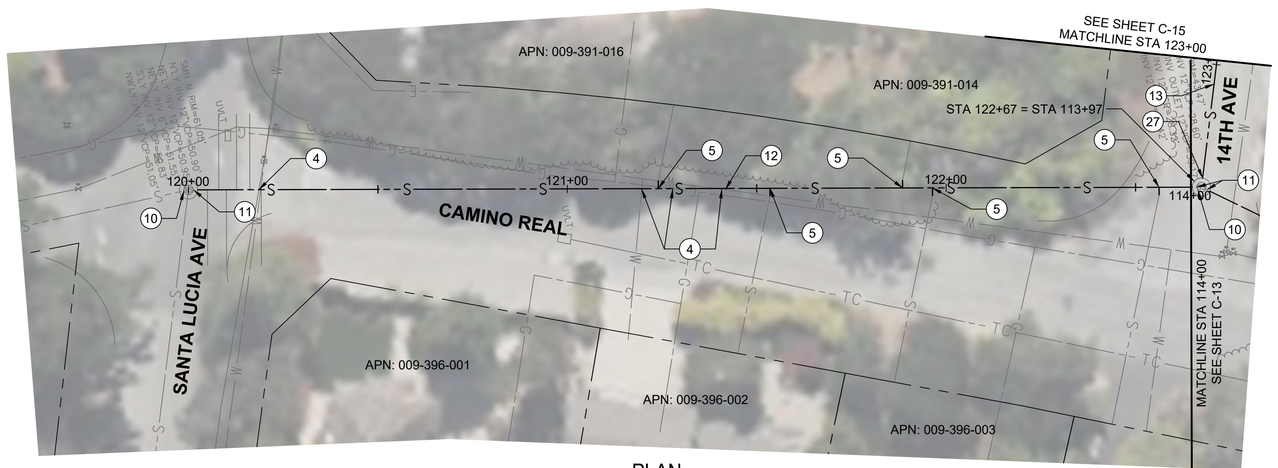
(12) INSTALL NEW 12-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER DETAIL 1, SHEET C-27.

(13) REMOVE EXISTING 12-INCH VCP SEWER MAIN AND INSTALL NEW 15-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

(27) CONNECT NEW 15-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

GENERAL NOTES

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PLAN

20' 0' 20'

SCALE: 1"= 20'

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NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER
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C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

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SINCE 1908

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

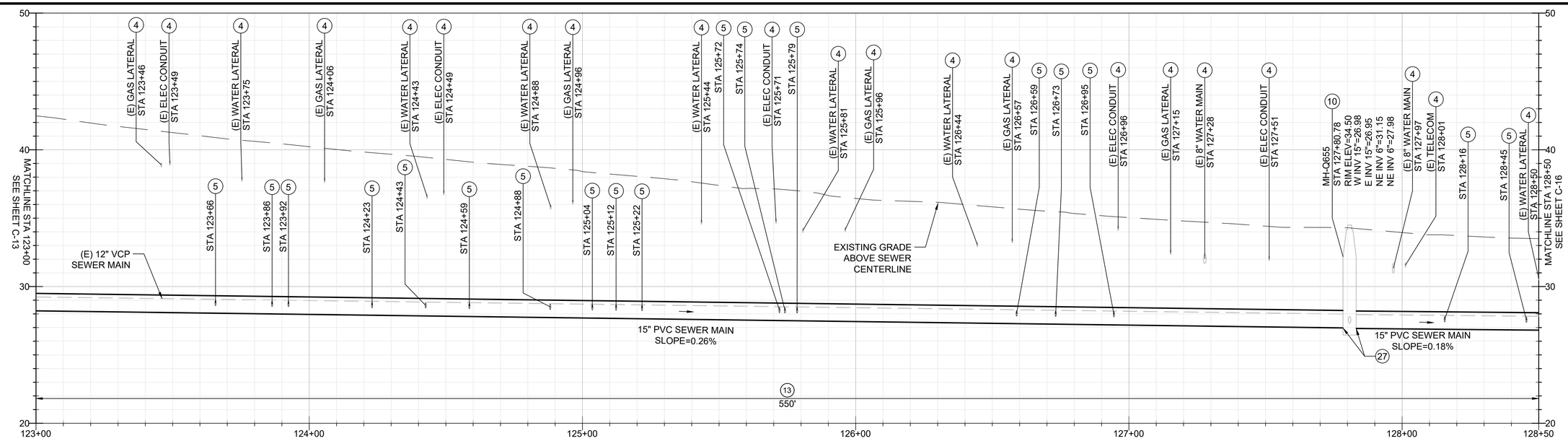
CAMINO REAL SEWER PLAN AND PROFILE
STA 120+00 TO STA 123+00

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-14

SHEET NUMBER
17 OF **30**

Attachment 6
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Wed 05 JUL 23 02:48:39 PM by Ethan Conn



CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2.

(10) PROTECT MANHOLE IN PLACE.

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(27) CONNECT NEW 15-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

PROFILE

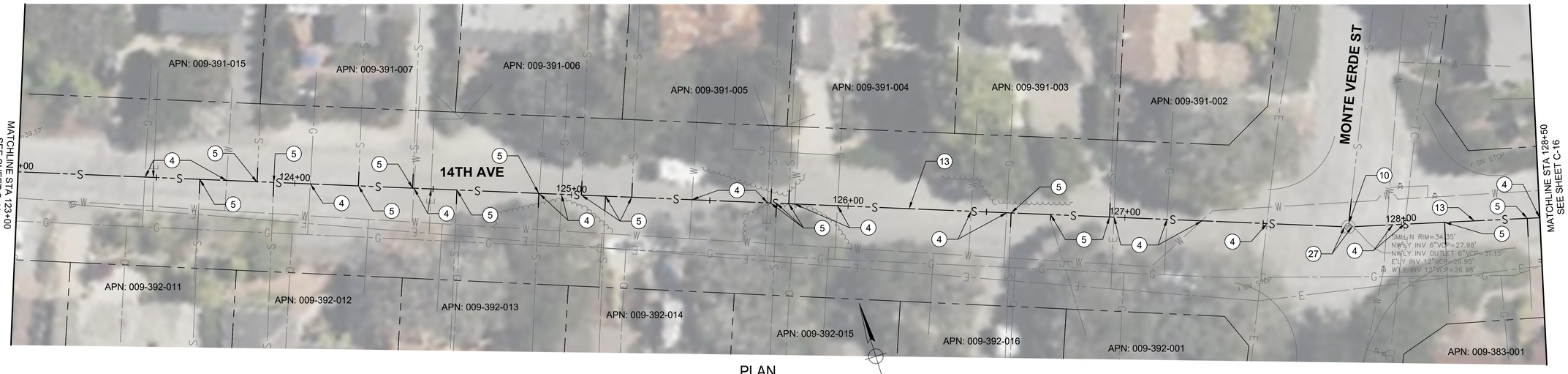
20' 0' 20'

HORIZ: 1" = 20'
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Attachment 6



PLAN

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R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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SCALE:
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SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

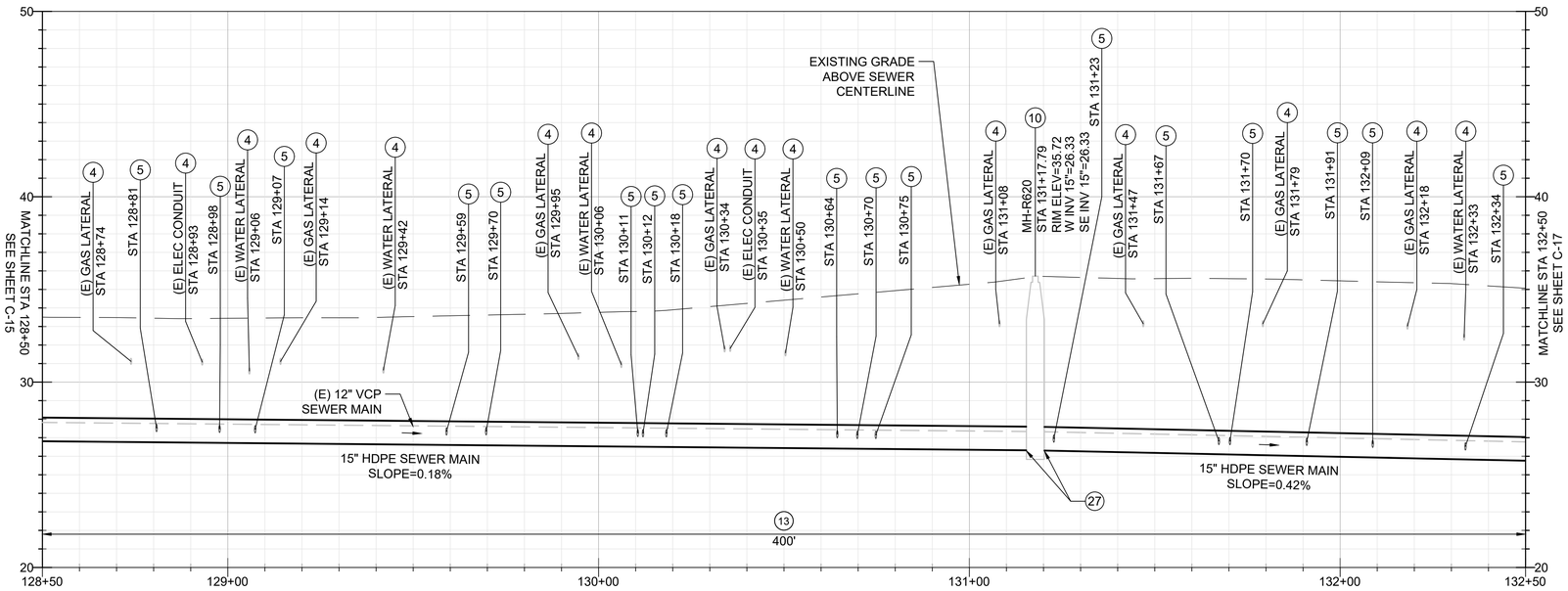
14TH AVE SEWER PLAN AND PROFILE STA 123+00 TO STA 128+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-15

SHEET NUMBER
18 OF **30**

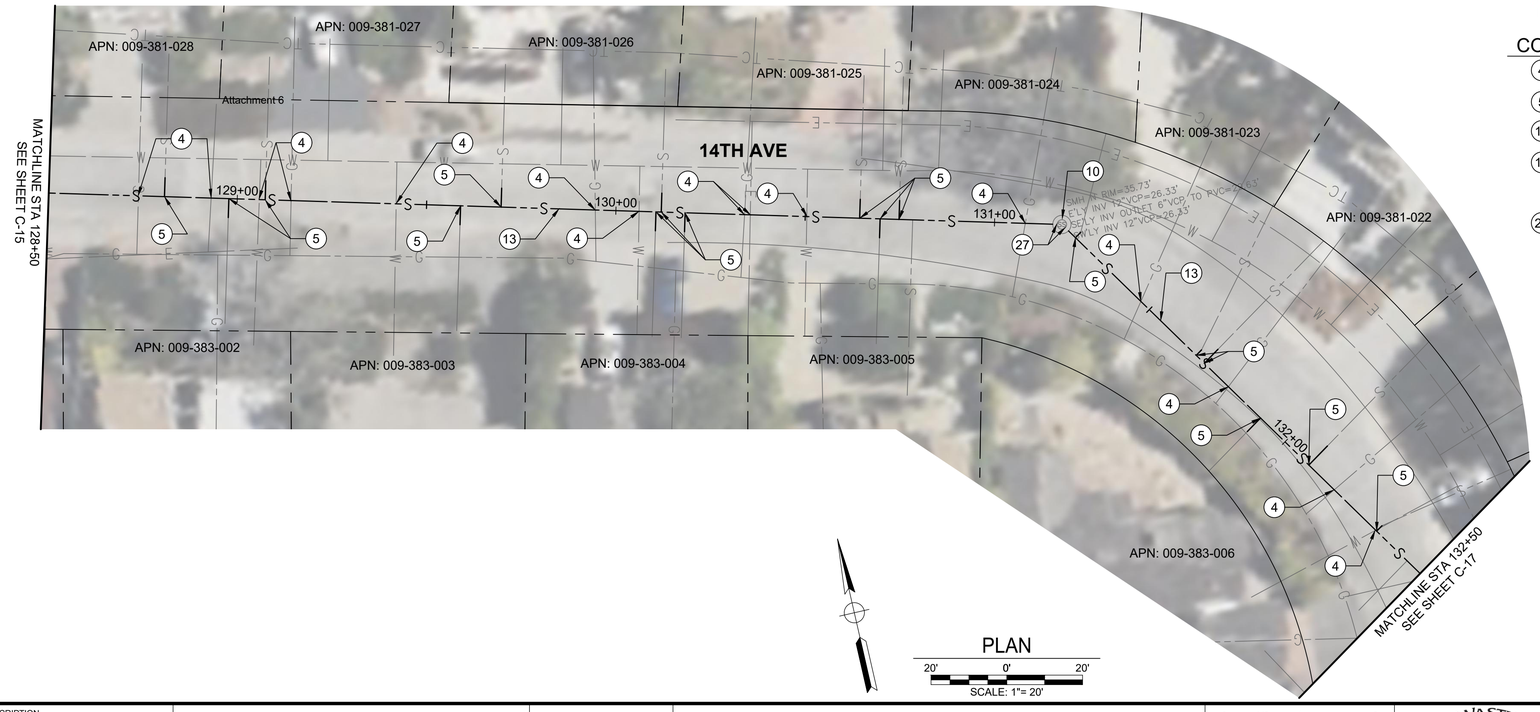
C:\Box\Projects\CMAWD Carmel Area WWTP\CMAWD.200760.00 Scenic Drive Sewer\2 Eng\CAD\2 Sheets\P&P-Gen\dc2.dwg
Wed 05-Jul-23 02:46:39 PM by: Ethan Coon



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'



PLAN

20' 0' 20'

SCALE: 1"= 20'

GENERAL NOTES

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CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2.

(10) PROTECT MANHOLE IN PLACE.

(13) REMOVE EXISTING 12-INCH VCP SEWER MAIN AND INSTALL NEW 15-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

(27) CONNECT NEW 15-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-23.

DIAL TOLL FREE
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AT LEAST TWO DAYS
BEFORE YOU DIG

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DESIGNED: NEP
DRAWN: JAD
CHECKED: TNH

NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

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SCALE:
AS SHOWN

CARMEL AREA WASTEWATER DISTRICT
SINCE 1908

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

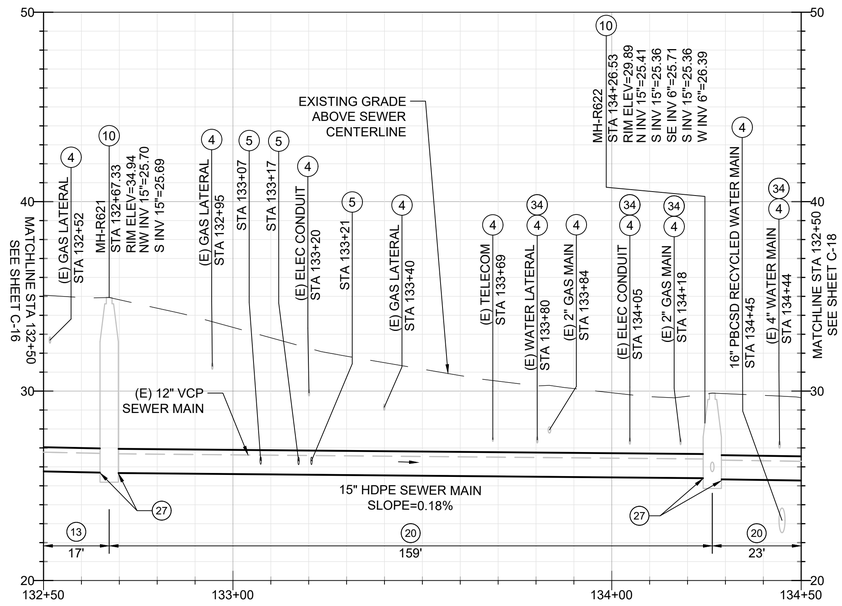
14TH AVE SEWER PLAN AND PROFILE STA 128+50 TO STA 132+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-16

SHEET NUMBER
19 OF **30**

C:\Bcc\Projects\CMAWD Carmel Area WWTP\CMAWD.200760.00 Scenic Drive Sewer\2 Eng\CAD\2 Sheets\P&P-Gen4v2.dwg
Wed 05.Jul.23 - 02:46:39 PM by: Ethan Coon



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2.

(10) PROTECT MANHOLE IN PLACE.

(13) REMOVE EXISTING 12-INCH VCP SEWER MAIN AND INSTALL NEW 15-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

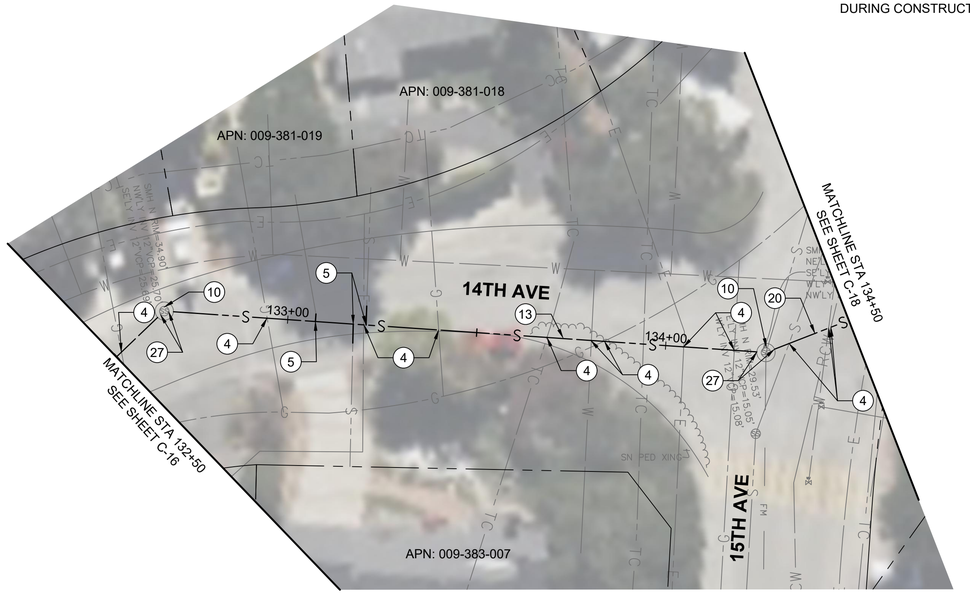
(20) INSTALL NEW 15-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER DETAIL 1, SHEET C-27.

(27) CONNECT NEW 15-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(34) UTILITY IN CONFLICT WITH CONSTRUCTION TO BE RELOCATED BY CONTRACTOR PER UTILITY COMPANY STANDARDS.

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.
3. POTHOLING MAY BE REQUIRED TO AVOID CONFLICTS DURING CONSTRUCTION



PLAN

20' 0' 20'

SCALE: 1"= 20'

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R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2023 CIVIL STATE OF CALIFORNIA

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SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

14TH AVE SEWER PLAN AND PROFILE STA 132+50 TO STA 134+50

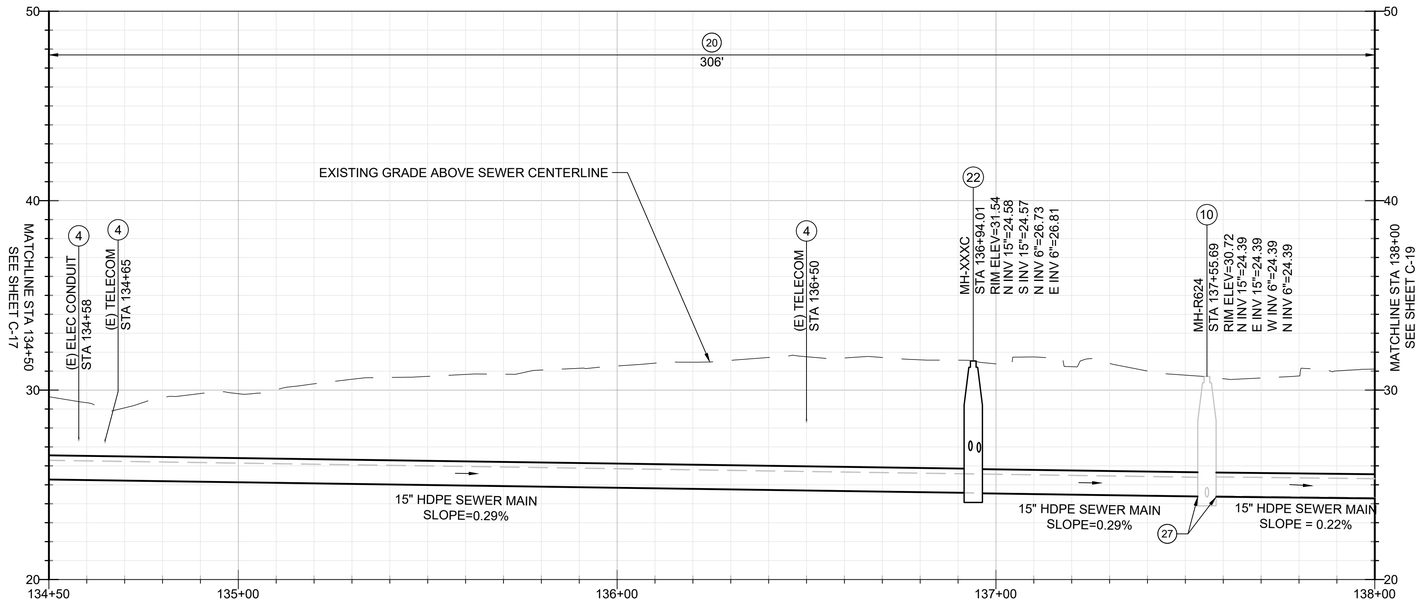
PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-17

SHEET NUMBER
20 OF **30**

Attachment 2

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PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

PRIVATE UTILITY LOCATIONS TO BE COORDINATED WITH MISSION RANCH

CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(10) PROTECT MANHOLE IN PLACE.

(13) REMOVE EXISTING 12-INCH VCP SEWER MAIN AND INSTALL NEW 15-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

(20) INSTALL NEW 15-INCH HDPE SEWER MAIN BY PIPE BURSTING PER SPECIFICATIONS. RESTORE EXCAVATION PER DETAIL 1, SHEET C-27.

(21) DEMOLISH AND REMOVE EXISTING MANHOLE. Attachment 6

(22) INSTALL NEW POLYMER MANHOLE PER SPECIFICATIONS AND DETAIL 1, SHEET C-26.

(27) CONNECT NEW 15-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(33) INSTALL NEW 6-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER DETAIL 1, SHEET C-27.

(35) DEMOLISH AND REMOVE 6" VCP SEWER MAIN.

(36) INSTALL 6"Ø 11.25 DEGREE D.I. FITTING PER CONNECTION DETAIL 5, SHEET C-26.

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.



PLAN

20' 0' 20'

SCALE: 1"= 20'

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LEAD ENGINEER
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C75006
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CIVIL
STATE OF CALIFORNIA

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SINCE 1908

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

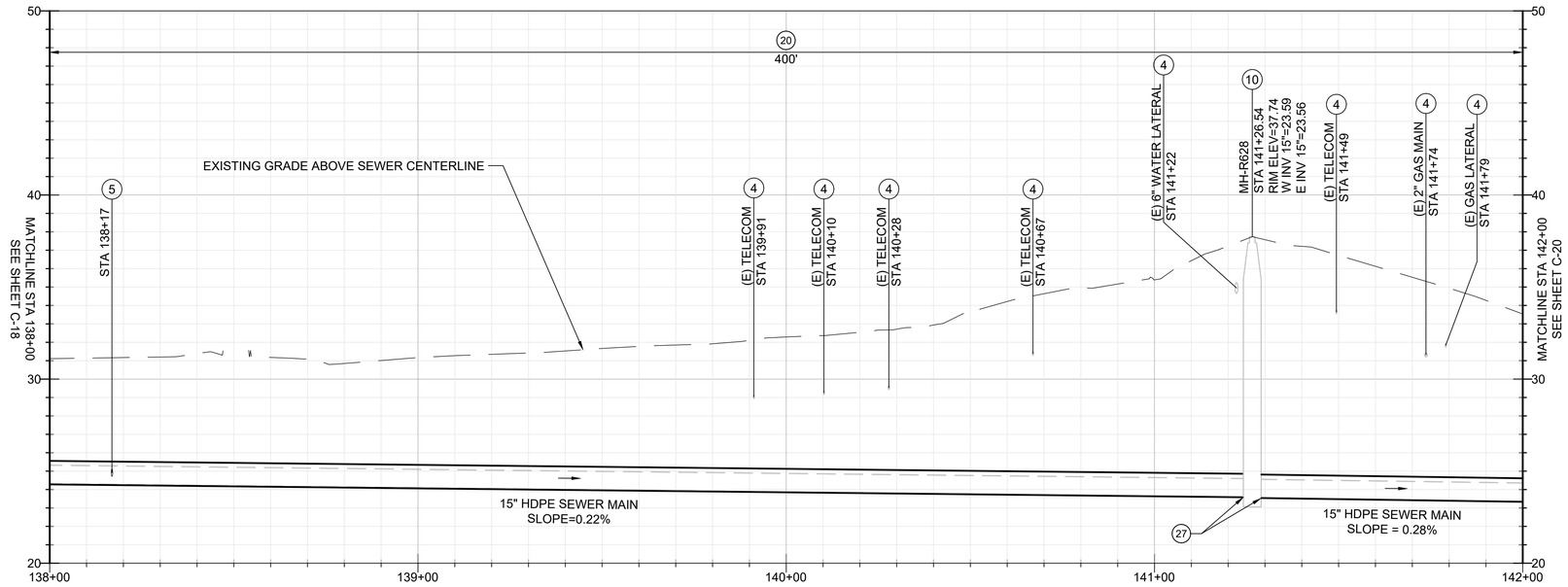
14TH AVE SEWER PLAN AND PROFILE STA 134+50 TO STA 138+00

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-18

SHEET NUMBER
21 OF **30**

C:\Box\Projects\CMAWD Carmel Area WW\CMAWD.200760LS Scenic Drive Sewer\2 Eng\CAD\2 Sheets\P&P-General2.dwg
Wed Oct 04,A23 02:48:39 PM by: Ethan Conn



CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26

(10) PROTECT MANHOLE IN PLACE.

(20) INSTALL NEW 15-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER DETAIL 1, SHEET C-27.

(27) CONNECT NEW 15-INCH HDPE SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

PROFILE

20' 0' 20'

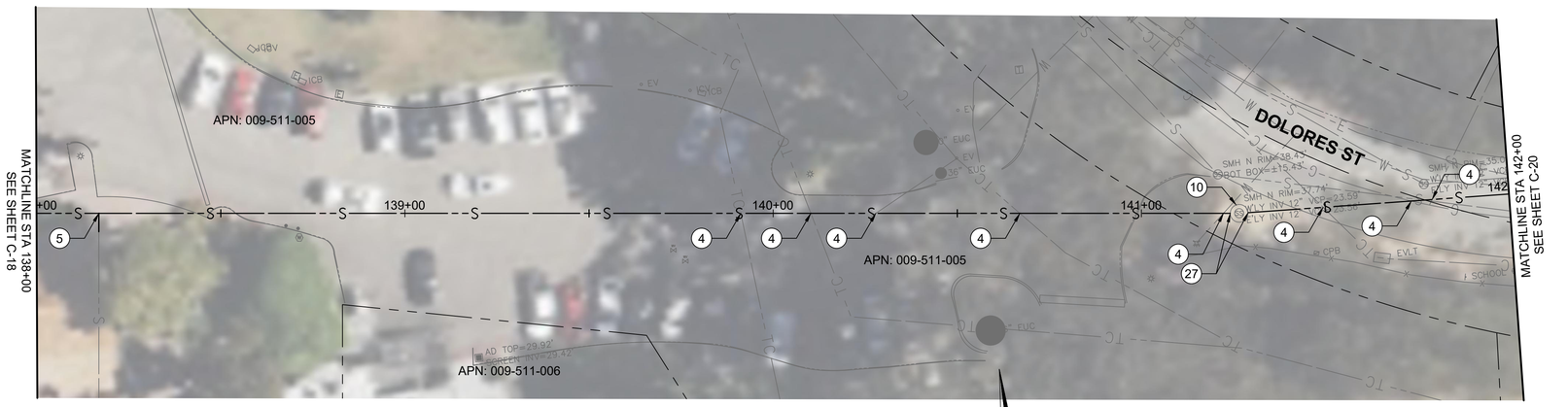
HORIZ: 1" = 20'
VERT: 1" = 4'

PRIVATE UTILITY LOCATIONS TO BE COORDINATED WITH MISSION RANCH

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.

Attachment 6



PLAN

20' 0' 20'

SCALE: 1"= 20'

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DESIGNED: NEP
DRAWN: JAD
CHECKED: TNH

NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER
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C75006
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CIVIL
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SCALE:
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CARMEL AREA WASTEWATER DISTRICT · SINCE 1908 ·

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

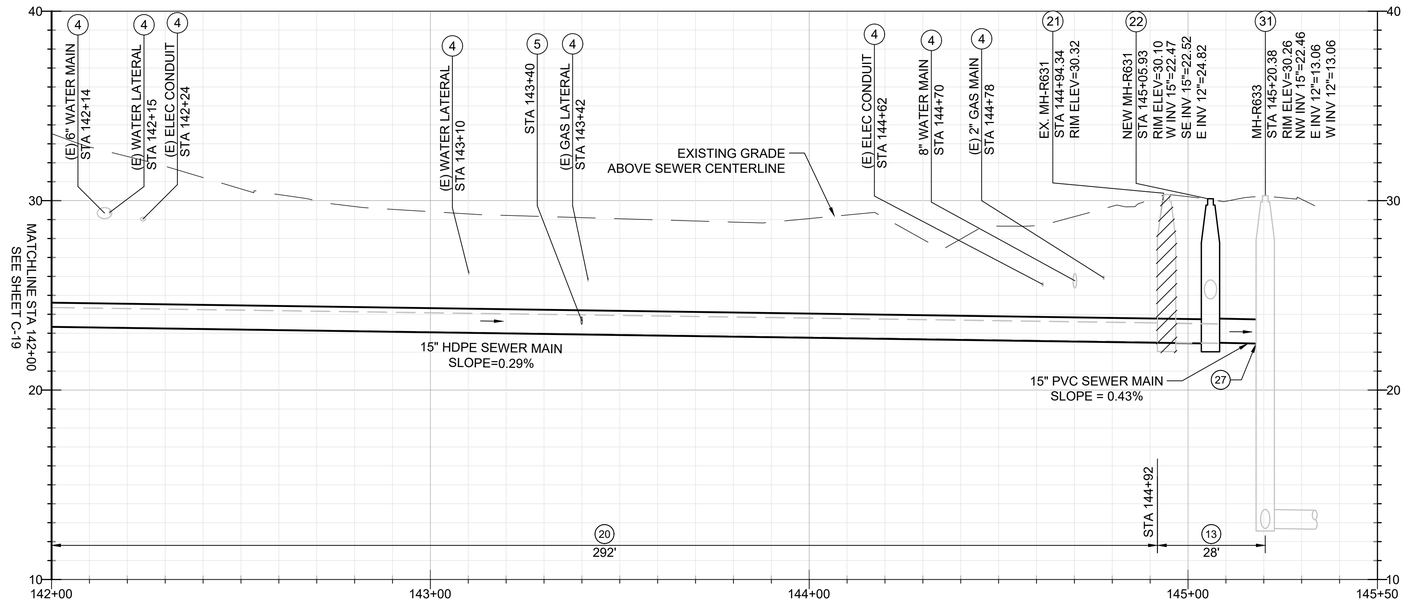
DOLORES ST SEWER PLAN AND PROFILE
STA 138+00 TO 142+00

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-19

SHEET NUMBER
22 OF **30**

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Wed 05, Jul 23 - 02:46:39 PM by: Ethan Coon



CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER SPECIFICATIONS AND DETAIL 4, SHEET C-26

(7) RECONNECT EXISTING SEWER MAIN TO NEW MANHOLE WITH 5 LF PVC SEGMENT PER DETAIL 3, SHEET C-26.

(10) PROTECT MANHOLE IN PLACE.

(13) REMOVE EXISTING 12-INCH VCP SEWER MAIN AND INSTALL NEW 15-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

Attachment 6

(20) INSTALL NEW 15-INCH HDPE SEWER MAIN BY PIPE BURSTING CONSTRUCTION PER SPECIFICATIONS. RESTORE EXCAVATION PER DETAIL 1, SHEET C-27.

(21) DEMOLISH AND REMOVE EXISTING MANHOLE.

(22) INSTALL NEW POLYMER MANHOLE PER SPECIFICATIONS AND DETAIL 1, SHEET C-26.

(27) CONNECT NEW 15-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(31) INSTALL INTERNAL DROP STRUCTURE PER CAWD STD SS-8.

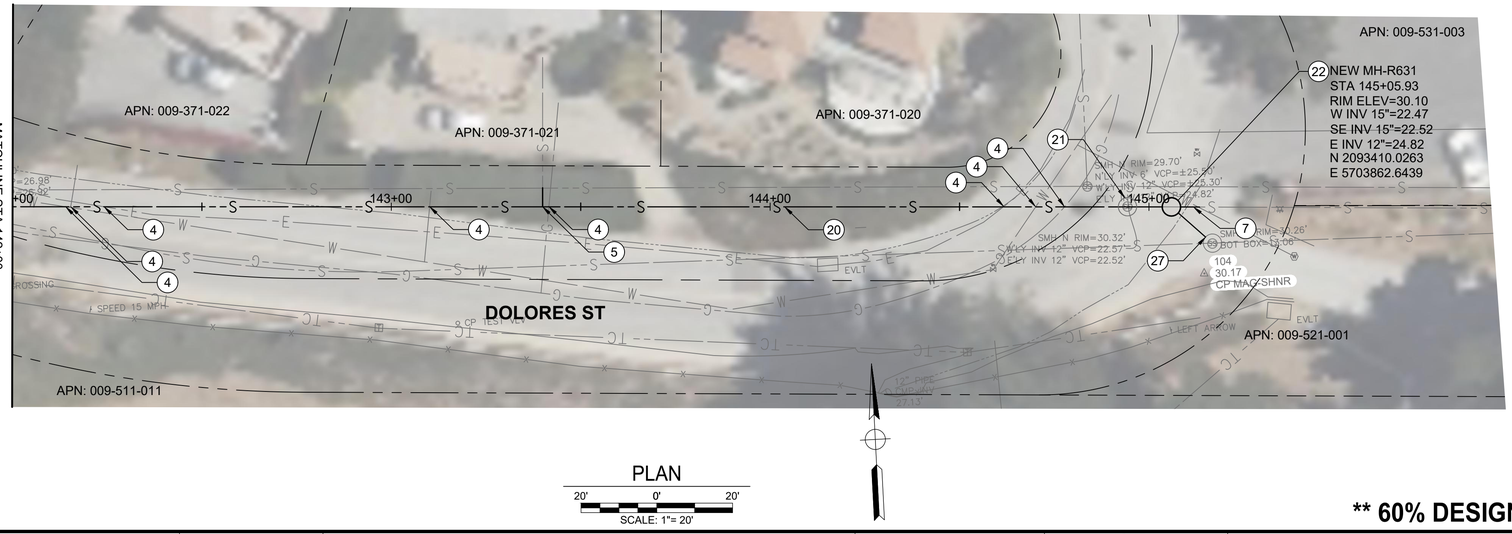
PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.



PLAN

20' 0' 20'

SCALE: 1"= 20'

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LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER
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C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

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CARMEL AREA WASTEWATER DISTRICT · SINCE 1908 ·

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

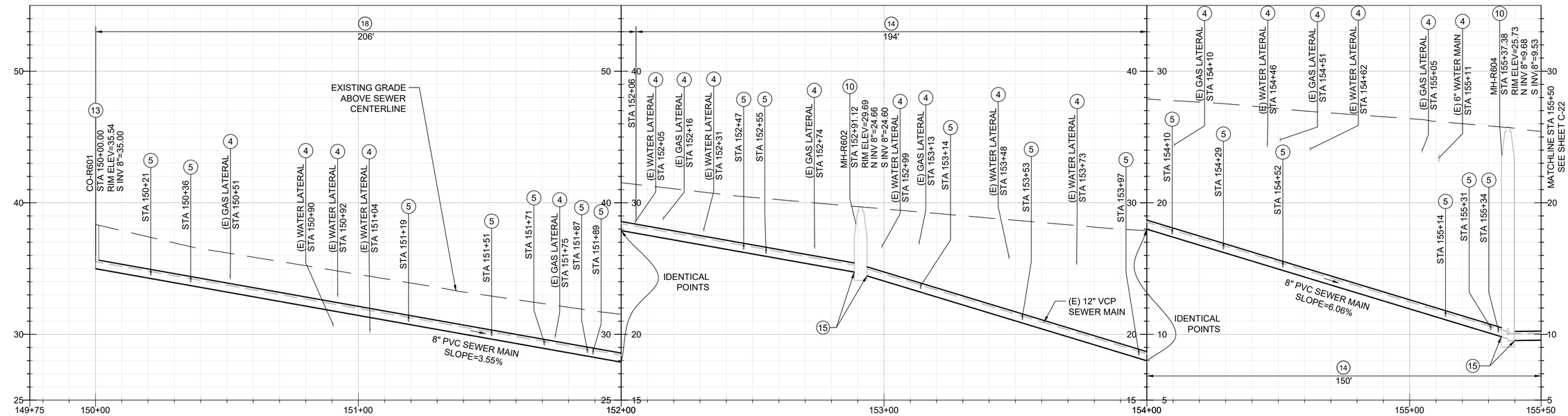
DOLORES ST SEWER PLAN AND PROFILE
STA 142+00 TO 145+00

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-20

SHEET NUMBER
23 OF **30**

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Wed 05, Jul 23 - 02:46:39 PM by: Ethan Coon



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2.

(10) PROTECT MANHOLE IN PLACE.

(13) REMOVE EXISTING 6-INCH SANITARY SEWER CLEANOUT AND INSTALL 8-INCH SANITARY SEWER CLEANOUT PER CAWD STD SS-1.

(14) REMOVE EXISTING 6-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

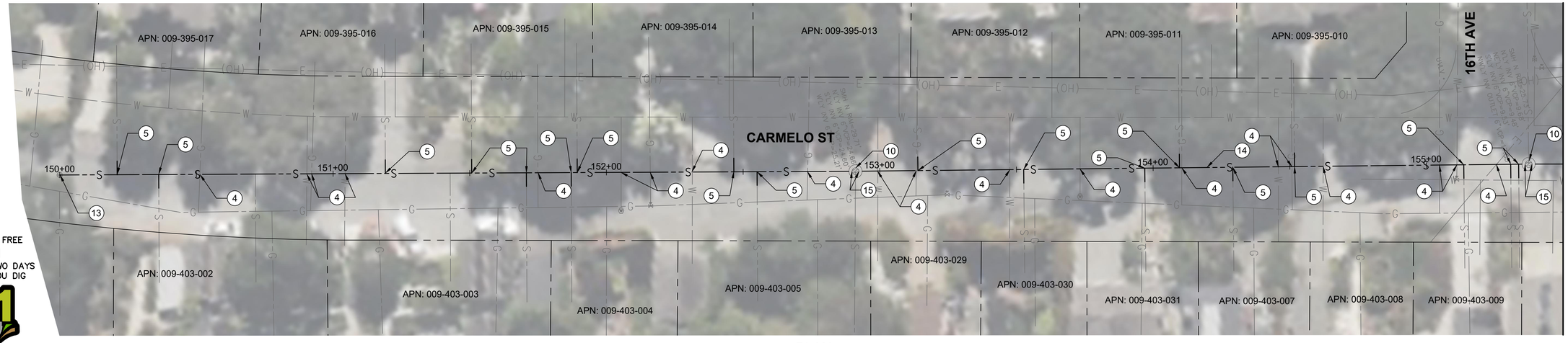
(15) CONNECT NEW 8-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(18) REMOVE EXISTING 6-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. TRENCH AND BACKFILL PER DETAIL 2, SHEET C-27.

GENERAL NOTES

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2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.

Attachment 6



PLAN

20' 0' 20'

SCALE: 1"= 20'

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Exp. 12-31-2023
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STATE OF CALIFORNIA

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SCALE:
AS SHOWN

CARMEL AREA WASTEWATER DISTRICT
SINCE 1908

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT

CARMEL AREA WASTEWATER DISTRICT

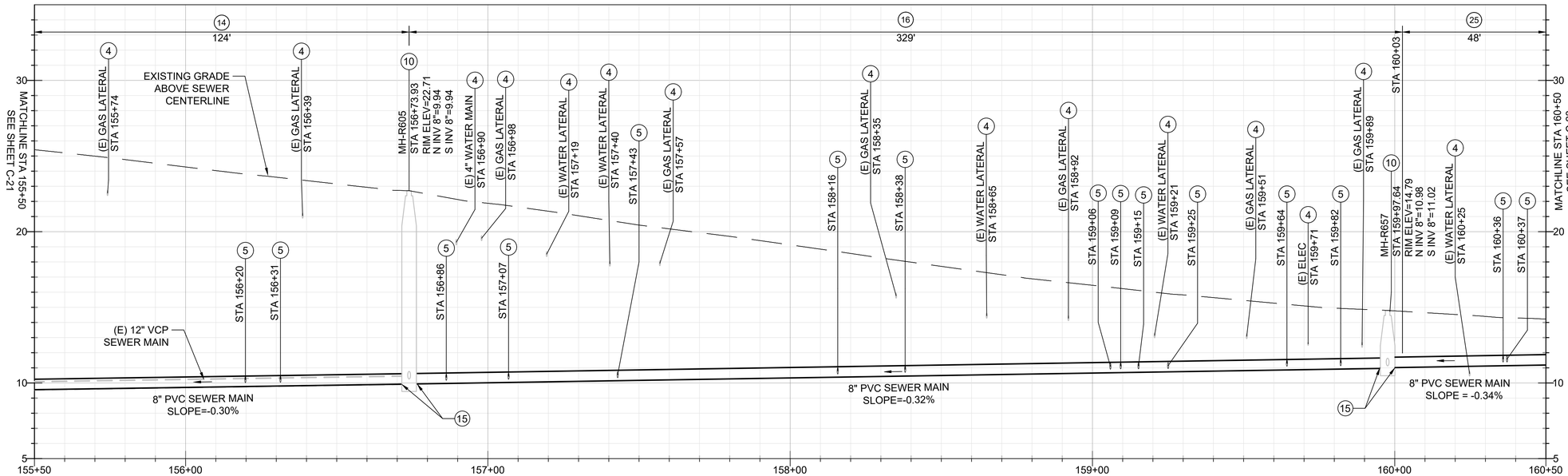
CARMELO ST SEWER PLAN AND PROFILE STA 150+00 TO STA 155+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-21

SHEET NUMBER
24 OF **30**

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Wed 05 Jul 23 02:46:39 PM by: Ethan Coon



CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2.

(10) PROTECT MANHOLE IN PLACE.

(14) REMOVE EXISTING 6-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

(15) CONNECT NEW 8-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(16) REMOVE EXISTING 8-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

(25) REMOVE EXISTING 8-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. TRENCH AND BACKFILL PER DETAIL 2, SHEET C-27.

PROFILE

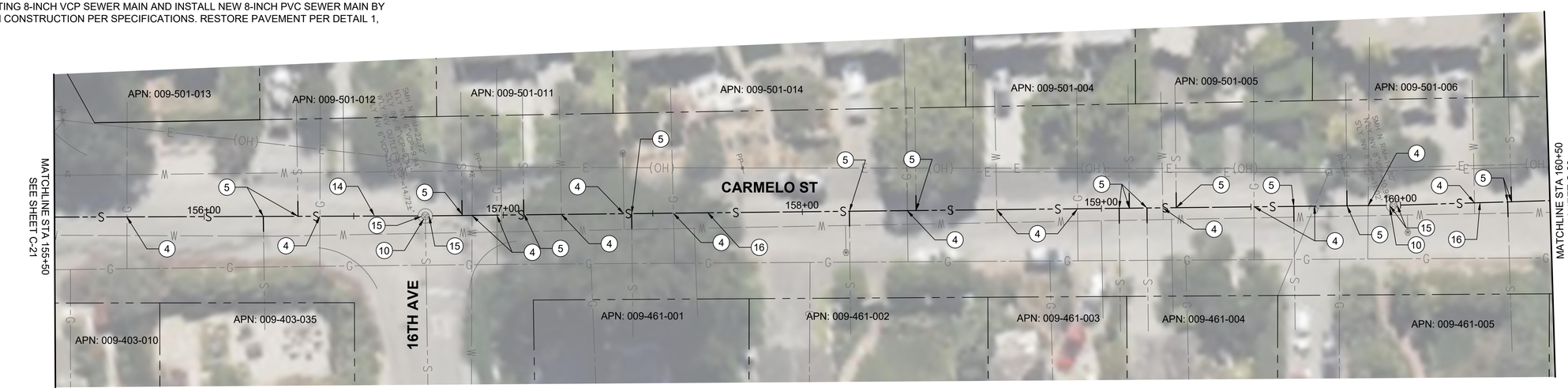
20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

GENERAL NOTES

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Attachment 6



PLAN

20' 0' 20'

SCALE: 1"= 20'

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R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2023 CIVIL STATE OF CALIFORNIA

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SCALE: AS SHOWN

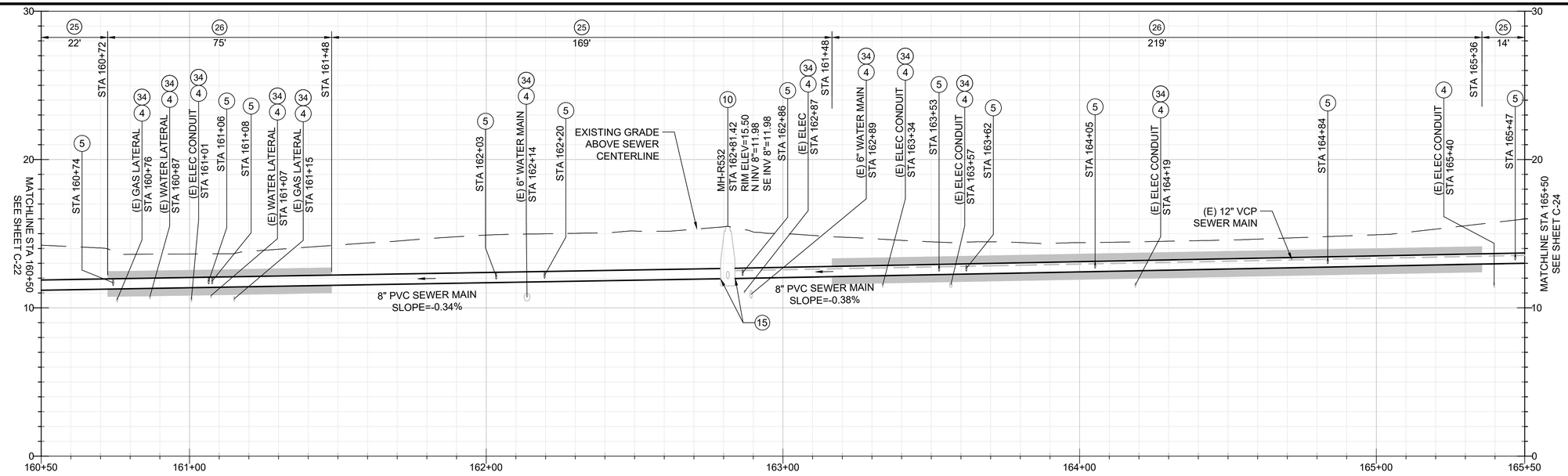
CARMEL AREA WASTEWATER DISTRICT • SINCE 1908 •

SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

CARMELO ST SEWER PLAN AND PROFILE STA 155+50 TO STA 160+50

PROJECT NUMBER **CMAWD.200760**
DRAWING NUMBER **C-22**
SHEET NUMBER **25** OF **30**

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Wed 05 Jul 23 02:46:39 PM by: Ethan Coon



PROFILE

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HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2.

(10) PROTECT MANHOLE IN PLACE.

(15) CONNECT NEW 8-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

(16) REMOVE EXISTING 8-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAILS 1, SHEET C-27.

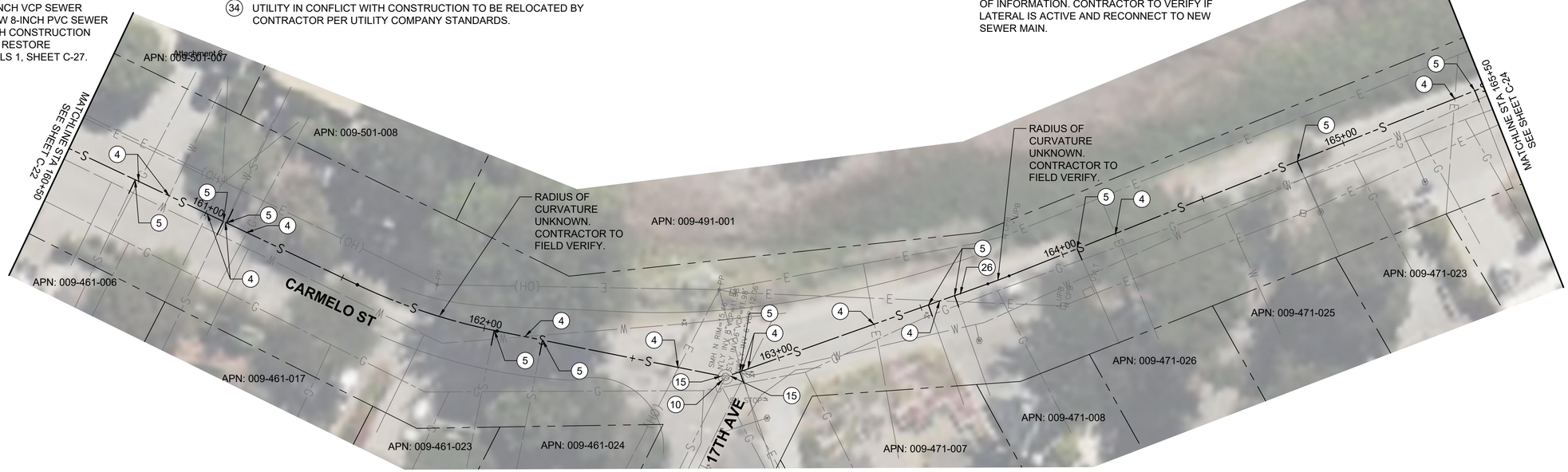
(25) REMOVE EXISTING 8-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. TRENCH AND BACKFILL PER DETAIL 2, SHEET C-27.

(26) INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION. CONCRETE ENCASE SEWER PER DETAIL 3, SHEET C-27.

(34) UTILITY IN CONFLICT WITH CONSTRUCTION TO BE RELOCATED BY CONTRACTOR PER UTILITY COMPANY STANDARDS.

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.
3. ALL SEWER LATERALS ARE NOT SHOWN BETWEEN MH-R532 TO MH-R662 DUE TO LACK OF INFORMATION. CONTRACTOR TO VERIFY IF LATERAL IS ACTIVE AND RECONNECT TO NEW SEWER MAIN.
4. POTHOLING MAY BE REQUIRED TO AVOID CONFLICTS DURING CONSTRUCTION.



PLAN

20' 0' 20'
SCALE: 1"= 20'

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DESIGNED: NEP
DRAWN: JAD
CHECKED: TNH

NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023

DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2023 CIVIL STATE OF CALIFORNIA

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SCENIC ROAD SEWER MAIN REHABILITATION PROJECT

CARMEL AREA WASTEWATER DISTRICT

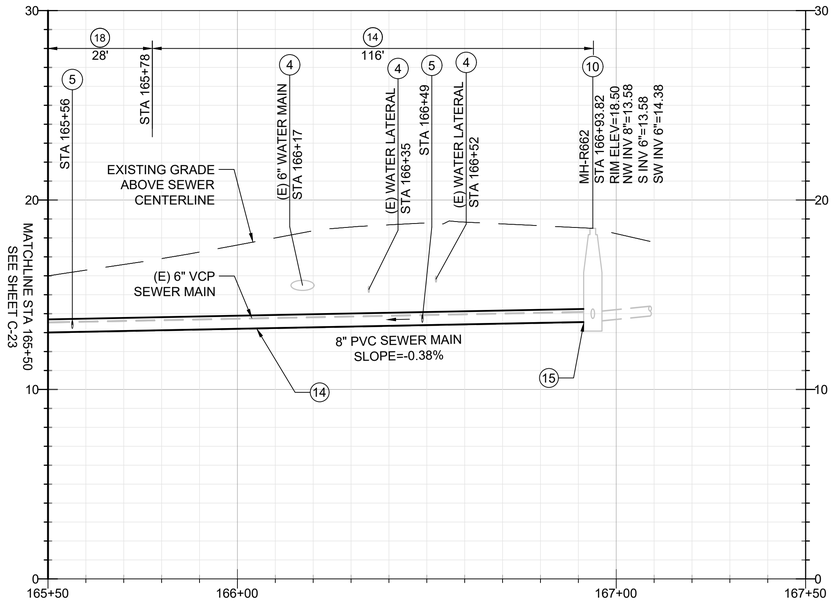
CARMELO ST SEWER PLAN AND PROFILE STA 160+50 TO STA 165+50

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-23

SHEET NUMBER
26 OF 30

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Wed 05 Jul 23 - 02:46:39 PM by Ethan Coon



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION NOTES

(4) PROTECT EXISTING UTILITY IN PLACE.

(5) RE-ESTABLISH EXISTING LATERALS PER CAWD STANDARD SS-2 (TYP).

(10) PROTECT MANHOLE IN PLACE.

(14) REMOVE EXISTING 6-INCH VCP SEWER MAIN AND INSTALL NEW 6-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 1, SHEET C-27.

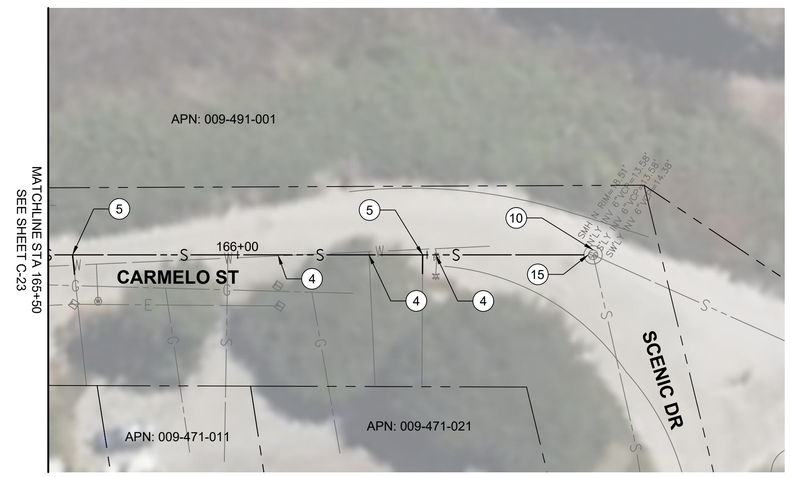
(15) CONNECT NEW 8-INCH PVC SEWER MAIN TO EXISTING MANHOLE PER SPECIFICATIONS AND DETAIL 2, SHEET C-26.

Attachment 6

(18) REMOVE EXISTING 6-INCH VCP SEWER MAIN AND INSTALL NEW 8-INCH PVC SEWER MAIN BY OPEN TRENCH CONSTRUCTION PER SPECIFICATIONS. RESTORE PAVEMENT PER DETAIL 2, SHEET C-27.

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. CAPPED LATERALS ARE NOT SHOWN FOR CLARITY. EXISTING CAPPED LATERALS ARE NOT TO BE REINSTATED BY CONTRACTOR.



PLAN

20' 0' 20'

SCALE: 1"= 20'

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C75006
Exp. 12-31-2023
CIVIL
STATE OF CALIFORNIA

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SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

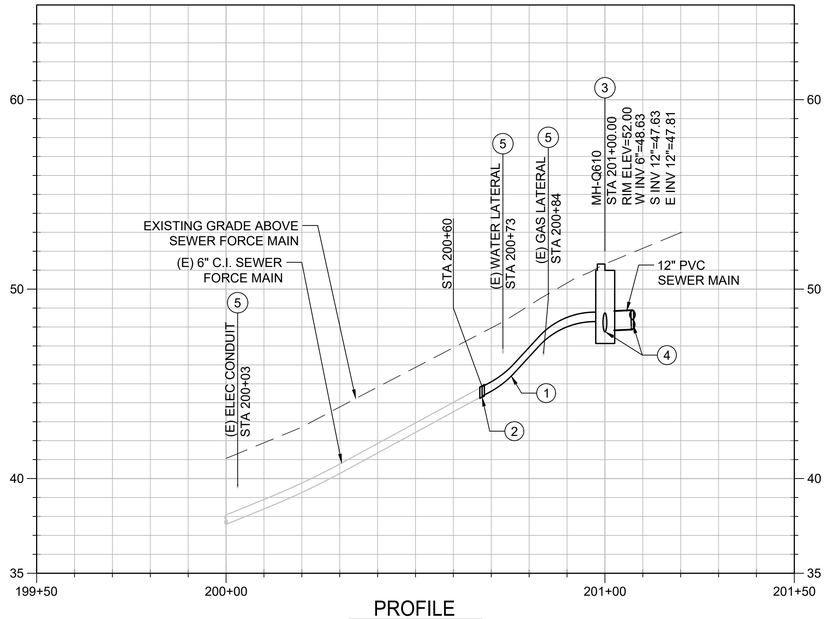
CARMELO ST SEWER PLAN AND PROFILE
STA 165+50 TO STA 167+00

PROJECT NUMBER
CMAWD.200760

DRAWING NUMBER
C-24

SHEET NUMBER
27 OF **30**

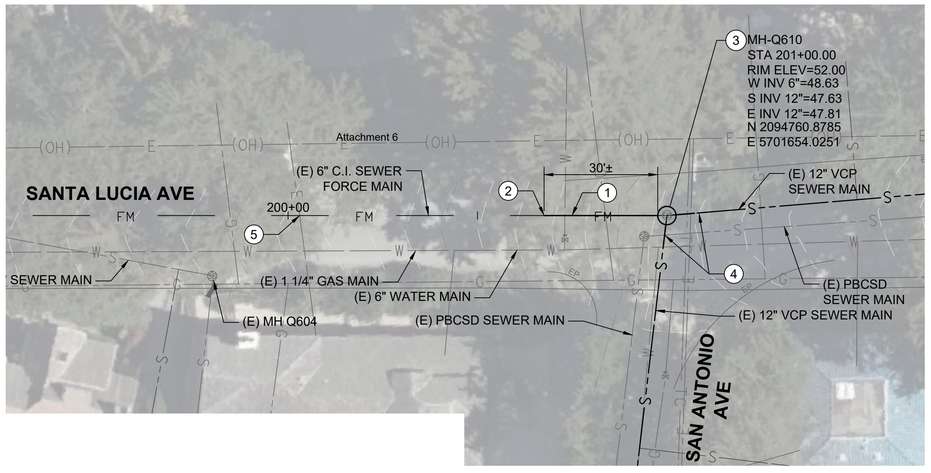
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PROFILE

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HORIZ: 1" = 20'
VERT: 1" = 4'



PLAN

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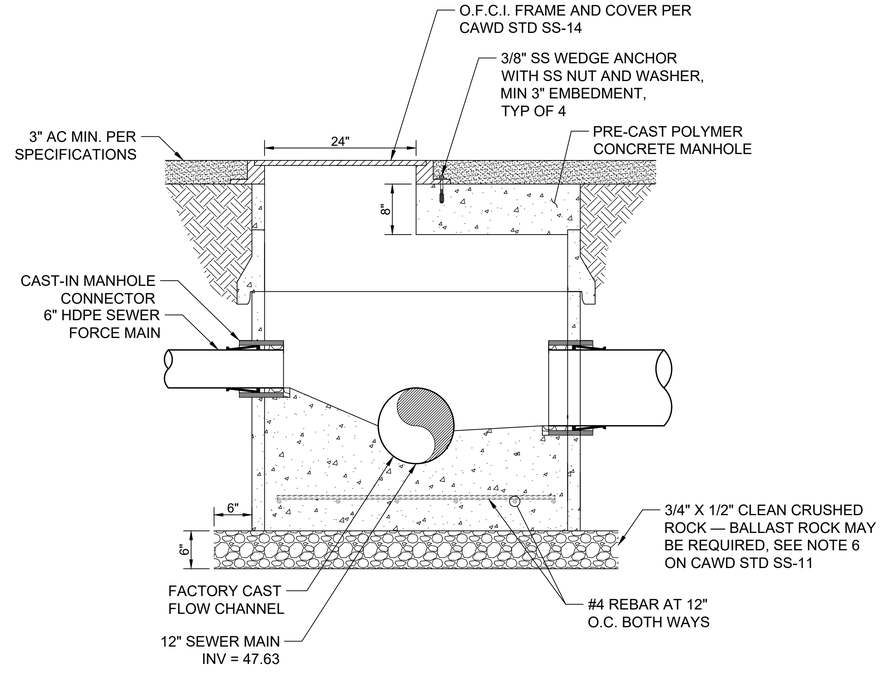
SCALE: 1"= 20'

GENERAL NOTES

1. EXISTING UTILITY DEPTHS ARE APPROXIMATE.
2. STATIONING BASED ON MH-Q610 AT STA 201+00.

CONSTRUCTION NOTES

1. DEMOLISH AND REMOVE EXISTING 6" C.I. SEWER FORCE MAIN APPROXIMATELY 30 LF UPSTREAM OF MH Q610. INSTALL 6" HDPE DR 11 SEWER FORCE MAIN. RESTORE PAVEMENT PER DETAIL 2, SHEET C-27.
2. CONNECT TO EXISTING 6" C.I. SEWER FORCE MAIN WITH RESTRAINED TRANSITION COUPLING.
3. DEMOLISH AND REMOVE EXISTING MANHOLE AND INSTALL NEW 48" FLAT TOP POLYMER CONCRETE MANHOLE PER DETAIL 1, THIS DRAWING.
4. SEE C-11 FOR SEWER CONSTRUCTION.
5. PROTECT EXISTING UTILITY IN PLACE.



1 / C-25 FLAT TOP MANHOLE DETAIL

1' 0.5' 0' 0.5' 1'

1 in. = 1 ft.

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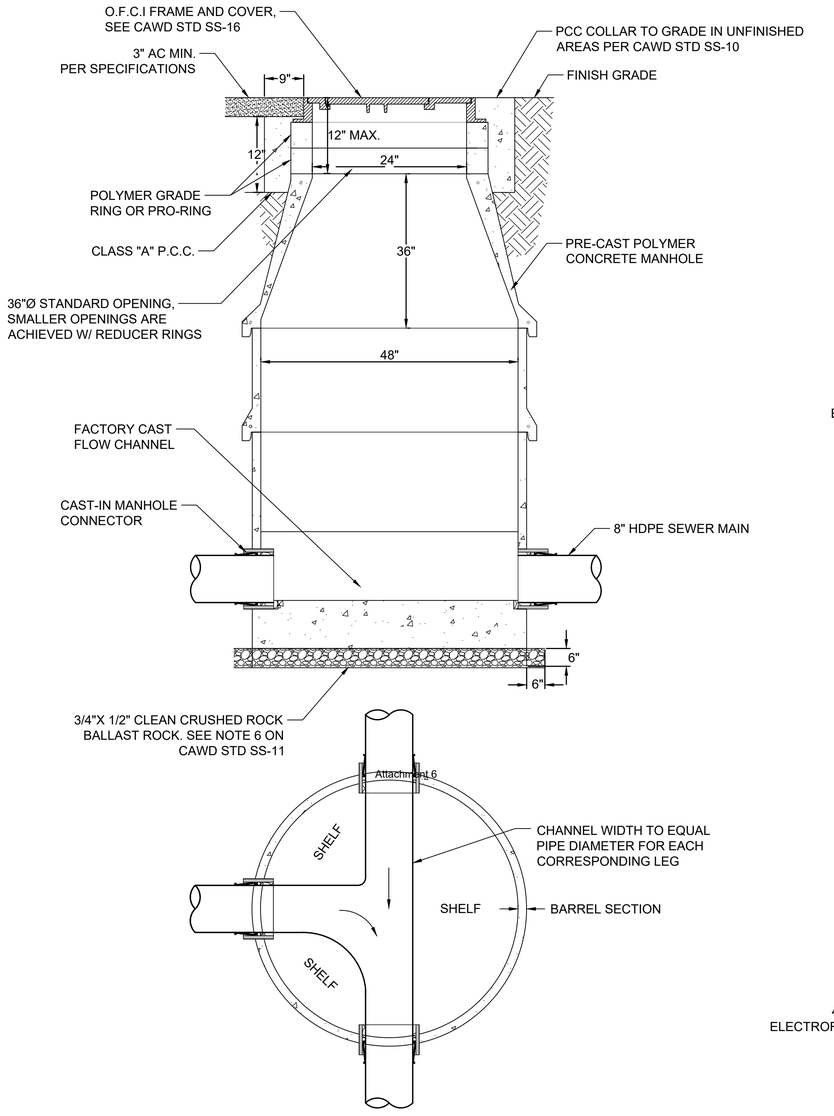
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SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

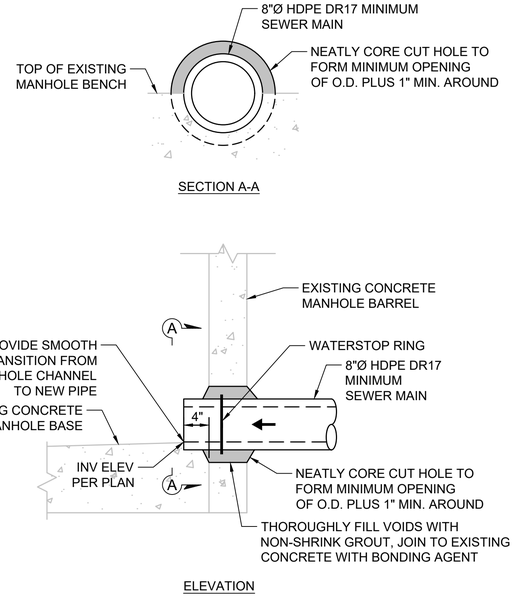
SCENIC ROAD SEWER FORCE MAIN PLAN AND PROFILE

PROJECT NUMBER **CMAWD.200760**
DRAWING NUMBER **C-25**
SHEET NUMBER **28** OF **30**

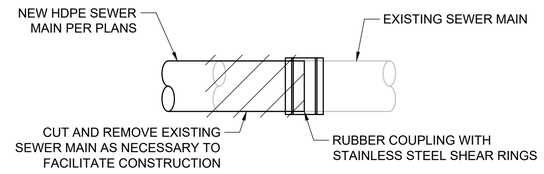
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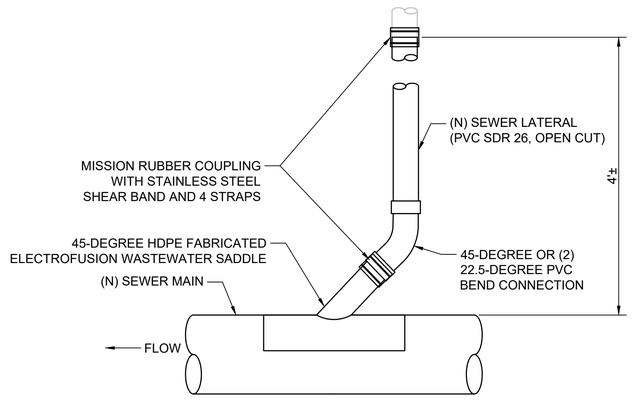
1 VARIOUS — TYPICAL POLYMER CONCRETE MANHOLE DETAIL
NOT TO SCALE



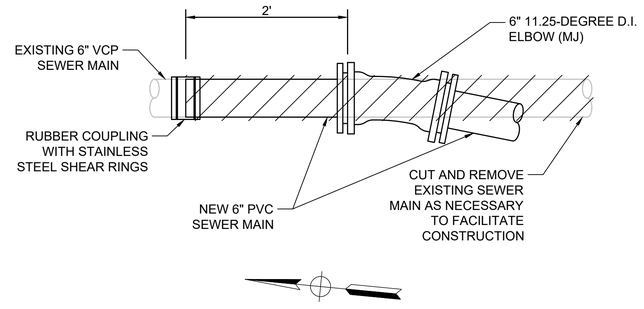
2 VARIOUS — MANHOLE CONNECTION DETAIL
NOT TO SCALE



3 VARIOUS — CONNECTION DETAIL
NOT TO SCALE



4 VARIOUS — LATERAL RECONNECTION DETAIL
NOT TO SCALE



5 C-18 — 6" VCP TO NEW PVC MAIN CONNECTION DETAIL
NOT TO SCALE

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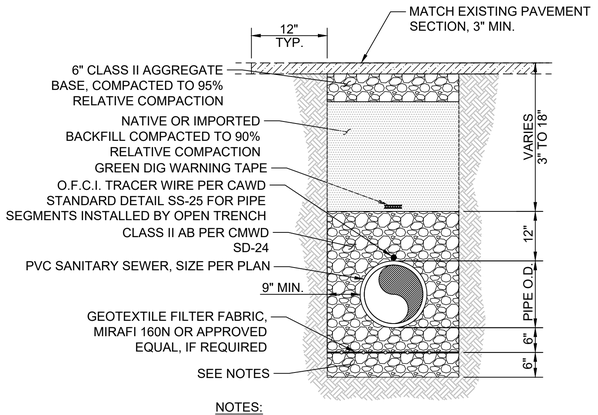
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SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

MANHOLE AND CONNECTION DETAILS

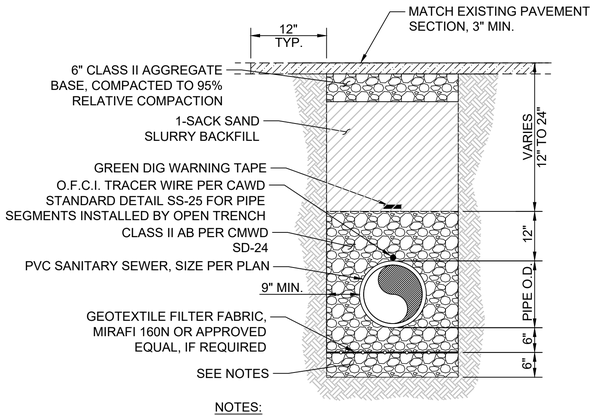
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DRAWING NUMBER **C-26**
SHEET NUMBER **29** OF **30**

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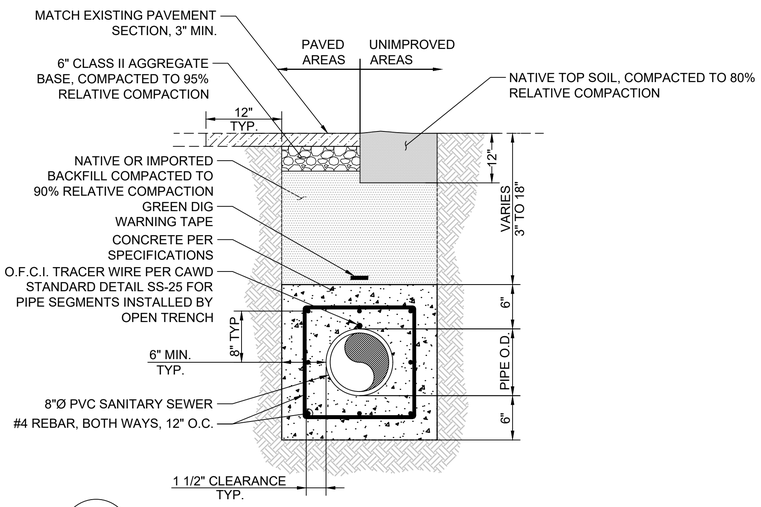
NOTES:
1. FOR STABLE TRENCH SECTION, MATERIAL BELOW PIPE BEDDING SHALL BE UNDISTURBED SOIL OR COMPACTED TO 95% RELATIVE COMPACTION.
2. FOR UNSTABLE TRENCH SECTION, PROVIDE GEOTEXTILE FILTER FABRIC. MATERIAL BELOW GEOTEXTILE SHALL CONSIST OF ROCK BALLAST AS SHOWN.

1 VARIOUS — COUNTY OF MONTEREY TRENCH DETAIL
NOT TO SCALE



NOTES:
1. FOR STABLE TRENCH SECTION, MATERIAL BELOW PIPE BEDDING SHALL BE UNDISTURBED SOIL OR COMPACTED TO 95% RELATIVE COMPACTION.
2. FOR UNSTABLE TRENCH SECTION, PROVIDE GEOTEXTILE FILTER FABRIC. MATERIAL BELOW GEOTEXTILE SHALL CONSIST OF ROCK BALLAST AS SHOWN.

2 C-11 TO C-24 — 1-SACK SLURRY BACKFILL TRENCH DETAIL
NOT TO SCALE



3 C-11 TO C-24 — CONCRETE ENCASEMENT DETAIL
NOT TO SCALE

Attachment 6

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NICHOLAS E. PANOFSKY
LEAD ENGINEER
R.C.E. 75006 EXP. 12 - 31 - 2023
DATE

REGISTERED PROFESSIONAL ENGINEER — NICHOLAS E. PANOFSKY — C75006 Exp. 12-31-2023 — CIVIL — STATE OF CALIFORNIA

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SCENIC ROAD SEWER MAIN REHABILITATION PROJECT
CARMEL AREA WASTEWATER DISTRICT

CIVIL DETAILS

PROJECT NUMBER **CMAWD.200760**
DRAWING NUMBER **C-27**
SHEET NUMBER **30** OF **30**

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Attachment C

Site Photographs



Photograph 1. The north end of the alignment at the corner of Scenic Rd and Ocean Ave, facing south, taken on July 19, 2021.



Photograph 2. The alignment at the corner of San Antonio Ave and Santa Lucia Ave, facing west, taken on March 29, 2022.



Photograph 3. The alignment at the intersection of Santa Lucia Ave and San Antonio Ave, facing west, taken on March 29, 2022.



Photograph 4. The project's northern staging area, a public parking lot on the corner of Ocean Ave and Scenic Rd, facing east. Captured March 21, 2024 via Google Earth.

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 24096 (Comeau & Meyrose):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a new two-story, single-family residence located on Santa Fe Street 3 northeast of 5th Avenue in the Single-Family Residential (R-1) District. APN: 010-037-009-000.

Application: DS 24096 (Comeau & Meyrose)
APN: 010-037-009-000
Block:46
Lot:16
Location: Santa Fe Street 3, northeast of 5th Avenue
Applicant: Holdren + Lietzke Architecture
Property Owner: MEYROSE GROVER D & MICHELLE COMEAU TRS

Executive Summary:

The project involves demolishing an existing single-family residence, building a new 1,800-square-foot two-story single-family residence, and making associated site improvements on a 4,000-square-foot lot. On March 10, 2023, the cottage was found to be ineligible for the Carmel Historic Inventory. On July 10, 2024, the Planning Commission adopted Resolution 2024-058-PC accepting the concept design. No trees are proposed for removal. A 442-square-foot accessory dwelling unit (ADU) is proposed on the first floor and is exempt from discretionary review.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a new two-story single-family residence located on Santa Fe Street 3 northeast of 5th Avenue in the Single-Family Residential (R-1) District. APN: 010-037-009-000.

Background and Project Description:

The 612-square-foot single-story cottage was constructed in 1937 and has undergone several alterations and additions over the years. A 223-square-foot detached garage is located at the rear of the property and has a 130-square-foot attached workshop. The cottage is located on a 4,000-square-foot lot. The property was reviewed for historical significance in 2023 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2028. The applicant proposes to construct a new two-story single-family residence. On July 10, 2024, the Planning Commission adopted Resolution 2024-058-PC accepting the design concept with conditions. The Commission will now consider approving the project.

Staff Analysis:

Conditions for Concept Acceptance

Volume Study. The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.

Staff Response: The volume study was completed on August 2, 2024, and the project is under the allowable volume by 1,745.02 cubic feet.

Fence Detail. Prior to the final details review, provide a fence detail for the 4-foot-tall pole fence on the north property line.

Staff Response: A representative photo of the new fence is included on Sheet A1.0. The fence consists of slim wood pickets with some spacing between them.

Driveway Width in Public Right-of-Way. Prior to the final details review, reduce the width of the driveway in the public right-of-way to no more than 14 feet.

Staff Response: The width of the driveway in the public right-of-way has been reduced to 14 feet. The existing pavers are proposed to remain.

Chimney Standards. Prior to the final details review, the chimney shall be revised to meet the following:

Fireplace chimneys and vents, including caps, shall be no higher than required by the UBC and shall not exceed four feet in height above the building height. Chimneys, vents or chimney enclosures which project above a roofline, flat deck or parapet wall shall also be subject to the following standards.

a. Maximum horizontal dimension: three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension.

i. Exception: three feet and six inches for double-flue chimneys.

b. Chimneys shall not contain any storage space, access openings or other uses unrelated to the vent function of the chimney.

Prior to the final details review, the applicant shall flip the top portion (approx. 4'-9") of the chimney to taper to the north rather than the south.

Staff Response: The width of the chimney cap has been reduced in size. The upper portion of the chimney that extends above the roof line has been flipped and now tapers to the north.

Exterior Light Fixtures. Prior to the final details review, provide specifications in the plan set for all exterior light fixtures, including but not limited to wall sconces, recessed can lights, landscaping lighting, and step lighting.

Staff Response: Exterior light fixtures are shown on Sheet E1.0. Fixtures include a mini LED downlight, a wall-mounted light, and a step light. All fixtures are shielded, direct light downwards, and comply with maximum lumen standards.

Finish Details: The wall cladding is vertical and horizontal western red cedar and thin stone veneer. The windows and doors are aluminum-clad wood, and the roof is standing seam metal. The deck railing is glass.

Site Coverage**:** CMC Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000-square-foot lot, the allowed base floor area is 1,800 square feet, and the amount of site coverage permitted is 396 square feet. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor areas, ponds, hot tubs, and swimming pools.

If at least 50 percent of the property's site coverage is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, may be allowed for use in a single driveway of up to nine feet in width. Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Staff Response: The applicant proposes a total of 556 square feet of site coverage, half of which is semi-permeable. Semi-permeable materials include the driveway, gravel pathways, patio, and door landing. The project meets the site coverage requirements.

Skylights: No skylights are proposed.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the construction of a new single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 – Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED ON SANTA FE STREET 3 NORTHEAST OF 5TH AVENUE APN 010-037-009-000

WHEREAS, on April 11, 2024, Holdren + Lietzke Architecture ("Applicant") submitted an application on behalf of MEYROSE GROVER D & MICHELLE COMEAU TRS ("Owners") requesting approval of Track 2 Design Study application DS 24096 (Comeau & Meyrose) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Santa Fe Street 3 northeast of 5th Avenue in the Single-Family Residential (R-1) District (Block 46, Lot 16); and

WHEREAS, the Applicant proposes to demolish an existing one-story single-family residence and detached accessory building and construct a 1,800-square-foot two-story residence inclusive of a 225-square-foot attached garage and associated site improvements; and

WHEREAS, the project also includes a 442-square-foot attached accessory dwelling unit that is exempt from discretionary review; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040.B (Residential Track Two Design Study), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on July 10, 2024, the Planning Commission adopted Resolution 2024-058-PC, accepting the Design Concept; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on August 30, 2024, a notice of public hearing was published in the Carmel Pine Cone for the September 11, 2024, Planning Commission meeting in compliance with State law

(California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 1, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before September 6, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Final Design Study:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study application DS 24096 (Comeau & Meyrose) and associated Coastal Development Permit for the demolition of an existing one-story residence and

construction of a 1,800-square-foot two-story residence inclusive of a 225-square-foot attached garage and associated site improvements located on Santa Fe Street 3 northeast of 5th Avenue (APN 010-037-009-000), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Study application DS 24096 (Comeau & Meyrose) authorizes the demolition of an existing one-story single-family residence, detached garage, and attached workshop and the construction of a 1,800-square-foot two-story single-family residence inclusive of a 225-square-foot attached garage and associated site improvements located on Santa Fe Street 3 northeast of 5th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Holdren + Lietzke Architecture approved by the Planning Commission on September 11, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for 12 months from the date of action. The project must be implemented during this time, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each

	separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention.

	Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
14.	Windows & Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for windows and doors in the construction drawings. Windows that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
15.	Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the roofing material in the construction drawings. The material shall convey color and texture similar to that of wood shingles.
16.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of

	Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify the driveway material and asphalt connection to the paved street edge on the construction drawings. The driveway material may be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
19.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
20.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
21.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
22.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	

23.	Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
24.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
25.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
26.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6

	inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
27.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
28.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
29.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
30.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
31.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and

	installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
32.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
	Special Conditions
33.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
34.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
35.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
36.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

Acknowledgment and acceptance of conditions of approval:

_____	_____	_____
Applicant Signature	Printed Name	Date
_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Property Owner Signature	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

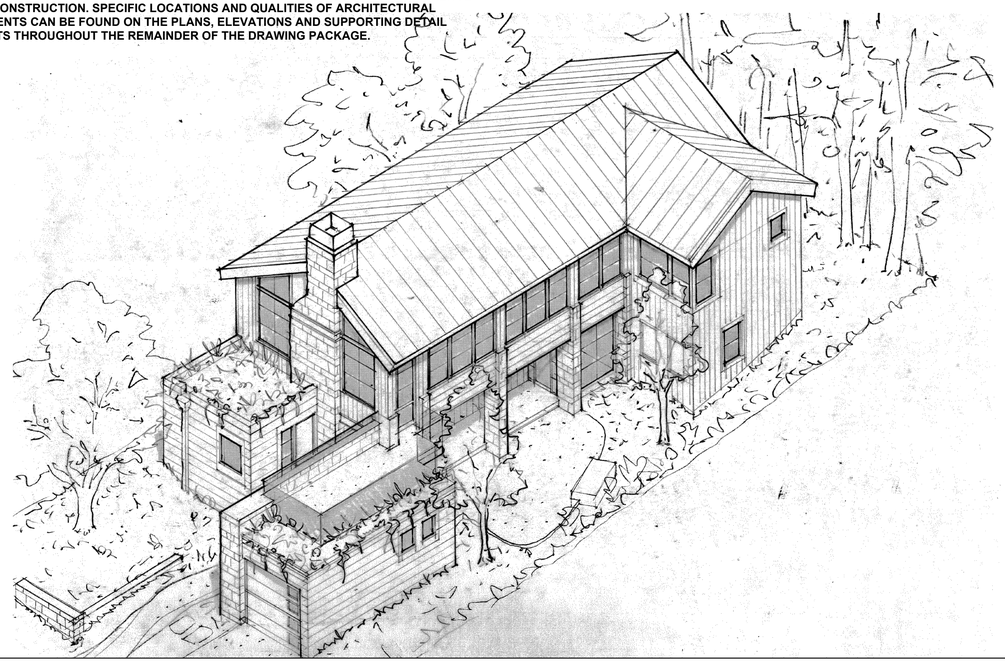
_____
Leah Young
Planning Commission Secretary

MEYROSE - COMEAU Residence

CONCEPTUAL RENDERING



NOTE:
THESE ARE CONCEPTUAL RENDERINGS, AND SHOULD NOT BE USED AS A REFERENCE FOR CONSTRUCTION. SPECIFIC LOCATIONS AND QUALITIES OF ARCHITECTURAL ELEMENTS CAN BE FOUND ON THE PLANS, ELEVATIONS AND SUPPORTING DETAIL SHEETS THROUGHOUT THE REMAINDER OF THE DRAWING PACKAGE.



SITE ANALYSIS

BASE FLOOR AREA AND SITE COVERAGE (ALLOWABLE):	SQ. FT.
EXISTING LOT SIZE	4000
BASE FLOOR AREA	1800
SITE COVERAGE	396
SITE COVERAGE WITH BONUS	556
FLOOR AREAS: RESIDENCE	PROPOSED SQ. FT.
LOT AREA	4000
UPPER FLOOR	1058
LOWER FLOOR	632
GARAGE	225
ADJUSTMENTS	
ELEVATOR	-25
STAIR	-90
TOTAL FLOOR AREA	1800

ADU	442

LOT COVERAGE ALLOWED:		396 SQ. FT.
ALLOWED:		556 SQ. FT.
LOT COVERAGE PROPOSED:		
SITE COVERAGE:		PROP. SQ. FT.
SEMI-PERMEABLE	NEW PAVER DRIVEWAY	114
	GRAVEL PATH W/ STONE BOARDER	92
	E. PAVER DRIVEWAY	21
	GRAVEL PATIO	36
	GRAVEL LANDING	15
	SOLDIER COURSE	5
	TOTAL	283
IMPERMEABLE	FRONT ENTRY WALKWAY	136
	STONE PATIO	58
	CONCRETE RETAINING WALL	10
	STAIRS	27
	TOTAL	231
PERMEABLE SITE COVERAGE		283
IMPERMEABLE SITE COVERAGE		231
TOTAL		556

NOTE: SEE SITE DIAGRAM FOR NUMBERED LOCATIONS

SHEET INDEX

ARCHITECTURAL SHEETS:

A0.0	COVER SHEET
A0.1	STREET VIEW RENDERINGS
A0.2	EXISTING EXTERIOR ELEVATIONS
1 OF 1	SURVEY
A1.0	SITE PLAN / DRAINAGE DIAGRAM
A2.0	LOWER FLOOR PLAN
A2.1	UPPER AND ROOF PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
MAT	MATERIAL REFERENCE

LANDSCAPE SHEETS:

L1	PLANTING PLAN
L2	IRRIGATION & PLANTING PLAN
L3	NOTES
E1.0	EXTERIOR LIGHTING PLAN
TR1.0	TREE SURVEY
TR2.0	TREE EVALUATION REPORT

PROJECT DATA

SCOPE OF WORK:

REBUILD (E) SINGLE FAMILY RESIDENCE. REBUILD INCLUDES (N) TWO STORY RESDIENCE WITH DETACHED GARAGE AND AN ADU.

SITE DESCRIPTION:
LOT 16 IN BLOCK 46 LOCATED IN THE CITY OF CARMEL-BY-THE-SEA, MONTEREY COUNTY, STATE OF CALIFORNIA

TREE INFORMATION:
NO TREES TO BE REMOVED

PROJECT ADDRESS :	SANTA FE. 3 SE OF 5TH CARMEL-BY-THE-SEA, CA 93921
A.P.N. :	010-037-009
ZONING :	R-1
LOT SIZE :	4000 S.F (0.09 AC)
OCCUPANCY GROUP :	R-3/U
SPRINKLERS:	YES
FLOOD ZONE :	MINIMAL
TREES TO BE REMOVED :	0
CUT / FILL :	+/- 2 CU. FT. CUT +/- 2 CU. FT. FILL
A.N.G:	106'
HEIGHT :	PROPOSED ROOF HT.: 127.3'
WATER SUPPLIER :	CAL-AM
SEWER SYSTEM :	CAWD

SETBACKS	REQUIRED	PROPOSED
FRONT (WEST)	15'-0"	15'-0"
SIDES (NORTH & SOUTH)	MIN. 3'-0" or 25% comp. width of site	5'-0"
REAR (EAST)	15'-0"	15'-0"

PROJECT TEAM

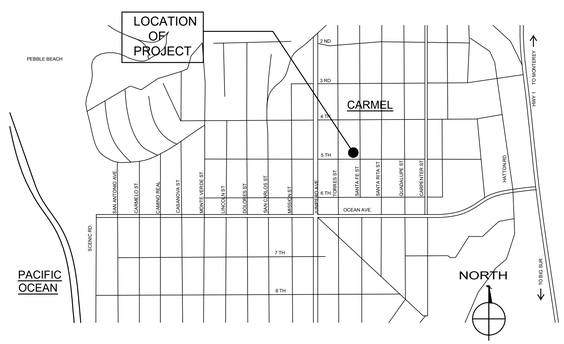
OWNER:
MICHELLE COMEAU AND GROVER MEYROSE
SANTA FE. 3 SE OF 5TH
CARMEL-BY-THE-SEA, CA 93921
P.831.594.0880

ARCHITECT:
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - A
MONTEREY, CA 93940
P. 831.649.8001
CONTACT: CRAIG HOLDREN

LANDSCAPE ARCHITECT:
MICHELLE COMEAU
SANTA FE. 3 SE OF 5TH
CARMEL-BY-THE-SEA, CA 93921
P.831.620.0111
CONTACT: MICHELLE COMEAU

SURVEYOR:
RASMUSSEN LAND SURVEYING,INC.
2150 GARDEN ROAD, SUITE A-3
MONTEREY, CALIFORNIA 93942
P:831.375.7240
CONTACT: ROGER PETERSON

VICINITY MAP



SCALE: N.T.S.

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	03.25.2024
SCALE:	N.T.S.
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	
	06.24.2024
2 PLANNING REV #2	JULY 25, 2024
3 PLANNING REV #3	AUG 13, 2024

LICENSED ARCHITECT
I. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

COVER SHEET

MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

A0.0

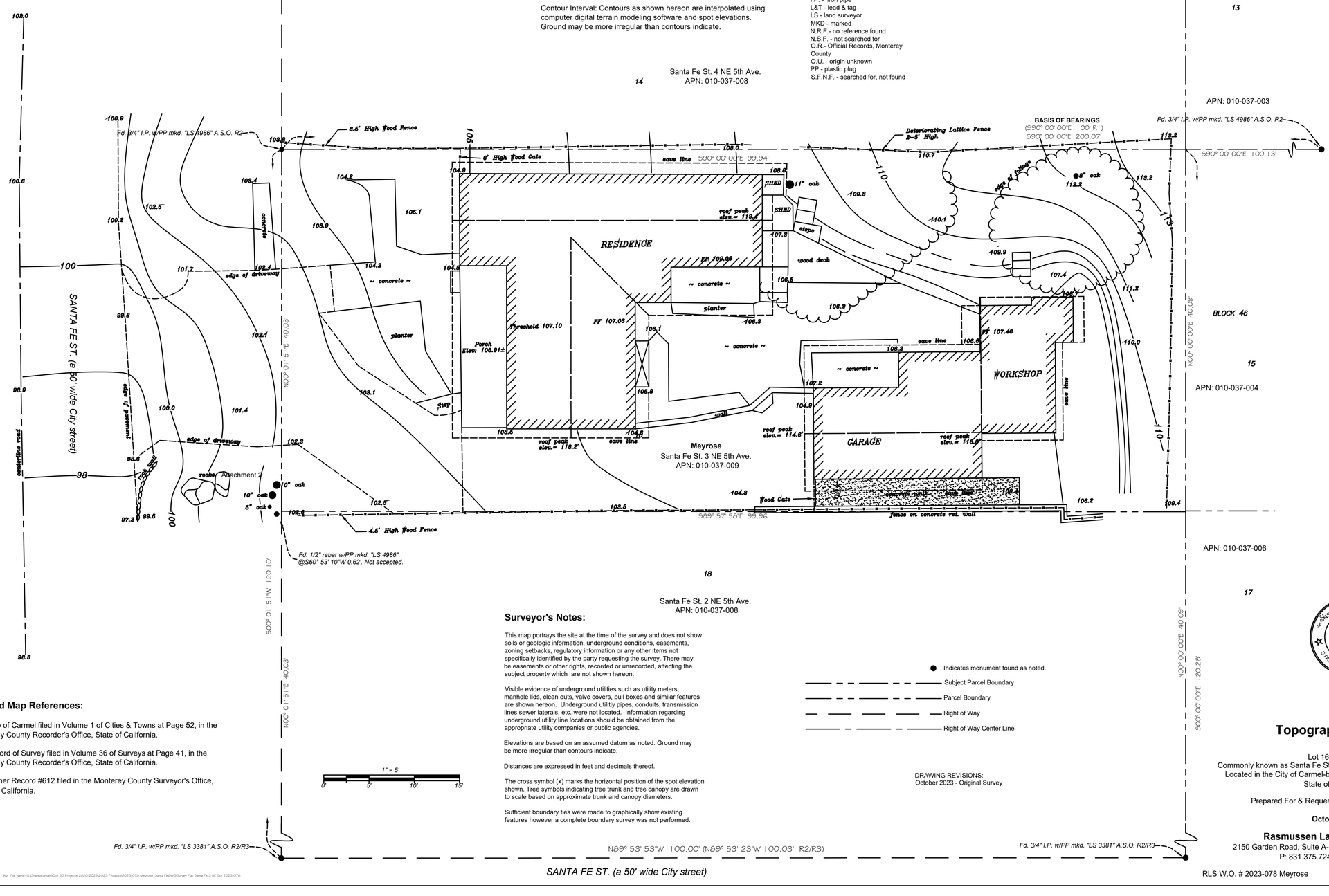
Map Information:

Basis of Bearings: The bearing of N 90° 00' 00"E for the north lines of Lots 15 & 16 in Block 46 as shown on 1 C&T 52 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

A.S.O. - as shown on
B.G.S.- below ground surface
ELEV - elevation
ENG/ENGR - engineer
FD/FND - found
FF - finished floor
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
MKD - marked
N.R.F.- no reference found
N.S.F. - not searched for
O.R.- Official Records, Monterey County
O.U. - origin unknown
PP - plastic plug
S.F.N.F. - searched for, not found



Record Map References:

R1: Map of Carmel filed in Volume 1 of Cities & Towns at Page 52, in the Monterey County Recorder's Office, State of California.

R2: Record of Survey filed in Volume 36 of Surveys at Page 41, in the Monterey County Recorder's Office, State of California.

R3: Corner Record #612 filed in the Monterey County Surveyor's Office, State of California.

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

- Indicates monument found as noted.
- Subject Parcel Boundary
- Parcel Boundary
- Right of Way
- Right of Way Center Line

DRAWING REVISIONS:
October 2023 - Original Survey

Topographic Survey

Lot 16 in Block 46
Commonly known as Santa Fe St. 3 NE 5th Ave., APN: 010-037-009
Located in the City of Carmel-by-the-Sea, Monterey County, State of California

Prepared For & Requested By: Grover Meyrose

October 2023

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2023-078 Meyrose

Sheet 1 of 1

LICENSED LAND SURVEYOR
ROGER A. PETERSON
No. 5958
STATE OF CALIFORNIA

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	03.25.2024
SCALE:	N.T.S.
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	
	06.24.2024

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

SITE SURVEY

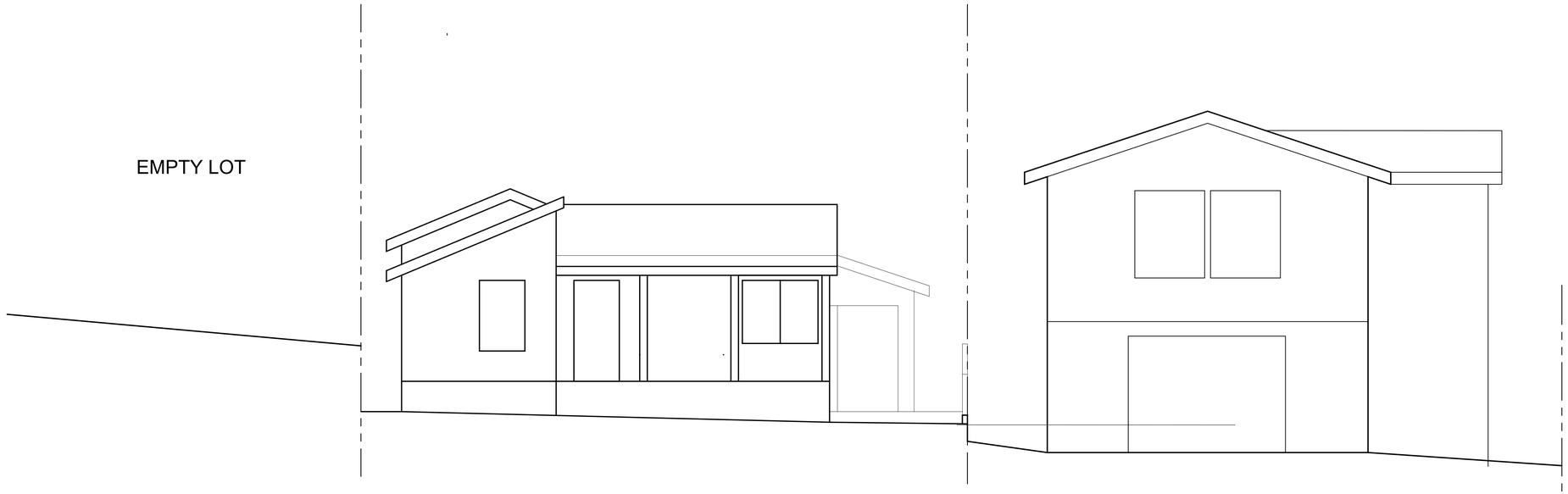
MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

1-1

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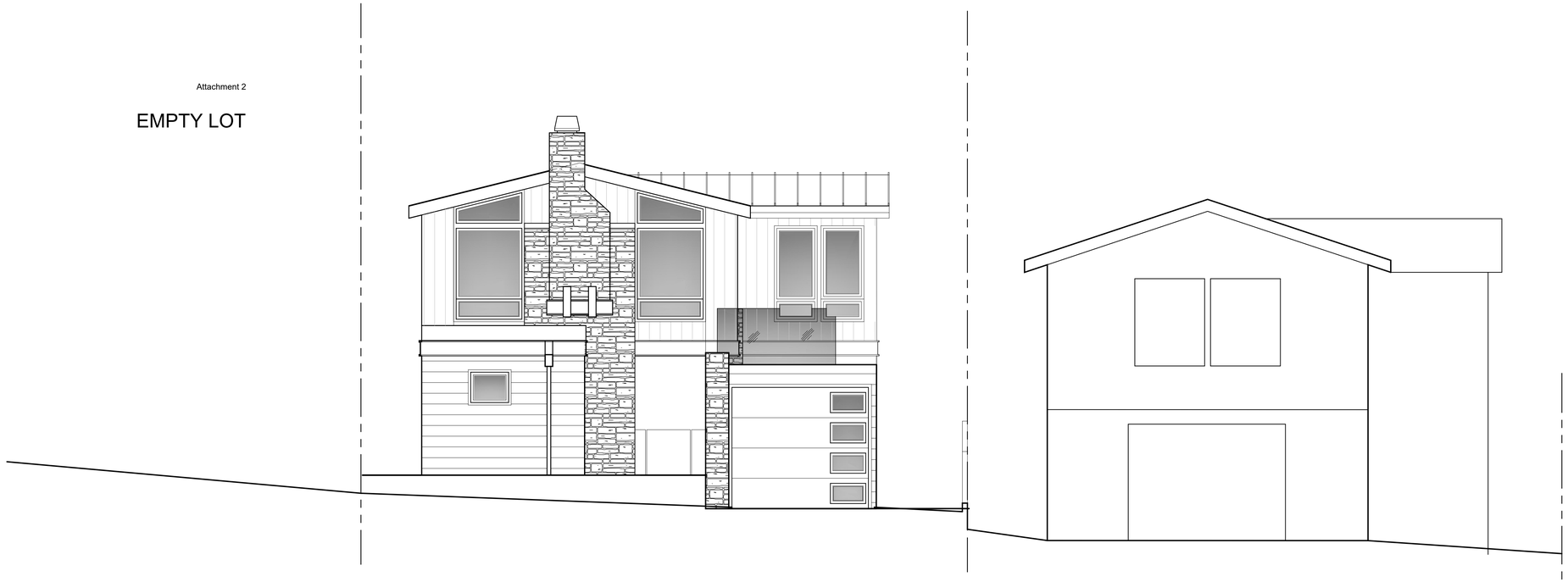
EMPTY LOT



EXISTING SANTA FE ROAD ELEVATION 2

Attachment 2

EMPTY LOT



PROPOSED SANTA FE ROAD ELEVATION 1

0 1 5 10

HOLDREN+LIETZKE
ARCHITECTURE

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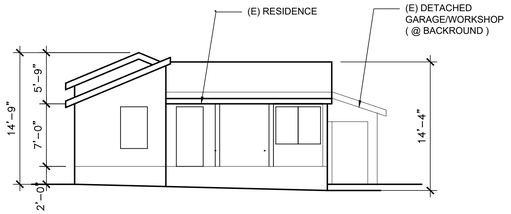
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

STREET VIEW RENDERINGS

MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

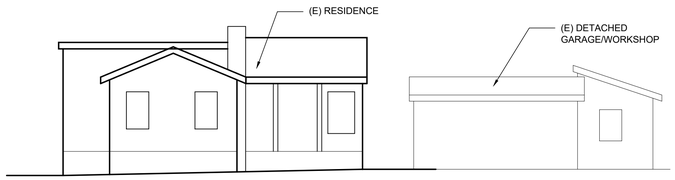
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(E) WEST ELEVATION

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

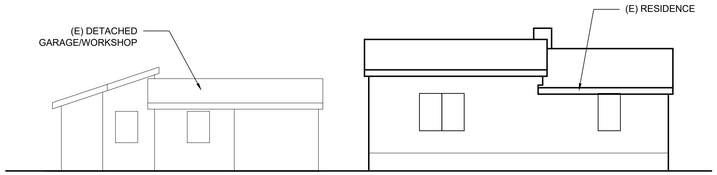
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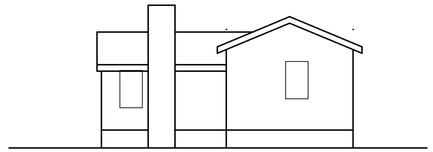
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(E) NORTH ELEVATION

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

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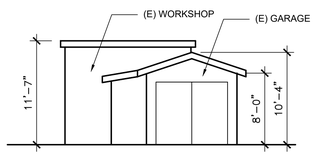
(E) EAST ELEVATION

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

8 0 4 8 16

Attachment 2

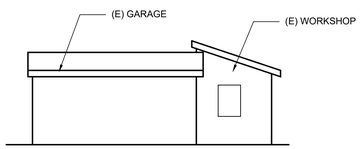
EXISTING MAIN RESIDENCE ELEVATIONS 2



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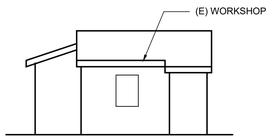
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(E) SOUTH ELEVATION

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

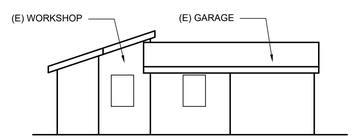
8 0 4 8 16



(E) EAST ELEVATION

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

8 0 4 8 16



(E) NORTH ELEVATION

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

8 0 4 8 16

EXISTING DETACHED GARAGE / WORKSHOP ELEVATIONS 1

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	06.27.2024
SCALE:	1/8"=1'-0"
DRAWN:	JM
JOB NUMBER:	
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

EXISTING EXTERIOR ELEVATIONS

MEYROSE/COMEAU RESIDENCE

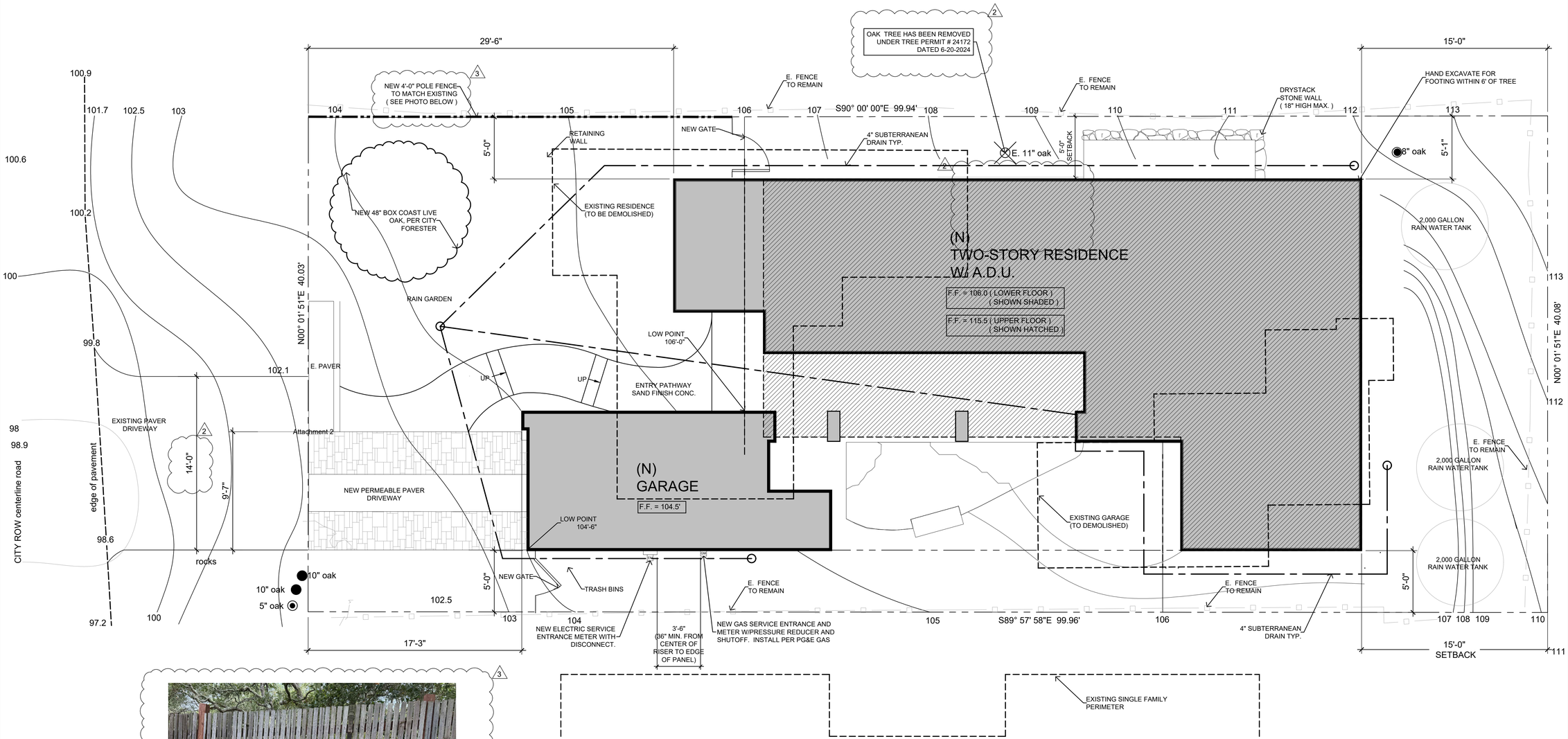
SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

A0.2

PLANNING DEPARTMENT NOTE:

IF, DURING THE COURSE OF CONSTRUCTION, POTENTIAL CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES), WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST, PALEONTOLOGIST, OR HISTORIAN CAN EVALUATE THE FIND. MONTEREY COUNTY HCD - PLANNING AND THE APPROPRIATE QUALIFIED PROFESSIONAL(S) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ONSITE.

APN: 010-037-008
SANTA FE ST. 3 NE OF 5TH AVE.





EXISTING WOOD FENCE

NO SCALE

SITE PLAN - DRAINAGE DIAGRAM (1)

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

PLAN NORTH

0 1 5 10

HOLDREN+LIETZKE
ARCHITECTURE

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MONTEREY, CA 93940

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DATE:	03.25.2024
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REVISION	
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3 PLANNING REV #3	AUG 13, 2024

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J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

SITE PLAN

MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

A1.0

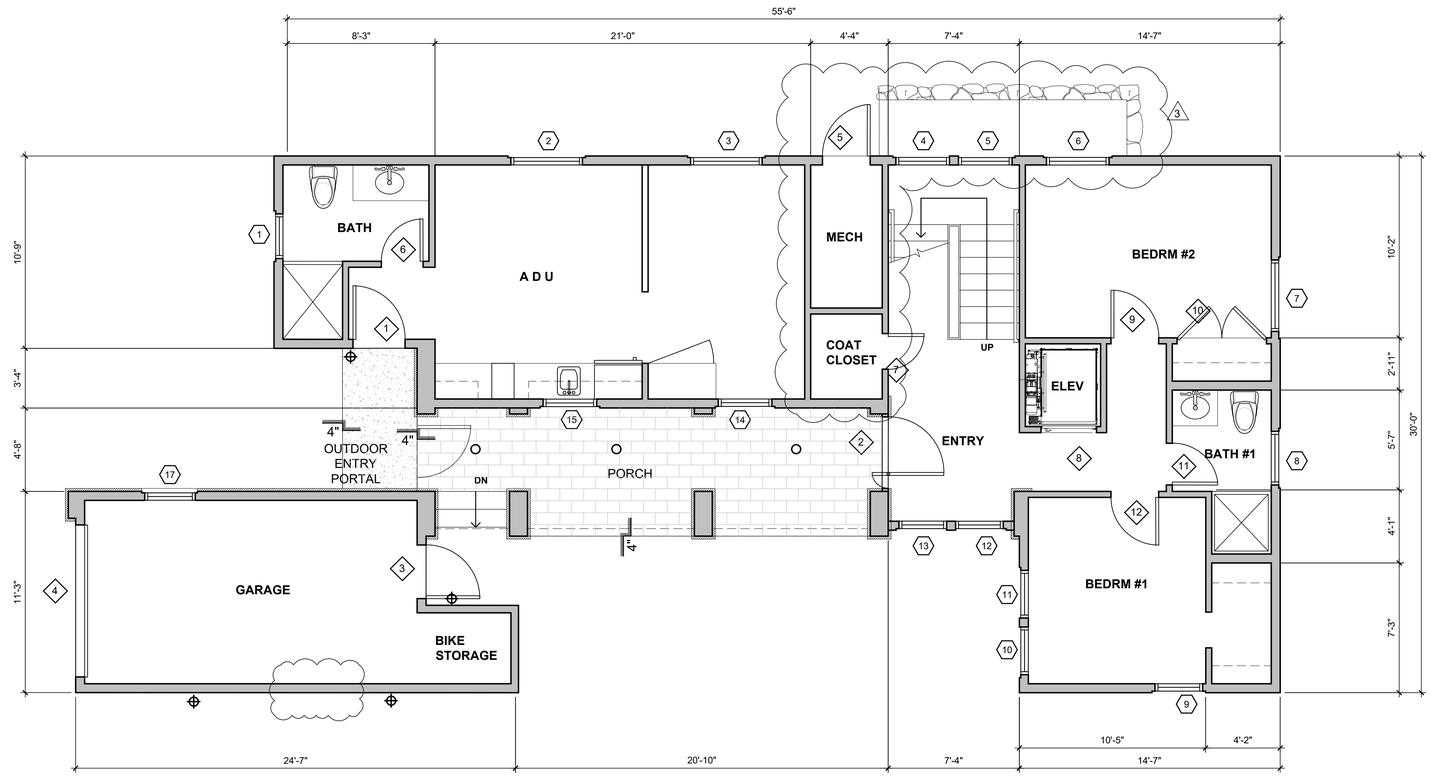
WINDOW SCHEDULE

	MARK	TYPE	NOMINAL DIMENSIONS WIDTH	NOMINAL DIMENSIONS HEIGHT	HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT/INT)	
ADU / LOWER FLOOR	1	CASEMENT	2'-6"	2'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	2	CASEMENT	3'-6"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	3	CASEMENT	3'-6"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	4	FIXED	3'-0"	4'-0"	8'-0"	ALUM/WOOD	DOUBLE INSULATED
	5	FIXED	3'-0"	4'-0"	8'-0"	ALUM/WOOD	DOUBLE INSULATED
	6	CASEMENT	3'-6"	4'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	7	CASEMENT	4'-6"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	8	CASEMENT	3'-0"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	9	CASEMENT	2'-8"	5'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	10	CASEMENT	2'-8"	4'-8"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	11	CASEMENT	2'-8"	4'-8"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	12	FIXED	3'-0"	6'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	13	FIXED	3'-0"	6'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	14	CASEMENT	3'-0"	2'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	15	CASEMENT	3'-0"	2'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
GARAGE	16	NOT USED					
	17	CASEMENT	3'-0"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
UPPER FLOOR							
	20	CASEMENT	4'-0" W/ 4'0"x1'0"x2'4" TRANSOM	6'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	21	CASEMENT	4'-0" W/ 4'0"x1'0"x2'4" TRANSOM	6'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	22	CASEMENT	3'-0"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	23	CASEMENT	3'-0"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	24	FIXED	3'-0"	6'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	25	FIXED	3'-0"	6'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	26	CASEMENT	3'-0"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	27	CASEMENT	3'-0"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	28	NOT USED					
	29	CASEMENT	2'-6"	4'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	30	CASEMENT	3'-0"	4'-8"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	31	CASEMENT	2'-8"	4'-8"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	32	CASEMENT	2'-8"	4'-8"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	33	CASEMENT	(2) 3'-0"	6'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	34	CASEMENT	(3) 3'-0"	6'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	35	CASEMENT	(3) 3'-0"	6'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED

Attachment 2

EXTERIOR DOOR SCHEDULE

	MARK	TYPE	WIDTH	HEIGHT	CORE	REMARKS
LOWER FLOOR	1	SWING IN	3'-0"	7'-6"	WOOD	
	2	SWING IN	4'-0"	7'-6"	GLASS	TEMPERED GLASS / PIVOT
	3	SWING OUT	9'-0"	7'-6"	WOOD	
	4	SLIDE UP	9'-0"	7'-6"	WOOD	SECTIONAL GARAGE DOOR W/ TEMPERED GLAZING
UPPER FLOOR	5	SWING IN	2'-8"	7'-6"	WOOD	



LOWER FLOOR PLAN 2

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

N

PLAN NORTH

0 1 5 10

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

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Fax: 831.649.6003

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DATE:	03.25.2024
SCALE:	1/4"=1'-0"
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REVISION	
	06.24.2024
2	PLANNING REV #2 JULY 25, 2024
3	PLANNING REV #3 AUG 13, 2024

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

FLOOR PLANS

MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

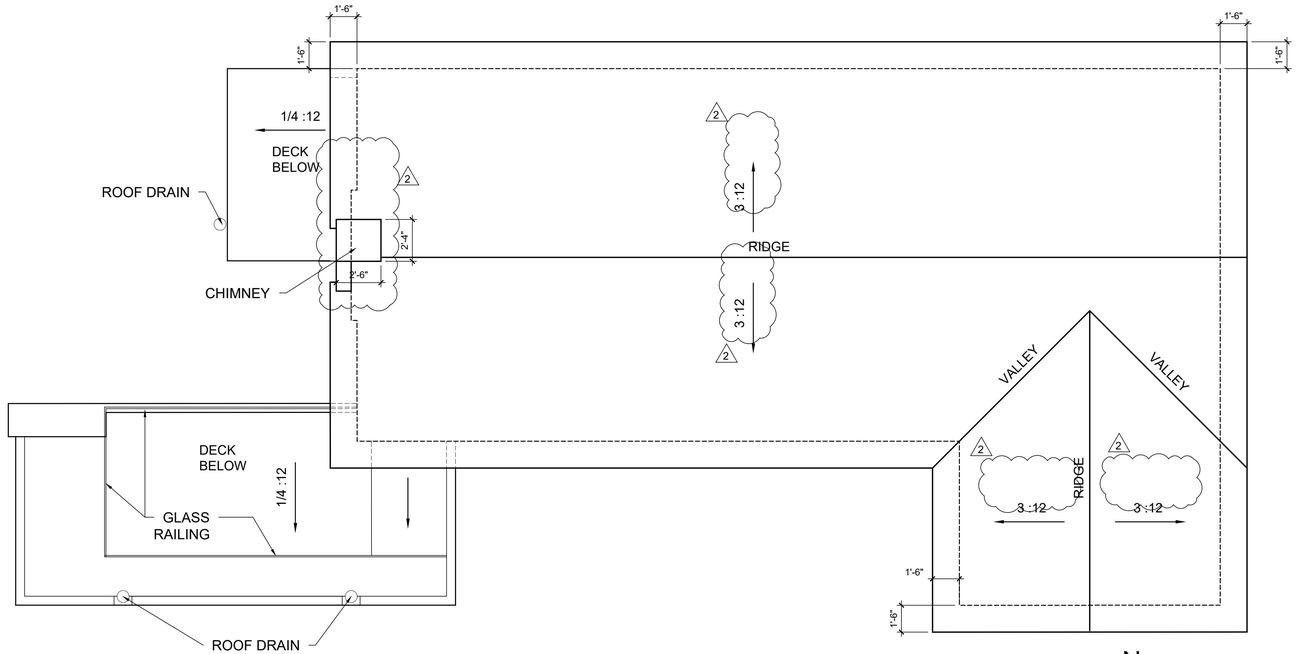
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WINDOW SCHEDULE

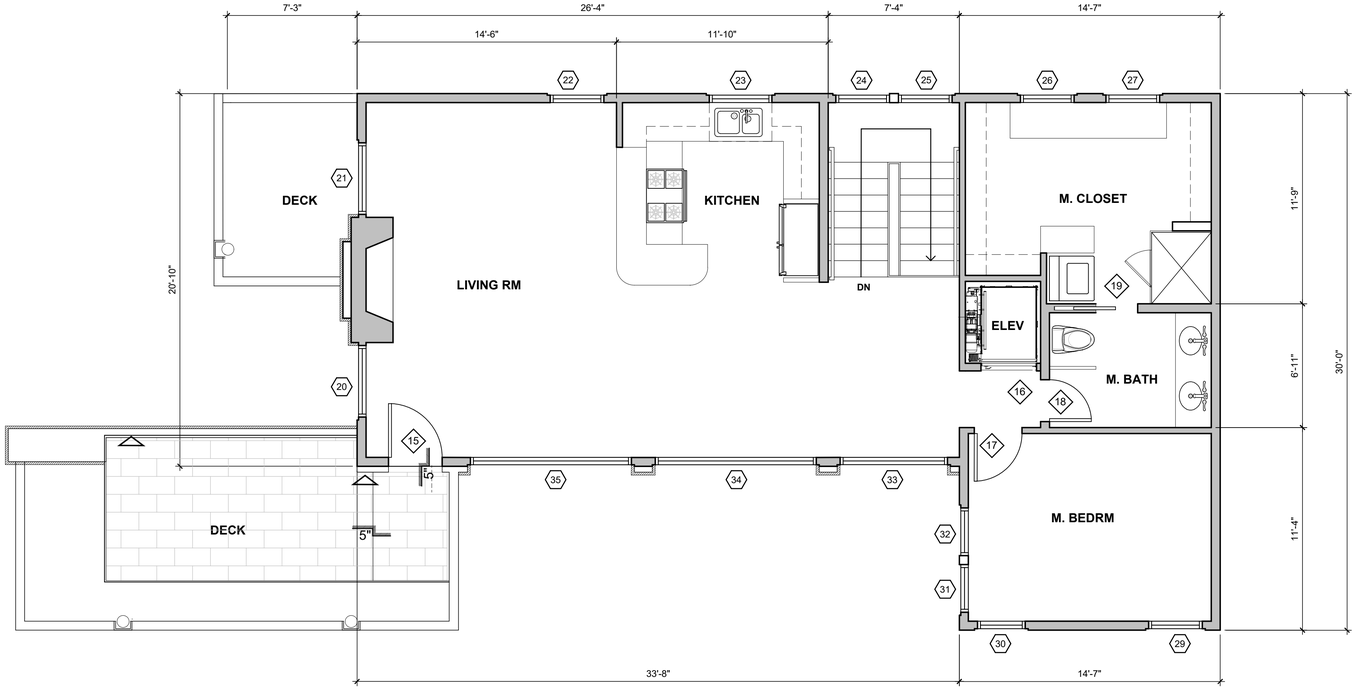
	MARK	TYPE	NOMINAL DIMENSIONS WIDTH	NOMINAL DIMENSIONS HEIGHT	HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT/INT)	
ADU / LOWER FLOOR	1	CASEMENT	2'-6"	2'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
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	3	CASEMENT	3'-6"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
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GARAGE	16	NOT USED					
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	25	FIXED	3'-0"	6'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
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	27	CASEMENT	3'-0"	3'-6"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
	28	NOT USED			Attachment 2		
	29	CASEMENT	2'-6"	4'-0"	7'-6"	ALUM/WOOD	DOUBLE INSULATED
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EXTERIOR DOOR SCHEDULE

	MARK	TYPE	WIDTH	HEIGHT	CORE	REMARKS
LOWER FLOOR	1	SWING IN	3'-0"	7'-6"	WOOD	
	2	SWING IN	3'-0"	7'-6"	WOOD	
	3	SWING IN	9'-0"	7'-6"	WOOD	
	4	SLIDE UP	9'-0"	7'-6"	WOOD	SECTIONAL GARAGE DOOR W/ TEMPERED GLAZING
UPPER FLOOR	5	SWING IN	2'-8"	7'-6"	WOOD	



ROOF PLAN
SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
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DATE:	03.25.2024
SCALE:	1/4"=1'-0"
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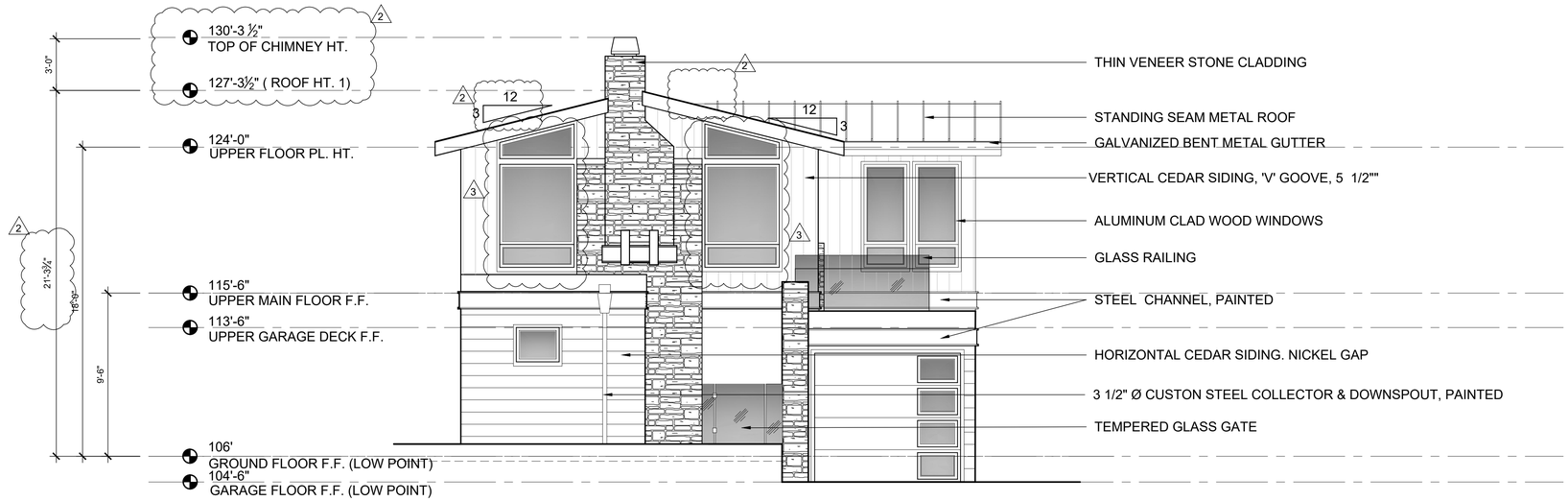
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
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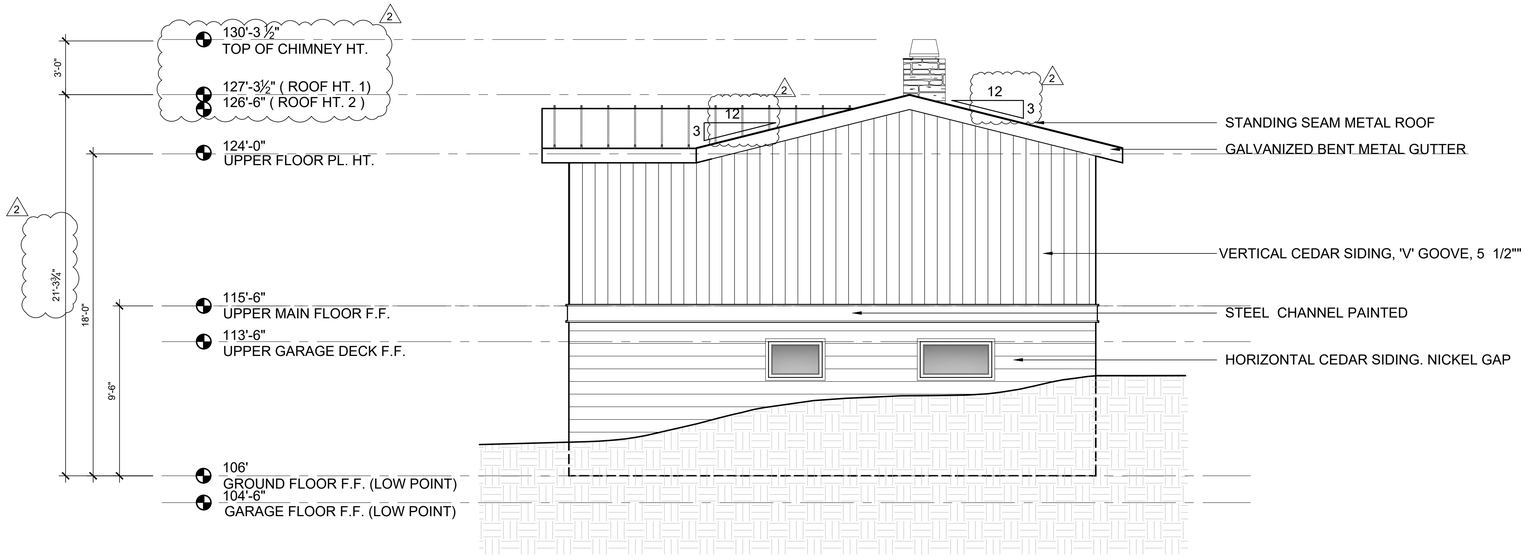
A2.1



WEST ELEVATION 2

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

Attachment 2



EAST ELEVATION 1

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

0 1 5 10

HOLDREN+LIETZKE
ARCHITECTURE

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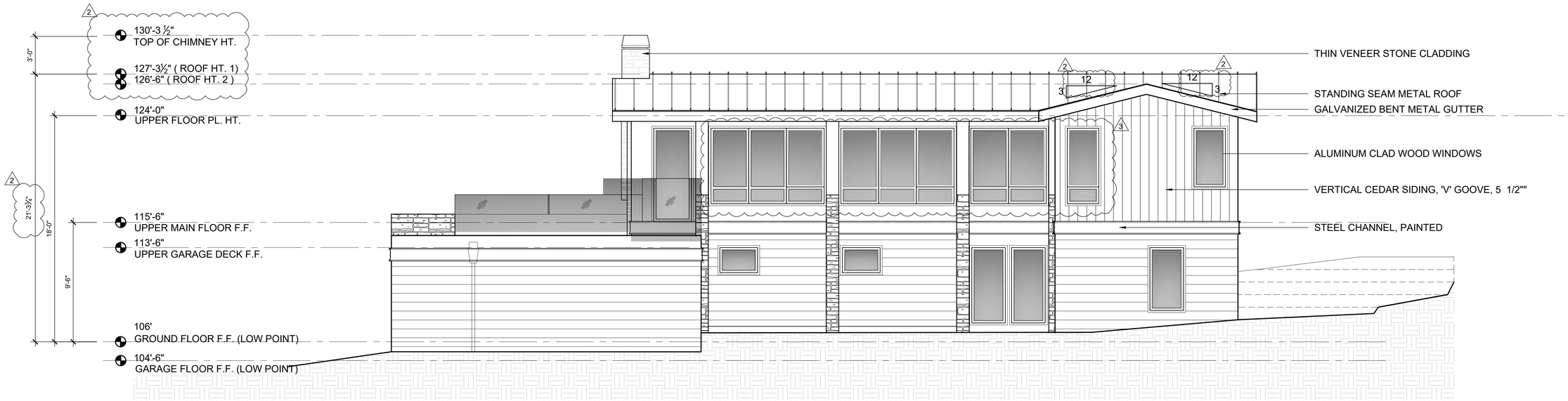
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EXTERIOR ELEVATIONS

MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

A3.1



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1

0 1 5 10

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	03.25.2024
SCALE:	1/4"=1'-0"
DRAWN:	KK
JOB NUMBER:	23.14
REVISION	
	06.24.2024
2 PLANNING REV #2	JULY 25, 2024
3 PLANNING REV #3	AUG 13, 2024

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

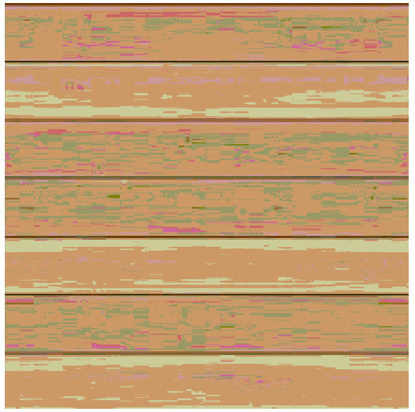
A3.2



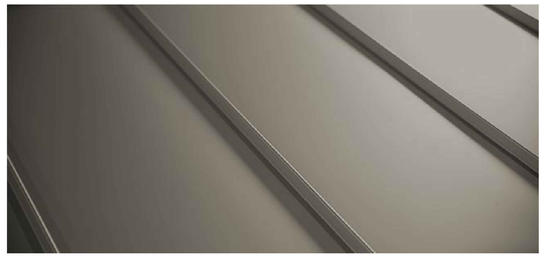
ALUMINUM CLAD WOOD WINDOWS/DOORS



THIN VENEER STONE CLADDING



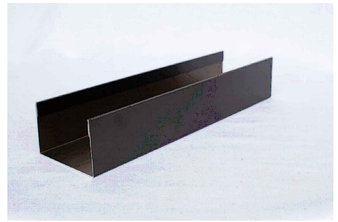
VERTICAL / HORIZONTAL WESTERN RED CEDAR SIDING



STANDING SEAM METAL ROOF



GLASS RAILING



STEEL PAINTED CHANNEL



GALVANIZED BENT METAL GUTTER



EXISTING DRIVEWAY PAVERS

2

MATERIAL EXAMPLES

1

HOLDREN+LIETZKE
ARCHITECTURE

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MONTEREY, CA 93940

Ph: 831.649.6001
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DATE:	03.25.2024
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LICENSED ARCHITECT
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EXTERIOR ELEVATIONS

MEYROSE/COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

MAT

"A"

JUNO

Project:

Fixture Type:

Location:

Contact/Phone:

MINI LED DOWNLIGHT

MD1LG2 (RD) RECESSED HOUSING AND TRIM

LOW VOLTAGE



PRODUCT DESCRIPTION

The round MD1LG2 Mini LED recessed downlight is IC rated for insulated or non-insulated applications • Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps • Ideal for both residential and commercial limited space applications including niches, bookshelves, displays and cabinets • Remote mount Class 2 120V to 12V AC electronic or magnetic transformer required • Designed to provide 50,000 hours of life • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 20W MR11 halogen lamps while consuming 5W

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide outstanding reliability, performance and color quality/consistency • 2700K, 3000K, 3500K or 4000K color temperatures available • 80 or 90 CRI minimum.

Optical System Fixtures are offered with a choice of spot, narrow flood or flood beam patterns • LED source concealed with lensed optic is deeply regressed into an internal reflector to produce a low glare system • Reflectors finished to match trim ring color for uniform appearance • Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC electronic or magnetic transformer for operation • Juno TL602E electronic transformer and MAGXFMR magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with TL602E and MAGXFMR – see transformer specifications for compatible dimmers • Color temperature remains constant over dimming range • Consult factory for additional information.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL Listed for indoor damp locations and daisy chaining • Union made • UL and cUL listed • RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance. Specifications subject to change without notice.

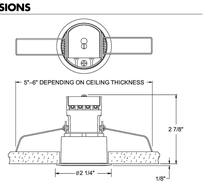
HOUSING FEATURES

Housing Designed for use in IC (insulated ceiling) or non-IC construction • Die cast aluminum housing.

Wiring Compartment Provided with removable access plate • Four pole terminal block allows for quick, secure connection • UL /cUL listed for daisy chaining • Easy to wire with commonly available low voltage cable (Type CL2 or NEC equivalent, 18-12 AWG). Consult local codes for compliant wiring methods.

Mounting Tempered spring steel torsion clips are provided fully assembled to housing • Springs allow for fast, secure installation or removal in mounting surfaces from 1/8" to 1" thick material • 2" Cutout dimension corresponds to common hole saw size.

DIMENSIONS



2" CUTOUT

TRANSFORMERS

Catalog Number	Finish	Description
TL602E 10W 120 12AC WH	White	10W 12V AC Electronic Transformer
TL602E 25W 120 12AC WH	White	25W 12V AC Electronic Transformer
TL602E 60W 120 12AC WH	White	60W 12V AC Electronic Transformer
MAGXFMR 1C 10W 120 12AC BL	Black	10W 12V AC Magnetic Transformer
MAGXFMR 1C 25W 120 12AC BL	Black	25W 12V AC Magnetic Transformer
MAGXFMR 1C 60W 120 12AC BL	Black	60W 12V AC Magnetic Transformer

To order, specify catalog number.

ELECTRICAL DATA

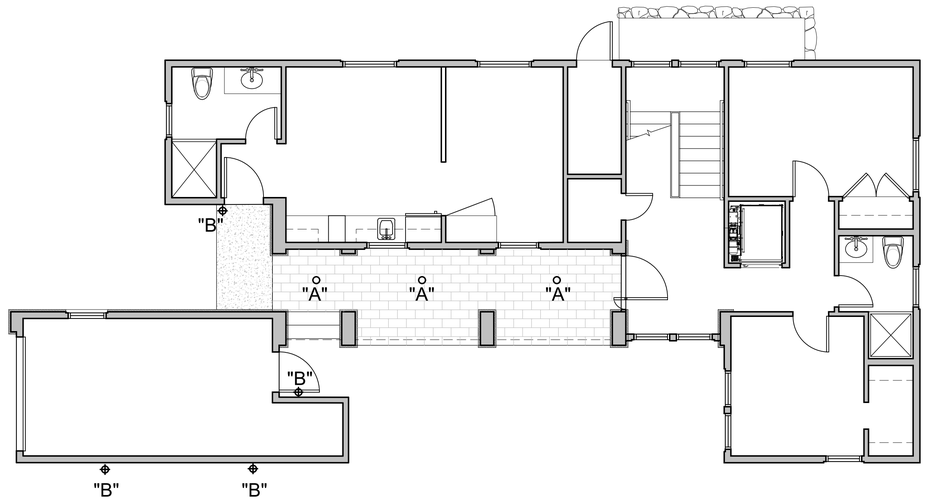
Input Voltage	**12VAC**
Input Power	4.8W
Input Current	0.42A
Frequency	Varies with Transformer

DELIVERED LUMENS = 24

ORDERING INFORMATION

Example: MD1LG2 RD 03LM 27K 80CRI FL WH

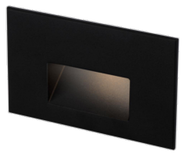
Series	Fixture Form	Lumens	Color Temperature	CRI	Distribution	Trim Finish
MD1LG2	**RD** Round	**03LM** 300 Nominal Lumens	**27K** 2700K	**80CRI** 80+ CRI	**FL** Flood	**BL** Black
			30K 3000K	**90CRI** 90+ CRI	**NFL** Narrow Flood	**BRZ** Bronze
			35K 3500K		**SP** Spot	**SN** Satin Nickel
			40K 4000K			**WH** White



LOWER FLOOR EXTERIOR LIGHTING PLAN

NO SCALE

"C" MODERN FORMS



Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:

Attach

Step Light

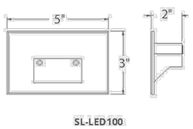
SL-LED100

PRODUCT DESCRIPTION

Elevate your design and step up to a minimalist aesthetic that highlights a low profile style that flush mounts for a clean look. Ideal lighting for safety and security. A frosted lensdelivers beautiful balanced illumination that is shadow free with little glare. Wet listed for both interior and exterior application on stairs and walls.

FEATURES

- ACLED driverless technology
- Low profile, flush to wall aesthetics with no visible hardware
- Frosted lens
- "Fits into 2" × 4" J-Box with minimum inside dimensions of 3" L × 2" W × 2" H. Includes bracket for J-Box mount."
- 0-10V dimming option available (special order), unit dimensions: 3.4" x 1.2" x 0.5" (model#LED5065M010AFE-LO1)



SL-LED100

SPECIFICATIONS

Rated Life	54000 Hours
Standards	ETL, cETL,Wet Location Listed,IP66,Title 24 JA8: 2019 Compliant,ADA
Input	120 VAC,50/60Hz DELIVERED LUMENS = 24
Dimming	ELV
Mounting	Can be mounted on wall in all orientations
Color Temp	3000K DOWN LITE, MAX. HEIGHT OF 18 IN. ABOVE WALKING SURFACE
CRI	90
Construction	Die cast aluminum,316 Marine grade stainless steel

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ SL-LED100 5"	3000K	○ BK Black	3.2W	228	24
	3000K	○ SS Stainless Steel	3.2W	228	36
	3000K	○ WT White	3.2W	228	64

Example: **SL-LED100-30-WT**

For custom requests please contact customs@modernforms.com

"B" MODERN FORMS



Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:

Mako

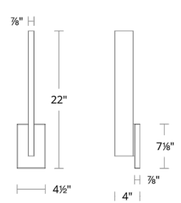
WS-W18122

PRODUCT DESCRIPTION

Sleek and striking. Modern lighting designed at just the right angle. This low-profile wall sconce projects a blade of light on the wall behind to feature its own silhouette and asecond blade cast downward to light the path below. Defined by an angular uprights, Mako enhances both interior and exterior locations as a wet listed, ADA Compliant architectural luminaire.Customize your color temperature from three choices.

FEATURES

- Driver concealed within the canopy
- Down and indirect illumination
- Built in color temperature adjustability. Switch from 3000K/3500K/4000K
- Option to pre-select color temperature or adjust in the field



WS-W18122

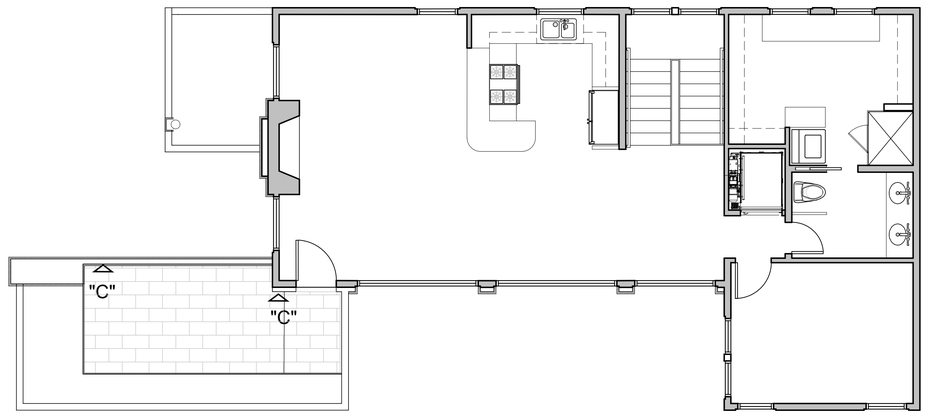
SPECIFICATIONS

Rated Life	50000 Hours
Standards	ETL, cETL,ADA,Wet Location Listed DELIVERED LUMENS = 364
Input	120/277V,50/60Hz
Dimming	ELV
Mounting	Can be mounted on wall vertically or upside down
Color Temp	3000K,3500K,4000K DOWN LITE, MAX. HEIGHT OF 10 FT. ABOVE WALKING SURFACE
CRI	90
Construction	Extruded aluminum body with white silk screen glass

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W18122 22"	○ 3000K	○ AL Brushed Aluminum	16.7W	1500	364
	○ 3000K	○ BK Black	16.7W	1500	364
	○ 3500K	○ AL Brushed Aluminum	16.7W	1500	434
	○ 3500K	○ BK Black	16.7W	1500	434
	○ 4000K	○ AL Brushed Aluminum	16.7W	1500	410
	○ 4000K	○ BK Black	16.7W	1500	410

Example: **WS-W18122-40-BK**

For custom requests please contact customs@modernforms.com



UPPER FLOOR EXTERIOR LIGHTING PLAN

NO SCALE

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	AUG 30, 2024
SCALE:	01.15.2024
DRAWN:	1/4"=1'-0"
JOB NUMBER:	23.14 KK
REVISION	21.25

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

EXTERIOR LIGHTING PLAN

MEYROSE / COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

E1.0

Map Information:

Basis of Bearings: The bearing of N 90° 00' 00"E for the north lines of Lots 15 & 16 in Block 46 as shown on 1 C&T 52 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

A.S.O. - as shown on
B.G.S. - below ground surface
ELEV - elevation
ENG/ENGR - engineer
FD/FND - found
FF - finished floor
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
MKD - marked
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
PP - plastic plug
S.F.N.F. - searched for, not found

Santa Fe St. 4 NE 5th Ave.
APN: 010-037-008

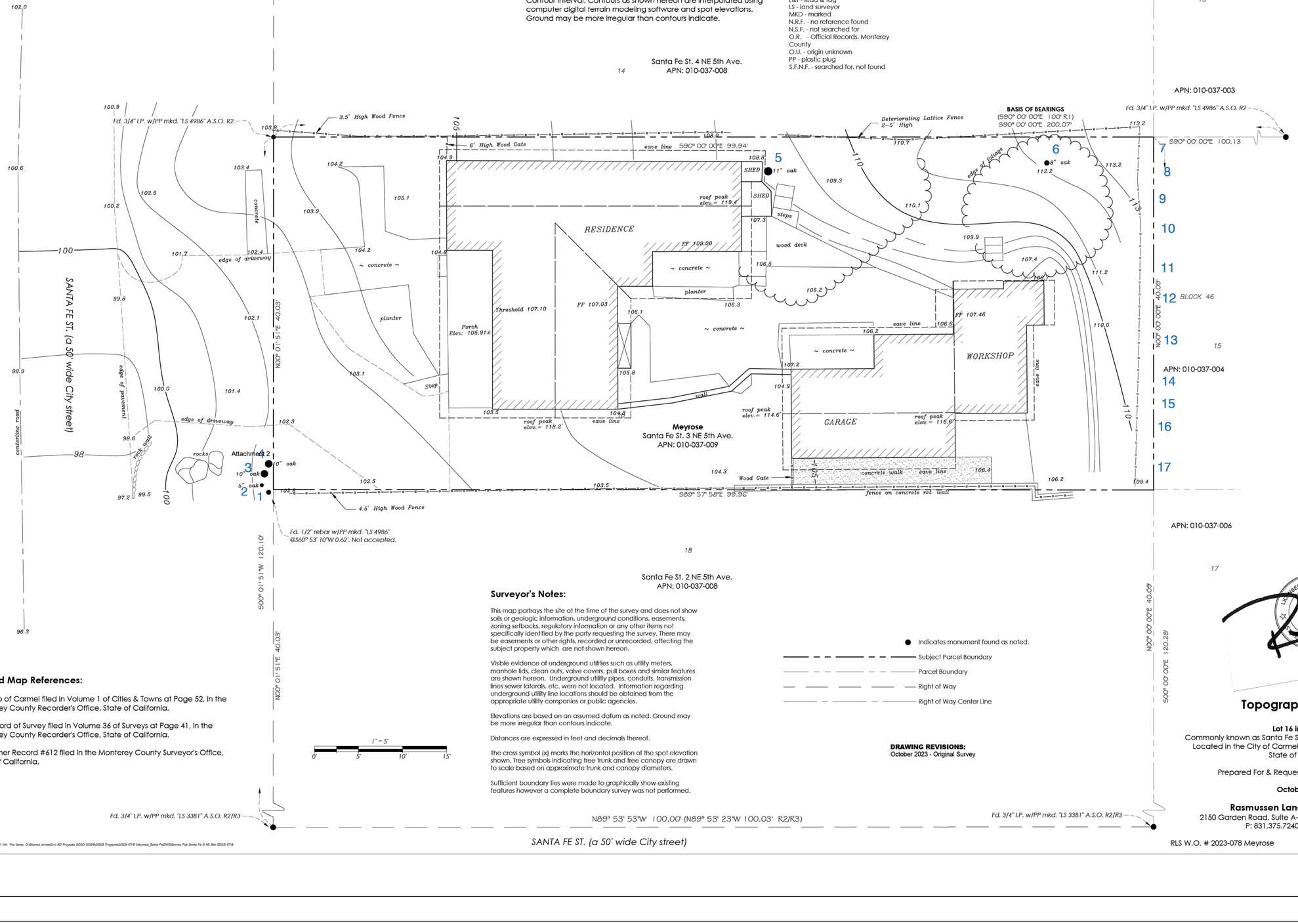
APN: 010-037-003

APN: 010-037-004

APN: 010-037-006

Meyrose
Santa Fe St. 3 NE 5th Ave.
APN: 010-037-009

Santa Fe St. 2 NE 5th Ave.
APN: 010-037-008



Record Map References:

R1: Map of Carmel filed in Volume 1 of Cities & Towns at Page 52, in the Monterey County Recorder's Office, State of California.

R2: Record of Survey filed in Volume 36 of Surveys at Page 41, in the Monterey County Recorder's Office, State of California.

R3: Corner Record #612 filed in the Monterey County Surveyor's Office, State of California.

1" = 5'
0' 5' 10' 15'

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

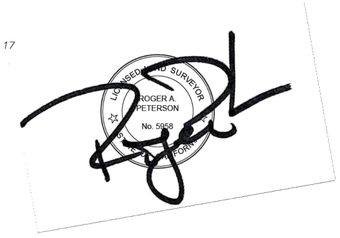
Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

- Indicates monument found as noted.
- Subject Parcel Boundary
- Parcel Boundary
- Right of Way
- Right of Way Center Line

DRAWING REVISIONS:
October 2023 - Original Survey



Topographic Survey

Lot 16 in Block 46
Commonly known as Santa Fe St. 3 NE 5th Ave., APN: 010-037-009
Located in the City of Carmel-by-the-Sea, Monterey County, State of California

Prepared For & Requested By: Grover Meyrose

October 2023

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2023-078 Meyrose

Sheet 1 of 1

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	
SCALE:	01.15.2024
DRAWN:	1/4"=1'-0"
JOB NUMBER:	KK
REVISION	21.25

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

TREE SURVEY

MEYROSE / COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

TR1.0

Plotted On: 10/12/2023 10:31 AM File Name: G:\Shared drives\Civil 3D Projects 2020-2029\2023 Projects\2023-078 Meyrose_Santa Fe\DWG\Survey Plat Santa Fe 3 NE 5th 2023-078 Meyrose.dwg

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2		2	2	2	2	2	2	2	2	2	2	2	2	2
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
score	2	2													

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2		2	2	2	2	2	2	2	2	2	2	2	2	2
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
score	2	2													

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2		2	2	2	2	2	2	2	2	2	2	2	2	2
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
score	2	2													

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x		x	x	x	x	x	x	x	x	x	x	x	x	x
NO		x													
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
YES	x	x													
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2		2	2	2	2	2	2	2	2	2	2	2	2	2
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
score	2	2													

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

Significant Tree Evaluation Worksheet

APN: 010-037-009-000
Street Location: Santa Fe St. 3 NE 5th Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Comeau & Meyrose
Recommended Tree Density: 3 Upper, 1 Lower

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
YES															
NO	x	x													

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CO	CO	CO	CO	CO	CO	MC	MC	MC	MC	MC	MC	MC	MC	MC
YES	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
NO															
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
Species	MC	MC													
YES	x	x													
NO															

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple Pod -- Podocarpus OT -- other Toy -- Toyon Ac -- Acacia EUC -- Eucalyptus

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

Attachment 2

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	8	6	8	8	8	8	6	6	6	6	6	6	6	6	6
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
Feet	6	6													

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	10	8	10	10	10	10	8	8	8	8	8	8	8	8	8
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
YES	8	8													

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

- Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	8	0	8	8	8	8	8	8	8	8	8	8	8	8	8
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
score	8	8													

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x		x	x	x	x	x	x	x	x	x	x	x	x	x
NO		x													
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
YES	x	x													
NO															

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Yes __ Trees 17 and 21 are an acacia and a Eucalyptus which are invasive and non desireable species

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	x		x	x	x	x	x	x	x	x	x	x	x	x	x
MOD SIGNIF															
NOT SIGNIF		x													
Tree #	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
SIGNIF	x	x													
MOD SIGNIF															
NOT SIGNIF															

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	
SCALE:	01.15.2024
DRAWN:	1/4"=1'-0"
JOB NUMBER:	KK
REVISION	21.25

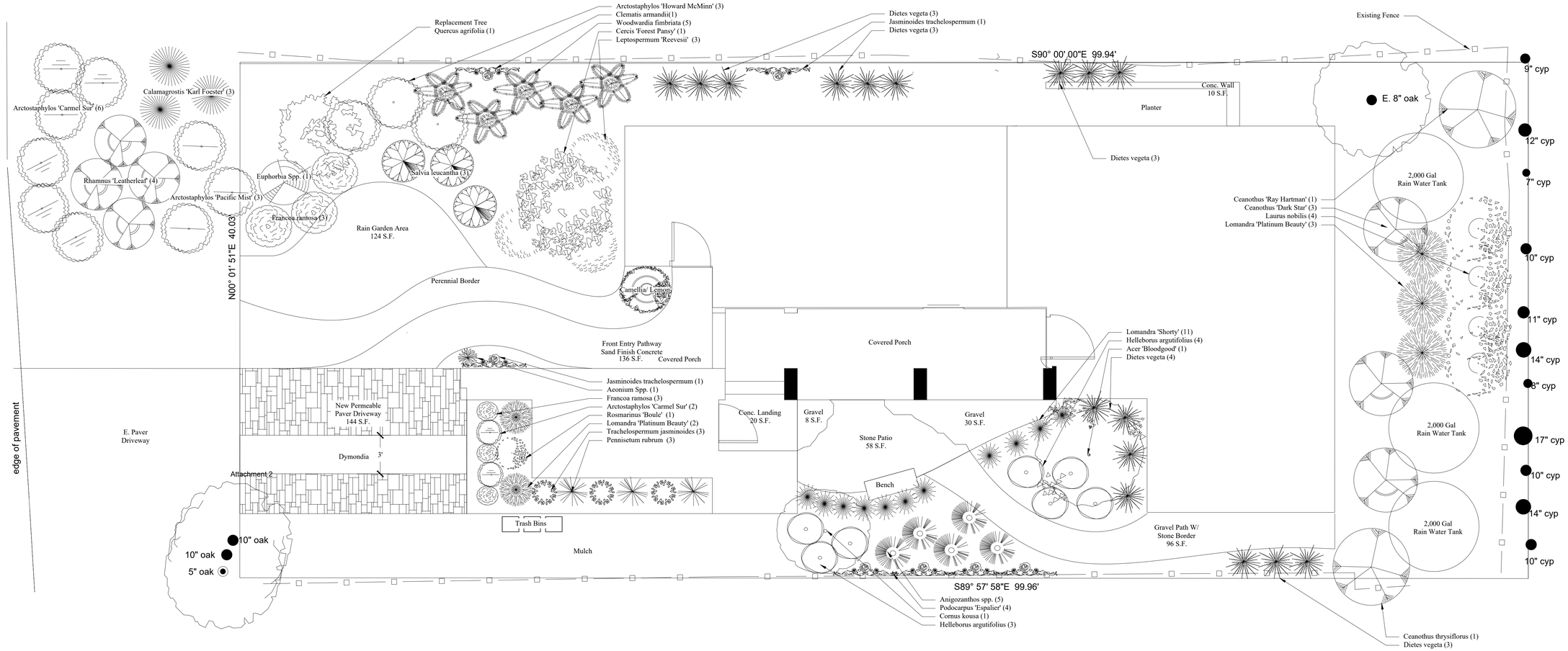
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

TREE EVALUATION REPORT

MEYROSE / COMEAU RESIDENCE

SANTA FE ST. 3 NE OF 5TH AVE
CARMEL-BY-THE-SEA, CA
A.P.N. 010-037-008

TR2.0



Permeable	Impermeable	Site Coverage Calculations	
X		New Paver Driveway	144 S.F.
X		Gravel Path w/ Stone Border	96 S.F.
X		Gravel Patio	38 S.F.
	X	Concrete Landing	26 S.F.
	X	Front Entry Walkway	110 S.F.
	X	Stone Patio	59 S.F.
		Permeable Site Coverage	278 S.F
		Impermeable Site Coverage	195 S.F
		Total	473 S.F.
		Allowable Site Coverage	396 S.F
		Allowable Site Coverage W/Bonus	556 S.F

Michelle Comeau
Landscape Design
&
Installation
P.O. Box 6327
Carmel, Ca. 93921
P:831-620-0111
F:831-620-0105
michelle@comeaudesign.com

Landscape Plan Prepared For:

Comeau - Meyrose
Sante Fe 3 NE of 5th Ave.
Carmel By-The-Sea, Ca. 93921
APN: 010-037-009

Sheet Title:
Planting Plan

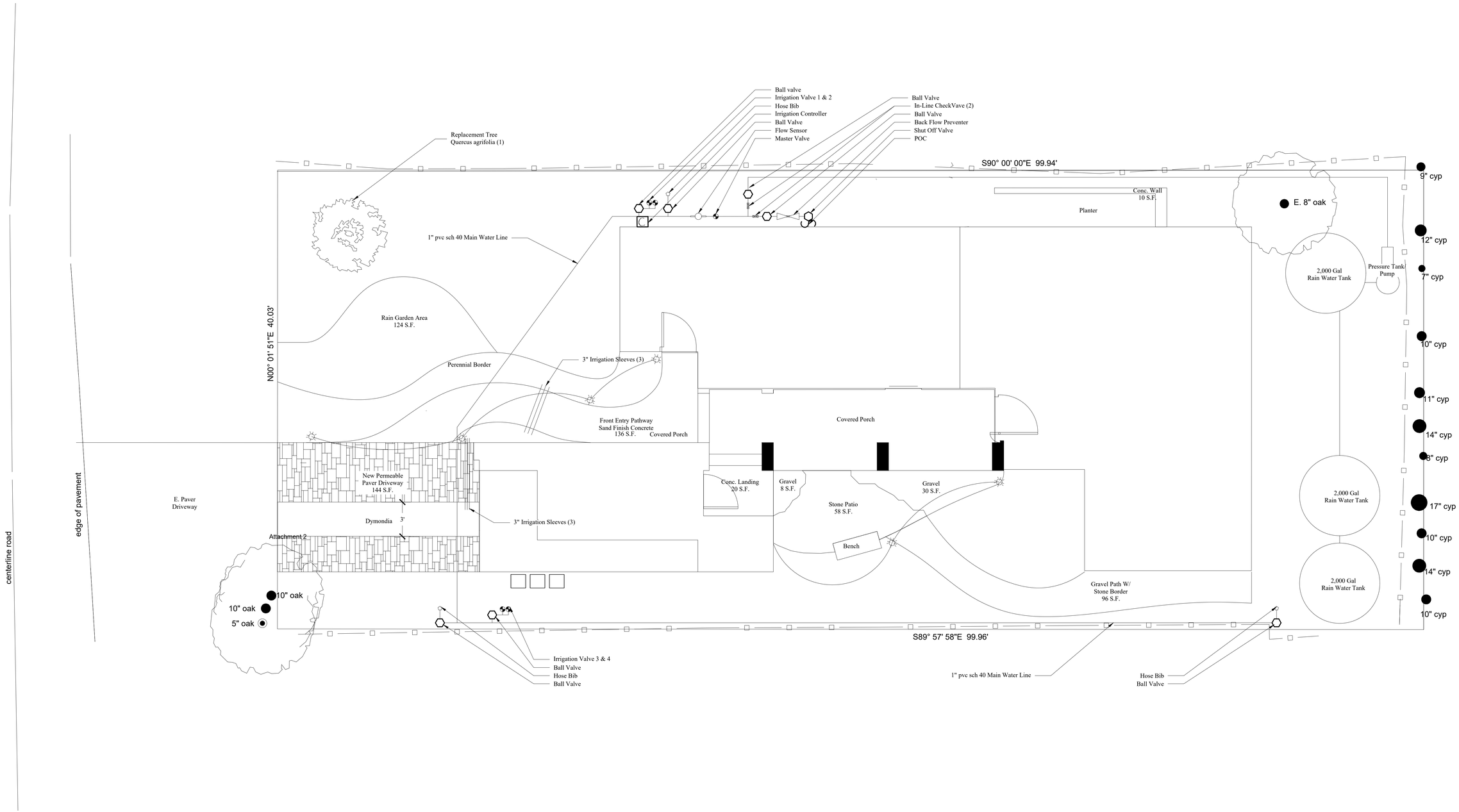
Date: 7/25/24

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

Drawn By: GM

Revised:

Sheet: L-1
of: L-3



Michelle Comeau
Landscape Design
&
Installation
P.O. Box 6327
Carmel, Ca. 93921
P:831-620-0111
F:831-620-0105
michelle@comeaudesign.com

Landscape Plan Prepared For:

Comeau - Meyrose
Sante Fe 3 NE of 5th Ave.
Carmel By-The-Sea, Ca. 93921
APN: 010-037-009

Sheet Title:
Irrigation & Lighting Plan

Date: 7/25/24

Scale: $\frac{1}{4}$" = 1'-0"

Drawn By: GM

Revised:

Sheet: L-2
of: L-3

MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION

P.O. BOX 6327 ■ CARMEL, CA 93921
831.620.0111 ■ FAX 831.620.0105
www.comeaudesign.com
LICENSE NO: 582326

Comeau Plant List

QTY	Size	BOTANICAL NAME	COMMON NAME
Trees:			
1	24"	Acer 'Bloodgood'	Japanese Maple
1	15g	Cercis Canadensis 'Forest Pansy'	Forest Pansy Redbud
1	15g	Cornus kousa	Kousa Dogwood
4	15G	Laurus nobilis	Bay Laurel
4	5g	Podocarpus macrophyllus	Yew Pine Pine
1	15g	Quercus agrifolia	Coast Live Oak
Shrubs:			
8	5g	Aeonium 'Zwartkop'	Zwartkop Aeonium
8	5g	Arctostaphylos 'Carmel Sur'	Carmel Sur Manzanita
5	5g	Anigozanthus Spp.	Kangaroo Paw
5	5g	Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita
5	5g	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
5	5g	Calamagrostis 'Karl Foerster'	Feather Reed Grass
1	5g	Camellia sasanqua	Sasanqua Camellia
5	5g	Ceanothus 'Anchor Bay'	Anchor Bay Ceanothus
5	5g	Ceanothus 'Dark Star'	Dark Star Ceanothus
1	5g	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus
1	5g	Ceanothus thyrsiflora	Snowflurry Ceanothus
1	5g	Clematis armandii	Armand Clematis
16	1g	Dietes vegeta	Forthright Lily
1	5g	Euphorbia Spp.	Euphorbia
tbd	1g	Festuca 'Elija Blue'	Blue Fescue
3	1g	Francoa ramosa	Bridal Wreath
10	1g	Helleborus argutifolius	Holly-Leaved Hellebore
3	5g	Leptospermum reevesii	Dwarf Tea Tree
13	1g	Lomandra 'Platinum Beauty	Platinum Beauty Lomandra
11	1g	Lomandra 'Shorty'	Shorty Matt Rush
1	5g	Pandorea jasminoides 'Lady Di'	White Flower Vine
3	5g	Pennisetum rubrum	Purple Fountain Grass
4	5g	Rhamnus 'Leatherleaf'	Catalina Currant
3	1g	Ribes viburnifolium	Catalina Currant
1	1g	Rosmarinus 'Boule'	Boule Rosemary
4	5g	Trachelospermum jasminoides	Star Jasmine
3	5g	Woodwardia fimbriata	Giant Chain Fern
tbd	tbd	Perennial Border -Lavandula, Nepeta, Achillea, Iris, Digitalis, Geranium, Thyme, Oregano	

PLANTING NOTES:

1. Plant quantities are for contractors convenience only. Contractor is responsible for actual plant quantities and shall be verified from the planting plan. To meet the planting requirements, contractor may need to engage in contract with growers to ensure plant availability.

2. Contractor to notify landscape designer in the event of plant unavailability immediately.

3. Conditions permitting, the retention of water in planting pits for more than 1 hour shall be corrected by the contractor.

4. All plant material shall match specification per species and comply with ANZSI Z601 "Standard for Nursery Stock", and shall be inspected by landscape designer.

5. Plant materials may be adjusted in the field as directed by landscape designer at no extra cost to owner.

6. Contractor shall erect tree protection barriers around existing trees to be saved on site, creating a tree protection zone, contractor shall be responsible for damage to existing trees.

7. Contractor shall provide an allowance of $2,000 for additional material.

8. Top dress all planter areas with 2" of 1/2" redwood or fir bark dressing free of all dirt, sticks, dust or debris. Provide a 1 pint sample and source to Landscape Designer prior to ordering.

9. Erosion control blanket/jute to be applied to all slope areas according to manufacturers specifications.

10. All trees to be staked with two lodgepole stakes 10' x 2" a batter board and cinch ties , or with guy wires as necessary.

11. All plants to be planted with 1/3 top soil, 1/3 organic planting mix, 1/3 harvest supreme organic amendment.

12. All plants to be planted with organic fertilizer inoculated with appropriate mycorrhizae.

13. No plant substitutions unless approved by designer.

14. All irrigation lines to be SCH 40 PVC main lines.

15. All valve wires to be sleeved with ¾"electrical conduit, SCH 40.

16. All direct burial low voltage wires to be sleeved with ¾" electrical conduit, SCH 40 PVC.

17. All Stepping stones to be set on individual pads of concrete, 2" thick, trowelled to the exact size of the stepping stones.

Irrigation Materials

Irrigation Controller
- Rainbird ESP-ME3, Rain Bird, Rain Bird Ultrasonic Flow Sensor

Master Valve
- 1" Weathermatic BlackBullet Max Inline Valve w/ Flow Control

Irrigation Control Valves
- 1" Weathermatic BlackBullet Max Inline Valve w/ Flow Control

Backflow Preventer
- 1" # 375 XL Wilkins Reduced Pressure w/ Y Strainer

Nelson Plastic Valve Box Covers
1" sch 80 Ball Valve Ball
1" Main Line, SCH. 80, 18" Deep
3/4" B-401 Cchampion Bent NoseGarden Valve

VALVE DETAIL

STATION #	TYPE	LOCATION
1	Drip	Plants in Front of House
2	Drip	Extra
3	Extra	Plants in Back of House

IRRIGATION TIMETABLE

SPRING (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3 T.F 30 MIN

SUMMER
VALVES 1, 2, 3 T.F 30 MIN

FALL
VALVES 1, 2, 3 T.F 30 MIN

WINTER (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3 T.F 30 MIN

Attachment 2

WILKINS a Zurn company

Model 975XL
Reduced Pressure Principle Assembly

SPECIFICATION SUBMITTAL SHEET



FEATURES
Sizes: ❑ 3/4" ❑ 1" ❑ 1¼" ❑ 1½" ❑ 2"

Maximum working water pressure	175 PSI
Maximum working water temperature	180°F
Hydrostatic test pressure	350 PSI
End connections Threaded	ANSI B1.20.1

OPTIONS
(Suffixes can be combined)

- ❑ - with full port QT ball valves (standard)
- ❑ L - less ball valves
- ❑ U - with union ball valves
- ❑ MS - with integral relief valve monitor switch
- ❑ P - for reclaimed water systems
- ❑ S - with bronze "Y" type strainer
- ❑ BMS - with battery operated monitor switch
- ❑ FDC - with fire hydrant connection; 2" only
- ❑ TCU - with test cocks up
- ❑ V - with union swivel elbows
- ❑ SE - with street elbows
- ❑ FT - with integral male 45° flare SAE test fitting

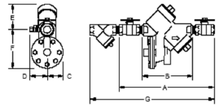
ACCESSORIES
- ❑ Air gap (Model AG)
- ❑ Repair kit (rubber only)
- ❑ Thermal expansion tank (Model WXTP)
- ❑ Soft seated check valve (Model 40)
- ❑ Shock arrester (Model 1250)
- ❑ QT-SET Quick Test Fitting Set
- ❑ Ball valve handle locks

APPLICATION
Designed for installation on potable water lines to protect against both backsiphonage and backpressure of contaminated water into the potable water supply. Assembly shall provide protection where a potential health hazard exists.

STANDARDS COMPLIANCE
- ASSE® Listed 1013
- IAPMO® Listed
- UL® Classified (less shut-off valves or with OS&Y valves)
- C-UL® Classified
- CSA® Certified
- AWWA Compliant C511
- Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California

MATERIALS

Main valve body	Cast Bronze ASTM B 584
Acoess covers	Cast Bronze ASTM B 584
Fasteners	Stainless Steel, 300 Series
Elastomers	Silicone (FDA Approved) Buna Nitrile (FDA Approved)
Polymers	Noryl™, NSF Listed
Springs	Stainless steel, 300 series



Relief Valve discharge port:
3/4" - 1" - 0.63 sq. in.
1 1/4" - 2" - 1.19 sq. in.

DIMENSIONS & WEIGHTS (do not include pkg.)

MODEL SIZE	DIMENSIONS (approximate)																WEIGHT			
	A		A UNION BALL VALVES		B LESS BALL VALVES		C		D		E		F		G		LESS BALL VALVES		WITH BALL VALVES	
	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs.	kg	lbs.	kg
3/4	20	12	305	14	356	7 3/4	197	2 1/8	54	3	76	3 1/2	89	5	127	18 3/4	400	10	4.5	12	5.5
1	25	13	330	14 1/4	362	7 3/4	197	2 1/8	54	3	76	3 1/2	89	5	127	17 3/4	451	10	4.5	14	6.4
1 1/4	32	17	432	19	483	10 15/16	278	2 3/4	70	3 1/2	89	5	127	6 3/4	171	22	559	22	10	28	12.7
1 1/2	40	17 3/8	441	20	508	10 15/16	278	2 3/4	70	3 1/2	89	5	127	6 3/4	171	25 1/8	587	22	10	28	12.7
2	50	18 1/2	470	21 1/4	540	10 15/16	278	2 3/4	70	3 1/2	89	5	127	6 3/4	171	25 1/2	643	22	10	34	15.4

DOCUMENT #: BF-975XL(lg) REVISION: 11/04

Page 1 of 2

Lighting Legend

SYM	Qty	MODEL DESCRIPTION
T	2	FX Luminaire PX Transformer 100W
☼	7	FX Luminaire Sp J-cc34-1 LEDs- 10 Watts- Front Lights -116° Tall -120 Lumens

TRANSFORMER SCHEDULE

	Model	Watt Capacity	Watt's Used	Area	Switch Code
T1	PX-Transformer	100w	40w	Front Yard	SW1
T2	PX-Transformer	100w	30w	Back yard	SW2

TRANSFORMER DETAIL

TRANS	Line	QTY	Fixture
T1	Line 1	4	FX-Luminaire JS
T2	Line 1	3	FX-Luminaire HC

NOTE: Transformer shall have photocell and motion control options

Lighting Fixtures



SPJ-CC34

Michelle Comeau
Landscape Design
&
Installation

P.O. Box 6327
Carmel, Ca. 93921
P:831-620-0111
F:831-620-0105

michelle@comeaudesign.com

Landscape Plan Prepared For:

Comeau - Meyrose
Sante Fe 3 NE of 5th Ave.
Carmel By-The-Sea, Ca. 93921
APN: 010-037-009

Sheet Title: Notes

Date: 7/25/24

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

Drawn By: GM

Revised:

Sheet: L-3

of: L-3

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 24175 (Rowland-Smith):** Consideration of a Concept Design Study, DS 24175 (Rowland Smith), for the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements at 4910 Monterey Street in the Single-Family Residential (R-1) District. APN: 010-011-006-000.

Application: DS 24175 (Rowland-Smith)
APN: APN 010-011-006
Block: 19
Lot: 13
Location: 4910 Monterey Street
Applicant: Jim Sullivan, Architect
Property Owner: Teresa Rowland and Stephen Smith

Executive Summary:

The applicant is requesting acceptance of a Concept Design Study for the remodel of an existing 852-square-foot, one-story, single-family residence and construction of a 708-square-foot split-level rear addition. The proposed addition will extend to the existing 240-square-foot detached garage to create an attached garage. In 2021, the property was deemed ineligible for the historic inventory. No trees are proposed for removal.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements at 4910 Monterey Street in the Single-Family Residential (R-1) Zoning District, APN 010-001-006-000.

Background and Project Description:

The project site is a 4,000-square-foot lot developed with an 852-square-foot, one-story, single-family residence and a 240-square-foot detached garage. The property was reviewed for historical significance and deemed ineligible for the Historic Inventory on August 10, 2021. The applicant is proposing to remodel the existing residence and add a split-level rear addition. An existing 240-square foot detached garage would remain in place and become an attached garage. The total combined square footage of the enlarged house and newly-attached garage would be 1,800 square feet, which is the maximum allowed base floor area for the site. The building is proposed to be finished with v-groove wood siding, aluminum-clad wood windows, and composite shingle roofing to match the existing residence.

The primary purpose of this conceptual review meeting is to review and consider the site planning, privacy and views, and mass and scale related to the project. However, the Commission may provide input on other aspects of the design. Staff will use direction from this concept review to work with the applicant on a final design that will ultimately be brought back to the Planning Commission for consideration and decision, which will include the consideration of a Coastal Development Permit.

Staff Analysis:

***Forest Character**: Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees, protecting the root systems of all trees to be preserved, and maintaining a forested image on site.*

The recommended tree density for a 4,000-square-foot property is 3 upper-canopy trees and 1 lower-canopy tree, located on-site. The property presently contains no trees. However, there are six significant trees and one not significant tree located either in the public right of way or just across the property line on a neighboring property. The significant trees include three Coast Live Oaks, one Monterey Pine, and two Incense Cedar trees. The not significant tree is an ornamental fruit tree. No trees are proposed to be removed.

Thus, the proposed project is consistent with Finding #7 for Concept Design Study Approval, which states that "The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees." No trees will be removed, and the proposed development is set back a minimum of 6 feet from all significant trees.

A forthcoming landscape plan will be considered as part of the Final Details Hearing (see Draft Condition of Approval #2 and #3).

***Privacy and Views**: Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features. Concept Design Study Finding #5 states, "The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites."*

At the time of writing this report, staff had not received any correspondence from neighbors regarding privacy or view concerns. The greatest potential for impact occurs along the north property line, due to proximity with the north neighbor. The neighboring building to the north appears to be located 3' from the shared property line. The proposed addition on the subject property is set back 3'3" and 7'4" from the north property line (3'3" for the portion of the addition adjacent to the existing house, and 7'4" otherwise). No new openings are proposed for the north elevation at the 3'3" setback. The north elevation at the 7'4" setback

includes a proposed lower-level door, one upper-level casement window in the new primary bathroom, and an upper-level 65-square-foot deck overlooking the rear (west) backyard. Additionally, a west-facing upper-level window is proposed to be located within the jog where the building is stepped back from 3'3" to 7'4" (within the new stairwell). The distance between the primary bath window and the north neighboring building is over 10' and the distance between the stairwell window and the north neighboring building is approximately 7'. The proposed project does not appear to create a significant privacy or view impact.

Massing and Bulk: *Residential Design Guidelines 7.1 through 7.7 encourage (1) a building's mass to relate to the context of other homes nearby, (2) minimizing the mass of a building as seen from the public way or adjacent properties, (3) avoiding placement of a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites, and (4) designing a building to relate to a human scale in its basic forms.*

The existing residence is a one-story building with a plate height of 12' and ridge height of 18'. The plate and ridge heights for the existing first story would be maintained, and the proposed split-level addition would feature an 18' plate height (the maximum allowed) and a 22' ridge height, shy of the maximum 24' ridge height allowed.

Although the subject block is nearly entirely composed of single-story homes, the proposed split-level rear addition is located at the rear of the property, and would remain human scale in form. Because the addition itself is set back behind the existing one-story home, it is minimally visible from the public right of way.

Building and Roof Form*: Residential Design Guidelines 8.1 through 8.5 encourage using traditional building forms, including simple, basic rectangles, L or U-shapes, forms with a horizontal emphasis, and roof forms with just a few simple planes; using restraint with variations in building planes, avoiding forms that are complex, monumental, formal, or out of scale with the neighborhood context; using simple roof forms, including forms that are proportionate to the scale of the building, and shallow to moderately pitched roofs on one-story buildings; and using roof eave lines that are low in scale.*

The building form is generally rectilinear. As previously discussed, the proposed north elevation is closest to a neighboring building (the north neighbor). The proposed north elevation features a slight variation in the wall plane (from 3'3" to 7'4"), in order to maintain the required composite setback and also to increase privacy for the north neighbor.

The proposed roof contains hipped forms with a pitch of 5:12 to match the existing house and garage. New skylights are proposed for both the house and the garage; the skylights proposed for the west-facing roof plane of the house are not visible from the street, and the skylights proposed for the garage are minimally visible from the street.

Site Coverage: Carmel Municipal Code (CMC) Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

Existing site coverage (1,601 sq. ft.) exceeds the maximum allowable site coverage of 556 sq. ft. The applicant proposes to reduce the total site coverage to 556 sq. ft., consisting of 150 square feet of impermeable and 406 square feet of semi/fully permeable site coverage. Impermeable coverage includes

the existing concrete covered front porch (58 sq. ft.), a new garden wall (12 sq. ft) and reconfigured mortared stone front patio (80 sq. ft). Semi/fully permeable coverage includes new sand set pavers (360 sq. ft.), spaced decking at the south landing (11 square feet) and a stepping stone walkway (35 square feet).

The proposed project complies with allowable site coverage.

Setbacks: CMC Section 17.10.030.A requires a property in the R-1 zone to adhere to a minimum composite side yard setback of 25%, meaning the combined side yards must meet or exceed 25% of the total lot width. The subject property is a 40-foot wide lot, meaning a composite side yard setback of 10 feet is required.

The addition is set back 3'3" and 7'4" from the north property line (3'3" for the portion of the addition adjacent to the existing house, and 7'4" otherwise). The addition extends southwards to the existing detached garage but does not extend beyond it; the garage is 3' from the south property line. The rear setback, measured from the existing garage, is 12' and will remain 12'. The distance from the proposed rear addition to the rear property line is 25'2". The new composite setback will be 10'4", meeting the minimum 10' required.

Parking and Access: *Residential Design Guidelines 6.1 through 6.7 encourages subordinate parking facilities that do not dominate the design of the house or site; minimize the amount of paved surface for a driveway; position garages to maximize open space, views and privacy; and, minimize visual impacts.*

The applicant is proposing to retain the existing 240-square-foot detached garage, and incorporate it into the building footprint of the house. The proposed rear split-level addition will extend south to the garage, and will introduce an internal connection. The driveway (presently, gravel) will be re-designed to tire-track-style sand set paver driveway.

The applicant is proposing a wood, partially glazed bi-fold door; the three-panel bi-fold door will feature upper lites. Residential Design Guidelines 9.16 states that a garage door should be designed either to provide visual interest or to blend with the background materials of the building. The design of the garage door is consistent with the Residential Design Guidelines.

Fencing: *Residential Design Guidelines 11.1 through 11.3 states designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

CMC Section 17.10.030.E.1 (Height) limits a fence in the front setback to no more than 4 feet. These limits are not permitted to be altered through design review by the Planning Commission.

The existing front fence is located within the City right-of-way. The applicant is proposing to demolish the front fence and construct a new, 4' grape stake fence along the front property line. Existing garden walls in the front yard and right-of-way will be removed and replaced with redwood retaining walls. The existing 6' tall fence along the north and west property lines will be maintained, and a new 6' tall wood fence will be constructed along the south property line.

Landscaping: *Residential Design Guideline 10.0 states that project sites should "Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from*

the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel."

The Applicant is preparing a professional landscape plan. The City Forester has determined that two new trees (upper or lower) will need to be planted. The forthcoming plan will be reviewed by the City Forester and Planning staff prior to final details review. See Draft Condition of Approval #2 and #3.

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8 states that projects should "*preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas."*

The Applicant is preparing a lighting plan. See Draft Condition of Approval #4.

Public Correspondence: At the time this report was published, staff had not received correspondence regarding this project.

Other Project Components:

Staff recommends that acceptance of a Concept Design Study be found to be "not a project" pursuant to Section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachment 1 - Resolution
Attachment 2 - Data Table
Attachment 3 - Project Plans
Attachment 4 - Site Photos
Attachment 5 - Proposed Roof Specs

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE CONSTRUCTION OF A 708-SQUARE-FOOT SPLIT-LEVEL ADDITION TO AN EXISTING 852-SQUARE-FOOT, ONE-STORY RESIDENCE AND 240-SQUARE-FOOT GARAGE, AND ASSOCIATED SITE IMPROVEMENTS AT 4910 MONTEREY STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-001-006.

WHEREAS, on June 18, 2024, Jim Sullivan ("Applicant") submitted an application on behalf of Teresa Rowland and Stephen Smith ("Owners") requesting approval of Track 2 Design Study application DS 24175 (Rowland-Smith) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at 4910 Monterey Street in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of a Concept Design Study for the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements; and

WHEREAS, the proposed 708-square-foot addition will extend to the existing 240-square-foot detached garage, creating an attached garage; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC 17.58.040.B.2 requires approval of a Final Design Study following acceptance of a Design Concept Review; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on August 30, 2024, a notice of public hearing was published in the Carmel Pine Cone for the September 11, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 1, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before September 6, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, acceptance of a Concept Design Study is “not a project” pursuant to Section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

For each of the required design study findings listed below, staff has indicated whether the concept plans, as proposed or conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.64.080.A, Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project’s use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	

4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study (DS 24175, Rowland-Smith) for the construction of a 708-square-foot split-level addition to an existing 852-square-foot, one-story single-family residence and 240-square-foot garage, and associated site improvements at 4910 Monterey Street in the Single-Family Residential (R-1) District, APN 010-001-006, subject to the following Conditions of Approval:

CONCEPT CONDITIONS OF APPROVAL	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.
2.	**Landscape Plan Required.** Prior to the Final Details hearing, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.

3.	**Tree Planting Requirements**. Prior to the Final Details hearing, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings.
4.	**Exterior Lighting Plan.** Prior to the Final Details hearing, the Applicant shall submit a lighting plan and the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR THE 4,000 SQUARE-FOOT SUBJECT SITE			
Site Considerations	**Allowed/Req**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,092	1,800
Site Coverage	556 SF (w/ bonus)	1,601	556
Trees (Upper/Lower)	2 (upper or lower)*	0	2 (landscape plan forthcoming @Final Details)
Ridge Height	18’/24’	18’	18’/22’
Plate Height	12’/18’	12’	12’/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	15’6	15’6
Composite Side Yard	10’ (25%)	13’11”	10’4”
South Side Yard	3’	3’ at garage, 10’8” at house	3’
North Side Yard	3’	3’3”	3’3” at house, 7’4” at addition rear
Rear*	15’/3’	12’	12’

*Per City Forester determination

**The rear setback is three feet for those portions of structures less than 15 feet in height; the existing garage 12’ from rear property line is 10’3”.

ADDITIONS & ALTERATIONS
to the RESIDENCE of

STEPHEN SMITH & TERESA ROWLAND

4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93921

PROJECT INFORMATION

PROJECT:	INTREIOR RENOVATION OF A PORTION OF THE RESIDENCE OF STEPHEN SMITH & TERESA ROWLAND
LOCATION:	4910 MONTEREY ST. CARMEL-by-the-SEA, CA 93923
A.P.N.:	010-001-006
ZONING:	R-1
TYPE OF CONSTRUCTION:	V-B SPRINKLERED
OCCUPANCY GROUP:	
RESIDENCE	R-3
GARAGE	U

PROJECT DATA

	ALLOWED/REQ'D	EXISTING	PROPOSED
LOT SIZE	N/A	4,000 S.F.	4,000 S.F.
FLOOR AREA			
HOUSE	1600 S.F.	852 S.F.	1,560 S.F.
GARAGE	200 S.F.	240 S.F.	240 S.F.
TOTAL	1,800 S.F.	1,092 S.F.	1,800 S.F.
NO. OF STORIES	2	1	2
SETBACKS			
FRONT	15'-0"	15'-6"	15'-6"
COMPOSITE SIDE	10'/25%	13'-10"	10'-4"
SIDE YARD (South)	3'	10'-8"	3'-0"
SIDE YARD (North)	3'	3'-3"	1'-4"
REAR	15'/3'	12'	12'
BUILDING HEIGHTS			
RIDGE HT. (1st/2nd)	18'/24'	18'/N.A.	18'/22'
PLATE HT. (1st/2nd)	12'/18'	12'/N.A.	12'/18'

INDEX TO THE DRAWINGS

NO.	DESCRIPTION
	SCHEMATIC PLAN SET
1	TITLE SHEET
2	TOPOGRAPHIC SURVEY - ANNOTATED BY THE CITY FORRESTER
2A	TOPOGRAPHIC SURVEY - PREPARED BY FRANK LUCIDO
3	EXISTING & PROPOSED SITE PLANS
4	EXISTING & DEMOLITION FLOOR PLANS
5	PROPOSED LOWER LEVEL FLOOR PLAN & DOOR SCHEDULE
6	PROPOSED UPPER LEVEL FLOOR PLAN & WINDOW SCHEDULE
7	EXISTING & PROPOSED EAST (Front) & WEST (Rear) ELEVATIONS
8	EXISTING & PROPOSED SOUTH (Left Side) ELEVATIONS
9	EXISTING & PROPOSED NORTH (Right Side) ELEVATIONS
10	EXISTING & PROPOSED GARAGE ELEVATIONS & SECTIONS 'A-A' & 'B-B'
11	EXISTING & PROPOSED STREETSCAPE ELEVATIONS
12	EXISTING & PROPOSED ROOF PLANS
13	FINISH MATERIALS

ABBREVIATIONS

@		FTG.	FOOTING	S.	SOUTH
℄		FURR.	FURRING	S.B.	SOLID BLOCKING
#		FUT.	FUTURE	S.C.	SOLID CORE
&				SCHED.	SCHEDULE
'		G.	GAB	S.D.	STORM DRAIN
"		GAL.	GAUGE/GAGE	SECT.	SECTION
±		GALV.	GALVANIZED	SERV.	SERVICE
Ø		GB.	GRAB BAR	S.F.	SQUARE FOOT
		G.I.	GALVANIZED IRON	S.G.	STAIN GRADE
A.B.		GL.	GLASS/GLAZING	SH.	SHELF/SHELVING
ABV.		G.L.B.	GLUE-LAM BEAM	SHWR.	SHOWER
A.B.S.	ACRYLONITRILE BUTADIENE	GR.	GRADE/GRADING	SHT.	SHEET
A.C.	ASPHALTIC CONCRETE	G.U.B.	GYPSUM WALLBOARD	SHTG.	SHEATHING
ACOUS.	ACOUSTICAL			SIM.	SIMILAR
A.F.F.	ABOVE FINISH FLOOR	H.B.	HOSE BIB	S.S.	STAINLESS STEEL/ SERVICE SINK
AGGR.	AGGREGATE	HBD.	HARD BOARD		SEE STRUCTURAL DRAWINGS
ALUM.	ALUMINUM	H.C.	HOLLOW CORE	S.S.D.	SHEET METAL
ANOD.	ANODIZED	HDR.	HEADER	S.M.	SHEET METAL SCREW
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	HDWR.	HARDWARE	S.M.S.	SPECIFICATION
APPROX.	APPROXIMATELY	H.M.	HOLLOW METAL	SPEC.	SQUARE
ARCH.	ARCHITECTURAL	HORIZ.	HORIZONTAL	SQ.	STEEL
A.S.	ACOUSTICAL SHELF	H.S.	HEAVY SHEET	STL.	STANDARD
	DIAMETER OR ROUND	HT.	HEIGHT	STD.	STAGGERED
BD.	BOARD	HTG.	HEATING	STAG.	STORAGE
BIT.	BITUMINOUS	H.W.	HOT WATER	STOR.	STRUCTURAL
BLDG.	BUILDING	HWD.	HARDWOOD	STRUCT.	SUSPENDED
BLK.	BLOCK	HVAC.	HEATING, VENTILATING & AIR CONDITIONING	SUSP.	SYMMETRICAL)
BLKG.	BLOCKING			SYM.	SYSTEM
BM.	BENCH MARK	I.C.C.	INTERNATIONAL CODE COUNCIL	SYS.	
BOT.	BOTTOM	I.D.	INSIDE DIAMETER	T.	TREAD
BRG.	BEARING	INCL.	INCLUDE(DING)	T.B.	TOWEL BAR
BTWN.	BETWEEN	INSUL.	INSULATION	T.B.D.	TO BE DETERMINED
B.U.R.	BUILT-UP ROOFING	INT.	INTERIOR	T.O.C.	TOP OF CONCRETE/CURB
B.W.	BOTH WAYS	INV.	INVERT	TEL.	TELEPHONE
				TEMP.	TEMPERED
CAB.	CABINET	JAN.	JANITOR	T.E.N.	TYPICAL EDGE NAILING
C.B.	CATCH BASIN	J.H.	JOIST HANGER	T&G	TONGUE & GROOVE
CBC	CALIFORNIA BUILDING CODE	JT.	JOINT	THK.	THICK/NESS)
CEM.	CEMENT			THRESH.	THRESHOLD
CER.	CERAMIC	KIT.	KITCHEN	T.J.I.	TRUSS JOIST INTERNATIONAL
CFCI.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED			T.O.	TOP OF
		L.	LENGTH	T.P.H.	TOILET PAPER HOLDER
C.F.	CUBIC FEET	LAM.	LAMINATE	T.O.P.	TOP OF PAVEMENT
C.I.	CAST IRON	LAV.	LAVATORY	TV.	TELEVISION
C.J.	CONTROL JOINT/CEILING JOIST	L.B.	LAG BOLT	T.O.W.	TOP OF WALL
CLG.	CEILING	LOC.	LOCATE/LOCATION	TYP.	TYPICAL
CLKG.	CAULKING	L.V.L.	LAMINATED VENEER LUMBER	U.B.C.	UNIFORM BUILDING CODE
CLR.	CLEAR(ANCE)			U/L	UNDERWRITER'S LABORATORY
C.M.U.	CONCRETE MASONRY UNIT	LB.	CAULKING	U.N.O.	UNLESS NOTED OTHERWISE
COL.	COLUMN	MAS.	MASONRY	U.O.N.	UNLESS OTHERWISE NOTED
COMP.	COMPOSITION	MAT.	MATERIAL(S)	UR.	URINAL
CONC.	CONCRETE	MAX.	MAXIMUM		
CONN.	CONNECTION	M.B.	MACHINE BOLT	V.I.F.	VERIFY IN FIELD
CONSTR.	CONSTRUCTION	M.C.	MEDICINE CABINET		
CONT.	CONTINUOUS	M.H.	MAN HOLE	W.	WEST
COR.	CORRUGATED	MECH.	MECHANICAL	W/	WITH
C.O.T.G.	CLEAN OUT TO GRADE	MEMB.	MEMBER	W.C.	WATER CLOSET
CSMT.	CASEMENT	MEZZ.	MEZZANINE	WD.	WOOD
CSWK.	CASEWORK	MFR.	MANUFACTURER	WDW.	WINDOW
C.T.	CERAMIC TILE	MIN.	MINIMUM	W.H.	WATER HEATER
CTR.	COUNTER	MIR.	MIRROR	W.I.	WOODWORK INSTITUTE
CTSK.	COUNTERSINK	MISC.	MISCELLANEOUS	W/O	WITHOUT
C.W.	COLD WATER	MLDG.	MOULDING	W.P.	WATERPROOFING)
C.Y.	CUBIC YARD	M.I.W.	MALLEABLE IRON WASHER	W.R.	WATER RESISTANT
		M.O.	MASONRY OPENING	W.S.	WOOD SCREW
DBL.	DOUBLE	MTD.	MOUNTED	WSCT.	WAINSCOT
DEPT.	DEPARTMENT	MET.	METAL	WT.	WEIGHT
DET.	DETAIL	MULL.	MULLION	W.W.M.	WELDED WIRE MESH
D.F.	DRINKING FOUNTAIN			C.F.O.	CONTRACTOR FIGURE OUT
D.G.	DECOMPOSED GRANITE	N.	NORTH		
D.H.	DOUBLE HUNG	(N)	NEW		
DIAG.	DIAGONAL	NAT.	NATURAL		
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT		
DIMEN.	DIMENSION	NOM.	NOMINAL		
DISP.	DISPENSER/DISPOSER	N.T.S.	NOT TO SCALE		
DN.	DOWN				
DR.	DOOR	O/	OVER		
DRWG.	DRAWING	OBS.	OBSCURE		
D.S.B.	DOUBLE STRENGTH B	O.C.	ON CENTER		
	GRADE (GLASS)	O.D.	OUTSIDE DIAMETER		
D.F.	DOUGLAS FIR	OFF.	OFFICE		
D.S.	DOWNSPOUT	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED		
DWR.	DRAWER				
D.W.	DISHWASHER	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED		
E.	EAST	O/H	OVERHANG		
EA.	EACH	O.H.M.S.	OVAL HEAD MACHINE SCREW		
E.J.	EXPANSION JOINT	O.H.W.S.	OVAL HEAD WOOD SCREW		
ELEV.	ELEVATION/ELEVATOR	OPNG.	OPENING		
ELEC.	ELECTRIC(AL)	OPP.	OPPOSITE		
EMER.	EMERGENCY				
ENCL.	ENCLOSURE	P.A.F.	EQUIPMENT		
EQUIP.	EQUIPMENT	P.B.	ELECTRIC WATER COOLER		
E.W.C.	ELECTRIC WATER COOLER	PART. BD.	PARTICLE		
(E)	EXISTING	PCF.	EXHAUST		
EXH.	EXHAUST	P.E.	EXPOSED/EXPANSION		
EXP.	EXPOSED/EXPANSION	P.G.	EXTERIOR		
EXT.	EXTERIOR	PERF.	PERFORATE(D)		
		PLF.	POUNDS PER LINEAL FOOT		
F.A.	FIRE ALARM	PLAS. LAM.	PLASTIC LAMINATE		
FAST.	FASTENER	PLAS.	PLASTER		
F.B.	FLAT BAR	PLYWD.	PLYWOOD		
F.D.	FLOOR DRAIN	PR.	PAIR		
F.E.C.	FIRE EXTINGUISHER CABINET	PSF.	POUNDS PER SQUARE FOOT		
F.F.	FINISH FLOOR	PSI.	POUNDS PER SQUARE INCH		
F.G.	FINISH GRADE	P.T.	PRESSURE TREATED		
FND.	FOUNDATION	PART.	PARTITION		
F.E.	FIRE EXTINGUISHER	P.T. DISP.	PAPER TOWEL DISPENSER		
F.	FIBERGLASS	P.V.C.	POLYVINYL CHLORIDE		
FIN.	FINISH(ED)				
F.H.M.S.	FLAT HEAD MACHINE SCREW	R.	RISER		
F.H.W.S.	FLAT HEAD WOOD SCREW	R.A.	RETURN AIR		
FLASH.	FLASHING	RAD.	RADIUS		
FLR.	FLOOR(ING)	R.D.	ROOF DRAIN		
FLUOR.	FLUORESCENT	REG.	REGISTER		
F.O.	FACE OF	REF.	REFRIGERATOR		
F.O.B.	FACE OF BLOCK/BRICK	REINF.	REINFORCED		
F.O.C.	FACE OF CONCRETE	REQ'D.	REQUIRED		
F.O.F.	FACE OF FINISH	REQMT.	REQUIREMENT		
F.O.M.	FACE OF MASONRY	RESIL.	RESILIENT		
F.O.S.	FACE OF STUD	REV.	REVERSED		
F.P.	FIREPLACE	R.H.M.S.	ROUND HEAD MACHINE SCREW		
F.R.P.	FIBERGLASS REINFORCED PANEL	R.H.W.S.	ROUND HEAD WOOD SCREW		
		RUB.	RUBBER		
F.S.	FULL SIZE	RWD.	REDWOOD		
FT.	FOOT/FEET	R.W.L.	RAIN WATER LEADER		

LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE MASONRY UNIT
- CAST IN PLACE CONCRETE
- (N) STUD WALL
- (E) STUD WALL
- STUD WALL TO BE REMOVED
- METAL
- WOOD GRAIN
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING
- WOOD FRAMING CONT. MEMBER
- WOOD BLOCKING

SYMBOLS

- (101) DOOR SYMBOL
- (B) WINDOW SYMBOL
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- (1) VERTICAL OR HORIZONTAL DIAPHRAGM KEY
- A3.3 SECTION: SECTION IDENTIFICATION, SHEET WHER SECTION IS DRAWN
- A8.3 DETAIL: DETAIL IDENTIFICATION, SHEET WHERE DETAIL IS DRAWN

PROJECT TEAM

OWNER:	STEPHEN SMITH & TERESA ROWLAND 4910 MONTEREY ST. CARMEL-by-the-SEA, CA 93923 831.236.7002 teresarowland@me.com CONTACT: TERESA ROWLAND
ARCHITECT:	JIM SULLIVAN P.O. BOX 2511 MONTEREY, CA 93942 831.521.1118 jsullarch@yahoo.com CONTACT: JIM SULLIVAN
SURVEYOR:	LUCIDO SURVEYORS 2 SAUCITO AVE. DEL REY OAKS, CA 93940 831.620.5032 info@lucidosurveyors.com CONTACT: FRANK LUCIDO

BUILDING CODES

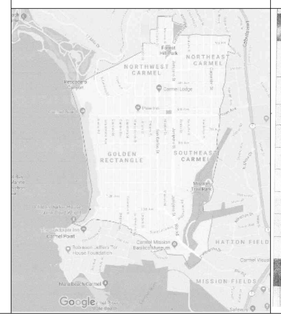
2019 TRIENNIAL EDITION OF TITLE 24 AS ADOPTED BY THE STATE & CITY AFTER TO JAN. 1, 2020:

- PART 1 - CALIFORNIA ADMINISTRATIVE CODE
- PART 2 - CALIFORNIA BUILDING CODE
  - VOLUME 1 OF PART 2
  - VOLUME 2 OF PART 2
- PART 2.5 - CALIFORNIA RESIDENTIAL CODE
- PART 3 - CALIFORNIA ELECTRICAL CODE
- PART 4 - CALIFORNIA MECHANICAL CODE
- PART 5 - CALIFORNIA PLUMBING CODE
- PART 6 - CALIFORNIA ENERGY CODE
- PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
- PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

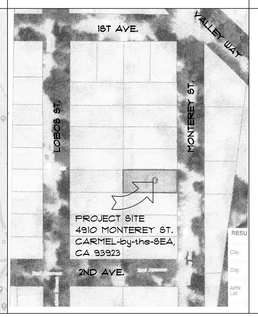
SITE COVERAGE

SITE COVERAGE	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE	396 S.F.	873 S.F.	150 S.F.
CONCRETE		58 S.F.	58 S.F.
DECOMPOED GRANITE		540 S.F.	
GARDEN WALLS		24 S.F.	12 S.F.
MORTARED STONE		251 S.F.	80 S.F.
PERMEABLE/SEMI-PERMEABLE		697 S.F.	406 S.F.
GRAVEL		686 S.F.	
SAND-SET PAVERS			360 S.F.
SPACED DECKING		11 S.F.	11 S.F.
SMALL STONE WALKWAY			35 S.F.
SITE COVERAGE TOTAL	396 S.F./556 S.F.	1570 S.F.	556 S.F.

LOCATION MAP



VICINITY MAP



NOTES

NOTES:
1. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE UNEXPECTEDLY DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (160 FT.) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED WITH CONCURRENCE OF THE LEAD AGENCY AND IMPLEMENTED.

PROJECT DESCRIPTION

THE PROJECT IS A 708 S.F. ONE AND TWO STORY ADDITION TO THE EXISTING 852 S.F. SINGLE FAMILY RESIDENCE AND 240 S.F. ONE CAR GARAGE. THIS INCLUDES A FAMILY ROOM ON THE LOWER LEVEL, A BEDROOM AND BATH ON THE UPPER LEVEL, RECONFIGURING AN INTERIOR HALLWAY AND ADDING THE NECESSARY STAIRS TO ACCESS THE ADDITION.
NO TREES AE PROPOSED TO BE REMOVED.

JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2511 MONTEREY, CA 93942
TEL. 831.521.1118
C19099
jsullarch@yahoo.com

LICENSED ARCHITECT EDWARD JAMES SULLIVAN No. C 19099 REN. 2/31/25 STATE OF CALIFORNIA

ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
APN 010-001-006
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923

SHEET TITLE
TITLE SHEET

ISSUE DATE
5/31/24
REVISIONS
8/22/24

SHEET NO.
1

Attachment 6

THE USE OF THESE DRAWINGS, FILES, PLANS AND/OR SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH THEY ARE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHODS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. TITLE TO THE SAID DRAWINGS, FILES, PLANS AND/OR SPECIFICATIONS REMAINS IN THE LAND SURVEYORS WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS, FILES, PLANS AND/OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS

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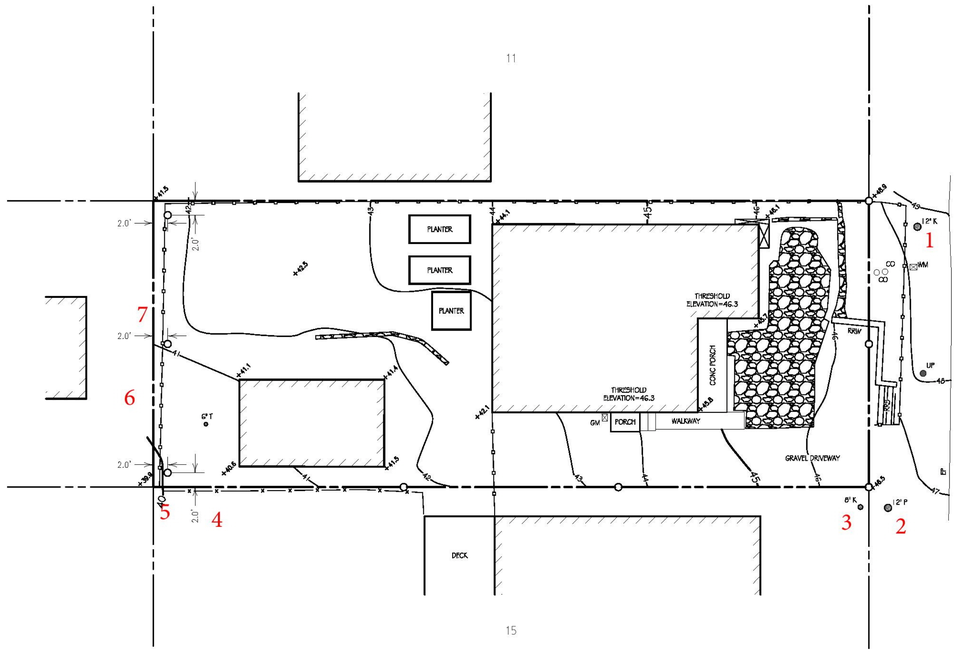
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- SET 5/8" REBAR & CAP – PLS 8368
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- EM ELECTRIC METER
- SL STREET LIGHT
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

- WOOD FENCE WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
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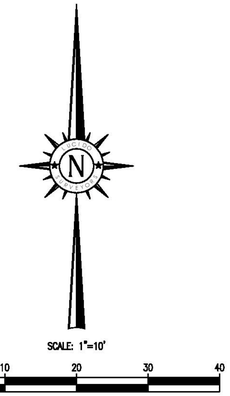
- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- Attachment 3 R REDWOOD
- T TREE

- +49.9 SPOT ELEVATION



MONTEREY STREET
(A 50 FOOT WIDE CITY STREET)

PROJECT BENCHMARK
MAG NAIL & WASHER
ELEV=50.0



BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & WASHER SET IN THE PAVEMENT NEAR THE NORTHEASTERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. A CORNER RECORD IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.
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TOPOGRAPHIC SITE SURVEY

OF

LOT 13 in BLOCK 19

as shown on

VOLUME 1 OF CITIES & TOWNS AT PAGE 52

Records of Monterey County

PREPARED FOR

Teresa Rowland

BY

LUCIDO SURVEYORS
Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting
2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940
info@lucidosurveyors.com
(831) 620-5032

2

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR
No. 8368
STATE OF CALIFORNIA

SCALE: 1"=10'	PROJECT No. 2863	FEBRUARY 2022
CARMEL-BY-THE-SEA	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

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LEGEND:

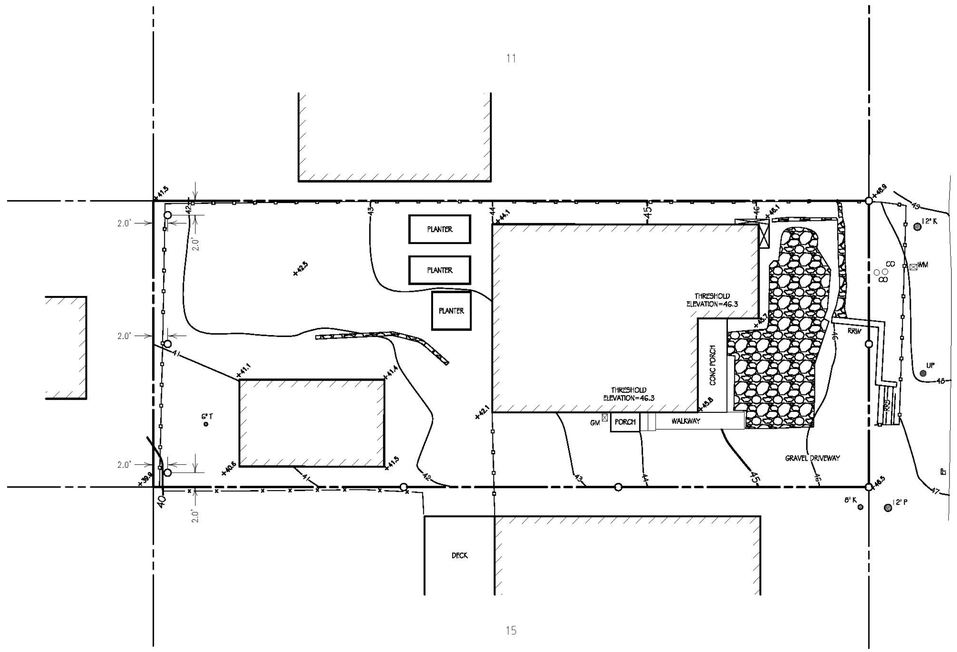
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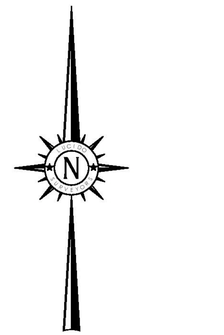
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- 12" T TREE WITH SIZE AND TYPE
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- C CYPRESS
- K OAK
- P PINE
- Attachment 3 R REDWOOD
- T TREE

- +49.9 SPOT ELEVATION





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TOPOGRAPHIC SITE SURVEY

OF

LOT 13 in BLOCK 19

as shown on

VOLUME 1 OF CITIES & TOWNS AT PAGE 52

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PREPARED FOR

Teresa Rowland



BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
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2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

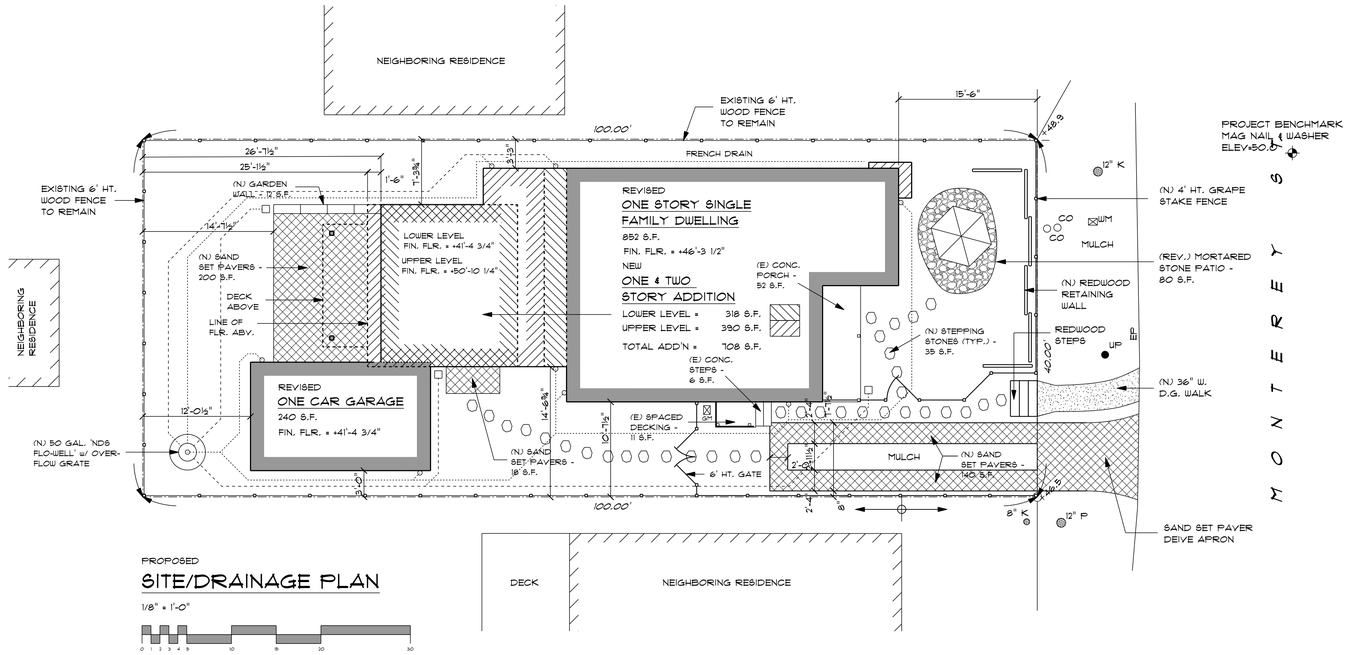
info@lucidosurveyors.com
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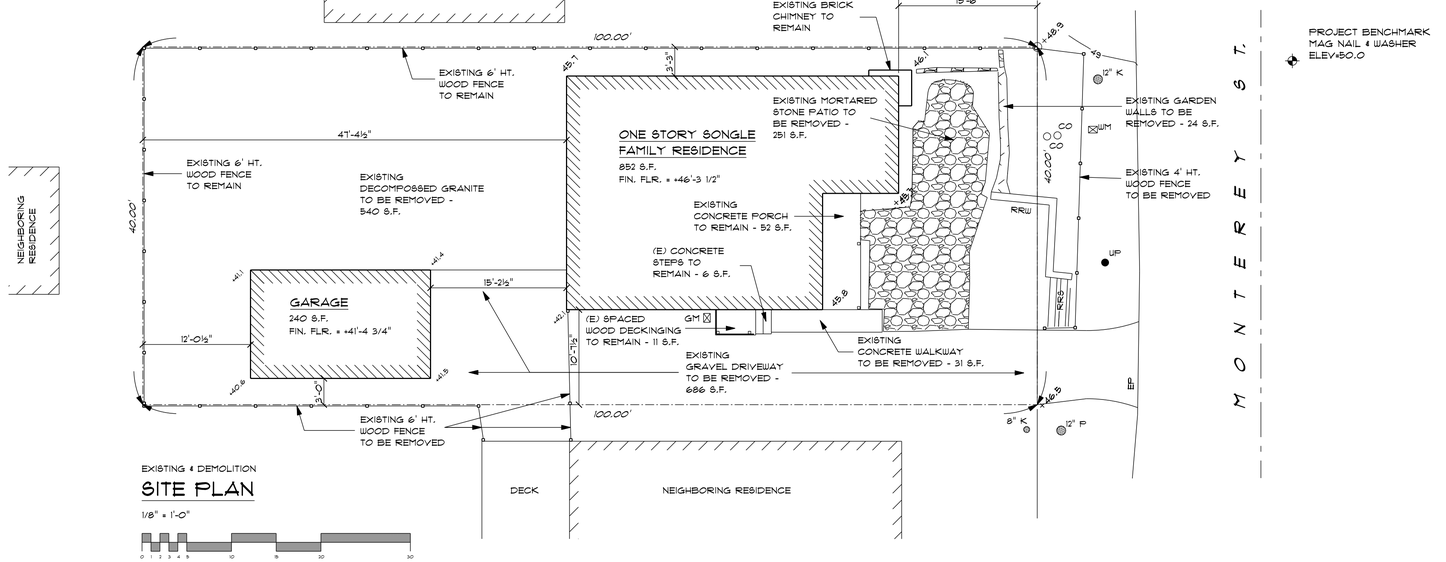
SCALE: 1"=10' | PROJECT No. 2863 | FEBRUARY 2022

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

ONE SHEET ONLY

Attachment 3





JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2511 MONTEREY, CA 93942
TEL. 831.521.7118
C19099
jsullarch@gmail.com

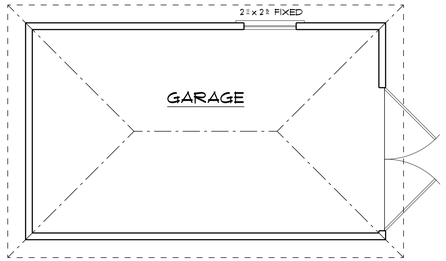
LICENSED ARCHITECT
EDWARD SULLIVAN
No. C 19099
REN. 2/31/25
STATE OF CALIFORNIA

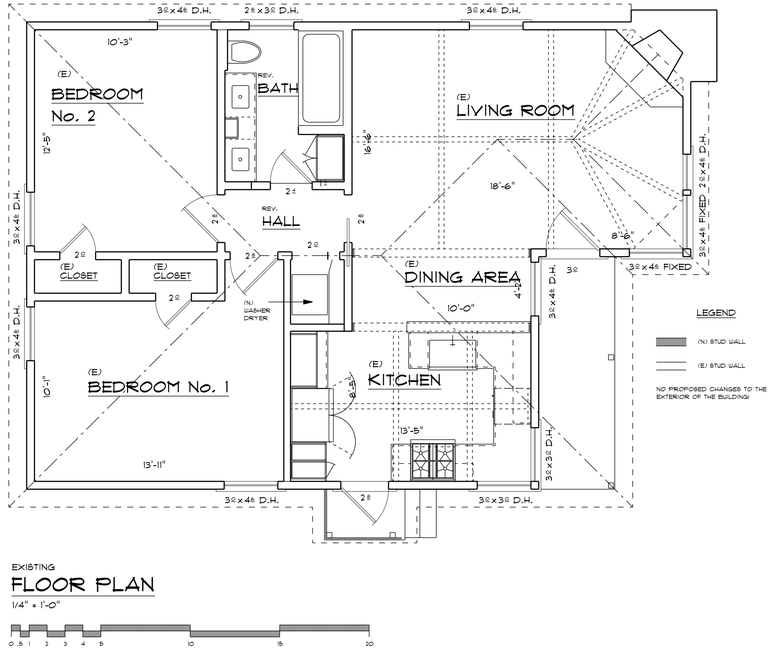
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APN 010-001-006
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923

SHEET TITLE
EXISTING/ DEMOLITION SITE PLAN AND PROPOSED SITE/DRAINAGE PLAN

ISSUE DATE
5/31/24
REVISIONS
8/22/24

SHEET NO.
3

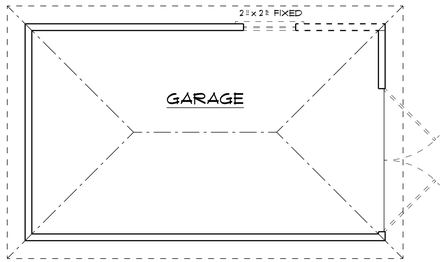


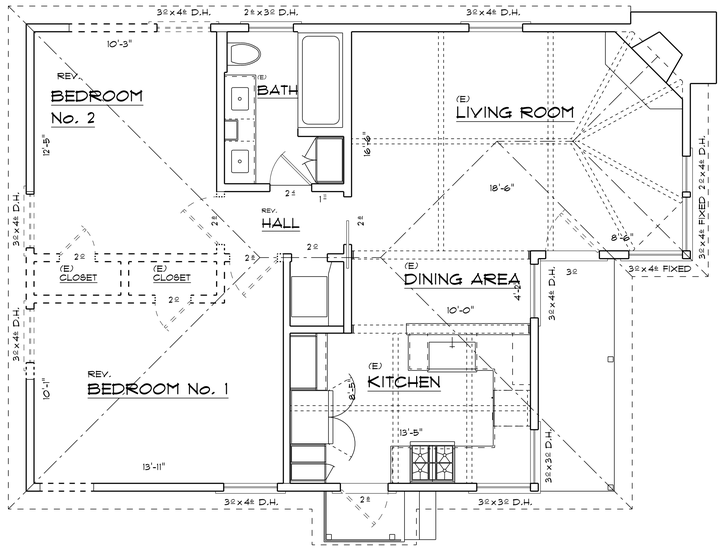


EXISTING
FLOOR PLAN
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

Attachment 3





DEMOLITION
FLOOR PLAN
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

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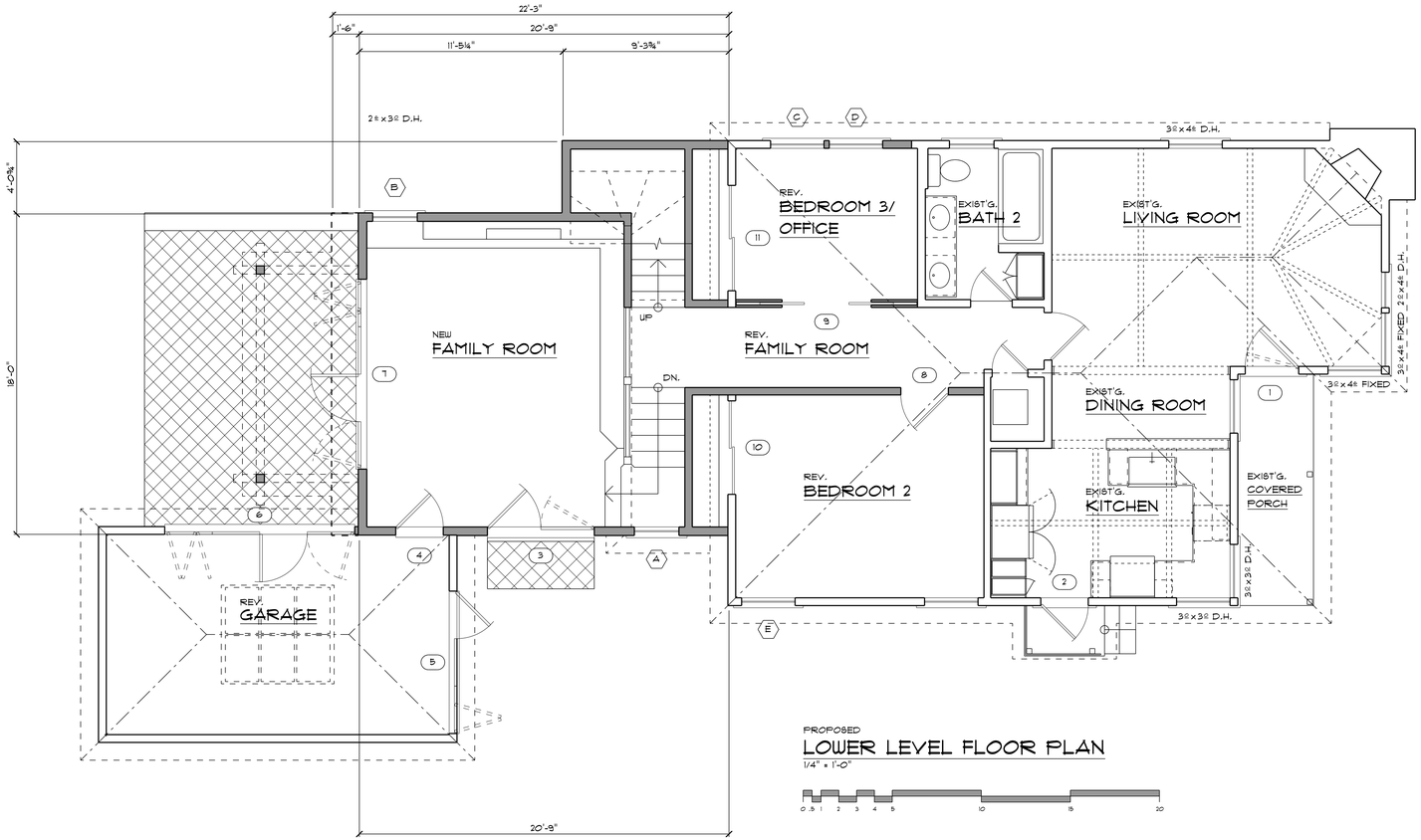
LICENSED ARCHITECT EDWARD JAMES SULLIVAN No. C 19099 REN 2/31/25 STATE OF CALIFORNIA

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STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
EXISTING & DEMOLITION FLOOR PLANS

ISSUE DATE
5/31/24
REVISIONS

SHEET NO.
4



PROPOSED

LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

Attachment 3

DOOR NOTES-

1. EXTERIOR PAINT GRADE WOOD DUTCH DOORS AS MANUFACTURED BY 'SIMPSON DOOR CO'.
2. EXTERIOR PAINT GRADE WOOD BIFOLD DOORS AS MANUFACTURED BY 'SIMPSON DOOR CO'.
3. EXTERIOR ALUMINUM CLAD WOOD BIFOLD DOORS AS MANUFACTURED BY 'SIERRA PACIFIC'.

DOOR SCHEDULE

MK.	SIZE	THK.	TYPE	MAT.	FRAME	GLAZING	HDW. GP.	REMARKS
1	3'-0" x 6'-8"	1 3/4"	1/8 DUTCH	PNT. GR. WOOD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		2 OVER 3 LITES 1 PNL. BOTTOM
2	2'-8" x 6'-8"	1 3/4"	0/8 DUTCH	PNT. GR. WOOD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		2 OVER 3 LITES 1 PNL. BOTTOM
3	6'-0" x 6'-8"	1 3/4"	1/8 PR. FRENCH	ALUM. CLAD EXT.	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA. 3 LITE TRANSOM ABV.
4	2'-8" x 6'-8"	1 3/4"	1 PNL. SWINGING	PNT.GR. WOOD	PNT.GR. WOOD	-		20 MIN. DR. w/ SELF CLOSER
5	8'-0" x 6'-8"	1 3/4"	3 PNL. 0/8 BIFOLD	PNT. GR WOOD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA.
6	10'-8" x 6'-8"	1 3/4"	4 PNL. 1/8 BIFOLD	ALUM. CLAD EXT.	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA. 3 LITE TRANSOM ABV.
7	10'-8" x 6'-8"	1 3/4"	4 PNL. 0/8 BIFOLD	ALUM. CLAD EXT.	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA.
8	2'-8" x 6'-8"	1 3/8"	1 PNL. SWINGING	PNT.GR. WOOD	PNT.GR. WOOD	-		REUSE EXISTING BEDROOM DOOR
9	5'-0" x 6'-8"	1 3/8"	1 PNL. EA. PR. POCKET SLIDERS	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
10	5'-4" x 6'-8"	1 3/8"	1 PNL. EA. PR. BI-PASS SLIDERS	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
11	6'-0" x 6'-8"	1 3/8"	1 PNL. EA. PR. BI-PASS SLIDERS	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
12	9'-0" x 6'-8"	1 3/4"	3 PNL. 0/8 BIFOLD	ALUM. CLAD EXT.	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.		3 LITES EA.
13	2'-6" x 6'-8"	1 3/8"	1 PNL. SWINGING	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
14	2'-4" x 6'-8"	1 3/8"	1 PNL. SWINGING	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS
15	6'-0" x 6'-8"	1 3/8"	1 PNL. EA. PR. BI-PASS SLIDERS	PNT.GR. WOOD	PNT.GR. WOOD	-		MATCH EXISTING INTERIOR DOORS

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P.O. BOX 2511 MONTEREY, CA 93942
TEL. 831.521.7118
C19099
jsullarch@yahoo.com

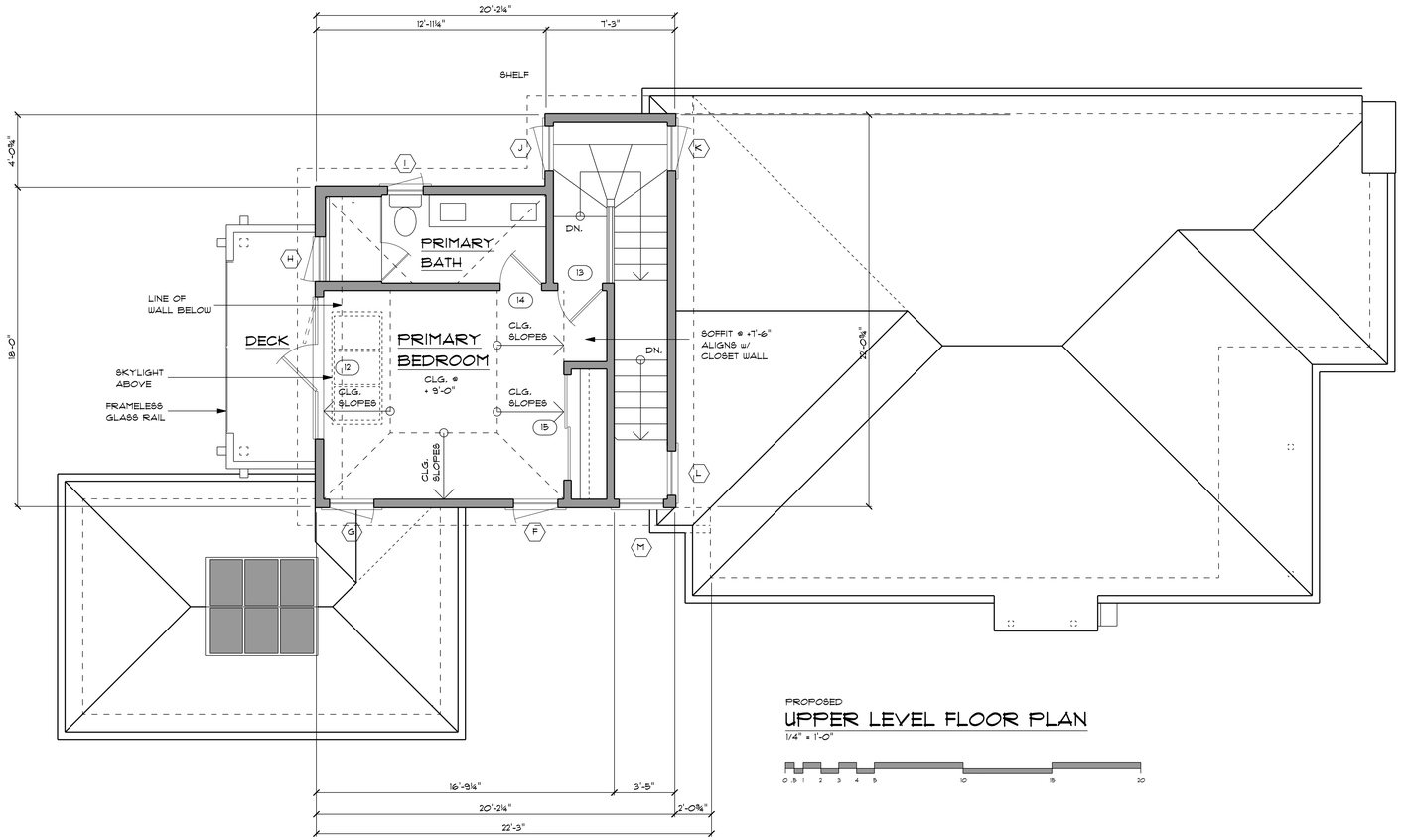
LICENSED ARCHITECT EDWARD JAMES SULLIVAN No. C 19099 REN. 2/31/25 STATE OF CALIFORNIA

ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
PROPOSED LOWER LEVEL FLOOR PLAN & DOOR SCHEDULE

ISSUE DATE
5/31/24
REVISIONS

SHEET NO.
5



PROPOSED
UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

Attachment 3

WINDOW NOTES-

1. WINDOWS ARE TO BE 'SIERRA PACIFIC' ASPEN CASEMENT CRANK OUT WINDOWS.
2. WINDOWS ARE TO BE WOOD WITH ALUMINUM CLAD EXTERIORS - EXTERIOR COLOR TO BE COLONIAL WHITE.
3. SIMULATED DIVIDED LITES TO BE 7/8" PUTTY STYLE TO MATCH THE SHAPE OF THE EXISTING WINDOWS.
4. SCREENS TO BE GENIUS CUSTOMIZABLE RETRACTABLE SCREENS.
5. SKYLIGHTS TO BE 'VELUX' MODULAR SYSTEM w/ DUAL GLAZING, ELECTRONIC ROLLER SHADES & VENTING.

WINDOW SCHEDULE

MK.	SIZE	TYPE	MAT.	FRAME	GLAZING	REMARKS
A	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE 2'-6" x 1'-6" TRANSOM ABV.
B	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE 2'-6" x 1'-6" TRANSOM ABV.
C	3'-0" x 4'-6"	DOUBLE HUNG	PNT.GR. WOOD	PNT.GR. WOOD	(E) GLASS	2 LITE EA, REUSE EXISTING WINDOW
D	3'-0" x 4'-6"	DOUBLE HUNG	PNT.GR. WOOD	PNT.GR. WOOD	(E) GLASS	2 LITE EA, REUSE EXISTING WINDOW
E	3'-0" x 4'-6"	DOUBLE HUNG	PNT.GR. WOOD	PNT.GR. WOOD	(E) GLASS	2 LITE EA, REUSE EXISTING WINDOW
F	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
G	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
H	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
I	2'-0" x 3'-0"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
J	2'-6" x 4'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	4 LITE
K	2'-6" x 2'-6"	CASEMENT	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
L	2'-6" x 2'-6"	FIXED	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
M	2'-6" x 3'-6"	FIXED	ALUM. CLAD	PNT.GR. WOOD	DBL. LAM. 1 SIDE TEMP.	2 LITES
N	2'-9" x 6'-4"	SINGLE PITCH SKYLIGHT	ALUM.	ALUM.	DBL. TEMP.	3 OPERABLE PANELS
O	5'-6" x 6'-4"	STRUCTURAL RIDGE SKYLIGHT	ALUM.	ALUM.	DBL. TEMP.	3 OPERABLE PANELS

JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2511 MONTEREY, CA 93942
TEL. 831.521.7118
C19099
jsullarch@gmail.com

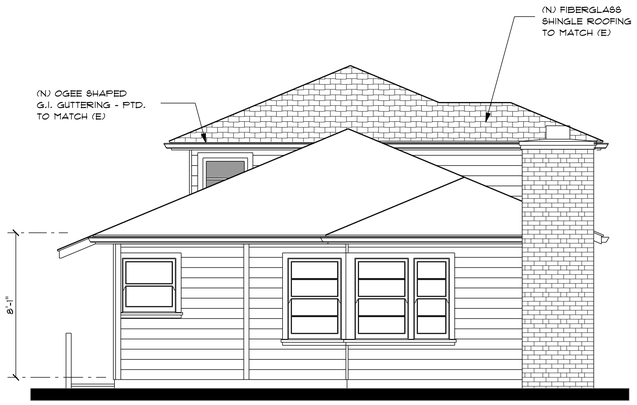
LICENSED ARCHITECT EDWARD JAMES SULLIVAN No. C 19099 REN 2/31/25 STATE OF CALIFORNIA

ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
PROPOSED UPPER LEVEL FLOOR PLAN & WINDOW SCHEDULE

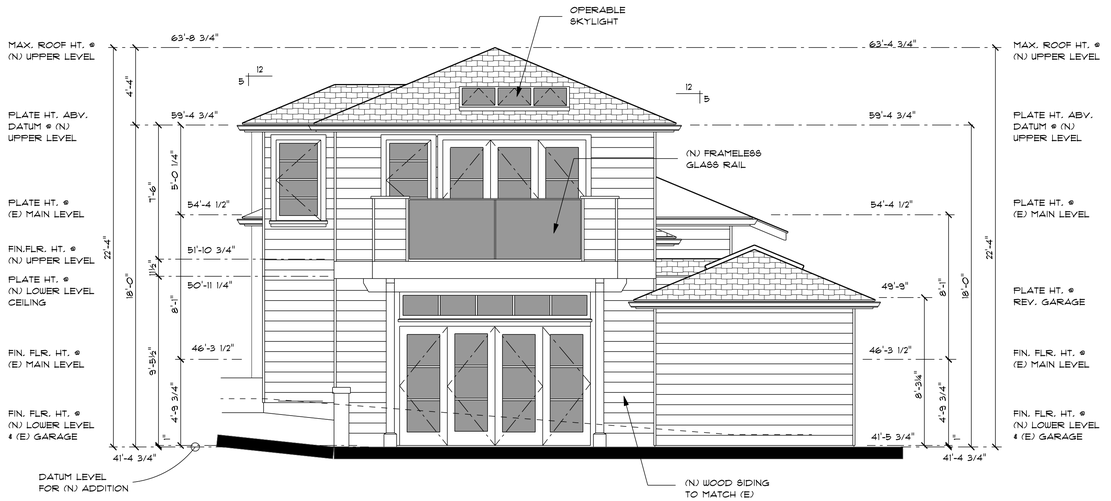
ISSUE DATE
5/31/24
REVISIONS
8/22/24

SHEET NO.
6



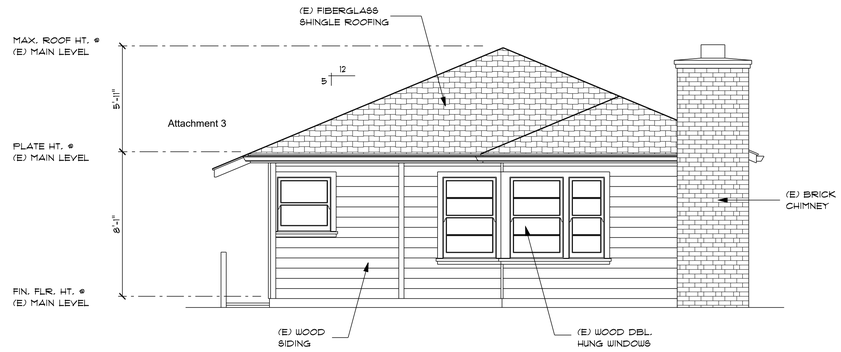
PROPOSED
EAST ELEVATION
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20



PROPOSED
WEST ELEVATION
1/4" = 1'-0"

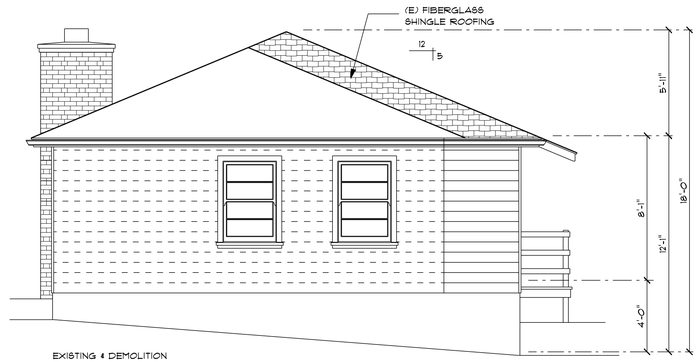
0 .5 1 2 3 4 5 10 15 20



Attachment 3

EXISTING
EAST ELEVATION
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20



EXISTING & DEMOLITION
WEST ELEVATION
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2571 MONTEREY, CA 93942
TEL. 831.521.7178
C19099
jsullarch@gmail.com

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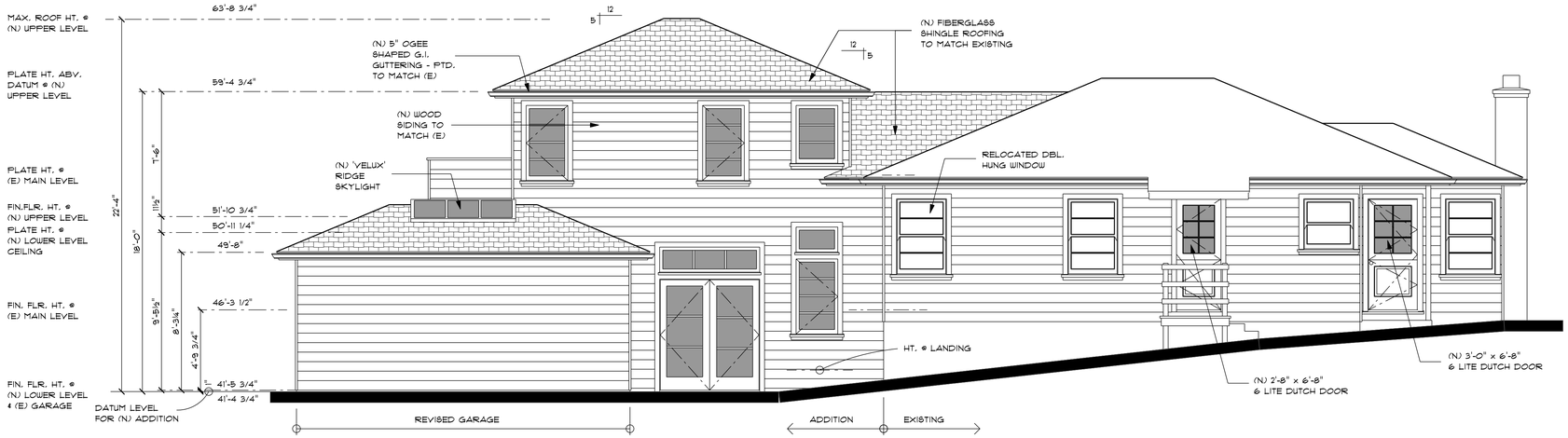
ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
EXISTING/ DEMOLITION AND PROPOSED FRONT & REAR ELEVATIONS

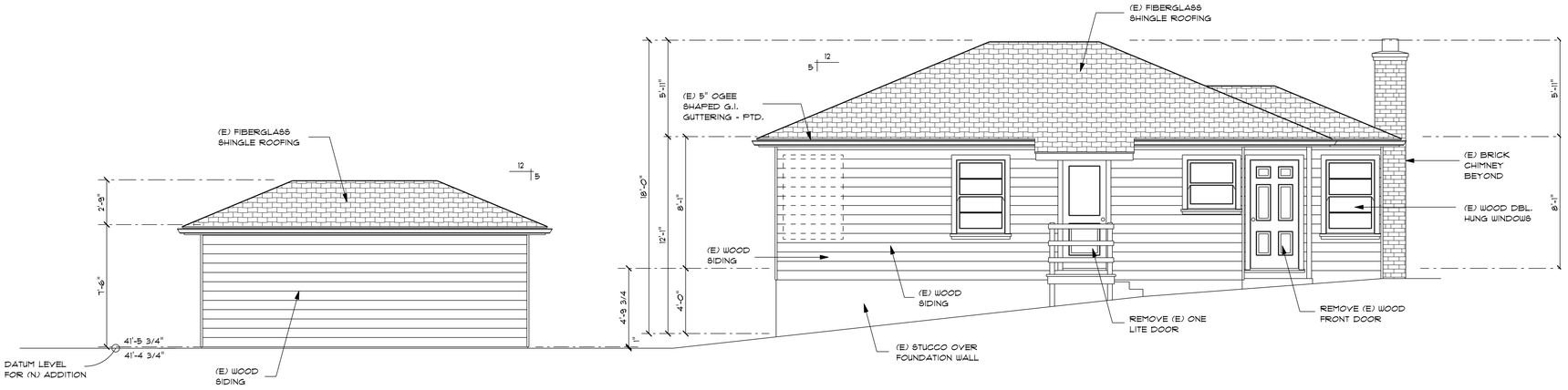
ISSUE DATE
5/31/24
REVISIONS
8/22/24

SHEET NO.
7

Attachment 3



PROPOSED
SOUTH ELEVATION
1/4" = 1'-0"



EXISTING & DEMOLITION
SOUTH ELEVATION
1/4" = 1'-0"



JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2571 MONTEREY, CA 93942
TEL. 831.521.7178
C19099
jsullarch@gmail.com

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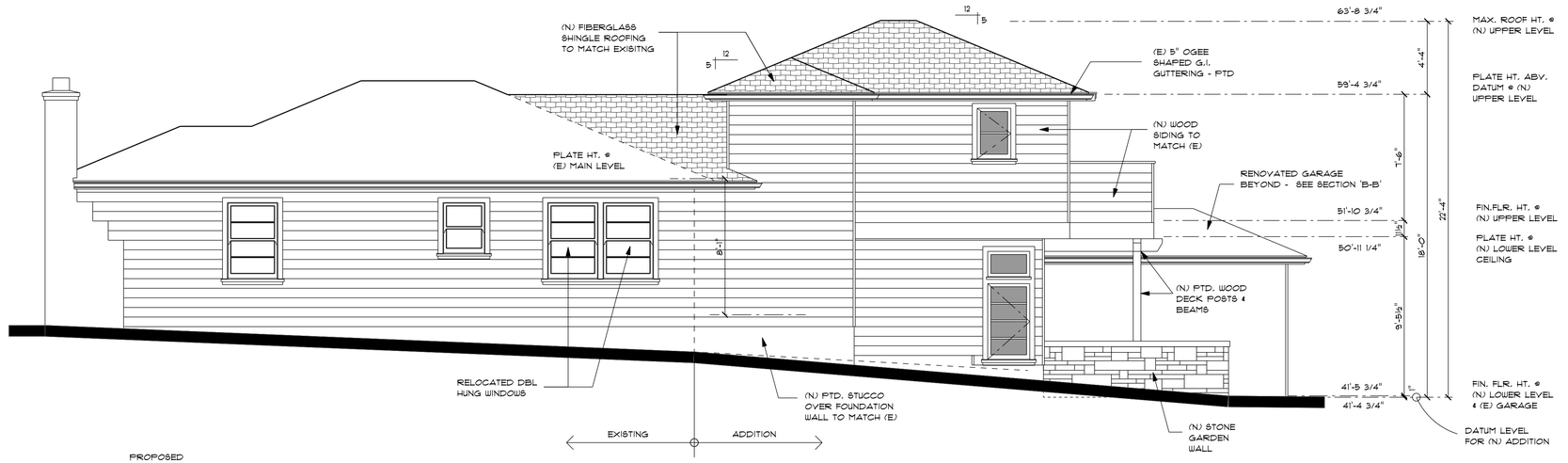
ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
EXISTING/ DEMOLITION & PROPOSED LEFT SIDE (South) ELEVATIONS

ISSUE DATE
5/31/24
REVISIONS
8/22/24

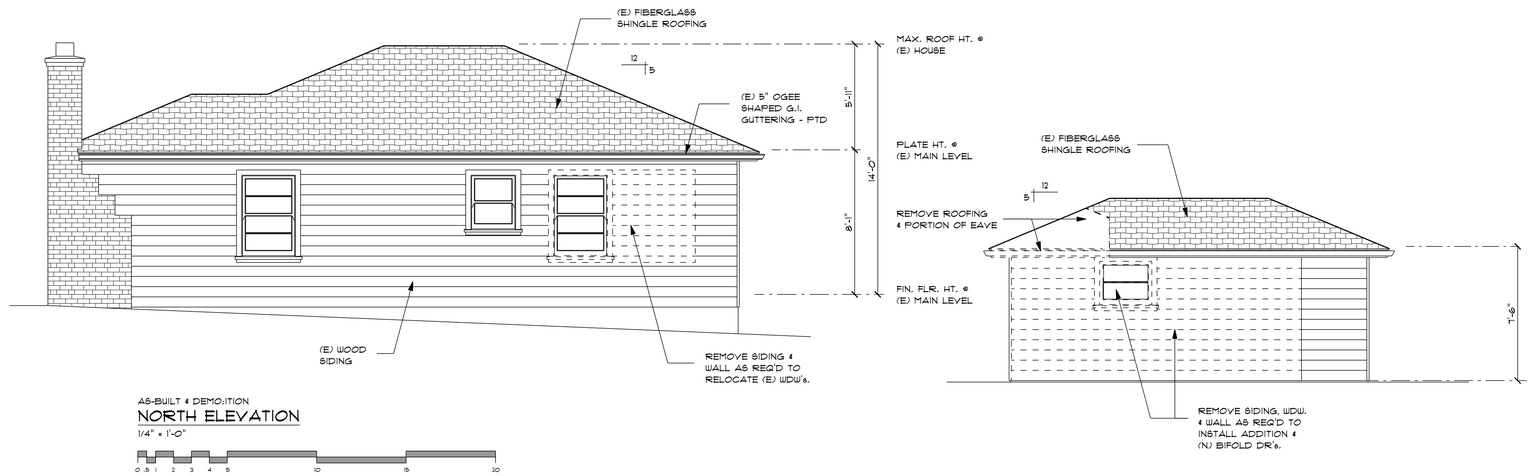
SHEET NO.
8

Attachment 3



PROPOSED
NORTH ELEVATION
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20



AS-BUILT & DEMOLITION
NORTH ELEVATION
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2571 MONTEREY, CA 93942
TEL. 831.521.7178
C19099
jsullarch@gmail.com

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APN 010-001-006

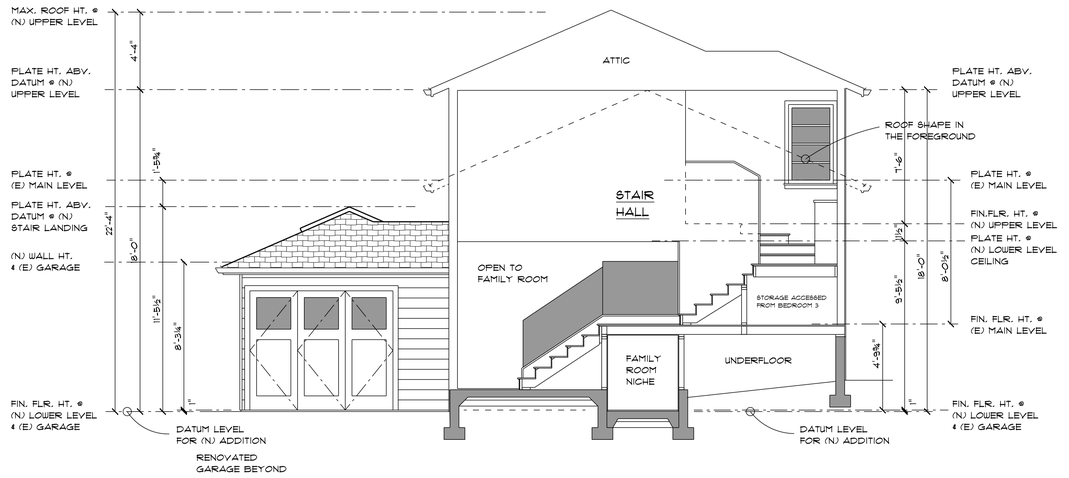
SHEET TITLE
EXISTING/ DEMOLITION & PROPOSED RIGHT SIDE (North) ELEVATIONS

ISSUE DATE
5/31/24

REVISIONS
8/22/24

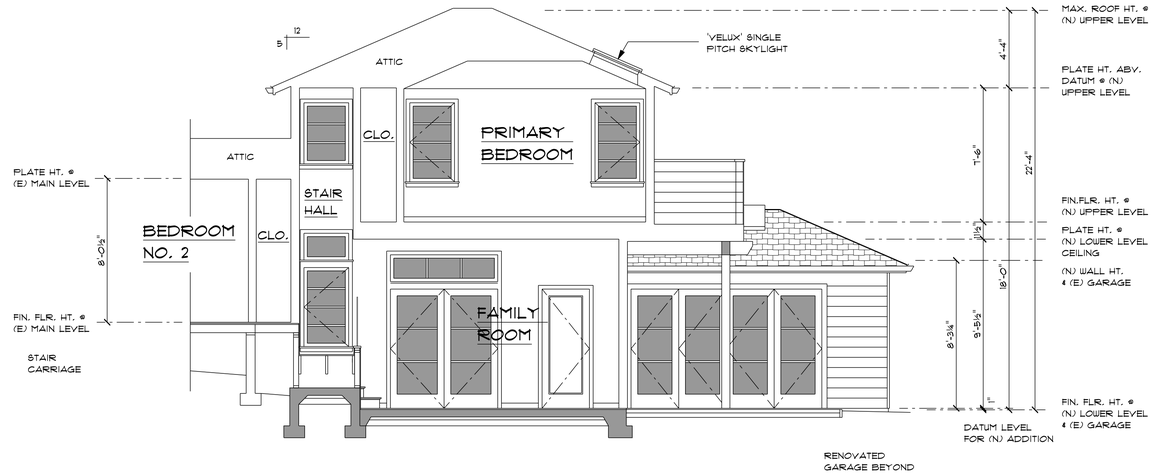
SHEET NO.
9

Attachment 3



PROPOSED
SECTION 'A-A'
1/4" = 1'-0"





PROPOSED
SECTION 'B-B'
1/4" = 1'-0"



JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2511 MONTEREY, CA 93942
TEL. 831.521.7118
C19099
jsullarch@yahoo.com

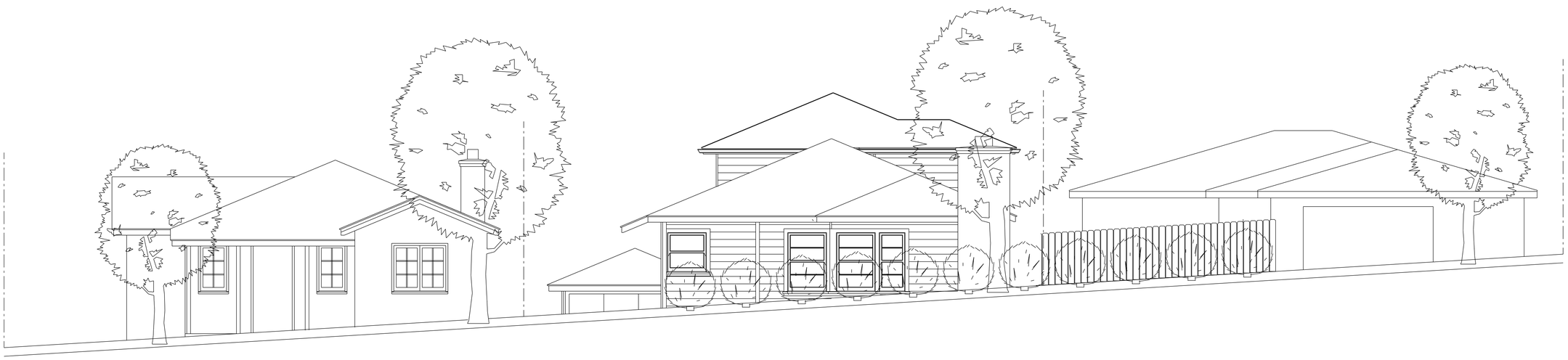
LICENSED ARCHITECT EDWARD JAMES SULLIVAN No. C 19099 REN 2/31/25 STATE OF CALIFORNIA

ADDITIONS & ALTERATION TO THE RESIDENCE OF
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APN 010-001-006

SHEET TITLE
EXISTING & PROPOSED GARAGE ELEVATIONS & SECTIONS

ISSUE DATE
5/31/24
REVISIONS
8/22/24

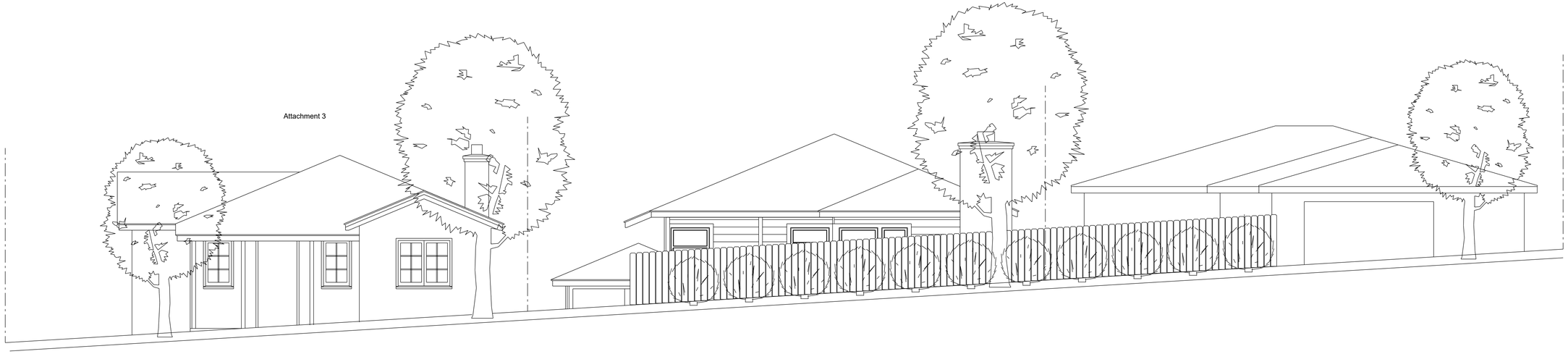
SHEET NO.
10



PROPOSED
STREETSCAPE ELEVATION
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

Attachment 3



EXISTING
STREETSCAPE ELEVATION
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2511 MONTEREY, CA 93942
TEL. 831.521.7118
C19099
jsullarch@yahoo.com

LICENSED ARCHITECT
EDWARD JAMES SULLIVAN
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REN 2/31/25
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ADDITIONS & ALTERATION TO THE RESIDENCE OF
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CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE
EXISTING
&
PROPOSED
STREETSCAPE
ELEVATIONS

ISSUE DATE
5/31/24
REVISIONS
8/22/24

SHEET NO.
11

Attachment 3

EXISTING
ROOF PLAN
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

PROPOSED
ROOF PLAN
1/4" = 1'-0"

0 .5 1 2 3 4 5 10 15 20

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P.O. BOX 2511 MONTEREY, CA 93942
TEL. 831.521.7118
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LICENSED ARCHITECT
JAMES EDWARD SULLIVAN
No. C 19099
REN 2/31/25
STATE OF CALIFORNIA

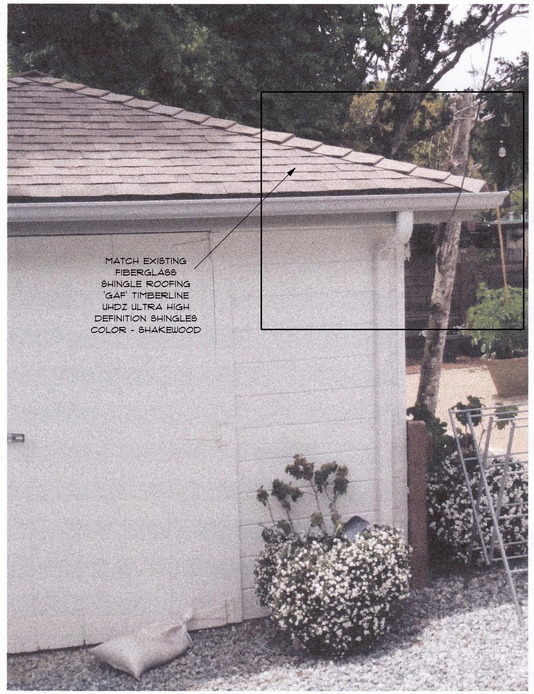
ADDITIONS & ALTERATION TO THE RESIDENCE OF
STEPHEN SMITH & TERESA ROWLAND
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CARMEL-by-the-SEA, CA 93923
APN 010-001-006

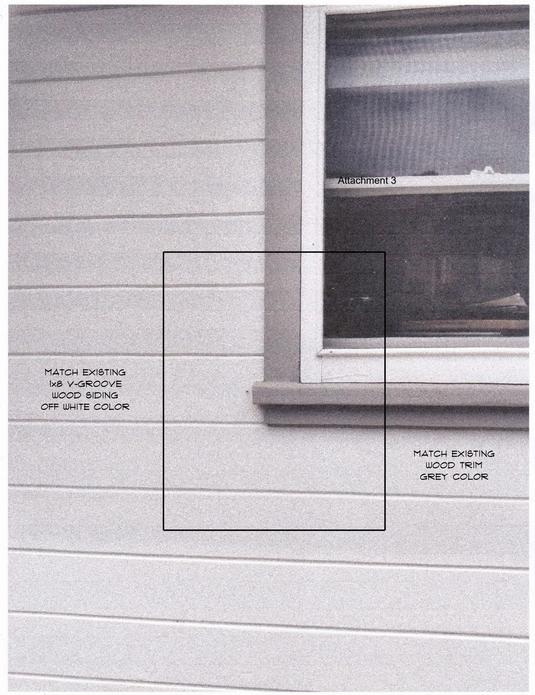
SHEET TITLE

EXISTING
&
PROPOSED
ROOF PLANS

ISSUE DATE
5/31/24
REVISIONS
8/22/24

SHEET NO.
12





5/25/24, 7:58 AM Glass Door Designs & Options | Simpson Doors

1-800-Simpson Email Us Contact Us | Careers | EZQ Search

Simpson® Door Company

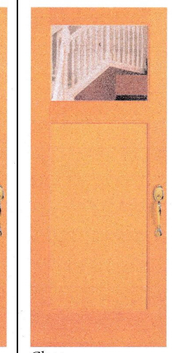
GLASS TASTE TEST

MATCH EXISTING
5" OGEE SHAPED
G.I. GUTTERS
&
2"X3" DOWNSPOUTS
OFF WHITE

DOOR SHOWN: 6811



Satin Etch (Frosted)



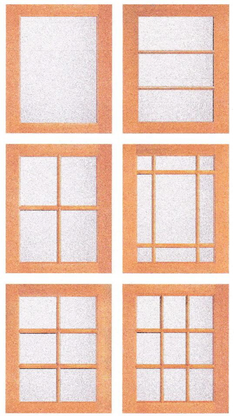
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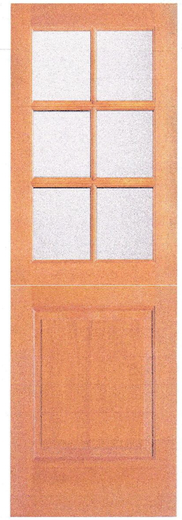
GARAGE FRONT DOORS
BY
'SIMPSON DOOR CO.

https://www.simpsondoor.com/design-tools/glass-options/ 1/3

5/25/24, 7:54 AM Design Your Dutch Door | Simpson Door Company

Step 1: Select Your Top Panel





Door Number:
37682

FRONT & SIDE
DUTCH DOORS
BY
'SIMPSON' DOOR CO.
W/
CLEAR GLASS

https://www.simpsondoor.com/design-tools/dutch-door-visualizer/ 2/4

Modular Skylights

Maximize daylighting with modular innovation

VELUX Modular Skylights (VMS) offer eight configurations to fit a multitude of commercial buildings, bringing daylight and fresh air to any space. With smart, automated control options, these modules offer integrated roller blinds and ventilation that control heat gain and glare for superior energy-efficiency.

The pretested and prefabricated modular system requires no on-site glazing, making installations three times faster for long-term watertight performance.

VMS systems

A complete modular system for fast and easy installation

The unique modular design offers multiple configurations for fast on-site installation and watertight performance. More than just daylight, these skylights offer climate control, ventilation, and shading automation for healthier, beautiful buildings.

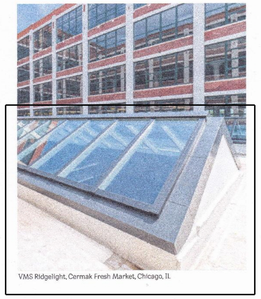


6 Commercial Daylighting

OPERABLE RIDGE
SKYLIGHT
W/
AUTO EVENING SHADES
BY
'VELUX'



VMS Ridgelight, The Leamington Hotel, Oakland, CA



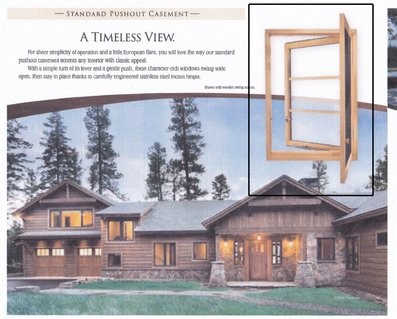
VMS Ridgelight, Cormak Fresh Market, Chicago, IL

— STANDARD PUSHOUT CASEMENT —

A TIMELESS VIEW.

For sheer simplicity of operation and a little European flare, you will love the way our standard pushout casement accents any traverse with classic appeal.

With a simple turn of its lever and a gentle push, these character-rich windows swing wide open, then stay in place thanks to carefully engineered stainless steel traxon hinges.





TAILORED FOR YOU

Whether you want rich, wood exteriors in your choice of beautiful species of wood or our thick aluminum cladding in your choice of colors and textures, our standard pushout casements will add accent to your design.

HARDWARE FINISHES

TWO BEAUTIFUL SCREEN OPTIONS

Choose Sierra Pacific's two equally impressive screens choices - a historical hinged version or our familiar® removable screen.

SPECIAL HINGES STAY PUT

Engineered friction hinges with a turnstile locking mechanism allowes the age-old problem of pushout windows that "drift" shut in a strong wind. These improved stainless steel hinges stay where you set them.

EXTERIOR TRIM

Design & Art page 27
Sizes 13" Wide

CLAD CASEMENT WINDOWS
BY
'SIERRA PACIFIC' WINDOWS
COLONIAL WHITE

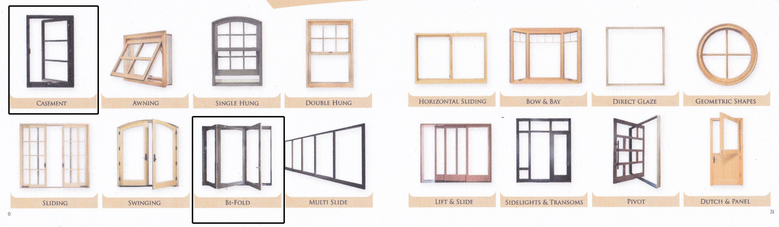
OPERATING STYLES

DESIGNED TO FIT EVERY VISION.

Sierra Pacific windows and doors come in a wide selection of operating styles. And the choices don't end there.

You also get to select wood type, hardware style and finish, cladding color and texture, glazing preference, grilles, screens and even more finishing touches. No matter what you choose, you get the superior performance only Sierra Pacific can deliver.





CLAD BIFOLD DOORS
BY
'SIERRA PACIFIC' WINDOWS
COLONIAL WHITE

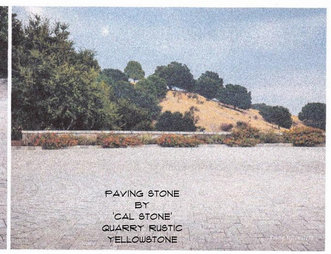
PAVING STONE

QUARRY STONE

Scan for product information

PAVER / 60MM





PAVING STONE
BY
'CAL STONE'
QUARRY RUSTIC
YELLOWSTONE

*Charcoal only available in 6 x 9



DURAFUSION™
See page 13

9 x 12 | 9 x 9 | 6 x 9 | 9 x 12 | 9 x 9 | 6 x 9 | 6 x 6

JIM SULLIVAN ~ ARCHITECT
P.O. BOX 2571 MONTEREY, CA 93942
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C19099
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REN 2/31/25
STATE OF CALIFORNIA

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STEPHEN SMITH & TERESA ROWLAND
4910 MONTEREY ST.
CARMEL-by-the-SEA, CA 93923
APN 010-001-006

SHEET TITLE

FINISH
MATERIALS

ISSUE DATE
5/31/24
REVISIONS
8/22/24

SHEET NO.
13

DS 24175 (Rowland Smith)
Planning Commission Concept Hearing
September 11, 2024



4910 Monterey Street, view looking west.



Proposed rear split-level addition, view from Monterey Street looking northwest.

DS 24175 (Rowland Smith)
Planning Commission Concept Hearing
September 11, 2024



Proposed rear split-level addition, view from Monterey Street looking southwest.



Proposed split-level rear addition, view from subject property driveway looking northwest.

DS 24175 (Rowland Smith)
Planning Commission Concept Hearing
September 11, 2024



View from subject property looking east. Note rainbow flags demarcate the deck railing, and the pink ribbon on the poles indicates the walking surface level.

DS 24175 (Rowland Smith)
Planning Commission Concept Hearing
September 11, 2024



Proposed split-level rear addition, looking southeast from subject property back yard. Note rainbow flags demarcate the deck railing, and the pink ribbon on the poles indicates the walking surface level.

DS 24175 (Rowland Smith)
Planning Commission Concept Hearing
September 11, 2024



View looking northeast from subject property back yard. Note proposed deck is not shown in this picture.



View of existing detached garage, which will be converted to an attached garage with internal connection to house. Note proposed deck is not shown in this picture.

GAF Timberline® UHDZ™
Ultra High Definition® Shingles



Millions of families have found shelter under a beautiful, durable, Timberline® roof. Now, Timberline® UHDZ™ shingles offer a combination of beauty and benefits that goes beyond any Timberline® shingles available before.

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We protect what matters most™



Your roof is a promise, an investment, and beyond

Choosing a roof for your home means making a promise of shelter. An investment in security. And setting high expectations for beauty and durability.

Once you've set your expectations, choosing a Timberline® UHDZ™ roof is a great way to go beyond.

It's our only shingle to offer the Dual Shadow Line for sunset shadows all day long. And it comes with a 30-year StainGuard Plus PRO™ limited warranty against blue-green algae discoloration.

And that's just the beginning.

[1] 30-year StainGuard Plus PRO™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus PRO™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

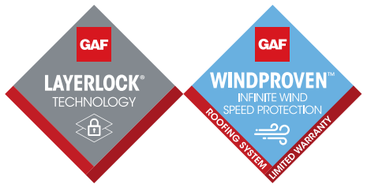
It's a shingle that helps your roofer do their best work

LayerLock® Technology strengthens the bond between layers of your Timberline® UHDZ™ Shingles. To help your roofer give you the best possible installation. And to help you rest easy when the wind is howling outside.

Here's how it works:

The strength added by LayerLock® Technology allowed GAF to create the StrikeZone® nailing area — the industry's widest nail zone — which offered 99.9% nailing accuracy in our test.[1]

LayerLock® Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline® UHDZ™ Shingles are eligible for the WindProven™ limited wind warranty when installed with the required combination of four qualifying GAF Accessories.[2]



[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[2] 15-year WindProven™ limited wind warranty on Timberline® UHDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.





It’s sunset shadows all day long

The angle of a sunset creates a unique touch of shadow that adds definition and depth to everything it touches. Including your shingles. In fact, it can take your beautiful home and make it breathtaking.

Imagine that moment lasting all day. That’s what we’ve done with our exclusive Dual Shadow Line, only available on Timberline® UHDZ™ Shingles.

Dual Shadow Line adds depth so exceptional, it takes your home’s curb appeal to even greater heights. The impact is unmistakable.

GAF DUAL SHADOW LINE

It's strong protection against algae stains

GAF Time-Release Algae-Fighting Technology delivers algae-fighting power in a whole new way. Specially engineered capsules are infused with thousands of copper microsites, which release copper steadily over time, for long-lasting algae-fighting power.

Timberline® UHDZ™ Shingles feature 10% more GAF Time-Release Algae-Fighting Technology than even our best-selling Timberline® HDZ™ shingles, for protection so strong it allows GAF to offer a 30-year StainGuard Plus PRO™ Algae Protection Limited Warranty against blue-green algae discoloration.[1]

More Time-Release Algae-Fighting power. More protection for the beauty of those Dual Shadow Lines.



[1] 30-year StainGuard Plus PRO™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus PRO™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

Pewter Gray

Pewter Gray can add dramatic counterpoint to contemporary exterior color palettes, as well as to stucco or brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Charcoal

Charcoal is the most neutral of shades, and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Slate

A cool gray with a beautiful green undertone, Slate coordinates well with both grays and greens, as well as with white, cream, and ivory exteriors.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Barkwood

The neutral brown Barkwood emulates wood and coordinates well with warm colors like beige, taupe, cream, gold, and yellow.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Shakewood

An appealing blend of browns, tans, and gold, warm radiant Shakewood pairs equally well with neutral beige and clay tones, as well as deeper jewel tones.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



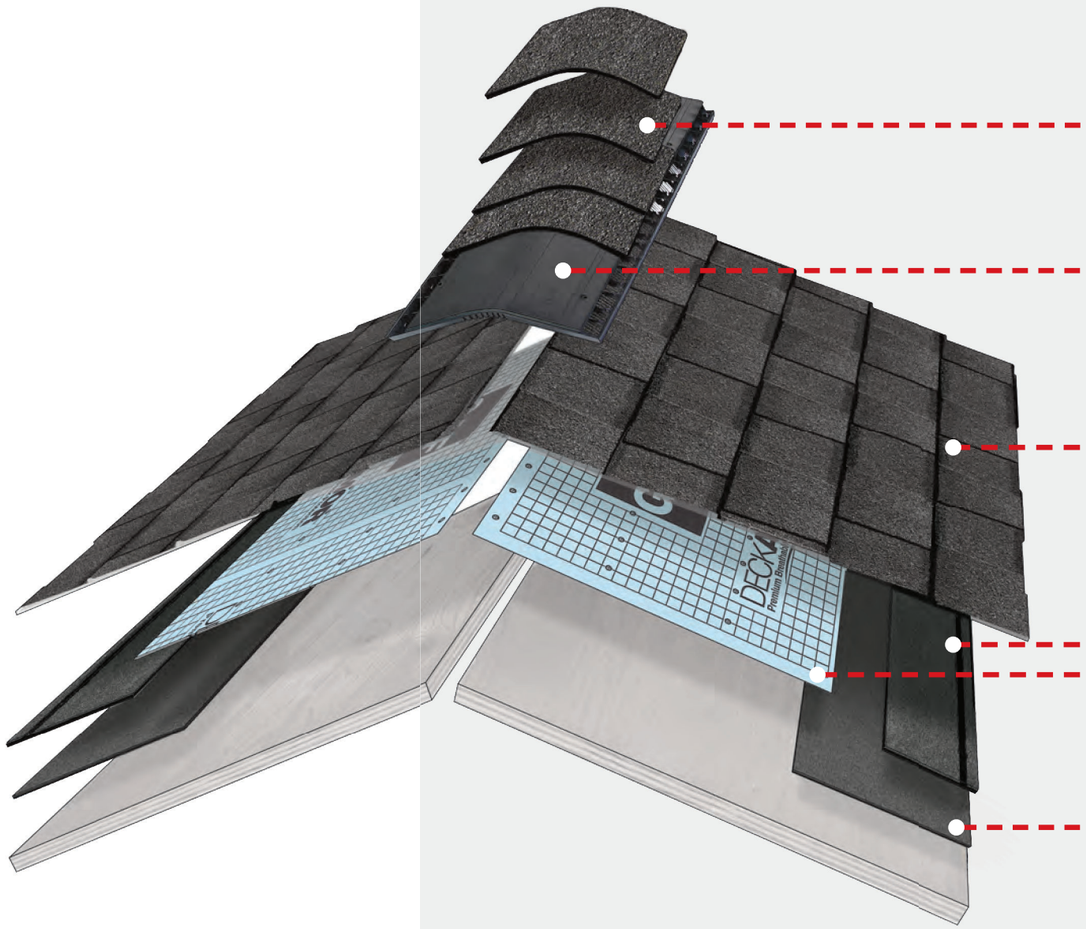
It's a system, built to protect

A Timberline® UHDZ™ roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF Accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline® UHDZ™ Shingles eligible for the WindProven™ limited wind warranty.[1]

Visit **gaf.com/LRS** for qualifying GAF products.

[1] 15-year WindProven™ limited wind warranty on Timberline® UHDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.



The GAF Lifetime† Roofing System

6 **Ridge Cap Shingles**
The finishing touch that helps defend against leaks at the hips and ridges

5 **Cobra® Attic Ventilation**
Helps reduce attic moisture and heat

4 **Lifetime Shingles†**
Beautify and protect for years to come

3 **Starter Strip Shingles**
Helps guard against shingle blow-offs

2 **Roof Deck Protection**
Helps shield the roof deck from moisture infiltration

1 **Leak Barrier**
Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime† Shingle and at least 3 qualifying GAF Accessories and get a Lifetime† limited warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor[2] about enhanced GAF warranties.

GAF LIFETIME† LIMITED WARRANTY TERM

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty,* see the *GAF Shingle & Accessory Limited Warranty.* Visit gaf.com/LRS for qualifying GAF products.

[1] Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Community Planning & Building Director
SUBJECT:	**DS 23-249 (1540MescalSt, LLC):** Consideration of a Concept Design Study, DS 23-249 (1540MescalSt, LLC), for the demolition of a one-story single-family residence and detached accessory building and the construction of a 1,703-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements. The residence is located on Junipero Avenue 3 northeast of 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-073-005-000.

Application: DS 23-249 (1540MescalSt, LLC) **APN:** 010-073-005-000

Block: 128 **Lot:** 2

Location: Junipero Avenue 3 northeast of 12th Avenue

Applicant: Claudio Ortiz Design Group, Inc. **Property Owner:** Jiaxiang Zhang and Yuanyuan Ding and Rongrong Liao

Executive Summary:

The applicant is proposing to demolish an existing single-family residence, and construct a new two-story single-family residence, and make associated site improvements on a 4,000-square-foot lot. The property was found ineligible for the historic inventory and three trees are proposed to be removed.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the Concept Design Study for the demolition of a one-story single-family residence and detached accessory building and construction of a 1,703-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements located on Junipero Avenue 3 Northeast of 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-073-005-000.

Background and Project Description:

The 837-square-foot single-story home, The George Lips House, was constructed in 1947 and has undergone several alterations and additions over the years. The Lips House is located on a 4,000-square-foot lot with steep slopes (greater than 30%) on 927-square-feet of the lot. The home has horizontal wood siding and a flat composite roof. The property was reviewed for historical significance in 2021 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2026.

The applicant is proposing to demolish the existing home and accessory structure and construct a new two-story single-family residence. The new home is proposed to be two stories, building down with the slope of the hill. New windows and doors will be aluminum-clad wood with muntins. The proposed siding will be cement plaster painted white using Benjamin Moore's Balboa Mist. The roofing will be Barrel Clay Tile. One tree on the property and two in the right-of-way are proposed for removal.

At the time of writing this report, the adjacent neighbor to the North has expressed concerns about privacy impacts. They are concerned that one of the proposed balconies will be overlooking their primary bedroom, space at the rear of the house, and sun room. Additionally, they would like to talk to the Planning Commission during site visits to show the privacy concerns.

Staff Analysis:

Buildable Area: *A steep slope area is defined as: a continuous portion of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent. For the purposes of calculating allowable building volume and floor area, the buildable area of a lot shall be the lot area, minus any steep slope areas (CMC 17.06.020.D).*

The 4,000-square-foot lot has steep slope areas (greater than 30%) covering 927-square-feet of the lot. The buildable area of the lot results in 3,073-square-feet, making the maximum allowable floor area 1,382.9-square-feet, or 45% of the buildable lot area. Therefore, the project conforms to the requirements for buildable area.

The following is an analysis of the project's consistency with the Residential Design Guidelines.

Forest Character: *Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees, protecting the root systems of all trees to be preserved, and maintaining a forested image on the site.*

Staff Response: The City Forester identified seven (7) trees on, or adjacent to, the project site during the preliminary site assessment, including one (1) Eucalyptus, one (1) Japanese Maple, and five (5) Coast live oaks (Attachment 3). All trees have been rated 'significant' except for the Japanese Maple (Tree No. 6) which is proposed to be removed. The landscape plan for the project includes the 6' tree protection zone for significant streets. The City Forester is requiring the planting of three upper canopy trees because the property does not meet the recommended tree density of three upper-canopy trees and one lower-canopy tree. Per the City Forester's requirements, the applicant is proposing to plant four Pine trees on the North portion of the lot. This satisfies the forester's requirement to add three upper-canopy trees.

Topography: *Residential Design Guidelines 3.1 through 3.5 encourage maintaining the natural topographic character of Carmel; encourage site development that preserves natural slopes, avoids significant exposed cuts or fills and protects trees; promote grading designs that will retain water on site, enhance percolation into soils, and minimize runoff onto adjacent properties; promote the use of natural*

slopes and stepped floor plans in building design so that houses hug the land.

Staff Response: The proposed project maintains the natural topography of the lot by building living space below grade. 927-square-feet of the lot has a slope of 30% or greater. The applicant is not proposing to develop or grade the sloped section of the lot. The proposed two-story residence uses the basement bonus floor area to counteract the loss in floor area from the steep slope areas of the lot. The design guidelines encourage the use of basements to avoid projects with larger, more spread out footprint. Further, it encourages the use of stepped floor plans that hug the land. The proposed design builds with the slope with grading for the basement to minimize massing/bulk.

Privacy and Views: *Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities of natural features.*

Staff Response: Staff has heard from one neighbor with concerns regarding privacy and views –the neighbor to the north. They are concerned that one of the proposed balconies will be overlooking their master bedroom, space at the rear of the house, and sun room. The subject property to setback 22' from the North property line whereas the existing residence is setback 20'. The proposed patio on the North side of the property maintains approximately the same finished floor level as the existing residence, the patio is proposed to project out from the building 3' and function as a circulation element connecting a side door to the front yard. The proposed project does have more windows on the north elevation, however the setback and existing vegetative screening appear to diminish any privacy concerns.

The project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access.

Parking and Access: *Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that do not dominate the design of the house or site, minimizing the amount of paved surface for a driveway, positioning garages to maximize open space, views, and privacy, and minimizing visual impacts.*

Staff Response: The applicant proposes to construct a 200-square-foot attached garage. The driveway would be 7'-4" wide and 15'-2" long and contain two permeable paver tire strips. The project meets the objectives of parking and access.

Mass and Bulk: *Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby, minimize the mass of a building as seen from the public way or adjacent properties, and relate to a human scale in its basic forms.*

Staff Response: The northwestern portion of the lot maintains an average slope of greater than 30% and therefore is considered unbuildable area. As such, the proposed structure is setback 22'-2" from the northern property line. The lot to the south contains a single-story residence. The proposed new structure is two stories, but builds down with the slope so it appears to be a single story from the street. The new structure's mass is in scale with the adjacent properties and surrounding neighborhood.

The highest ridge height has increased from 14'-3.6" to 22'-10.8" (+8.6"). The maximum allowed ridge height is 24'. The first-floor plate height is 8'-11" and the second-floor plate height is 9' (total 17'-11"), while the existing plate height is 9'. The maximum allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be 6'-8" feet tall. The largest windows on the North and East elevations are

5’ to 5’-4” tall with divided lights, and the remaining windows are between 1’07” and 3’-8”. All of the windows contain divisions and are human-scaled.

Building and Roof Form: *Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms, using restraint with variations in building planes, using simple roof forms that are proportionate to the scale of the building, and roof eave lines that are low in scale.*

Staff Response: The building will have three front facing gables; two for the main residences and one for the garage. All roofs are pitched at 5:12 throughout. There is one section of flat roof above the entry to the property. There are four total ridges for the proposed property with lower ridges on the subordinate sections.

The design guidelines encourage properties have a primary volume with secondary volumes appearing attached to the primary form. The subject property has lower ridges on the secondary volumes of the main house and the garage. Additionally, the guidelines encourage changing roof heights to help break up the massing while keeping the roof form simple overall. The proposed project maintains the same roof slopes and directions of gables while breaking up the massing by having changing roof heights.

Eaves are 18 inches at the sides of the property and 8 inches at the front and rear of the property. Gutters are proposed to be galvanized metal. The project meets the objectives of building and roof form.

Other Project Components:

Staff recommends, pursuant to CEQA regulations, that the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted during the Final Details hearing.

Attachment 1 - Resolution
Attachment 2 – Data Table
Attachment 3 - Project Plans
Attachment 4 – Neighbor Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF AN EXISTING 837-SQUARE-FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 1703-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED ON JUNIPERO AVENUE 3 NORTHEAST OF 12TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-073-005.

WHEREAS, on August 10, 2023, Claudio Ortiz Design Group Inc. ("Applicant") submitted an application on behalf of Jiaxiang Zhang and Yuanyuan Ding and Rongrong Liao ("Owners") requesting approval of Track 2 Design Study application DS 23-249 (1540MescalSt, LLC) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Junipero Avenue 3 Northeast of 12th Avenue in the Single-Family Residential (R-1) District (Block 128, Lot 2); and

WHEREAS, the Applicant proposes to demolish an existing 837-square-foot one-story single-family residence and detached accessory building and construct a 1,703-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements; and

WHEREAS, on September 20, 2021, the Department of Planning and Building determined that the property located at Junipero Avenue 3 Northeast of 12th Avenue does not constitute a historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources;

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040.B (Residential Track Two Design Study), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required) and will be considered at the Final Details hearing; and

WHEREAS, on August 30, 2024, a notice of public hearing was published in the Carmel Pine Cone for the September 11, 2024, Planning Commission meeting in compliance with State law

(California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 1, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before September 6, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Concept Design Study:

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY

For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	

9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby ACCEPT the Concept Design Study (DS 23-249, 1540MescalSt, LLC) for the demolition of an existing 837 square foot one-story residence and construction of a 1703-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements located on Junipero Avenue 3 Northeast of 12th Avenue (APN 010-073-005-000), subject to the following Recommendations/Draft Conditions:

Conditions for Concept Acceptance	
No.	
1.	Volume Study. The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

DS 23-249 (1540MescalSt, LLC)
September 11, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,382 SF (45%) 1705.2 (With Basement Bonus)	837	1703 SF
Site Coverage	303 SF/463 SF	692.7	463 SF
Trees (Upper/Lower)	5/4	0/7	4/6
Ridge Height (1st/2nd)	18'/24'	14'-3.6"	22'-10.8"
Plate Height (1st/2nd)	12'/18'	9'	8'-11"/17'-11"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	15'-6"	15'-2"
Composite Side Yard	10' (25%)	25'-2"	25'-8"
Side Yard	3'	20'-4" north 4'-10" south	22'-2" north 3'-6" south
Rear	15'/3'**	19'-7"	11'-9"

*Includes 100 square foot basement bonus.
**The rear setback is three feet for those portions of structures less than 15 feet in height.

1540MESCALST LLC

New Single Family Residence
Carmel , California
A.P.N. 010-073-005-000



FRONT PERSPECTIVE VIEW 02



FRONT PERSPECTIVE VIEW 01



REAR PERSPECTIVE VIEW 03

SHEET INDEX

ARCHITECTURAL

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HEIGHT LIMITS AND SETBACKS

HEIGHT MAIN DWELLING	EXISTING	PROPOSED
ONE STORY RIDGE HEIGHT (UPPER)	106.1'	112.2'
ONE STORY PLATES HEIGHT	105.6'	N/A
LOWER LEVEL PLATES	N/A	95.8'
UPPER LEVEL PLATES	N/A	105.8'
GARAGE/CARPORT		
ONE STORY RIDGE HEIGHT	N/A	106.3'
PLATES HEIGHT	N/A	103.8"
SETBACKS MAIN DWELLING	EXISTING	PROPOSED
NORTH (SIDE)	20'-4"	22'-2"
SOUTH (SIDE)	4'-10"	3'-6"
WEST SIDE (FRONT)	15'-6"	15'-2"
EAST SIDE (REAR)	19'-7"	11'-9"

FLOOR AREA

FAR ALLOWED	1,382.9 SQ.FT.	45.0%
FAR ALLOWED WITH BONUS	1,705.2 SQ.FT.	55.5%
PROPOSED		
MAIN LEVEL	779.2 SQ.FT.	
ATTACHED GARAGE	200.0 SQ.FT.	
LOWER LEVEL	179.5 SQ.FT.	
BASEMENT (BASE FLOOR AREA)	222.3 SQ.FT.	
BASEMENT (BONUS #1)	100.0 SQ.FT.	
BASEMENT (BONUS #2)	222.3 SQ.FT.	
TOTAL FLOOR AREA:	1,703.3 SQ.FT.	55.4%

SITE COVERAGE

LAND COVERAGE ALLOWED	303.8 SQ.FT.	22.0% of F.A.R.
BONUS SITE COVERAGE	160.0 SQ.FT.	4.0% of SITE
TOTAL COVERAGE ALLOWED	463.8 SQ.FT.	15.1 %
IMPERVIOUS COVERAGE		
ENTRY PORCH	14.0 SQ.FT.	
LIGHT WELLS	55.0 SQ.FT.	
PATIO (MSTR BDRM)	71.0 SQ.FT.	
TOTAL (P) IMPERVIOUS COVERAGE	140.0 SQ.FT.	
PERVIOUS COVERAGE		
DRIVEWAY	86.0 SQ.FT	
WALKWAY	37.0 SQ.FT.	
EAST PATIO	101.0 SQ.FT.	
NORTH PATIO	63.0 SQ.FT.	
EAST BALCONY	36.0 SQ.FT.	
TOTAL (P) PERVIOUS COVERAGE	323.0 SQ.FT.	
TOTAL PROPOSED COVERAGE	463.0 SQ.FT.	15.1 %

VOLUME ANALYSIS

MAIN LEVEL PITCH	987.5 SF X 12	11,850.0 CU.FT.
LOWER LEVEL PITCH	405.1 SF X 11	4,456.1 CU.FT.
VOLUME ALLOWED		16,306.1 CU.FT.
VOLUME PROPOSED		13.435.8 CU.FT.

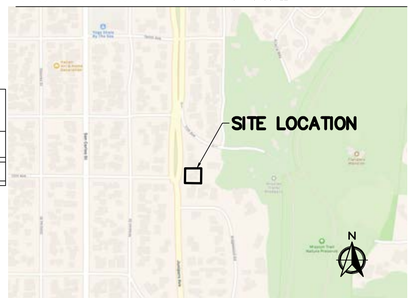
LOT SIZE	3,073.0 S.F. (4,000.0 S.F.)
30% SLOPES	927.0 S.F.
A.P.N.	010-073-005-000
LEGAL DESCRIPTION	BLOCK: 128 LOT: 2
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT: 15.0FT, N SIDE 3.0FT. S SIDE 3.0 REAR: 15.0FT
HEIGHT (MAX. ALLOWED)	24FT
STORIES: 2	

SCOPE OF WORK

1. DEVELOPMENT OF A NEW SINGLE STORY FAMILY DWELLING WITH A BASEMENT, AN ATTACHED ONE-CAR GARAGE.
2. NEW STONE PATIO, DRIVEWAY, AND WALKWAYS SET ON SAND.
3. TREE REMOVAL.
4. 30% SLOPES TOTAL 905.4 SQ.FT.
5. DEMOLITION OF AN EXISTING ONE-STORY SINGLE FAMILY DWELLING.

VICINITY MAP

NOT TO SCALE



PROJECT TEAM

DESIGN:
CLAUDIO ORTIZ DESIGN GROUP INC.
26615 CARMEL CENTER PLACE #102
CARMEL, CA. 93923
TEL. (831) 626-4146

OWNER:
JOSHUA ZHANG-DING
1150 E. MAIN ST
TURLOCK CA 953809

C3 CIVIL ENGINEERING
126 BONAFICIO PLACE, SUITE C
MONTEREY CA 93940
TEL. (831) 647-1192

STRUCTURAL ENGINEER:
WILLIAMSON CHAVEZ DESIGNS
P.O.BOX 222277
CARMEL, CA. 93922
TEL. (661) 910-3977
WILLIAMSONCHAVEZ@AOL.COM

MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD. Suite 8
CARMEL, CA. 93923
TEL. (831) 372-8328
FAX. (831) 359-4173

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVIONS:
△ 04-15-2024 PLNG

PROJECT: 1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK: 128 LOTS: 5
APN: 010-073-005
PROJECT NO. 21-02

ISSUE: 08-30-2022
03-08-2024

DRAWN BY: CO

COVER SHEET & NOTES

SCALE: 1' = 1/4"

A1.0

SITE PLAN
OF
JUNIPERO 2 SE 11TH STREET
LOT 5, BLOCK 128
VOLUME 2 CITIES & TOWNS PAGE 22
A.P.N. 010-073-005

CARMEL-BY-THE-SEA, CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF CLAUDIO ORTIZ, IN JUNE, 2021.

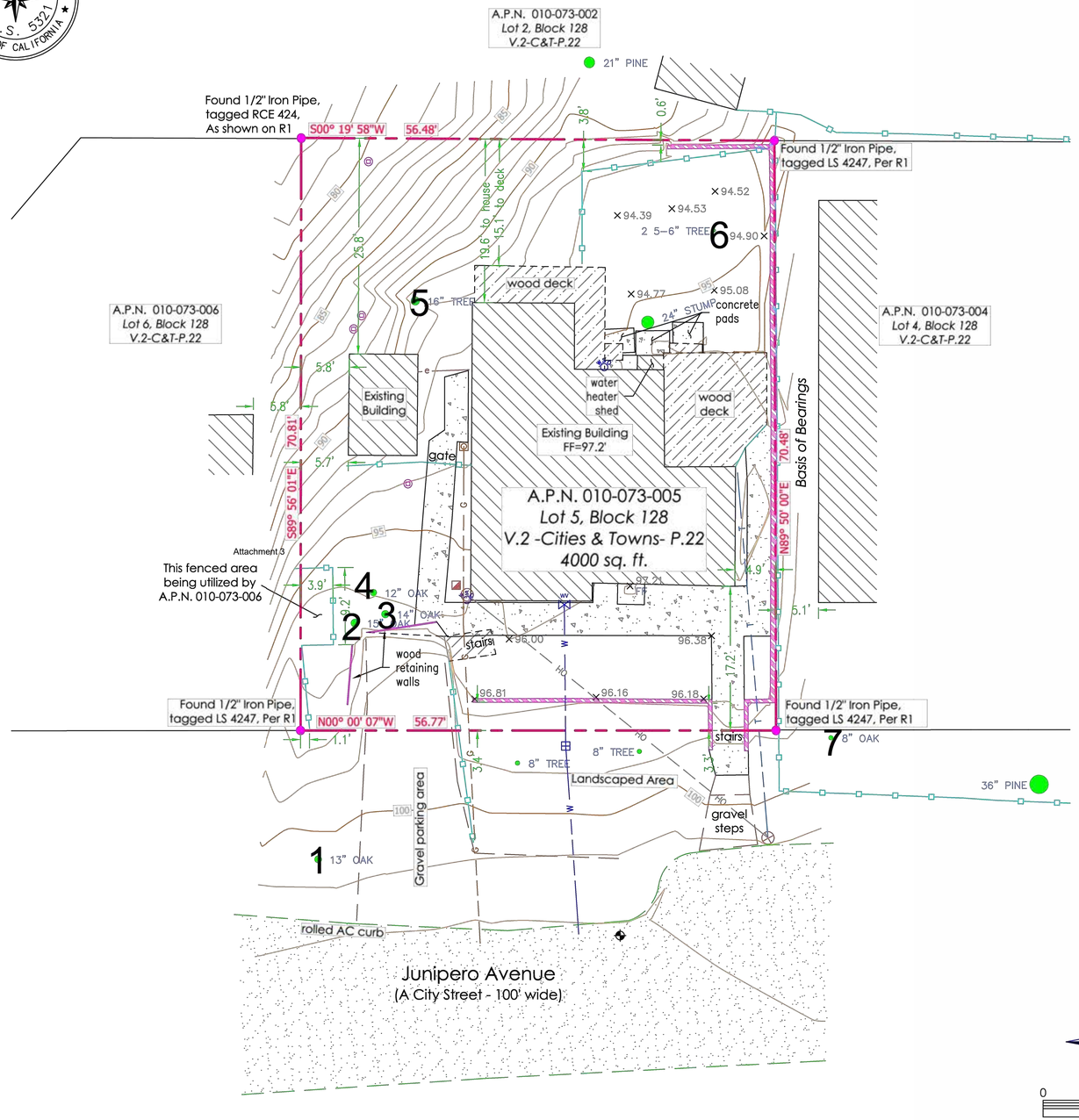
DATED 6/18/2021

LYNN A. KOVACH
P.L.S. 5321

PROFESSIONAL LAND SURVEYOR · LYNN A. KOVACH · P.L.S. 5321 · STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARING OF N 89°50' E ALONG THE SOUTH PROPERTY LINE AS SHOWN ON THE MAP RECORDED IN VOLUME 14 OF SURVEYS AT PAGE 111 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.



LEGEND

- FOUND MONUMENT, AS NOTED
- SEWER CLEANOUT
- WATER VALVE
- WATER METER
- HOSE BIB
- IRRIGATION CONTROL BOX
- ELECTRIC METER
- UTILITY POLE
- GAS METER
- CONTROL POINT
- TREE, TYPE AND DIAMETER SPECIFIED
- SPOT GRADE
- BENCHMARK
- PROPERTY LINE
- LOT LINE
- WOOD FENCE LINE
- EDGE OF GRAVEL PARKING AREA
- EDGE OF PAVEMENT
- UNDERGROUND GASLINE
- UNDERGROUND WATERLINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC & COMMUNICATION SERVICE
- BUILDING
- WOOD DECK
- CONCRETE
- CONCRETE MASONRY WALL

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. CONTOUR INTERVAL = 1'
3. HORIZONTAL AND VERTICAL COORDINATE SYSTEMS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A PK NAIL & SHINER IN AC PAVEMENT IN EAST SIDE OF JUNIPERO AVENUE IN FRONT OF RESIDENCE. ELEVATION = 102.17'
4. UNDERGROUND UTILITIES SHOWN HEREON WERE DRAFTED BASED ON UTILITY MARKINGS FOUND PAINTED ON THE GROUND SURFACE.

0 10 20 30
SCALE IN FEET

PREPARED FOR: Claudio Ortiz
SURVEYED BY: POLARIS LAND SURVEYING
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

Revision 1
SCALE: 1" = 10' VIEW: ARCH C DATE: June 18, 2021
FILE NAME: Ortiz Site.dwg JOB #21-157 Sheet 1 of 1

PROJECT:
1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK:128 LOTS:5
APN: 010-073-005
PROJECT NO.
21-02

TOPOGRAPHIC SITE SURVEY

A1.2

JUNIPERO STREET

NORTH STAIRS
CONCRETE-TO BE REMOVED,
17.0 SQ.FT.

THIS FENCED AREA
BEING UTILIZED BY
A.P.N. 010-073-006

NEIGHBORING STRUCTURE

ACCESSORY
STRUCTUR
TO BE REMOVED,
THICK SOLID LINE

MAIN DWELLING
TO BE REMOVED,
THICK SOLID LINE

EAST DECK
WOOD-TO BE REMOVED
101.2 SQ.FT.

13" OAK

15" OAK

12" OAK

14" OAK

16" TREE

S89° 56' 01"E 70.81'

100

95

20'-4"

90

85

80

(E) GAS LINE
TO REMAIN

8" TREE

56.77'

N00° 00' 07"W

15'-6"

56.48'

19'-7"

S00° 19' 58"W

(E) WATER LINE
TO REMAIN

8" TREE

Attachment 3

100

95

2 5-6" TREE

NEIGHBORING STRUCTURE

4'-10"

N89° 50' 00"E 70.48'

NEIGHBORING STRUCTURE

EXISTING WOOD FENCE
TO REMAIN

WALKWAY
CONCRETE-TO BE REMOVED
385.6 SQ.FT

TRASH STORAGE

SOUTH DECK
WOOD-TO BE REMOVED
160.2 SQ.FT.

CONCRETE STEPS
28.7 SQ.FT.

LEGEND

- STRUCTURES
- WOOD DECKS
- HARDSCAPE
- PROPERTY LINE
- WOOD FENCE
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- RETAINING WALL

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVIONS:

PROJECT:
1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK:128 LOTS:5
APN: 010-073-005
PROJECT NO.
21-02

ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

EXISTING SITE PLAN

SCALE: 1" = 1/4"

A1.2

JUNIPERO STREET

WOOD FENCE 4-FT SHEET A6.0 FOR DETAILS

6-FT TREE PROTECTION ZONE. SHOWN SHADED

MAIN DWELLING
SHOWN THICK LINE
FIN. FLR. AT 96.8'

TRASH STORAGE

NEIGHBORING STRUCTURE

NEW NORTH PATIO
WOOD DECK
63.0 SQ.FT.
PERVIOUS

EXISTING STRUCTURES SHOWN THIN-DASHED LINE TO BE REMOVED

WOOD FENCE 6-FT SEE SHEET A6.0 FOR DETAILS

30% SLOPES
SHOWN VERTICAL HATCH

EAST BALCONY
WOOD DECK
36.0 SQ.FT.
PERVIOUS

S89° 56' 01"E 70.81'

13" OAK

15" OAK

12" OAK

14" OAK

6'-0"

WALKWAY
37.0 SQ.FT.
PERVIOUS

NOTE:
EXISTING IMPROVEMENTS SHALL BE REMOVED FROM R.O.W. (CMC 12.08.125)

UTILITIES, GAS METER AND ELECTRICAL PANEL

(N) PINE

(N) CONTOUR LINES

16" TREE

(E) GAS LINE TO REMAIN

8" TREE

(E) T.O.W. ELEV. 98.0

N00° 00' 07"W 56.77'

S00° 19' 58"W 56.48'

3'-0"

22'-2"

(E) WATER LINE TO REMAIN

Attachment 3

7'-4"

15'-2"

12'-3"

2 5-6" TREE

NEW FOUNDATION RETAINING WALL

94.5

94.5

NEIGHBORING STRUCTURE

15'-0" SETBACK

3'-6"

3'-0" SETBACK

(A)

N89° 50' 00"E 70.48

(E) T.O.W. ELEV. 98.0

(E) T.O.W. ELEV. 98.0

NO EASEMENTS

NEIGHBORING STRUCTURE

EAST PATIO
101.0 SQ.FT.
PERVIOUS

A

CONC WALKWAY SHOWN DASHED TO BE REMOVED

4-FT WOOD GATE SHEET A6.0 FOR DETAILS

DRIVEWAY
86.0 SQ.FT.
PERVIOUS

ENTRY PORCH
14.0 SQ.FT.
IMPERVIOUS

LIGHT WELL
30.0 SQ.FT.
IMPERVIOUS

LIGHT WELL
25.5 SQ.FT.
IMPERVIOUS

EXISTING RETAINING WALL TO REMAIN

NEW FOUNDATION RETAINING WALL

EXISTING WOOD FENCE TO REMAIN

LEGEND

- MAIN DWELLING
- HARDSCAPE
- CANTILEVER DECK AREA
- SETBACKS
- PROPERTY LINE
- MIN. SETBACKS
- NEW 6-FOOT FENCE
- 100 NEW CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- RETAINING WALL
- 30% SLOPE AREAS

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4145
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVIONS:

PROJECT:
1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK:128 LOTS:5
APN: 010-073-005
PROJECT NO.
21-02

ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

PROPOSED SITE PLAN

SCALE: 1" = 1/4"

A1.3

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: July 2, 2021
Planner: Evan Kort
Forester: Sara Davis
Block/Lot: 128/5
APN: 010-073-005
Property Owner: 1540MESCAL ST LLC ET AL
Street Location: Junipero St, 3NE of 12th

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

Zoning District	R-1 (Single Family Residential)
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	Yes
Park Overlay	No
Beach and Riparian Overlay	No
Environmentally Sensitive Habitat Area	No
Very High Fire Hazard Severity Zone	Yes

Street and Neighborhood Character:

- Style and materials of the existing residence: The residence is a vernacular Carmel cottage. The exterior wall cladding of the existing residence is horizontal wood siding with a variety of window finishes and styles throughout. The roof is finished with a hot mop finish.

- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood. The Residential Design Guidelines state a variety in building materials along a block are encouraged, and when the houses to either side of a site are constructed of similar materials, use a different material, consistent with Carmel's design traditions, in order to achieve diversity in appearance. Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block.

- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining an informal, vegetated, open space character within the right-of-way. The Guidelines discourage raising or lowering grades around tree roots. Preferred surface materials within the right-of-way include natural soil, shredded bark or wood chips; gravel is

prohibited. For more information, please refer to the Right-of-Way Vision Statement. Significant right-of-way encroachments exist around the site in the form fencing, a gravel parking area, gravel steps, stairs and retaining walls. As part of any project, these encroachments will be required to be removed. A previous encroachment permit was maintained for a "retaining wall for off-street parking ramp (built in 1965) by former owner - permission granted December 7, 1965" was released on June 1, 1981. There is no evidence of an existing encroachment permit on file for any existing encroachments.

Existing Site Conditions:

- Building Site Area: The lot is 4,000 square feet and is permitted a base floor area of 1,800 square feet. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport or parking pad. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking. These figures are preliminary and subject to change based on the required slope study (see "Steep Slope Areas" section below).

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 10 feet with a 3-foot minimum interior side. Refer to Table 17.10-A below.

Table 17.10-A: Setback Standards for R-1 District

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

* The rear setback is three feet for those portions of structures less than 15 feet in height.

** See CMC 17.10.030(A)(1) and 17.05.020, Rules of Measurement.

- Building Height:

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

- Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for the addition only.

Table 17.10-E: Exterior Volume Factors for R-1 District

	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle.

  In 1982, a variance was approved which eliminated the required parking requirement. As such, the addition of a compliant parking for the site is not required to modify the structure. Should a new parking space be proposed, such as a new garage, the new parking space would need to adhere to the current parking outlined in the Carmel Municipal Code. While a parking space is not required as a result of the approved variance, the inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking (200 square feet and 2,200 cubic feet of exterior volume shall still be reserved for required parking).

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties. The design of the proposed residence should take this design guideline into consideration as the lot slopes substantially.

Following design approval, plans that are submitted for a building permit shall include a storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Attachment 3

- Does the site contain "Steep Slope Areas" (greater than 30% slope): Possibly. It is unclear if the site contains a steep slope area (northeast portion of the lot). As part of the Design Study Application, a slope study will need to be submitted to determine if the site contains a steep slope area. A steep slope area is defined as: a continuous portions of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent. For the purposes of calculating allowable building volume and floor area, the buildable area of a lot shall be the lot area, minus any steep slope areas (CMC 17.06.020.D).

- Basement Bonus: Each site is allowed 100 square feet of floor area located in a basement that is exempt from the floor area limits. Additionally, as an incentive to reduce the above-ground floor area and exterior volume, bonus floor area is allowed if located in a basement. For each square foot of base floor area not constructed above-ground, one additional square foot of floor area may be constructed in a basement.

  A basement is defined as, "*An underground room or excavated space between five and nine feet of interior height, finished or unfinished where the finished floor level directly above the space is not more than one foot above both the existing or final grade. Any subgrade space where the finished floor elevation directly above the space is more than one foot above existing or finished grade shall be considered above-ground space. All areas where the finished floor elevation directly above a subgrade space is more than five feet above either existing or final grade shall also be considered a story. (Note: In calculating the floor area of a basement it may be necessary to count part of the area in a floor level as basement and part of the area in a floor level as above-ground space.) Basement spaces may be used for any residential occupancy allowed by the Uniform Building Code such as bathrooms, family rooms, hobby rooms, offices, mechanical equipment, storage and, if equipped with window wells, bedrooms.*"

- Site Coverage: The permitted site coverage is 22% of the allowable floor area. Based on a maximum allowed base floor area of 1,800 square feet, the allowed site coverage would be 396 square feet (The figures are preliminary and subject to change based on the required slope study (see "Steep Slope Areas" section above)). If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area may be allowed **for use in a single driveway of up to nine feet in width** (CMC 17.10.030.C.1.b). Permeable and semi permeable materials include, gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

  Properties that currently exceed the allowed site coverage are not permitted to add additional floor area unless the site coverage is reduced at a rate of two square feet of site coverage for every one square foot of added floor area or to compliance, whichever is less. Excess site coverage is considered a non-conforming feature and is permitted to

remain in its current configuration, however, the coverage may not be re-organized or modified without the site coming into compliance with the site coverage requirements.

- Fences: Fences located within the front 15-foot setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights

	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

* These limits shall not be altered through Design Review by the Planning Commission.

** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.030(E)(4).

Accessory Buildings:

- Guesthouses: One guesthouse may be authorized on sites of 6,000 square feet or greater upon approval of a use permit. As the site is less than 6,000 square feet, a guesthouse is not permitted.

- Studio: One studio is permitted on lots in the single-family residential zone. Studios shall contain no living, sleeping, bathing or food preparation facilities of any kind, but are permitted to have a bathroom with a sink and toilet. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

- Accessory Dwelling Units (ADU): Accessory Dwelling Units are subject to approval of a building permit only. ADUs must conform with state law applicable to the development of an ADU.

Forest/Trees: Please refer to the attached Forester's Report. Based on the recommended tree planting, the site should have a total of 5 upper canopy trees and 4 lower canopy trees. The forester has required 5 upper canopy trees to be planted on-site.

The Residential Design Guidelines state that significant upper canopy and understory trees should be preserved and that new construction should minimize impacts on established trees. The root systems of all trees to be preserved shall be protected and the forested image of a site shall be maintained.

Potential Neighbor Impacts:

- Privacy & View Concerns: Please refer to the Concept Design Guidelines for information regarding privacy and views. While the full scope any proposed future project is unknown, any development that would increase the height of the residence may create privacy and view impacts to the neighbor immediately to the north and south. The northwestern portion of the lot is sloped and may be an unbuildable so any addition would likely have the greatest impact to the neighbors to the south and southwest. Modifications to the ground floor will likely not affect the neighbor provided the existing level of screening is maintained, however, a new second story or new elevated windows, balconies, etc, may impact the southern neighbor.

- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to application submittal to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Historic Status: Staff conducted an initial historic assessment of the property and concluded a definitive determination of eligibility or ineligibility cannot be made. While the residence has had some modification, the property maintains association with persons (Thomas Elston) recognized in the Historic Context. As such, the department requires an intensive survey by a qualified professional (CMC 17.32.060.B.5). No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

Residential Design Guidelines – Concept
Residential Design Guidelines – Final
Right-of-Way Vision Statement

http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/

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REVISIONS:

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1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK:128 LOTS:5
APN: 010-073-005
PROJECT NO.
21-02

ISSUE:
08-30-2022

DRAWN BY:
CO

PRELIMINARY SITE ASSESSMENT

SCALE: 1" = 1/4"

A1.4

Significant Tree Evaluation Worksheet

APN: 010-073-005-000
Street Location: Junipero 2 SE of 11th
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: 1540 Mescalst LLC
Recommended Tree Planting: Lot should have 5 upper and 4 lower canopy trees
5 upper canopy trees are required to be planted

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x	x	x								

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CO	CO	CO	CO	Eucalytus	Japanese maple	CO								
YES	x	x	x	x			x								
NO					x	x									

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	16	16	15	17	16		19.5								
NO						5									

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Items to note: Remove ivy from tree 2 Attachment 3

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	8	8	7.5	8.5	8	6	9.75								

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	24	24	23	25.5	24	6	29.3								

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
- Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	2	2		2								

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	2	2		2								

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	1	1	1		1								

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	1	1	1		1								

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total Score	6	6	6	6	6		6								

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	x	x	x	x		x								
NO						x									

B. Are there any other factors that would disqualify a tree from a determination of significance ? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	x	x	x	x	x		x								
MOD SIGNIF															
NOT SIGNIF						x									

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P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4145
CLAUDIO@CODGINC.COM
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APN: 010-073-005
PROJECT NO.
21-02

ISSUE:
08-30-2022

DRAWN BY:
CO

PRELIMINARY SITE ASSESSMENT

SCALE: 1" = 1/4"

A1.5

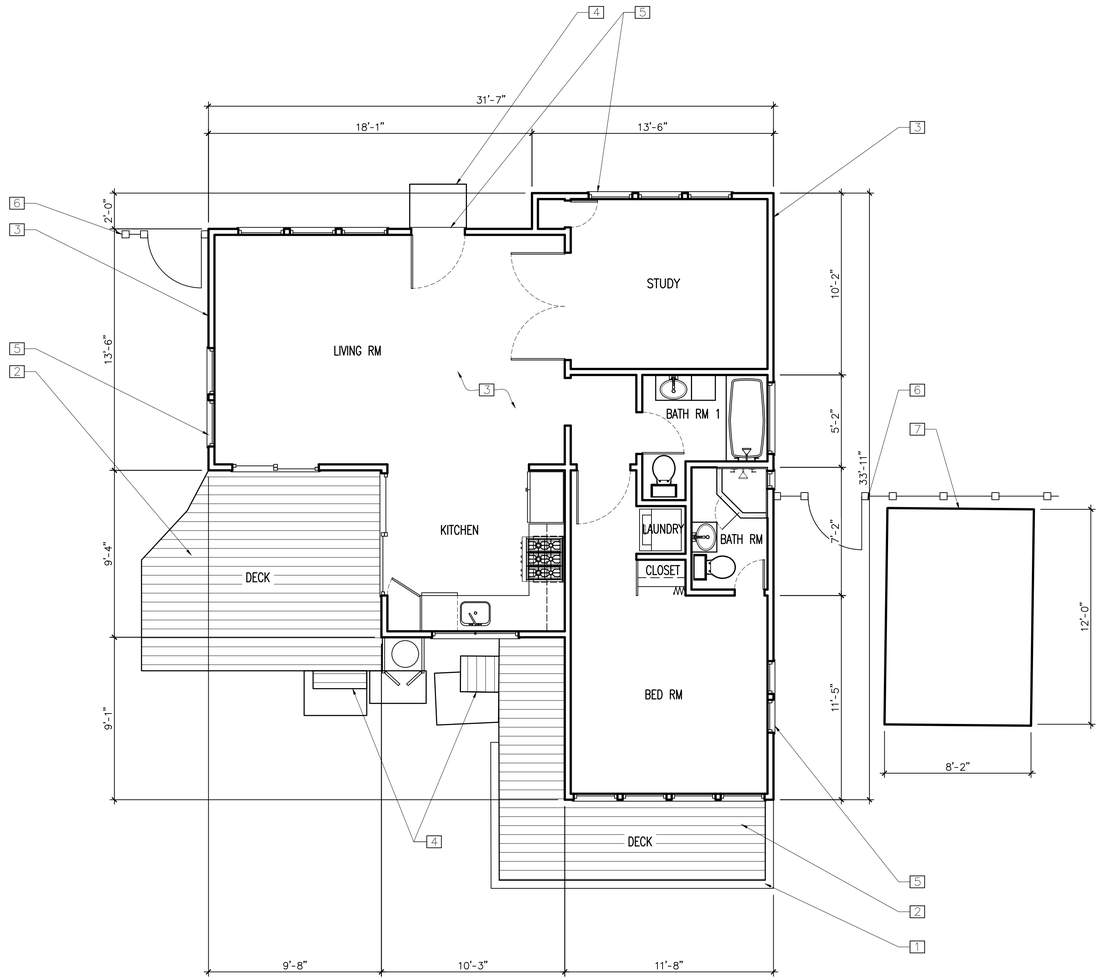
Attachment 3

KEY NOTES

1. (E) 42" H. GUARDRAIL & DECK TO BE REMOVED
2. DECK TO BE REMOVED
3. (E) DWELLING TO BE DEMOLISHED
4. (E) STEPS TO BE REMOVED
5. (E) DOORS & WINDOWS TO BE REMOVED
6. (E) WD GATES TO BE REMOVED
7. (E) WD SHED TO BE REMOVED

LEGEND

EXISTING WALLS TO BE DEMOLISHED



0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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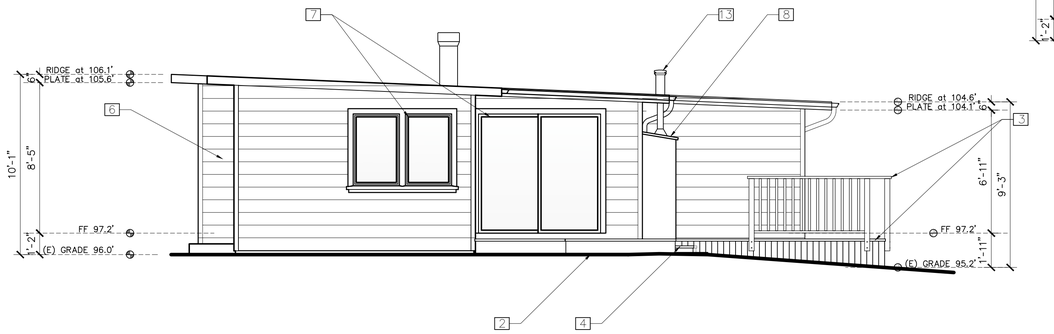
EXISTING FLOOR PLAN

SCALE: 1" = 1/4"

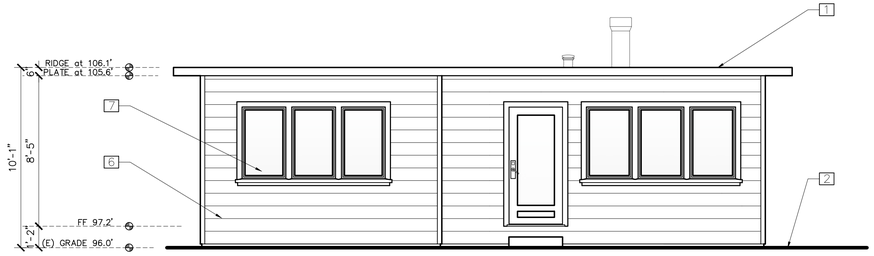
A1.6

KEY NOTES

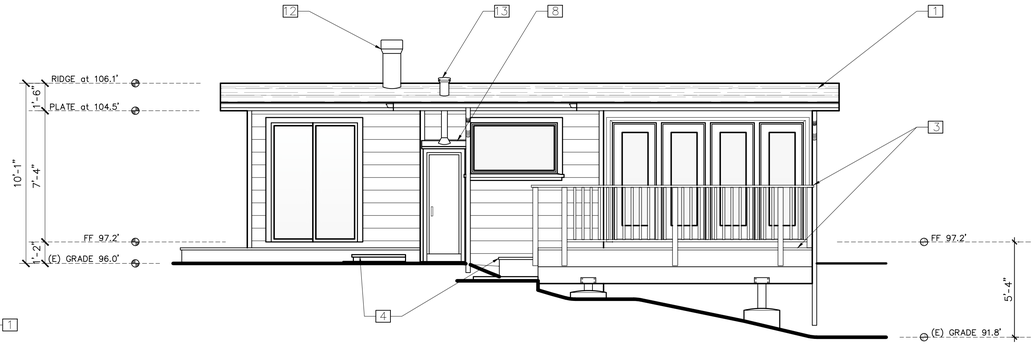
1. (E) ASPHALT SHINGLES
2. (E) GRADE
3. (E) HANDRAILS & WD DECKING
4. (E) WD STEPS
5. (E) GAS METER
6. (E) WD SIDING
7. (E) DOOR & WINDOWS
8. (E) WATER HEATER CLOSET
9. (E) GUTTERS & DOWN SPOUT
10. (E) SUB-PANEL
11. (E) CRAWL SPACE ACCESS DOOR
12. (E) DIRECT CHIMNEY VENT
13. (E) WATER HEATER EXHAUST VENT



SOUTH ELEVATION

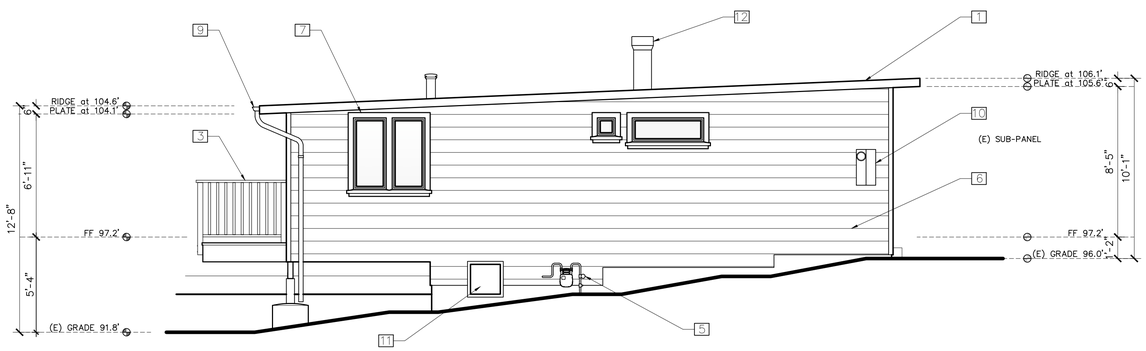


WEST ELEVATION



EAST ELEVATION

Attachment 3



NORTH ELEVATION

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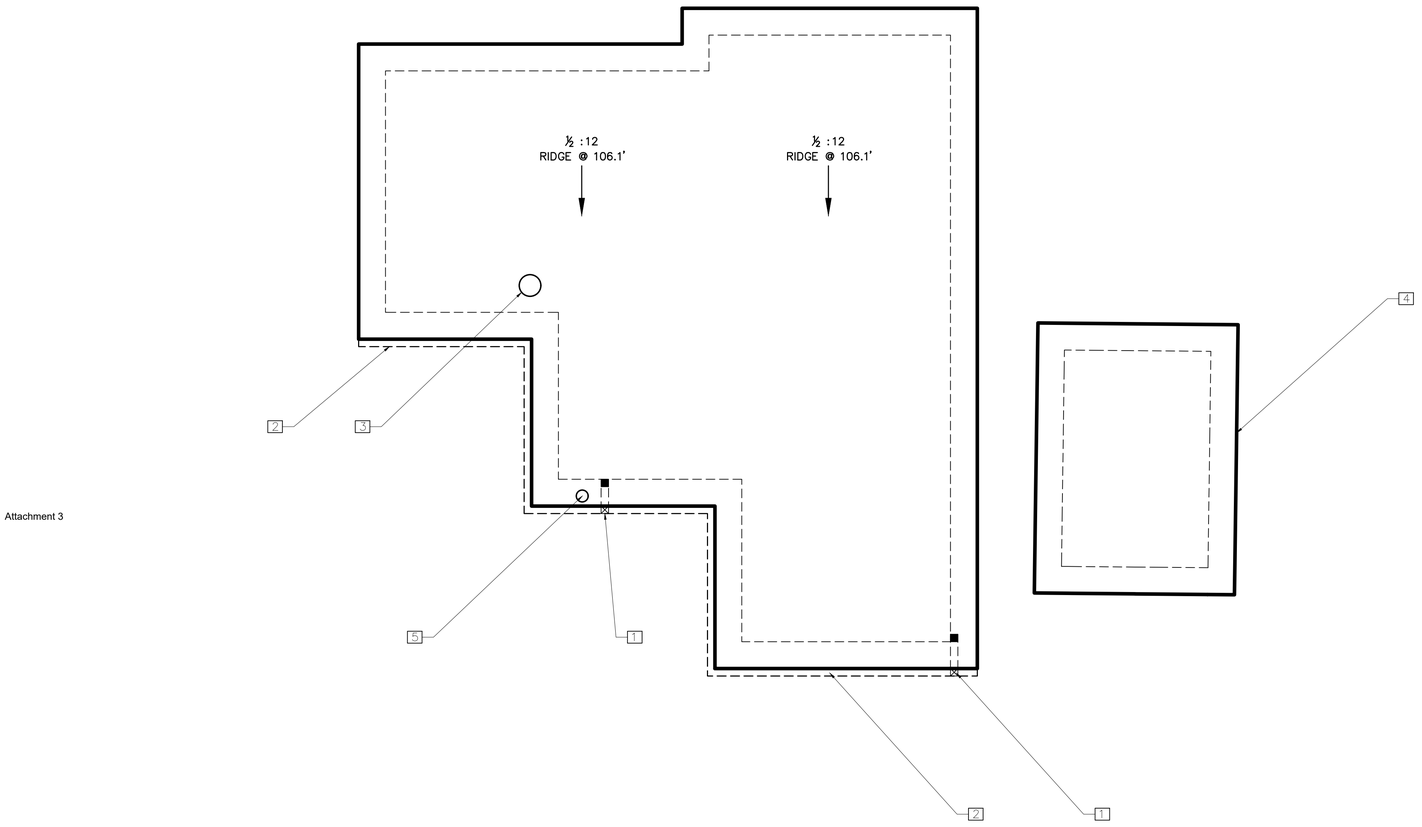
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EXISTING ELEVATIONS

SCALE: 1" = 1/4"

A1.7

Attachment 3



KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. (E) DIRECT CHIMNEY VENT
4. (E) SHED
5. (E) WATER HEATER EXHAUST VENT

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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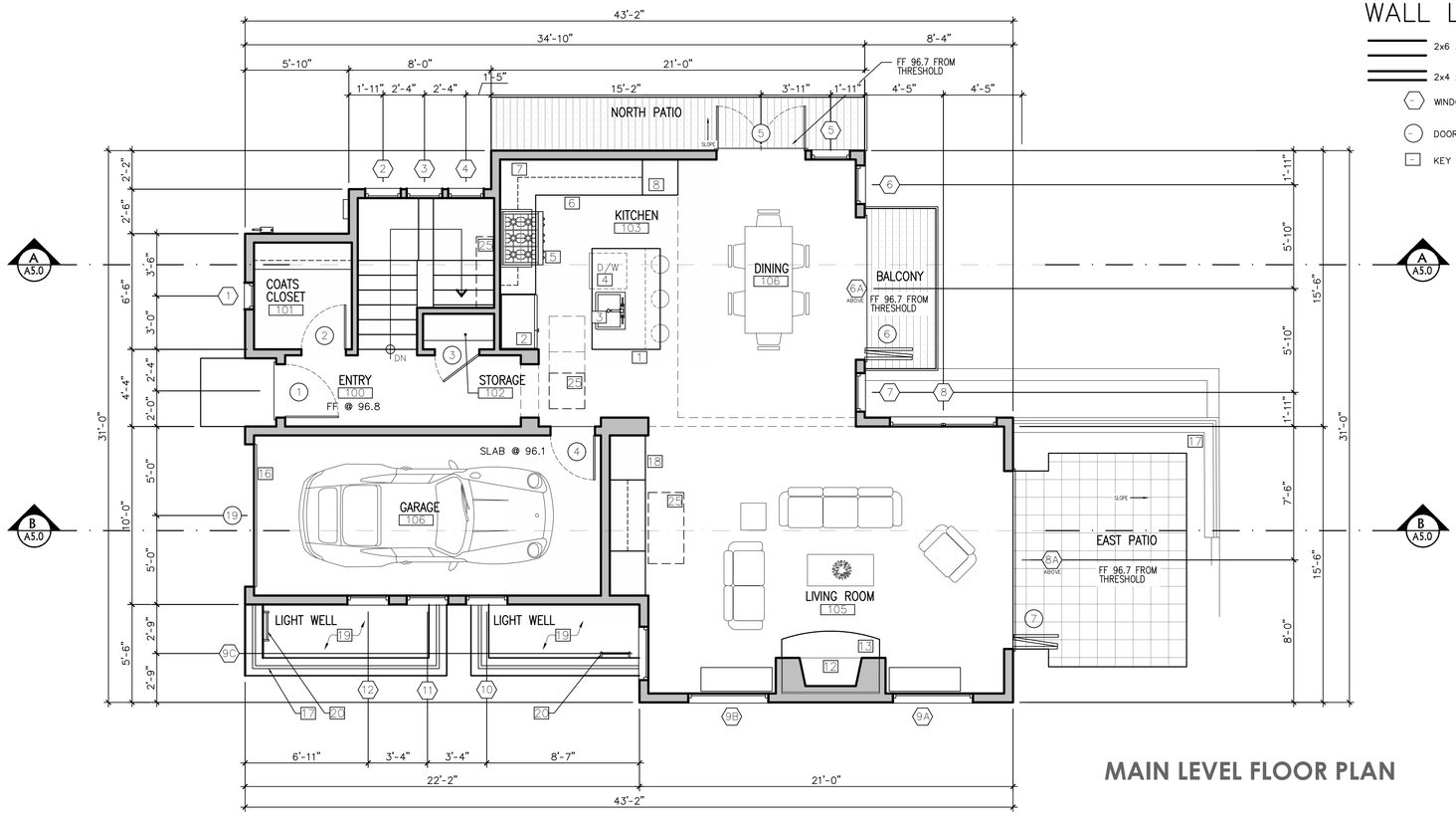
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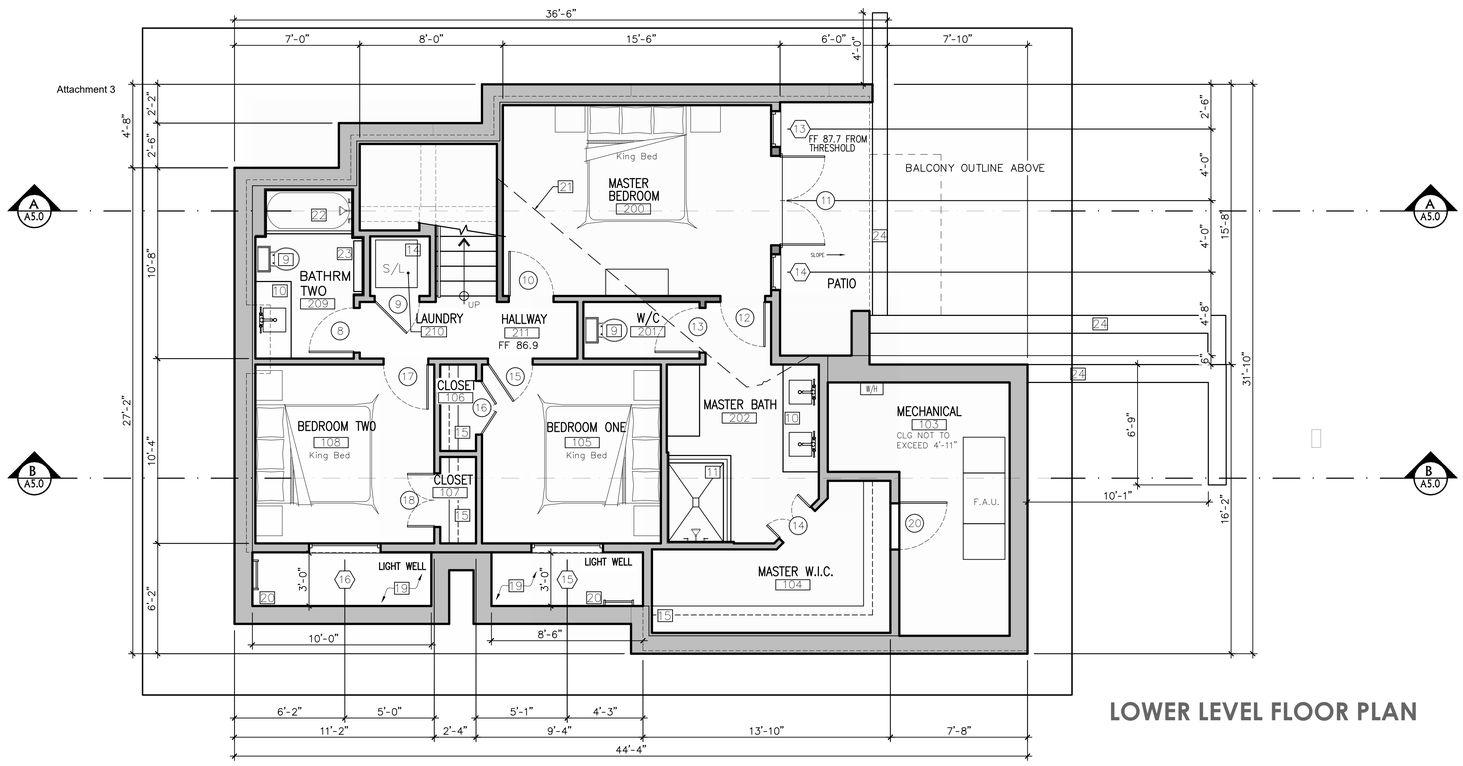
EXISTING ROOF PLAN

SCALE: 1" = 1/4"

A1.8



MAIN LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

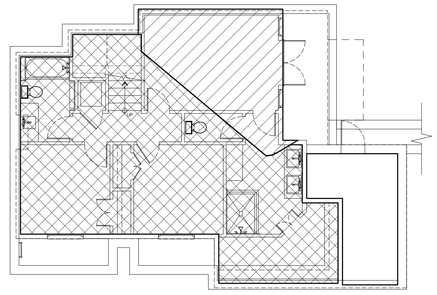
WALL LEGEND

- 2x6 ALL EXTERIOR WALLS
- 2x4 ALL INTERIOR WALLS
- WINDOW SCHEDULE
- DOOR SCHEDULE
- KEY NOTES

KEY NOTES

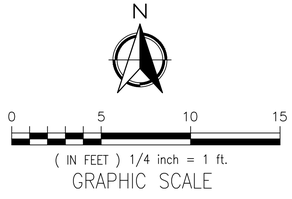
1. ISLAND 3'-10" X 5'-8"
2. 36" BUILT-IN ALL REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
3. KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
4. DISH WASHER SPACE
5. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
6. 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
7. UPPER CABINETS
8. BUILT IN PANTRY W/ PULL OUT SHELVES
9. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
10. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
11. SHOWER STALL, 3'-6"X4'-10"
12. GAS FIREPLACE
13. HEARTH
14. STACK WASHER & DRYER
15. ONE 2" ROD ONE SHELF
16. GARAGE DOOR
17. GUARDRAIL: WROUGHT IRON 42-IN HIGH
18. BUILT IN CABINETRY
19. LIGHT WELL
20. EGRESS LADDER
21. BASEMENT LINE. SEE KEY PLAN DIAGRAM FOR BASEMENT ALLOCATED
22. TUB WITH SHOWER ABOVE AND FRAMELESS GLASS SHOWER DOORS.
23. TILED NICHE WITH WOOD FLOATING SHELVES
24. RETAINING WALLS
25. SKYLIGHT: SEE ROOF PLAN FOR DIMENSIONS

KEY PLAN



KEY LEGEND

- LOWER LEVEL
- BASEMENT



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OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
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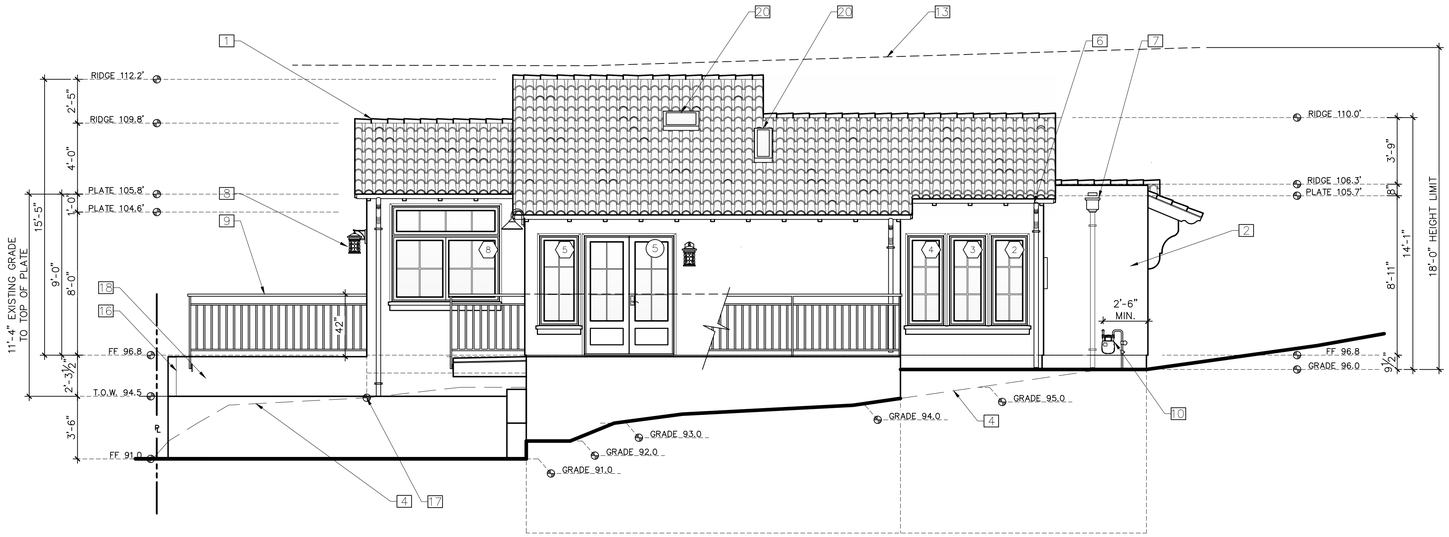
FLOOR PLANS; MAIN LEVEL & LOWER LEVEL

SCALE: 1" = 1/4"

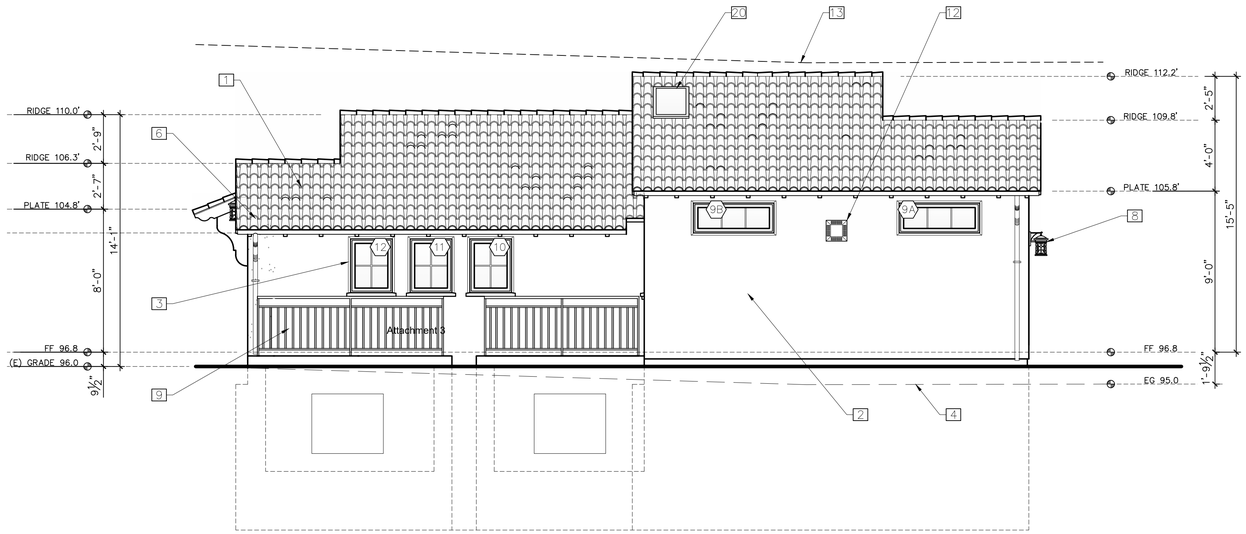
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KEY NOTES

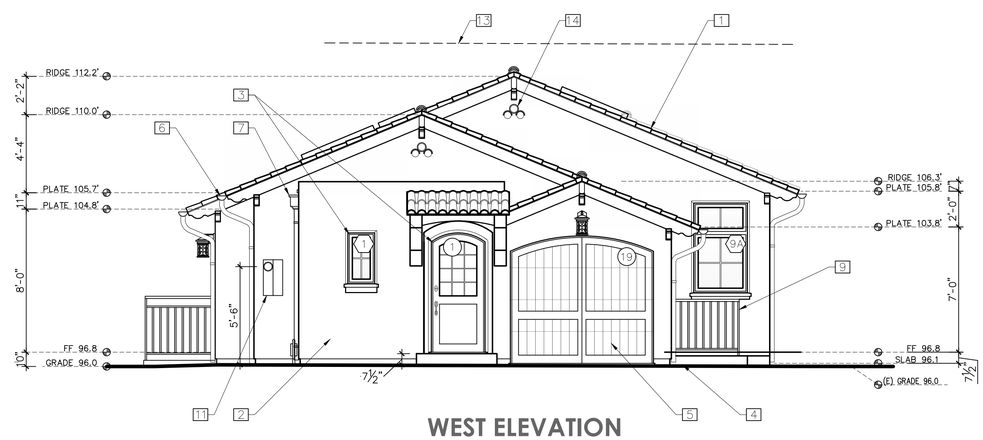
1. ROOF: BARREL TILE
2. CEMENT PLASTER, THREE COATS, SMOOTH FINISH
3. WOOD CLAD EXTERIOR DOORS & WINDOWS
4. EXISTING GRADE WHERE OCCURS
5. WOOD GARAGE DOOR
6. GAL. METAL DOWN SPOUT & GUTTER
7. SCUPPER
8. LIGHT FIXTURES: LED, DARK SKY, 375 LUMENS MAX.
9. METAL GUARD RAIL
10. GAS METER
11. MAIN ELEC. PANEL
12. DIRECT VENT FOR FIREPLACE
13. 18-FT HEIGHT LIMIT SHOWN DASH-LINE
14. CLAY BARREL TILE ATTIC VENTS, TYP.
15. LEFT BLANK INTENTIONALLY
16. (E) RETAINING WALL TO REMAIN
17. PLANTER WALL. GRADE AT 94'-5" (EXISTING NATURAL GRADE)
18. (N) RETAINING WALL, PLASTER FINISH
19. 18-FT HEIGHT LIMIT SHOWN DASH-LINE
20. SKYLIGHT: FLAT GLAS PANEL AND FRAME TO MATCH ROOF COLOR, SEE ROOF PLAN FOR DIMENSIONS



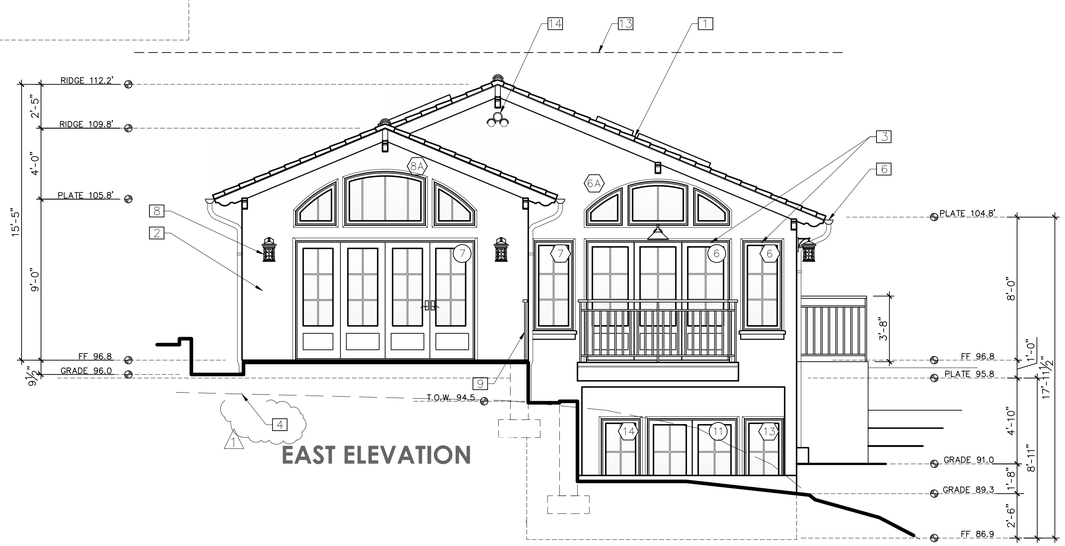
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVIONS:
△ 04-15-2024 PLNG

PROJECT:
1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK:128 LOTS:5
APN: 010-073-005
PROJECT NO.
21-02

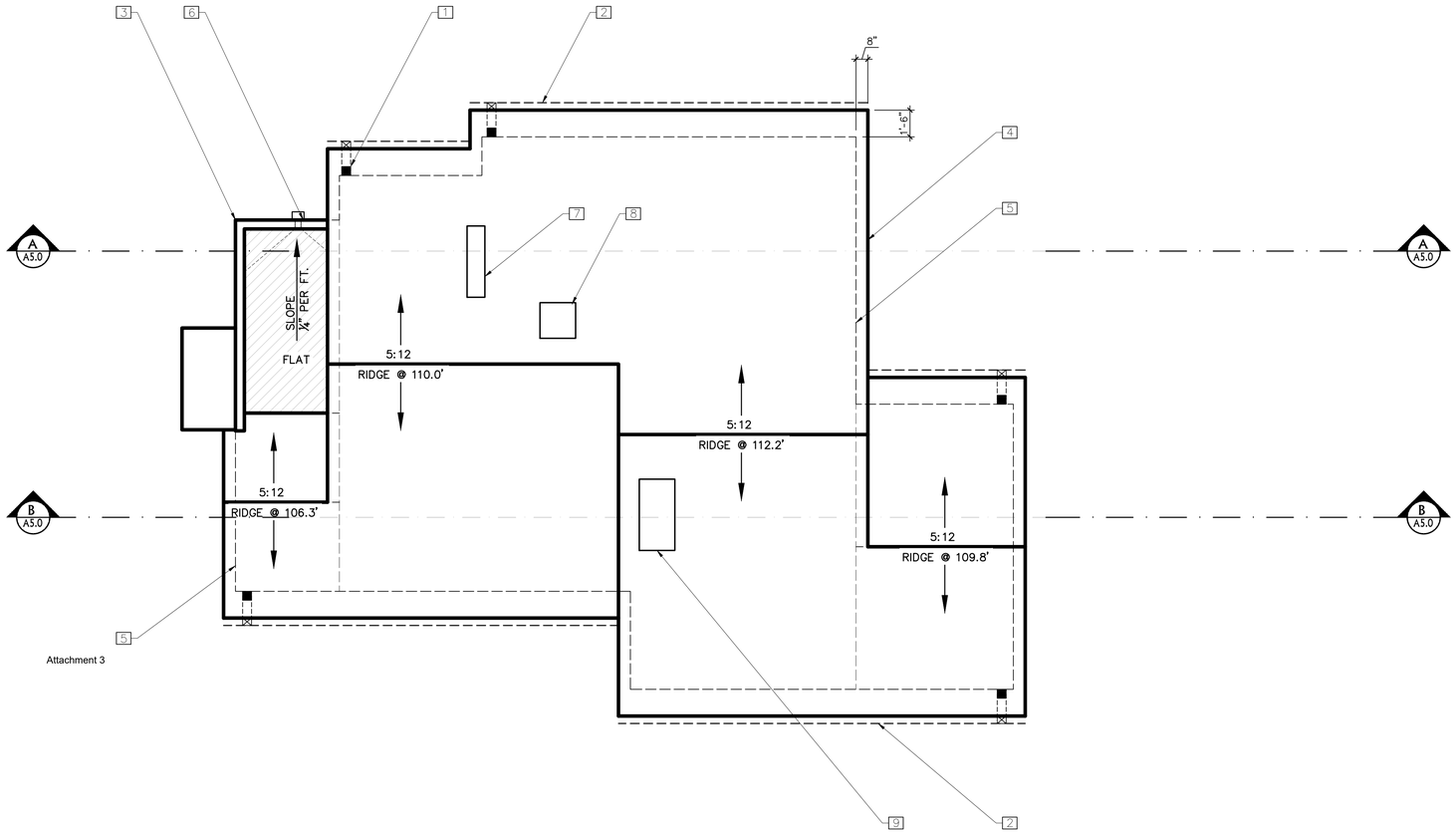
ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

ELEVATIONS

SCALE: 1' = 1/4"

A3.0



Attachment 3

GENERAL NOTES

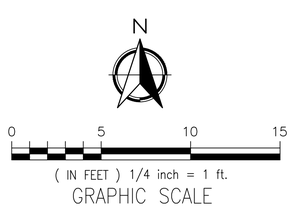
1. SEE PLAN FOR ROOF SLOPE.
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
3. CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER C.B.C
4. IN "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. PER C.B.C., IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM PROVIDE A 22"X30" ACCESS THOUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHAETHING WITH STRUCTURAL ENGINEER.
5. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PALET LINE TO ALLOW FOR VENTILATION. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCO WHERE WOOD SHEATHING ACCURS.
6. PROVIDE DRAFT STOPS PER C.B.C
7. ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION.. (As shown in Figured R301.2(4)A.)
8. BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLYSHEETS WITH TYPE III ASPHALT @ 25-30. CONSULT MANF. FOR SPECIFIC INSTALLATION REQUIREMENTS.
9. WHERE CEILING ARE APPLIDE TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILLATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
10. FLAT ROOFS MUST SLOPE A MINIMUM OF 1/4-INCH PER FOOT FOR DRAINAGE OR SUBMIT DESING TO SUPPORT ACCUMULATED WATER. (Sec. 1611.2)
11. 50% OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3-FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE.

KEY NOTES

1. 3-IN GUTTER DOWNSPOUTS
2. 6-IN HALF-ROUND GALV. METAL GUTTERS W/ 2% SLOPE
3. PARAPET
4. ROOF SHOWN THICK SOLID LINE
5. MAIN STRUCTURE SHOWN THIN-DASHED LINE
6. SCUPPER
7. SKYLIGHT: 12X48 FLAT PANEL, FRAME TO MATCH ROOF COLOR
8. SKYLIGHT: 12X12 FLAT PANEL, FRAME TO MATCH ROOF COLOR
9. SKYLIGHT: 24X48 FLAT PANEL, FRAME TO MATCH ROOF COLOR

LEGEND

- ROOF SLOPE DIRECTION ARROW
- ROOF LINE: NEW THICK SOLID LINE
- MAIN STRUCTURE FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4145
CLAUDIO@CODG.COM
WWW.CODGINC.COM

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JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK: 128 LOTS: 5
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21-02

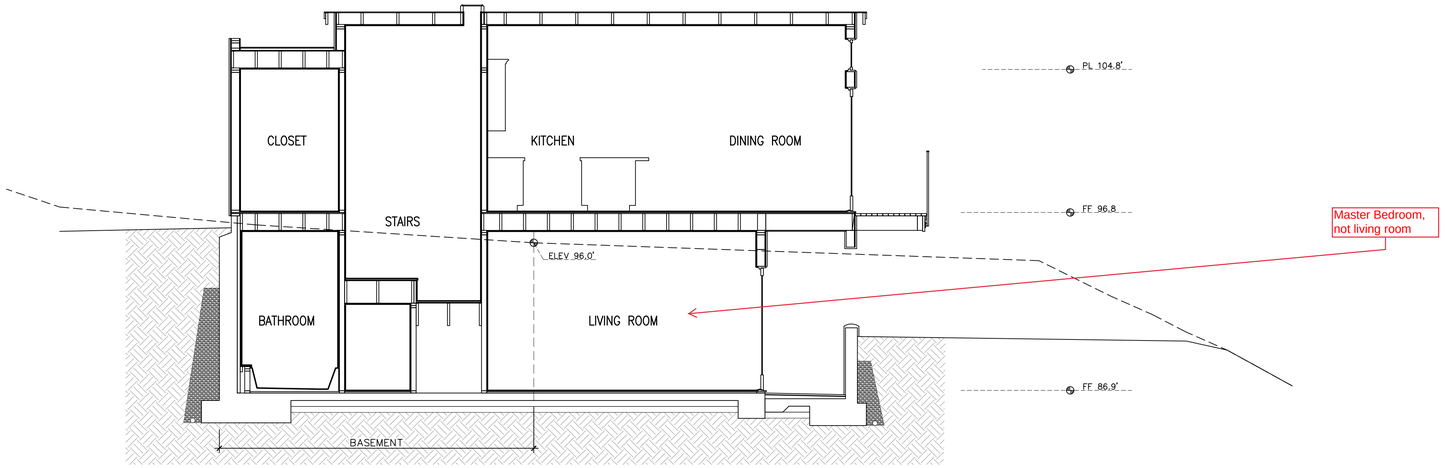
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ROOF PLAN

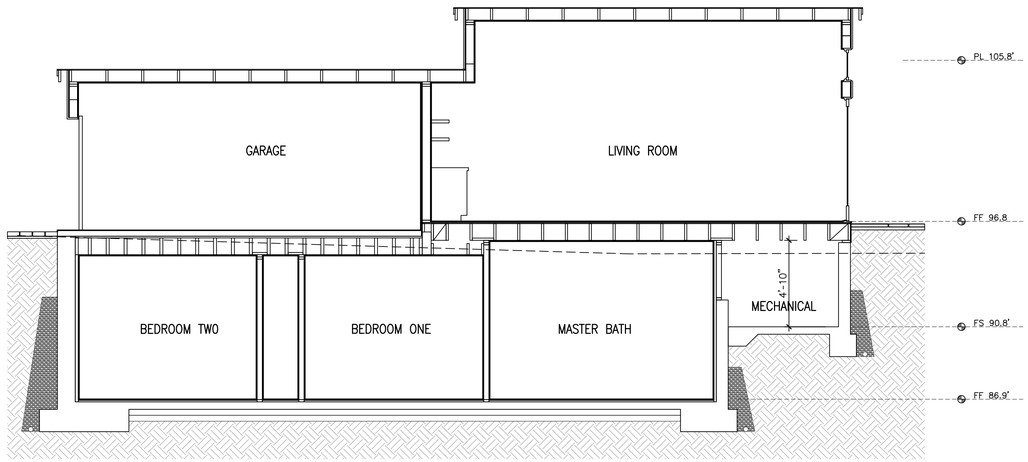
SCALE: 1' = 1/4"

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SECTION A

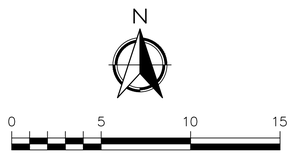
Attachment 3



SECTION B

NOTE:
THE CEILING HEIGHT OF THE MECHANICAL ROOM MUST NOT EXCEED 4'-10" FROM THE FINISHED SLAB TO THE BOTTOM OF THE FLOOR JOIST. THE PERIMETER FOUNDATION IS TO BE STEPPED UP AS INDICATED IN THE PLAN AROUND THE PERIMETER OF THE MECHANICAL ROOM. PLATFORMS, COMPARTMENTALIZED, OR SECTIONALIZED SPACES ARE NOT PERMITTED TO MEET THE REQUIREMENTS OF CMC 17.10.030.D.1 AND TO ENSURE THAT THE MECHANICAL ROOM IS NOT COUNTED AS FLOOR AREA.

CMC 17.10.030.D.1 FLOOR AREA. "FLOOR AREA" MEANS THE TOTAL GROSS SQUARE FOOTAGE INCLUDED WITHIN THE SURROUNDING EXTERIOR WALLS OF ALL FLOORS CONTAINED WITHIN ALL ENCLOSED BUILDINGS ON A BUILDING SITE WHETHER FINISHED OR UNFINISHED. IN ABOVE-GROUND SPACES, FLOOR AREA IS MEASURED AT THE EXTERIOR OF THE ENCLOSING WALLS. IN BASEMENT SPACES, FLOOR AREA IS MEASURED AT THE INTERIOR OF THE ENCLOSING WALLS. FLOOR AREA SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, ALL FLOORS OF ALL ENCLOSED SPACES WITHIN ALL BUILDING, BASEMENTS, MEZZANINES, GUESTHOUSES, STUDIOS, GARAGES AND CARPORTS. ALL ATTIC, BASEMENT AND STORAGE SHED SPACES WITH FIVE OR MORE FEET OF CLEARANCE BETWEEN THE FLOOR OR WALKING SURFACE AND THE CEILING OR ROOF SURFACE SHALL BE COUNTED AS FLOOR AREA.

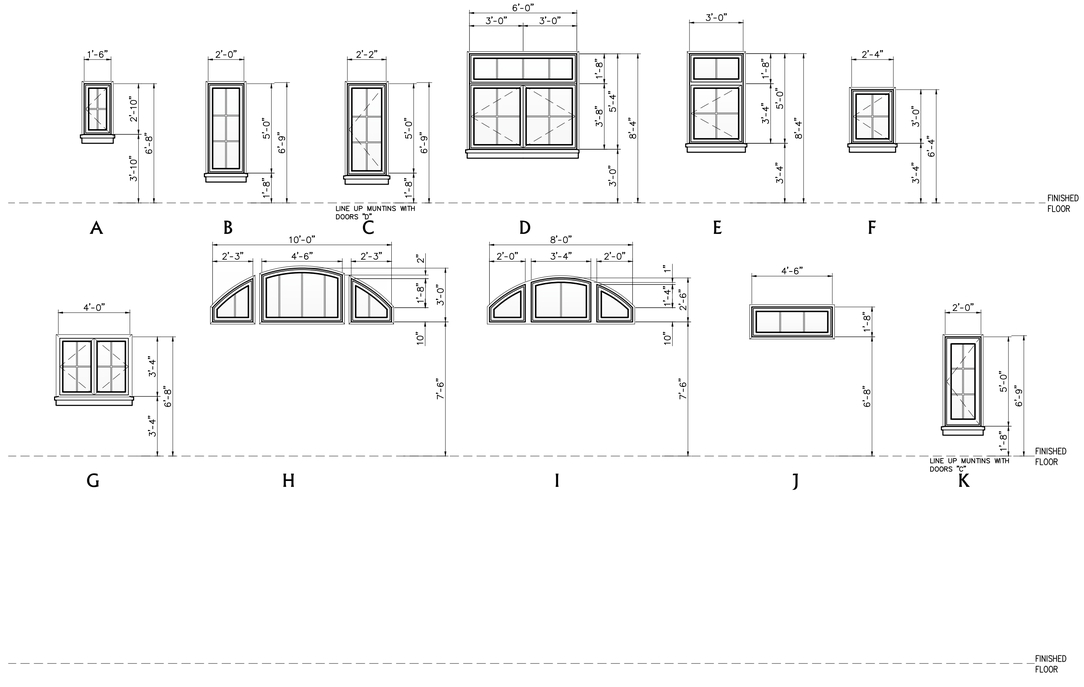


(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

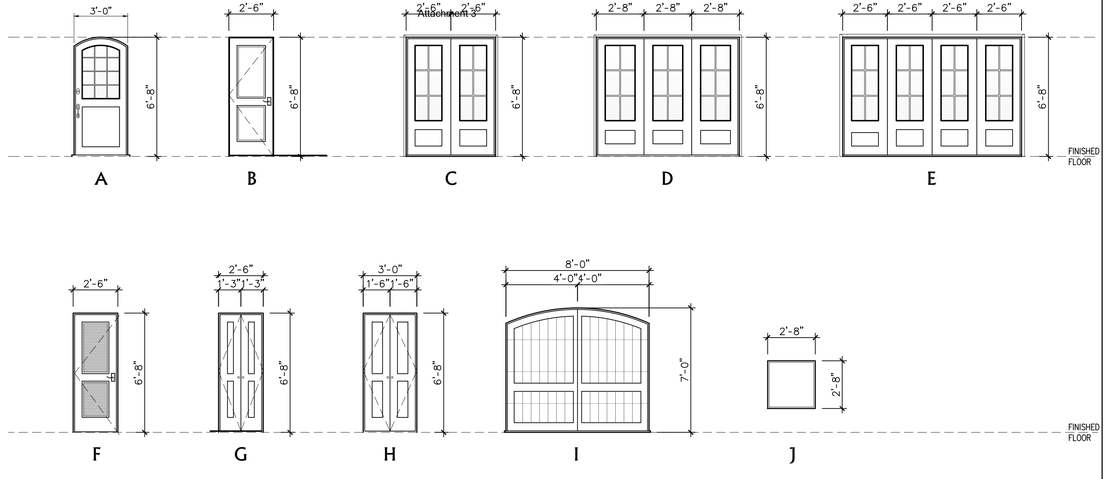
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WINDOW ELEVATION TYPES



DOOR ELEVATION TYPES



WINDOW SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN LEVEL	1	BATHROOM 1	A	1'-6" X 2'-10"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	2	STAIRS	B	2'-0" X 5'-0"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	3	STAIRS	B	2'-0" X 5'-0"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	4	STAIRS	B	2'-0" X 5'-0"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	5	DINING ROOM	C	2'-2" X 5'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	6	DINING ROOM	C	2'-2" X 5'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	6A	DINING ROOM	H	10'-0" X 3'-0"	FF	FIXED, ARCHED TOP	WOOD-CLAD	YES	YES	NO	NO
	7	DINING ROOM	C	2'-2" X 5'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	8	DINING ROOM	D	6'-0" X 5'-4"	FF	CASEMENT W/FIXED TRANSOM	WOOD-CLAD	YES	YES	YES	NO
	8A	LIVING ROOM	I	8'-0" X 2'-6"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
	9A	LIVING ROOM	J	4'-6" X 1'-8"	FF	FIXED	WOOD-CLAD	YES	YES	YES	NO
	9B	LIVING ROOM	J	4'-6" X 1'-8"	FF	FIXED	WOOD-CLAD	YES	NO	NO	NO
	9C	LIVING ROOM	E	3'-0" X 5'-0"	FF	CASEMENT W/FIXED TRANSOM	WOOD-CLAD	YES	NO	NO	NO
	10	GARAGE	F	2'-4" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	11	GARAGE	F	2'-4" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	12	GARAGE	F	2'-4" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
LOWER LEVEL	13	MASTER BED RM	K	2'-0" X 5'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	14	MASTER BED RM	K	2'-0" X 5'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	15	BED RM 1	G	4'-0" X 3'-4"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	YES
	16	BED RM 2	G	4'-0" X 3'-4"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	YES

DOOR SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
MAIN LEVEL	1	ENTRY	A	3'-0" X 6-8"	FF	FLUSHED/ PANELED DOOR WITH GLASS	OUTSIDE	WOOD-CLAD	NO	NO
	2	BATHROOM ONE	B	2'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	3	CLOSET	B	2'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	4	GARAGE	B	2'-6" X 6'-8"	FF	FLUSHED / PANELED SELF CLOSING 2HR RATED	INSIDE	WOOD-CLAD	NO	NO
	5	DINING ROOM	C	(2) PER- 2'-6" X 6'-8"	FF	GLASS / PANELED DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	6	DINING ROOM	D	(3) PER- 2'-8" X 6'-8"	FF	FULL GLASS SLIDER DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	7	DINING ROOM	E	(4) PER- 2'-6" X 6'-8"	FF	FULL GLASS SLIDER DOOR	OUTSIDE	WOOD-CLAD	YES	YES
LOWER LEVEL	8	BATHROOM TWO	B	2'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	9	LAUNDRY	F	2'-6" X 8'-0"	FF	FLUSHED/ LOUVERED	INSIDE	WOOD-CLAD	NO	NO
	10	MASTER BED ROOM	B	2'-6" X 6'-8"	FF	FLUSHED / PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	11	MASTER BED ROOM	C	(2) PER- 2'-6" X 6'-8"	FF	GLASS / PANELED DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	12	MASTER BED ROOM	B	2'-6" X 6'-8"	FF	FLUSHED / PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	13	W/C	B	2'-6" X 6'-8"	FF	FLUSHED / PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	14	MASTER BATH	G	(2) PER 1'-3" X 6'-8"	FF	FLUSHED / PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	15	BED ROOM ONE	B	2'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	16	BED ROOM ONE	H	(2) PER 1'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	17	BED ROOM TWO	B	2'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	18	BED ROOM TWO	H	(2) PER 1'-6" X 6'-8"	FF	FLUSHED/ PANELED DOOR	INSIDE	WOOD-CLAD	NO	NO
	19	GARAGE	I	8'-0" X 7'-0"	FF	ROLL-UP WD ARCHED GARAGE DOOR	OUTSIDE	WOOD-CLAD	NO	NO
	20	CRAWL SPACE	J	2'-8" X 2'-8"	FF	FLUSHED DOOR	OUTSIDE	WOOD-CLAD	NO	NO

Door Notes:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED. AND SEALED.
10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH PER CLIENT OR CODG, INC.
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.
15. ALUMINUM WOOD-CLAD DOORS AT EXTERIOR

Window Notes:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE. 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
12. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
13. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)
14. ALUMINUM WOOD-CLAD WINDOWS

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
3. ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

Tempered Glass Note:

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:

A) GLAZING IN DOORS.

B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.

D) GLAZING IN GUARDS AND RAILINGS.

E) GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.

F) GLAZING ADJACENT TO STAIRS AND RAMPS.

Symbols

WINDOW REFERENCES — WINDOW NUMBER

DOOR REFERENCES — DOOR NUMBER

Abbreviations

N/A	NOT APPLICABLE
G.C.	GENERAL CONTRACTOR
P	PAINT
ST	STAIN
FF	FACTORY FINISH
I.D.	INTERIOR DESIGN
S	SEALED
MFR.	MANUFACTURER
FIN.	FINISH
NAT.	NATURAL

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REVIONS:

PROJECT: 1540MESCALST LLC
JUNIPERO 3 NE OF 12TH, CARMEL CALIF.
BLOCK:128 LOTS:5
APN: 010-073-005
PROJECT NO. 21-02

ISSUE: 08-30-2022
03-07-2024

DRAWN BY: CO

WINDOW AND DOOR SCHEDULES

SCALE: 1" = 1/4"

A6.0



BODY COLOR

MANUFACTURE:	BENJAMIN MOORE
COLOR:	OC27 BALBOA MIST
SHEEN:	EGGSHELL



TRIM COLOR

MANUFACTURE:	SHERWIN WILLIAMS
COLOR:	GAUNLET GRAY 7019
SHEEN:	FLAT



BULB

MANUFACTURE:	FEIT ELECTRIC
WATTS:	4.5 WATTS
LUMENS:	250
BULB TYPE:	E26 BASE



FIXTURE A

MANUFACTURE:	DESIGNERS FOUNTAINS
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	STANDARD
DIMENSIONS:	110.25"H X 11"W X 13.5"
DARK SKY:	YES



FIXTURE B

MANUFACTURE:	KICHLER
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	4.3 WATTS
LUMENS:	294
BULB TYPE:	LED
DIMENSIONS:	22"H X 6.25"W



FIXTURE C

MANUFACTURE:	ELLINGTON
T24 COMPLIANT:	YES
COLOR:	OIL RUBBED BRONZE
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	STANDARD
DIMENSIONS:	16.25"H X 9"W X 11.75"
DARK SKY:	YES

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.



Attachment 3

SKYLIGHT

MANUFACTURE:	VELUX
FINISH:	MATCH ROOF MATERIAL
OPERATION:	FIXED



NEW 4-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	4-FT.



DRIVEWAY

MANUFACTURE:	CALSTONE
COLOR:	OAK BARREL GRAY
INSTALLATION:	SET ON SAND



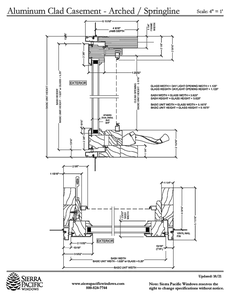
PATIO

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



WALKWAY

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



WINDOW

MATERIAL:	SIERRA PACIFIC
FINISH:	WOOD-CLAD
OPERATION:	CASEMENT



WINDOW

MATERIAL:	SIERRA PACIFIC
FINISH:	WOOD-CLAD
OPERATION:	CASEMENT



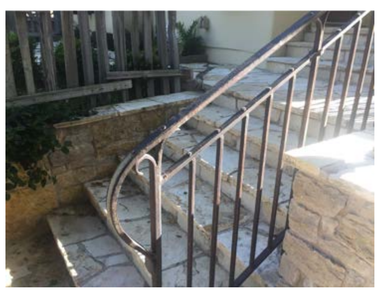
NEW 6-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	6-FT.



BARREL CLAY TILE ROOF

MANUFACTURE:	REDLAND PRODUCTS



GUARDRAIL

MANUFACTURE:	CUSTOM
COLOR:	BRONZE
MATERIAL:	ROUGH IRON, GALV.

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CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4145
CLAUDIO@CODGINC.COM
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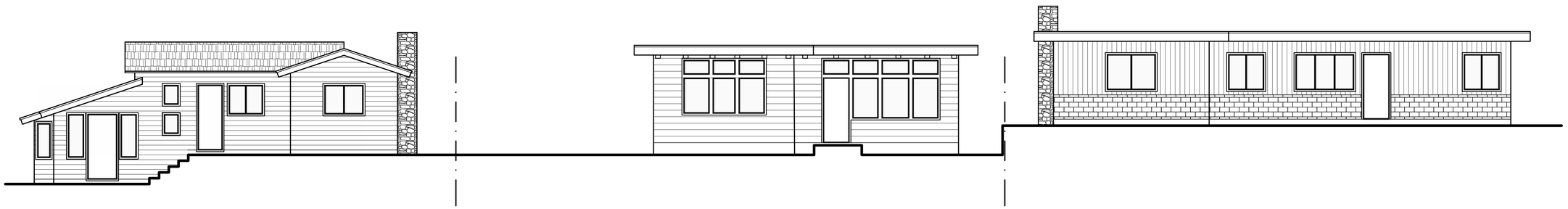
ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

MATERIALS

SCALE: 1" = 1/4"

A7.0



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

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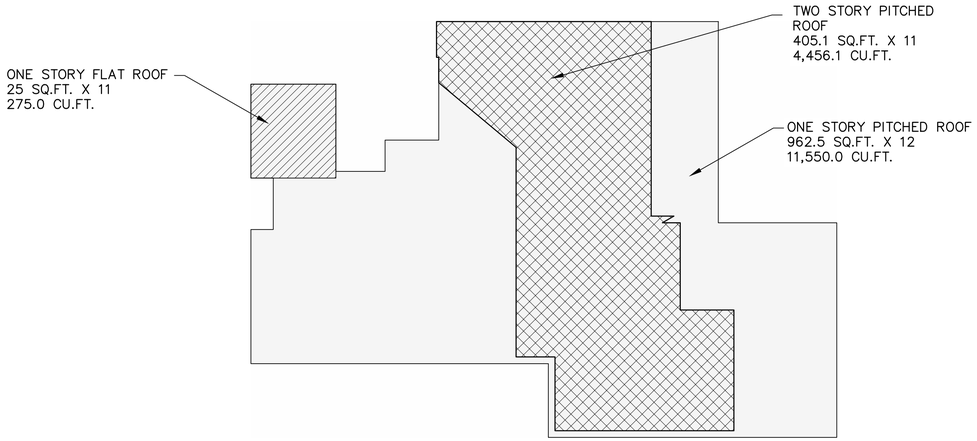
ISSUE:
08-30-2022

DRAWN BY:
CO

STREETSCAPE

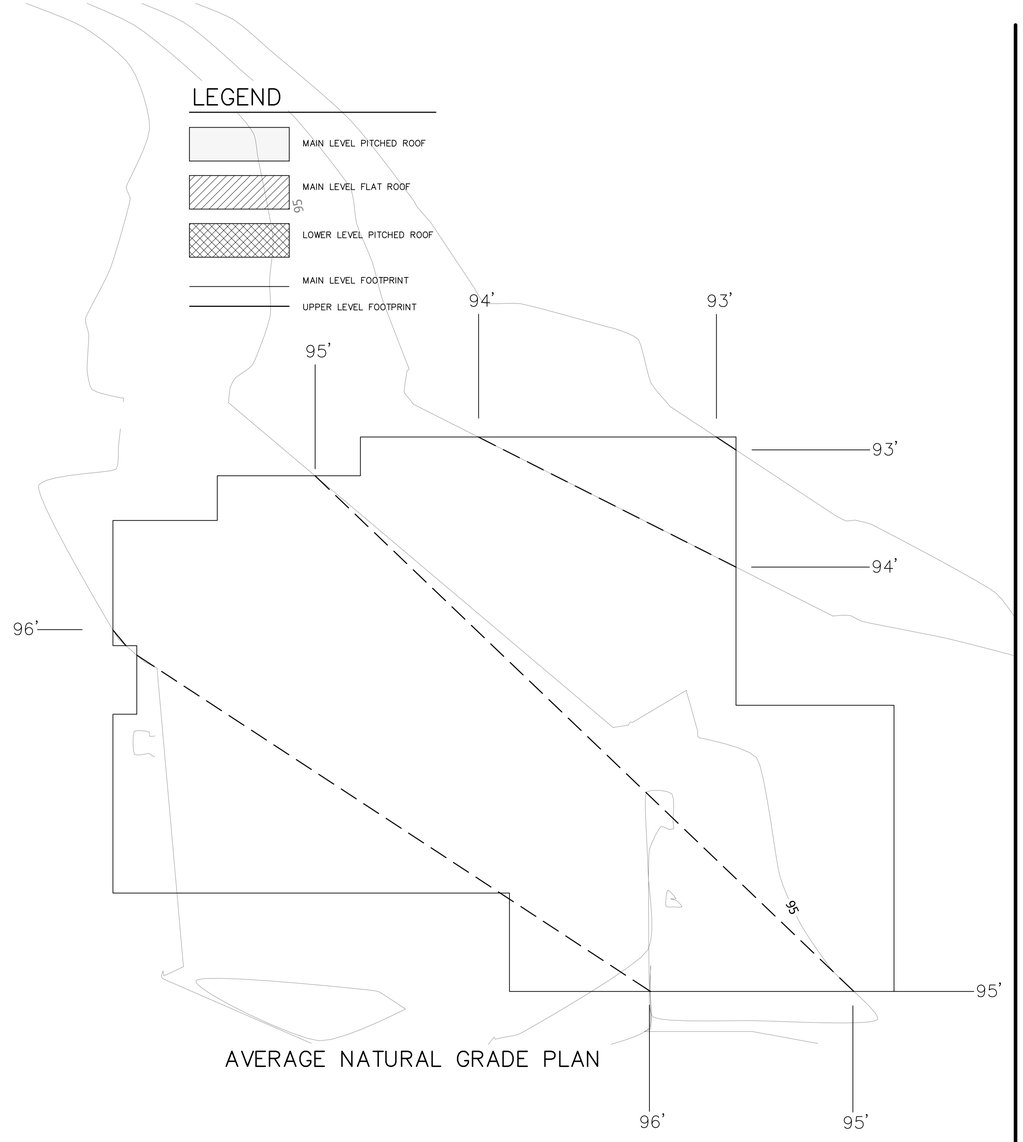
SCALE: 1" = 3/16"

A8.0



PITCHED/FLAT ROOF PLAN

Attachment 3



AVERAGE NATURAL GRADE PLAN

VOLUME ANALYSIS

MAIN LEVEL PITCH	954.2 SF X 12	11,450.4 CU.FT.
MAIN LEVEL FLAT	25.0 SF X 11	275.0 CU.FT.
LOWER LEVEL PITCH	401.8 SF X 11	4,419.8 CU.FT.
VOLUME ALLOWED		16,145.2 CU.FT.
VOLUME PROPOSED:		13,435.8 CU.FT.

AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			95.2 FT
ELEV.	LINE	LENGTH	TOTAL
93 FT	0	1.3'	0
94 FT	1	16.1'	16.1'
95 FT	2	41.7'	83.4'
96 FT	3	34.3'	102.9'
TOTAL		93.4'	202.4'

MATH: 93.4 / 202.4 = 2.2
FACTOR: = 2.2
A.N.G. = 93 FT + 2.2 FACTOR = 95.2 FT

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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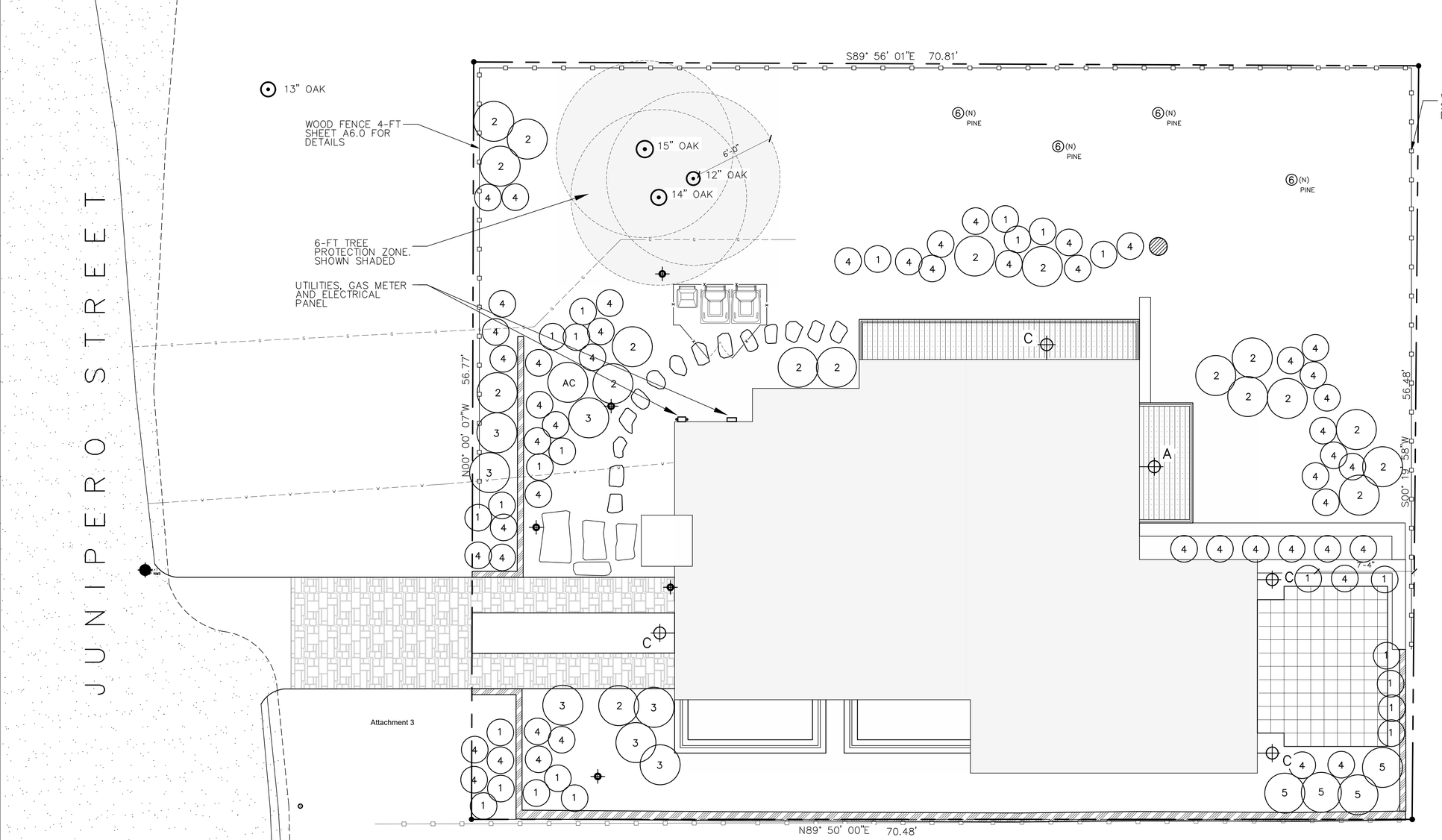
ISSUE:
08-30-2022
03-08-2024

DRAWN BY:
CO

VOLUME ANALYSIS AND ANG PLAN

SCALE: 1' = 1/4"

A9.0



LEGEND

- GROUND LEVEL
- UPPER LEVEL
- GARAGE
- PROPERTY LINE
- MIN. SETBACKS
- NEW 4-FOOT FENCE SHEET A6.0 FOR DETAILS
- NEW 6-FOOT FENCE SHEET A6.0 FOR DETAILS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- LANDSCAPE PATH LIGHTS 10FT APART MIN.
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE
- RETAINING WALL

LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "B" ON SHEET 6.0 MAY NOT BE SPACED CLOSER THAN 10-FEET APART

IRRIGATION NOTES

1. NO TURF TO BE INSTALLED
2. COMPOST AT THE RATE OF 4 CUBIC YARD PER 1,000 SQ.FT. TO BE INCORPORATED TO A DEPTH OF 6" INTO THE LANDSCAPE AREA
3. ALL LANDSCAPE AREA TO RECEIVE 3" OF TOP DRESSING MULCH
4. IRRIGATION SYSTEM TO HAVE AN AUTOMATIC RENEGOTIATION CONTROLLER THAT HAS A SOIL MOISTURE SENSING DEVICE AND RAIN SENSOR.
5. IRRIGATION CONTROLLER TO HAVE A BATTERY BACKUP AN NON-VOLATILE MEMORY.
6. IRRIGATION SYSTEM TO BE SUBSURFACE PONT OF DRIP. VLAVES TO HAVE PRESSURE REGULATORS TO SYSTEM WITHIN MANUFACTURE'S PRESSURE RANGE. SHUT OFF VALVES TO BE CLOSE TO POINT OF CONNECTION.

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

TREE PRESERVATION & TREE PROTECTION

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6-FEET OF A TREE TRUNK IS NOT PERMITTED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
5. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
6. IF ROOTS ARE LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTAIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.
7. ALL OAKS ARE TO BE REATED WITH PACLOBUTRAZOL BEFORE WORK MAY BEGIN AT THE SITE INCLUDING DEMOLITION.

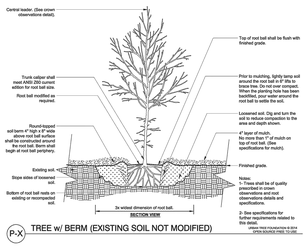
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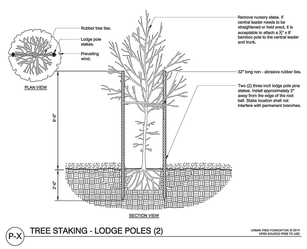
CITY FORESTER REQUIREMENT:

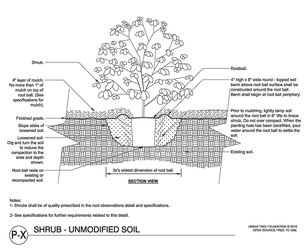
1. 6FT SETBACK FROM TREE TO BUILD FOOTPRINT AND STRUCTURE.
2. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONES, 15FT AREA AROUND TREES MIN., SHALL BE BE DUG BY HAND OR PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
3. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF APROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS. THE STORAGE AREA, CONCRETE WASHOUT AND PAINT AND SOLVENT CLEAN OUT AREA NEED TO BE MOVED.
4. ALL MEASUREMENTS FROM THE SETBACK LINE TO PROPERTY BOUNDARY LINE SHALL BE MEASURE FROM THE FINISHED EXTERIOR SURFACE OF THE STRUCTURE.
5. PLANT MATERIAL LOCATED IN AREAS VISIBLE FROM THE STREET R OTHER PUBLIC PLACES SHALL BE ARRANGED IN A RELAXED INFORMAL PATTER CONSISTENT WITH THE CHARACTER OF CARMEL FOREST. FORMAL UNNATURAL ARRANGEMENTS SHALL BE AVOIDED EXCEPT FOR FOCAL POINTS.
6. ERADICATE ANY IVY FROM THE LOT AND PLANTS LISTED ON THE CALIFORNIA NOXIOUS WEED LIST.
7. 50% OF THE PLANTS VISIBLE FROM THE STREET ARE TO BE CALIFORNIA NATIVE.

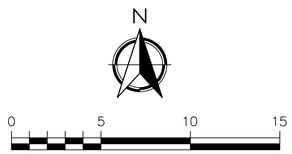
PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	RHAMNUS CALIFORNIA	RHAMNUS CALIFORNIA "EVE CASE"	5 GAL
2	DONONAEA ATROPURPOREA	DONONAEA ATROPURPUREA	5 GAL
3	APAGANTHUS	AGAPANTHUS "AFRICANUS BLUE"	5 GAL
4	ARCTOSTAPHYLOS	ARCTOSTAPHYLOS "PACIFIC MUST"	5 GAL
5	LOMANDRA LONGIFOLIA	LOMANDRA LONGIFOLIA BREEZE	5 GAL
6	PINUS RADIATA	PINE TREE	15 GAL









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DRAWN BY:
CO

LANDSCAPE PLAN

SCALE: 1" = 1/4"

L1.0

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
– LATEST REVISION OF THE COUNTY OF MONTEREY/CITY OF DESIGN STANDARDS AND SPECIFICATIONS
– THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
– THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

10. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT–BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

12. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

13. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

15. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
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) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

16. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY/CITY AT SCHEDULED INSPECTIONS.

17. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

18. CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN CONFLICT.

SANITARY SEWER

1. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.

3. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI–RIGID PVC SEWER PIPE AND AS DIRECTED BY THE CITY.

4. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

5. ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.

6. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

BENCHMARK

NOTES
1. COORDINATE SYSTEM BASED ON AN ASSUMED DATUM.

2. ELEVATIONS BASED ON AN ASSUMED DATUM. SEE PLAN SHEET FOR DETAILS AND PROJECT BENCHMARK.

3. POINTS WITH ELEVATION –1000' WERE LOCATED HORIZONTALLY ONLY.

GRADING & DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE CITY GRADING ORDINANCE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT–OF–ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB–GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT–BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. EARTHWORK QUANTITIES:
CUT = **299** CY
FILL = **0** CY
NET = **299** CY CUT
MAXIMUM HEIGHT OF EXCAVATION **6.7'**
MAXIMUM HEIGHT OF EMBANKMENT **0**

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

12. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB–DRAINS AND FOUNDATION SUB–DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

16. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15TH AND APRIL 15TH) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON 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 SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806–16.12.090)

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

20. PREPARATION OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

21. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY.

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"–24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE–S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS–N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C4.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP–LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

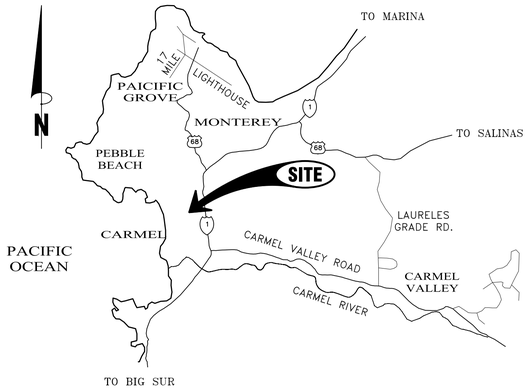
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE CITY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE CITY FORESTER ON BARK PROTECTION REQUIREMENTS.



VICINITY MAP

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
SD	STORM DRAIN MAIN	SD
	ROOF DRAIN LATERAL	
SS	SANITARY SEWER MAIN	SS
W	WATER MAIN	W
	DRAINAGE FLOW LINE	
	SAWCUT	
GB	GRADE BREAK	GB
	ACCESSIBLE PATH OF TRAVEL	
170	MAJOR CONTOUR	170
169	MINOR CONTOUR	169
X	FENCE	X
OH	OVERHEAD LINES	
× 405.46	SPOT ELEVATION	FG 171.13
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	AD
SDMH	STORM DRAIN MANHOLE (SDMH)	SDMH
SSMH	SANITARY SEWER MANHOLE (SSMH)	SSMH
	FIRE DEPARTMENT CONNECTION (FDC)	FDC
FH	FIRE HYDRANT (FH)	FH
	POST INDICATOR VALVE (PIV)	
WM	WATER METER (WM)	WM
WV	WATER VALVE (WV)	
	CHECK VALVE	
	DOUBLE CHECK VALVE	
	CLEANOUT (CO)	

SHEET INDEX

C1 COVER & GENERAL NOTES
C2 GRADING & DRAINAGE PLAN
C3 UTILITY PLAN
C4 SECTIONS & DETAILS
C5 EROSION CONTROL PLAN & DETAILS
C6 CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP'S)

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11		MADE IN THE USA	

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
RANDALL J. CAMPO
No. 61390
CIVIL
STATE OF CALIFORNIA
EXP. 06/30/25

COVER SHEET & GENERAL NOTES

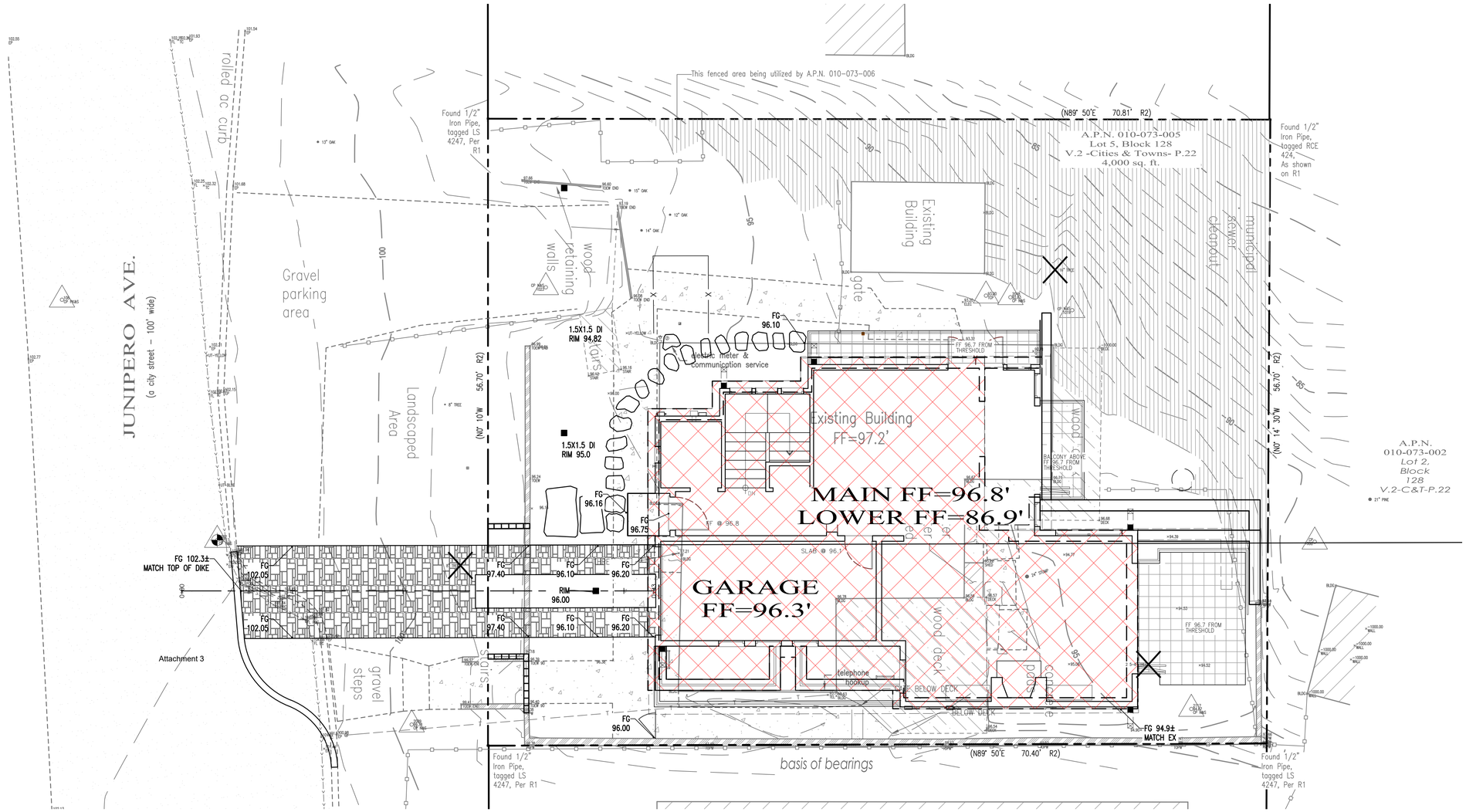
RESIDENTIAL DEVELOPMENT
1540 MESCAL STREET LLC
APN 010-073-005
Project Location: JUNIPERO 3 NE of 12th
PREPARED FOR: 1540 MESCAL STREET LLC

SCALE:	AS NOTED
DATE:	06–03–24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:
C1
OF 6 SHEETS
PROJECT# 122–160

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Plotted: Jul 08, 2024 – 2:21pm



GRADING & DRAINAGE

1" = 5'

HATCH LEGEND

- SLOPE EXCEEDS 30% (927 SQFT±, PERMEABLE)
- HARDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- SEMI PERMEABLE HARDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- CUT (ENTIRE LOWER LEVEL)
- TREE(S) TO BE REMOVED

N

5 0 5 10 15

Scale 1" = 5'

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL STATE OF CALIFORNIA EXP. 06/30/25

GRADING & DRAINAGE

RESIDENTIAL DEVELOPMENT
1540 MESCAL STREET LLC
APN 010-073-005

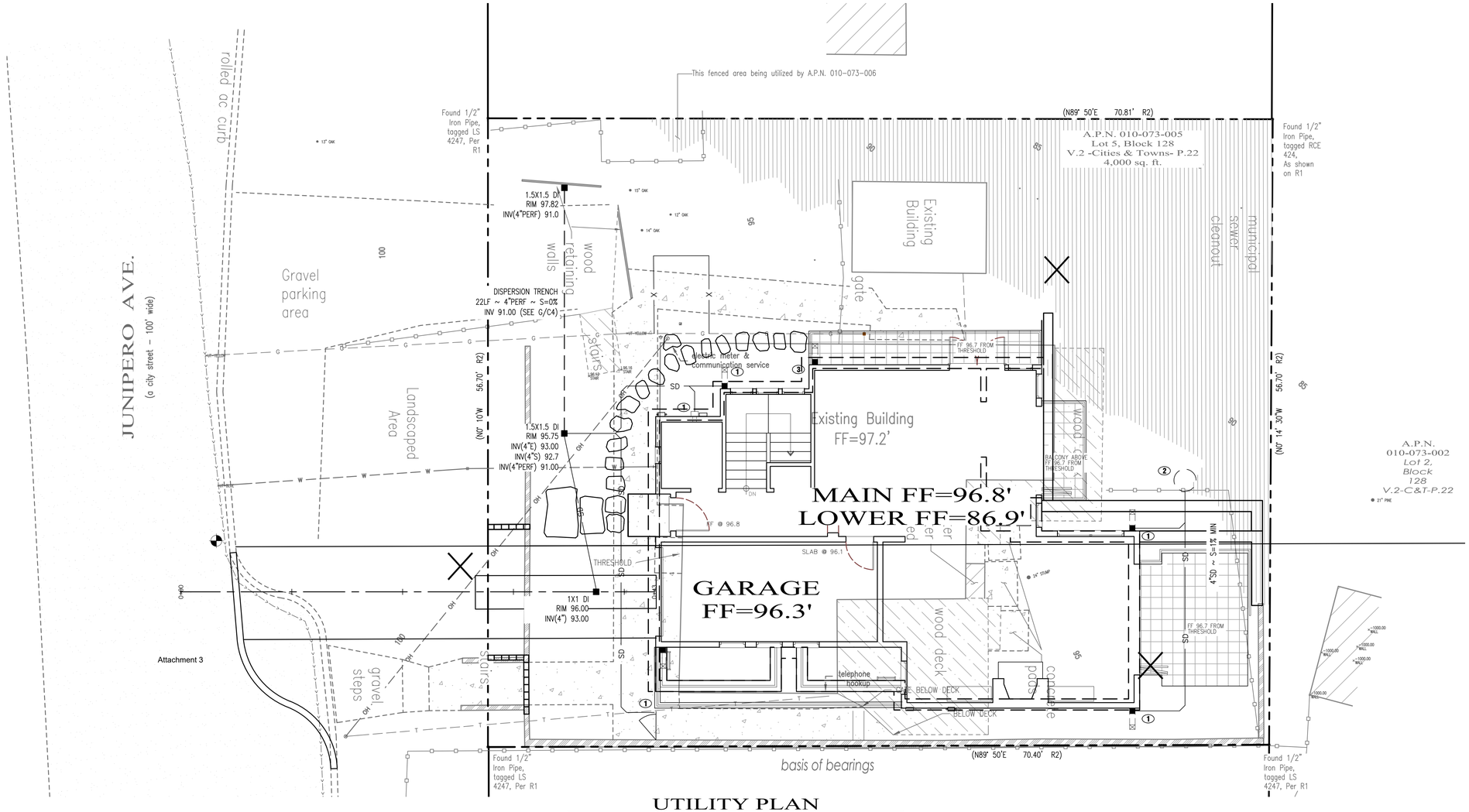
Project Location: JUNIPERO 3 NE of 12th
PREPARED FOR: 1540 MESCAL STREET LLC

SCALE:	AS NOTED
DATE:	06-03-24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C2
OF 6 SHEETS	
PROJECT#	122-160

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UTILITY PLAN

1" = 5'

KEY NOTES

① FIELD LOCATE DOWNSPOUTS AND CONNECT TO SD, (SEE D/C4)

② FLOW WELL, (SEE L/C4)

③ DISCHARGE ONTO SPLASH BLOCK AT GRADE

Scale 1" = 5'

Attachment 3

REV.	DATE	DESCRIPTION	BY

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL STATE OF CALIFORNIA EXP. 06/30/25

UTILITY PLAN

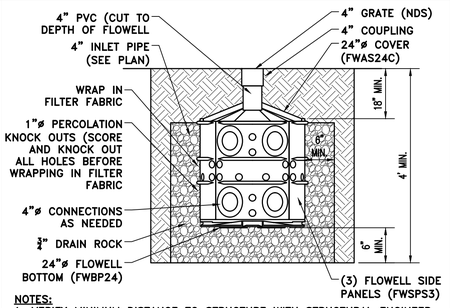
RESIDENTIAL DEVELOPMENT
1540 MESCAL STREET LLC
APN 010-073-005

Project Location: JUNIPERO 3 NE of 12th
PREPARED FOR: 1540 MESCAL STREET LLC

SCALE:	AS NOTED
DATE:	06-03-24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C3
OF 6 SHEETS	
PROJECT#	122-160

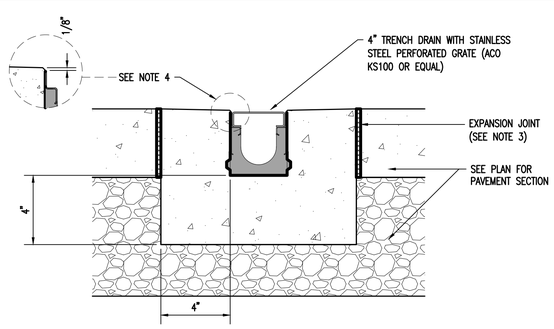
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Plotted: Jul 08, 2024 - 2:21pm



NOTES:
1. VERIFY MINIMUM DISTANCE TO STRUCTURE WITH STRUCTURAL ENGINEER
2. INSTALLATION ACCORDING TO MANUFACTURER'S RECOMMENDATIONS

L / C4 FLO-WELL
NTS



NOTES:
1. CONTRACTOR SHAL VERIFY MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.

2. MINIMUM CONCRETE STRENGTH = 4,000 PSI. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.

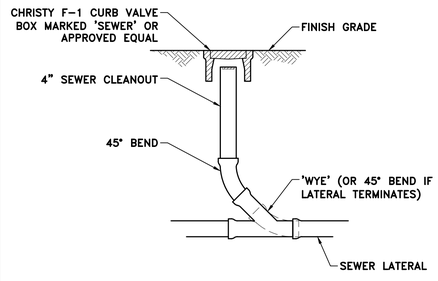
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.

5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS (4" MIN.)

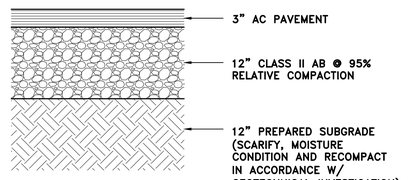
6. REFER TO MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

7. GRATES SHALL BE ADA COMPLIANT.

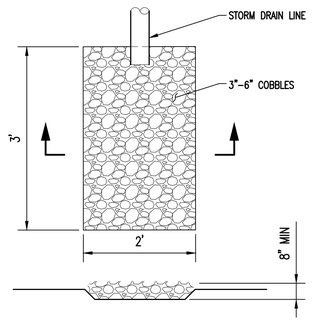
J / C4 TRENCH DRAIN
NTS



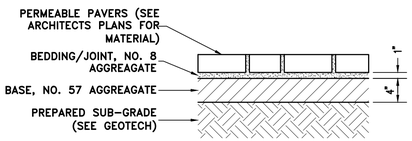
E / C4 CLEAN-OUT @ GRADE
NTS



A / C4 A.C. PAVEMENT SECT.
NTS

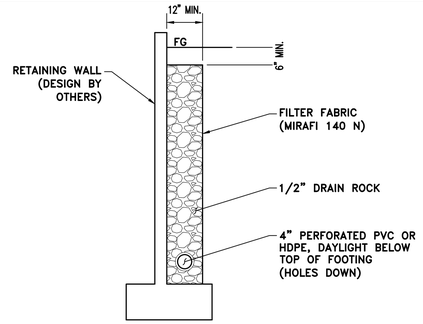


K / C4 ENERGY DISSIPATER
NTS



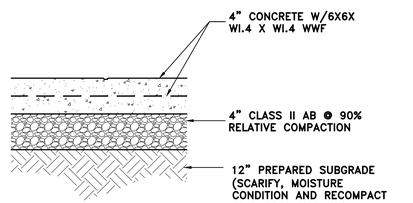
NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS
2. AGGREGATE SIZE SHALL BE AS SPECIFIED BY THE MANUFACTURER

H / C4 SEMI-PERMEABLE SURFACE
NTS



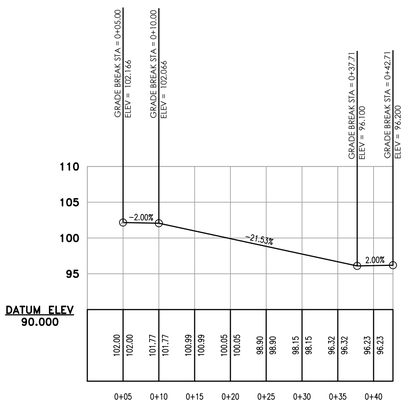
F / C4 RET. WALL SUBDRAIN
NTS

SEE DETAIL C/C4 FOR THICKENED EDGE

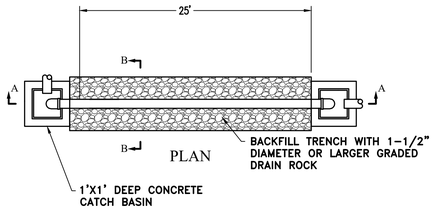


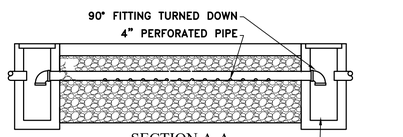
B / C4 CONCRETE PAVEMENT
NTS

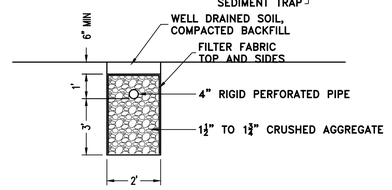
Attachment 3



DRIVEWAY PROFILE
1" = 10'

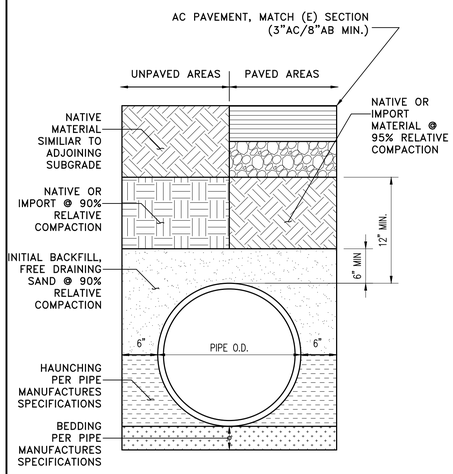






NOTES:
1. DISPERSION PIPE AND TRENCH BOTTOM SHALL BE LEVEL.
2. 'MIRAFI 140 N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS AND TOP. NO FABRIC ON BOTTOM.
3. DISPERSION TRENCH SHALL BE LOCATED 10 FEET, AT A MINIMUM, FROM ANY STRUCTURE.
4. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM & BELOW SEPTIC FIELDS.
5. DISPERSION TRENCH SHALL BE LOCATED A MINIMUM OF 6' FROM ADJACENT PROPERTY LINES AND 3' FROM THE PUBLIC ROW

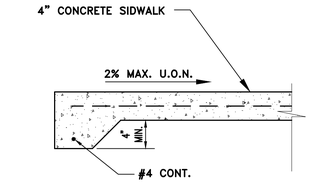
I / C4 DISPERSION TRENCH
NTS



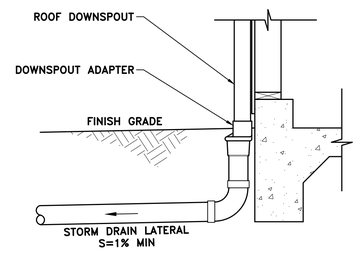
NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

G / C4 TRENCH BACKFILL
NTS



C / C4 THICKENED EDGE
NTS



D / C4 ROOF DRAIN CONNECTION
NTS

REV.	DATE	DESCRIPTION	BY
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MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL STATE OF CALIFORNIA
EXP. 06/30/25

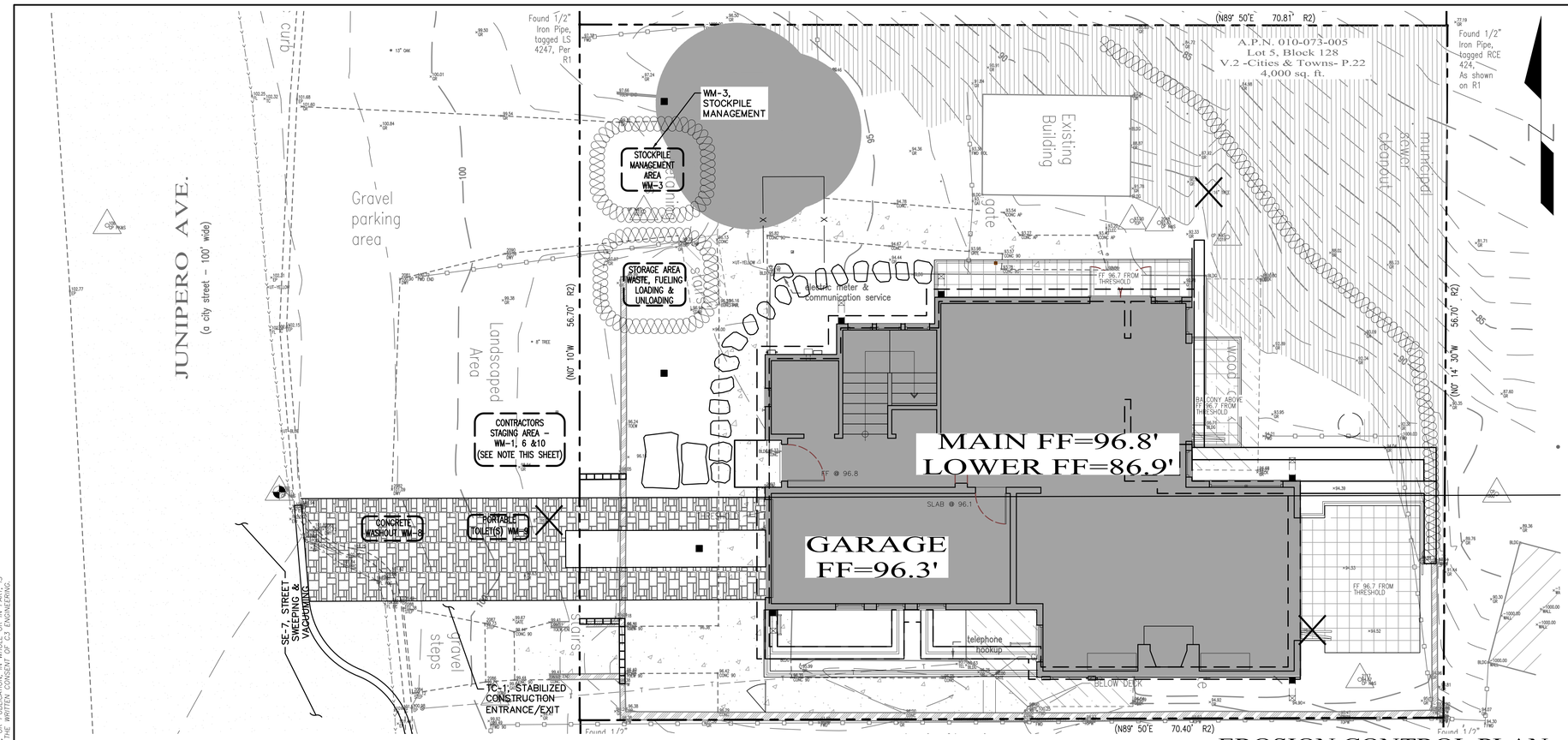
SECTIONS & DETAILS

RESIDENTIAL DEVELOPMENT
1540 MESCAL STREET LLC
APN 010-073-005
Project Location:JUNIPERO 3 NE of 12th
PREPARED FOR: 1540 MESCAL STREET LLC

SCALE:	AS NOTED
DATE:	06-03-24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C4
OF 6 SHEETS	
PROJECT#	122-160

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Plotted: Jul 08, 2024 - 2:21pm



EROSION CONTROL PLAN
1" =5'

EROSION CONTROL NOTES

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 EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. 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) LANDSCAPE, SEED, 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 CITY, 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 RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1 AND APRIL 30), THE FOLLOWING MEASURES MUST BE TAKEN:
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) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR 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 AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GRADING/EROSION ORD. 2806-16.12.090)
C) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. 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 PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

6. 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;

7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;

8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY

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

10. BEST MANAGEMENT PRACTICES (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.

STORMWATER MANAGEMENT

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

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

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

NOTE:
1. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT. IF STAGING IS REQUIRED IN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND PAY ALL APPLICABLE FEES. ALL BMP'S INCLUDING CONTAINMENTS SHALL APPLY TO THE PUBLIC RIGHT OF WAY AND SHALL BE KEPT IN FORCE AT ALL TIMES.

2. DISCHARGE FROM DEWATERING OPERATIONS SHALL NOT BE ALLOWED INTO THE STORM DRAIN SYSTEM AND INSTEAD SHALL BE MANAGED ON SITE OR BE FILTERED AND DIRECTED TO THE SANITARY SEWER UNDER PERMIT BY THE CARMEL AREA WASTEWATER DISTRICT (CAWD). THE CONTRACTOR SHALL CONTACT CAWD PRIOR TO ANY SITE DEWATERING EFFORTS.

LEGEND

INLET PROTECTION (SEE DETAIL D/C5)

PROPOSED DRAINAGE FLOW

FIBER ROLL (SEE DETAIL A/C5)

BMP'S

SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
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-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-8 WOOD MULCHING
EC-16 NON-VEGETATIVE STABILIZATION

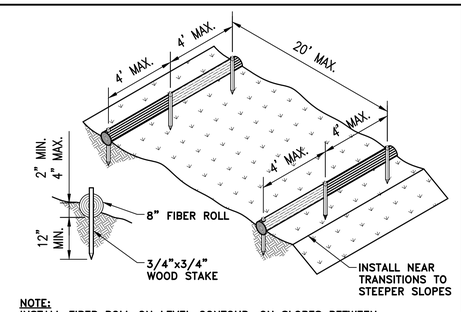
TRACKING CONTROL:
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
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

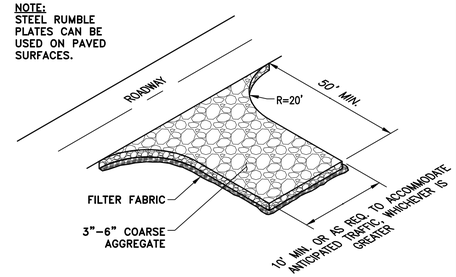
REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.



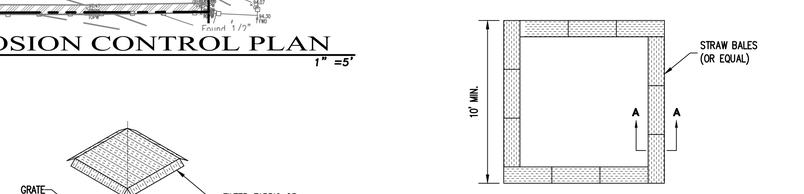
NOTE:
INSTALL FIBER ROLL ON LEVEL CONTOUR. ON SLOPES BETWEEN 25-50% SHEET FLOW LENGTH NO TO EXCEED 15 FEET.

A/C5 FIBER ROLL
NTS

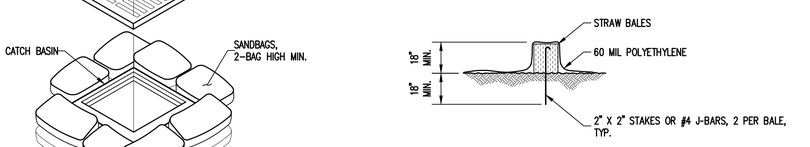
NOTE:
STEEL RUMBLE PLATES CAN BE USED ON PAVED SURFACES.



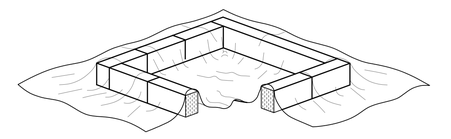
B/C5 STABILIZE ENTRANCE
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BALE CONFIGURATION



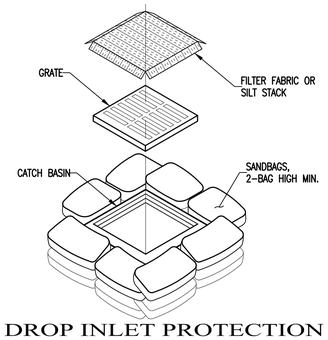
SECTION A-A



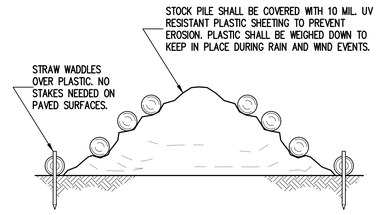
THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

C/C5 CONCRETE WASHOUT
NTS



D/C5 DROP INLET PROTECTION
NTS



E/C5 STOCK PILE COVERING
NTS

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REV.	DATE	DESCRIPTION	BY

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL STATE OF CALIFORNIA EXP. 06/30/25

EROSION AND SEDIMENT CONTROL PLAN

RESIDENTIAL DEVELOPMENT
1540 MESCAL STREET LLC
APN 010-073-005
Project Location: JUNIPERO 3 NE of 12th
PREPARED FOR: 1540 MESCAL STREET LLC

SCALE:	AS NOTED
DATE:	06-03-24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C5 OF 6 SHEETS

PROJECT# 122-160

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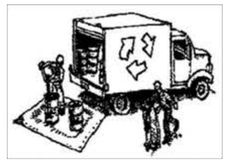
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Plotted: Jul 08, 2024 - 2:21pm

Attachment 3

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



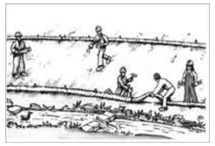
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



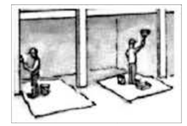
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing File: Z:\Projects\122160 CDDG - 1540Mesca\\Dwg\\122160 XBase.dwg
Plotted: Jul 08, 2024 - 2:21pm

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL EXP. 06/30/25 STATE OF CALIFORNIA

CONSTRUCTION BEST MANAGEMENT PRACTICE

RESIDENTIAL DEVELOPMENT
1540 MESCAL STREET LLC
APN 010-073-005

Project Location: JUNIPERO 3 NE of 12th
PREPARED FOR: 1540 MESCAL STREET LLC

SCALE:	AS NOTED
DATE:	06-03-24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C6 OF 6 SHEETS

PROJECT# 122-160

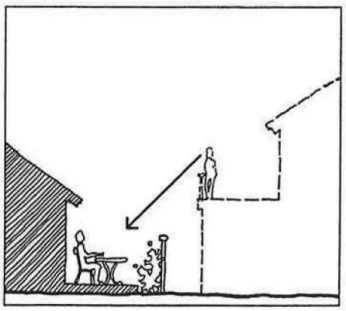
Courtney & Swaminathan Krishnamurthy
[redacted]
September 5, 2024

Carmel-by-the-Sea Planning Commission
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Dear Planning Commission:

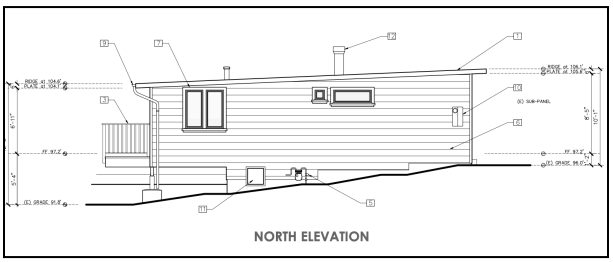
On August 30, 2024, we were made aware of the design study hearing for Junipero 3NE 12th Ave *(DS 23-249; APN 010-073-005-000)*. We are writing to express our concerns and objections to elements of the proposed design for Junipero 3NE 12th Ave by 1540MescalSt LLC. We are the owners and full-time residents of [redacted] located on the north side of the property [redacted]

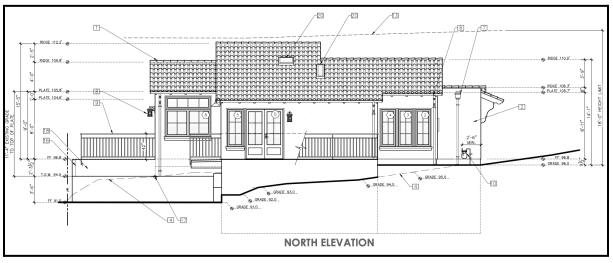
Our foremost concern is the proposed balcony on the north face of the property *(labeled new north patio wood deck)*. This balcony, as well as the bank of windows and doors off of the dining and kitchen, will directly overlook our master bedroom, private space in the rear of the house including our master bedroom deck and back patio. The proposed deck will also have a line of sight into our main living area. This proposal closely mirrors the "discouraged" design depicted in the current residential guidelines in Section 5.0 Privacy, Views, Light and Air on page 29.



Discouraged: Overlooking active outdoor areas on adjacent properties.

The current design of the residence at Junipero 3NE 12th Ave has only two small windows facing the north side of the property from less utilized areas, a bedroom and bathroom *(top image)*. In addition there is a shed that blocks the view from the bedroom of Junipero 3NE to our sun room, master bedroom, and a portion of our deck.





Even with the current design of Junipero 3NE, we experience a significant amount of light pollution from late evening into the early morning. 1540MescalSt LLC has leased the property to transient tenants for the past 3.5 years who frequently leave the lights throughout the night, often not shutting off lights at all. The proposed design *(bottom image)*, which replaces a bedroom and bathroom with higher-traffic areas -- a

dining room, kitchen, and balcony -- is likely to exacerbate light pollution in addition to creating a lack of privacy in our living areas, master bedroom, and outdoor areas.

The proposed design calls for a 6-foot tall redwood fence, but with the property's grade this will do little to shield us from the north balcony's and windows' line of sight. It may even change the forested feel this neighborhood presents with Mission Trail existing behind us by cutting a suburban-looking fence through the view of the valley of oaks.

While our hope is that the installed landscaping will thrive over time, we cannot afford to compromise our immediate privacy. The substantial tree loss in our neighborhood during the past four years underscores the need for more permanent privacy measures. In addition the history of the owners' maintenance of their outdoor space has been less than ideal, as they often allow it to become overgrown and for their tenants to leave trash outside. Recently the city towed a tenant's abandoned car that had sat in front of the property for months.



Late 2020



Early 2024

While we do look forward to a remodeled property next door, we do not want to lose our privacy and all that has made our home, Oak Hill Haven, a haven for us. We ask that the design be revisited to address the privacy concerns put forth.

Sincerely,

Courtney & Swaminathan Krishnamurthy

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS 24175 (Rowland-Smith) - Email dated 09-09-2024 from W. Pearce
Attachment 2: Email dated 09-09-2024 from A. Chadwick
Attachment 3: DS 24175 (Rowland-Smith) - Email dated 09-09-2024 from K. Whitehead

Attachment 4: DS 24175 (Rowland-Smith) - Email dated 09-11-2024 from J. Leaper

---------- Forwarded message ---------
From: **Wendy** <REDACTED>
Date: Mon, Sep 9, 2024 at 12:19 PM
Subject: Project at 4910 Monterey Street
To: <kwallace@ci.carmel.ca.us>

Hello Katherine…

My name is Wendy Pearce. I am a 31 year resident of Carmel City residing at <REDACTED>, directly opposite the Smith/Rowland home.

I am totally in favor of these folk's proposed addition to their home. It will give them much needed living space and improve the value of homes on our block. Aside from the necessary and temporary noise and construction traffic, I only see benefits. I have seen the plans and the story poles show a very unobtrusive addition.

The Smith/Rowland household is an asset to our little Monterey Street neighborhood and it is a plus to have other owners residing on the block!

Wendy C Pearce
<REDACTED>
Carmel CA 93923 (note, within City limits)
<REDACTED>

---------- Forwarded message ---------
From: **art chadwick** <REDACTED>
Date: Mon, Sep 9, 2024 at 12:51 PM
Subject: Scenic Road Pipeline Replacement
To: ekort@ci.carmel.ca.us <ekort@ci.carmel.ca.us>

Dear Mr. Kort,

My name is Art Chadwick. My wife and I live on Scenic Road. We saw the notice regarding the Sept 11 2024 meeting regarding the proposed "Scenic Road Pipeline Replacement". We feel that if the pipe needs to be replaced, then we support the plan.

If the project moves forward, I would also like to suggest that the city take this opportunity to bury the above ground power lines along Scenic, especially the ones between Ocean and 8th. Those power lines are unsightly, and could potentially cause fires. If the road is going to be dug up for the new pipe, let's bury those wires.

I will not be able to attend the Sept 11th meeting, but I hope this email will suffice to bring up the suggestion at the meeting.

Thanks so much for your help, and supporting our beautiful city.

Art Chadwick

---------- Forwarded message ---------
From: **Kathy Whitehead** <REDACTED>
Date: Mon, Sep 9, 2024 at 2:51 PM
Subject: 4910 Monterey St
To: <bswanson@ci.carmel.ca.us>

Hi Brandon:

I'm on a plane this Wednesday during the hearing for the subject property, but as a neighbor, I wanted to submit my comments. I feel that a second story addition is unnecessary and definitely not in keeping with the existing feel of the neighborhood, both on Monterey St and on Lobos, where I reside. I can see the story poles from my backyard (northwest side of their property) and I'm concerned that the proposed exterior balcony with a 'frameless glass rail' is both out of character and a horrendous choice for a small bungalow here in town. Additionally, the addition of 3-panel bi fold doors is not in keeping with the charm of this house as the other doors are single swinging doors or single dutch doors (most with glazing).

Best,

Kathy Whitehead
<REDACTED>



On Wed, Sep 11, 2024 at 9:57 AM Jennifer Leaper <REDACTED> wrote:

Hello Brandon-
I am writing in regard to the Rowland Smith application for an addition to their property on Monterey Street. I own the property to the west (on Lobos) and share the rear property line with them . I am very concerned that my privacy and right to enjoy my property will be significantly impacted by the current design.
I have enjoyed the upmost privacy for almost 40 years. Though sound carries easily in our close knit neighborhood, our yards are completely private in terms of views.
In reviewing the plans, the second story appears to be all windows and French doors , which is the part that will be facing my property and looking into my yard. I would like the planning commission to take into consideration the height of the addition and the proximity to our shared property line to ensure my ongoing ability to enjoy my privacy.
I have a particular objection to the glass wall of the balcony, which would allow unfettered views into my yard. I do not want to be looking up into their bedroom nor do I want them to be looking down into mine. I enjoy keeping my blinds open and letting the sunshine in and want to be able to enjoy my space however I choose, without fear of being watched/seen.

Though I whole heartedly believe that we as homeowners should be able to create beautiful spaces of our own design, we must do so without infringing on the privacy and the rights of neighbors to enjoy their properties in the same way. It is often challenging to find peace and privacy these days . Our homes and property are one place where we should be able to count on having both. I hope the planning commission will take my objections into consideration and make decisions that will ensure that both of us can enjoy our properties in the best possible way.

Thank you for your time-

Jennifer Leaper

Sent from my iPhone

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

September 11, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: