CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 PHONE: (831) 427-4863 FAX: (831) 427-4877 WEB: WWW.COASTAL.CA.GOV



Th13a-c

3-MCO-19-0039, -0041, AND -0042 (PIETRO FAMILY INVESTMENTS/VALLEY POINT SFD'S)

JULY 9, 2020 HEARING

EXHIBITS

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Exhibit 1: Location Maps



The location of the subject properties is noted in the center-left side of this image, south of the City of Carmel and approximately one block from Carmel River State Beach.

Exhibit 1: Location Maps A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 1 of 2



Site of the proposed single-family residences on Isabella Avenue and Valley View Avenue.

Exhibit 1: Location Maps A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 2 of 2



Photo of 26307 Isabella Avenue as seen from Isabella Drive prior to County approval of projects.

Exhibit 2: Site Photographs A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 1 of 6



26307 Isabella Avenue. Grubbing and site preparation occurred sometime in mid-2018.

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Staking and flagging at 26338 Valley View Avenue.

Exhibit 2: Site Photographs A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 3 of 6



Photo of tree removal from County right-of-way at 26338 Valley View.

Exhibit 2: Site Photographs A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 4 of 6



Trenching for utilities at 26338 Valley View.

Exhibit 2: Site Photographs A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 5 of 6

Exhibit 2: Site Photographs



Staking and flagging at 26346 Valley View Avenue.

Exhibit 2: Site Photographs A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 6 of 6

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 ALL EXTERIOR WALL ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE INDERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION IN-LASSE WITH A MEMORY THERMAL 				stig beer	4440	Revision Schedule
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4. IN ADDRION TO BLANKET INSULATION STANCARDS ABOVE, IN NO CASE SHALL ANY INSULATION CONTAIN ANY ASSESTOS OR ASSESTOS RELATED PARTICULATES.		A1.1 SITE PLAN				
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AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNERS USE. MAINTACTURED ECORS AND WEDGINS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE STANSARDS LISTED IN TALE 2530 OF THE ENERGY REGULATIONS.		A5.2 BUILDING SEC	TIONS		ters.	100
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FLOORS, AND BETWEEN EXTERIOR WALL PANELS. B. OPETANOS FOR PLUMBING, ELECTRICAL AND GAS LINES MEXTERIOR AND MITERIOR WALLS FOR MARKA MARK DO DOSS		A8.1 WINDOW DOC A8.2 FINISHES SCH	R SCHEDULES, FINISH NOTES EDULE			ICAR MMC
C. OPEININGS IN THE ATTIC FLOOR. D. ALL OTHER SUCH OPEININGS IN THE BUILDING ENVELOPE. D. ALL OTHER SUCH OPEINING FOR ALL RECTIFICIONS MUST PE 75 UNITING WATT OR OPEALER. WHEN A		A9.1 ARCHITECTUR	AL DETAILS	GENERAL	Nor To douce,	
BATHROOM HAS MORE THAN ONE LIGHTING FIXTURE. THE MAIN FIXTURE SHALL BE FLUORESCENT. OETERAL LIGHTING ININITCHEN MUST ALSO BE FLUORESCENT. CAN EXCELLE STUM-STRUCKEN DE DEOR MUST ALSO BE FLUORESCENT.		A9.3 DOOR AND W	NDOW DETAILS	PROJECT ADDRESS: 26	307 ISABELLA AVENUE	± •*
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14. STORAGE TYPE WATER HATTERS AND STORAGE BACKUP TAINS OR SOLAR WATER HEATING SYSTEMS SHALL SE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OF OREATER.		NO.	DESCRIPTION	EMERSON DEVE	LCPMENT GROUP, INC	2 C
 MINISTATION UNCONSTITUTED SPACE LEADING TO AND FROM WATCH HEATENES SHALL BE WARPPED WITH INSLATION MAINES AT HERMAL RESISTANCE OF REAL OR GREATER. RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES SHALL BE INSULATED WITH FAS. 		L1.0 LANDSCAPE L	IGHTING PLAN	24576 PORTOLO AVEN APN:	UE, CARMEL, CA 93523 005-463-012-000	
17. GAS HIRD HOUSELOOD DOODAN ANTILANDES, SHONER HEADS AND FALCETS SHALL COMPLY WITH CALIFORMA APPLIANCE FERDENCY STATURANDS. IE. WATER CLOSETS SHALL BE LOWFILISH THE AS REQUIRED BY LOCAL ORDINANCES [LS GAL FLUSH]		L-2,0 LANDSCAPE F		ZONING: AVERAGE SLOPE:	MDR/2-D (18)CZ <7%	
 GAS INFED APPLIANCES SHALL HAVE INTERMITTENT IGATION DEVICES. NOT CONTINUOUSLY BUILDING PILOT UGATS, E.G., FLRINACES UNDER 175,000 BTU, ALL FAIL TYPE FURIACES, CLOTHES DRYERS, STOVES, ETC. 		NO.	DESCRIPTION	GRADING:	620 CY	2
 MADE COLEMENT, WATER HEATERS AND PLUMBING FIXTURES (SHOWER HEADS AND FADCETS) MUST BE CERTIFIED BY CEC. HEATING BOUIPUENT SHALL COMPLY WITH EFFICIENCY STANDARDS AND BE NO LARGER THAN SPECIFIED 		C1 COVER AND C C2 GRADING AND	ENERAL NOTES	FIRE SPRINKLERS:	NO	
ON APPROVED PLANS. 22. DUCTS MUST BE CONSTRUCTED INSTALLED AND INSLATED ACCORDING TO CHAPTER 10 OF THE CALFORING STATE BECHNINGAL CODE.		C3 SECTIONS		COASTALZONE:	ND NO	
23. A SUBHITTAL IS REQUIRED FOR RADIANT HEATING SYSTEMS, INCLUDING PLANC, TURING, LOCATICAL AND SPACING.				CONSTRUCTION TYPE:	VB	0 1 0
GLAZING NOTES	_			PARKING PROVIDED: LOT SIZE:	2 COVERED 8438 S.F.	
 GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUEREMENTS. GLAZING SUBJECT TO INJURY UPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER 				SET BACKS	20	194
PRODUCT SAFETY COMMISSION RECOMPENENTS, CLAZED OPERANDS IN DOORS, FALED OF OPERABLE PAHELS ADJUCENT TO A DOOR WHERE THE MERREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 APPL OF STILLE WERTER'S DOOR OF WERE THE MERREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 APPL OF STILLE WERTER'S DOOR OF THE DOOR IN A OF SET PORTING AND WHERE THE PORTING	· ·			SIDES	5	TEST
EXPOSED DEC 67 THE GUARNO IS LESS THAN SOLICATES ADAL THE VALUES SUBJECT AND WITHIN 5 FT, OF THE TOP OR BOTTCH OF STARS OR LANDINGS SHALL BE TEMPERED CALSS APPROVED FOR 10 THE TOP OR BOTTCH OF STARS OR LANDINGS SHALL BE TEMPERED CALSS APPROVED FOR				REAR NUMBER OF STORIES:	10" SPLIT LEVEL	
GLASS APROVED FOR DEAL AS A GLASS AND A GLASS APROVED GLASS APROVED FOR DEAL AND ACT MASARD. 3. GLASING IN SNOTHER WID TUBS ENCLOSINGES SHALL BE TEMPERED, LAVINATED OR APPROVED				BUILDING HEIGHT (MAX, ALLOWABLE):	18-0" (72.5) 54 75	Ę.
4. EGRESS WHITCHNS IN SLEEPING ROOMS SHALL CONFORM TO USC RECLIREMENTS." MIN 20" WHIE BY 24" HT CLEAR WHEN IN THE OPEN POSITION, MAX HT AT BOTTOM OF OPENING TO BE 44".						
GENERAL NOTES	CODE COMPLIANCE			PROPOSED FLOOR AREA	2247	
1. THESE PLANS ARE THE PROPERTY OF TOM MEANEY ARCHITECT. LISE OR COPY IS PERLITTED BY CONTRACT ONLY, ANY REVENCES TO THESE PLANS, REGARDLESS OF SCOPE WITHOUT WHITTEN	ALL WORK AND MATERIALS ENALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCALGOVER IN A GENCIES, INDIVIDUAL IN			UPPER FLOOR DEN (NOT INCLUDED IN F.A.R.)	575 575	
PERMISSION IS PROMEITED AND SHALL THEREBY ABSOLVE TOW MEAKEY ARCHITECT FROM ANY UABILITY CLAIMS, SUITS, OR UTKGATION BY ANY INTEREST PARTIES IN THE PROJECT. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND MAPLY	THESE PLANSIS TO BE CONSTURED TO PERMIT WORK NOT CONFORMING TO THESE CODES. CALIFORINA ADMINISTRATIVE CODE			BASEMENT (NOT INCLUDED IN F.A.R.)	1366	
THE FIREST OULLITY WORKMANSHY THROUGHOUT, ANY DESIGN OR DETER, WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR.	CALIFORNA BUTIZINO CODE, 2013 CALIFORNA PLUMPRO CODE, 2013			ATTACHED GARAGE	-51	
 ALL CONSTRUCTION MEANS, BETHODS, MATERALS AND TECHNIQUES SHALL COMPLY WITH THE BUILDING CODES, ORDINANCES, REGULATIONS AND STANDARDS LISTED. THE CONTRACTOR AND/ON SUBCONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE 	CALIFORNIA MECHAPISCAL CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013			TOTAL	5200	
DUMENSIONS AND CONDITIONS AND SHALL WORKY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK. 5. DO NOT SCALE DRAWNING, APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE	CALIFORNIA ENERGY CODE, 2013 CALIFORNA GREEN BULCING STANDARDS COCE (COBSC)					5
CONTRACTOR FOR ALL CRITICAL MEASUREMENTS, SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENC OVER CENERAL NOTES AND DETAILS. 6. DIMENSIONS ARE TO FACE OR CENTERING OF STUD, UNLESS NOTED OTHERWISE, AT FLOORS AND	E CITY OF CARNEL-BY-THE-SEA WID ADOPTING ORDINANCES			FLOOR AREA RATIO, PROPOSED	3259 (38.6%)	⊔i ∢
CERLINGS WITH PLYNOCD SHEATHING DIVENSIONS ARE TO EXTERIOR SIDE OF PLYNODO. 7. REFER TO ASSITIONAL NOTES SHOWN ON THE STRUCTURAL AND/OR CIVIL ENGINEERING SHEETS CONTAILIED IN THESE EXAMPLIES.				FLOOR AREA RATIO, MAX, ALLOWABLE 3797 (45%) LOT COVERAGE MAX, ALLOWABLE 2954 (35%)		A A SE
 DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED. VHEREVER EXISTING WORKIS CHARGED BY ANY OTHER CONSTRUCTION OPERATION. IT SHALL BE REPLIED OF REPLACED WITH NEW MATERIAL TO MATCH EXISTING AS APPROVED BY THE DESKRIFER. 				LOT COVERAGE, PROPOSED	2954 (35%)	1 월 월
 THE CONTRACTOR SHALL REMOVE FROM THE CITE ALL DEBRIS AND RUBBISH RESULTING FROM THE WORK SPECIFIC HEREIN. IL EXPOSITED HEREIN. IL EXPOSITED HEREIN. 	GREEN BUILDING NOTES			FIRE DISTRICT		BEI 2
GALWARZED JUNO.) 12. SHOP DRAWINGS, PROJECT DATA AND OTHER SAMPLES SHALL BE SUBMITTED TO THE DESIGNER AND DRAVES WHEN RECIEVED AND PORTION OF SUFEY WORK SHALL BE COMMENCED LIVITE SUBMITTAL	ALL WORK AND WATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLEMENT WITH THE CLERENT			WATER DISTRICT SANITARY DISTRICT SCHOOL DISTRICT		ELE
NAS BEEN APPROVED BY THE DESIGNERCOVINER. 1. THE CONTRACTOR SHALL PROVIDE ALL RECEISERY BACKING AND FRAMING FOR WALL MOLANTED FREMS. 1. DESIGNATES SHALL BE CANTOR AT THE PROVIDENCE OF DATA DESIGNER D	THESE PLANS IS TO BE CONSTURED TO PEAKIT WORK NOT CONFORMING TO THESE CODES.					RM RM
A.) HI CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES - AT FLOOR AND CERBIG LEVELS AND AT 19 FLOOR INTERFALS ALONG THE LENSTH OF THE WALL B.) AT 41 INTERCONNECTIONS BETWEEN CONCEAL BUILDINGST MATTAINED AND TAKEN						0 18 O
OCCUR AT SOFFITS, DROP CERLINGS AND COVE CERLINGS. C.) IN OPERINGS AROUND VEHTS, PIPES, DUCTS CHAMIEYS, AND SIMILAR OPERINGS WHICH AFFORD A PASSAGE FOR A FIRE AT CER IND AND LOOK I FUELS WITH NODE/CHARACTERY MATERIALS	HERS INSPECTIONS	PROJECT DIRECTORY		SCOPE OF		
D.) IN CONCEALED SPACES BETWEEN STAIN STRINGERS AT THE TOP AND BOTTOM OF THE RUNAND BETWEEN STUDG ALONG AND HULLS WITH THE RUN OF THE STAIRS IF THE WALLS SUBCE THE STAIRS ARE 15. AT EXTERIOR WALL OPENNESS FLASHING, CONSTRE FLASHING AND EXPLANSION LOWED STREAM STAILS OF 15. AT EXTERIOR WALL OPENNESS FLASHING, CONSTRE FLASHING AND EXPLANSION LOWED STREAM STAILS OF 16. AT EXTERIOR WALL OPENNESS FLASHING, STATE STAIRS IF THE WALLS SUBCE THE STAIRS ARE 16. AT EXTERIOR WALL OPENNESS FLASHING, STATE STAIRS ARE STATE 17. AT EXTERIOR WALL OPENNESS FLASHING, STATE STAIRS ARE 18. AT EXTERIOR STATE AND	PROJECT RECURSES THARD PARTY HERS TESTING AND/OR DUCT LEAKAGE TEST. SEE CF-1R PAGES FOR ADDITIONAL HERS IMPROTING IS FAIT.	STRUCTURAL/CIVIL ENGINEER	GENERAL CONTRACTOR	1. CONSTRUCT SINGLE FAMILY RESIDENCE	WITH ATTACHED GARAGE	TITLE SHEET
CONSTRUCTED IN SUCH A MANNER AS TO BE COMPLETELY WATERPROOPED AND WEATHERPROOPED 16. INCLAIDING OF EDISTING UNDERGOOMED UTLINES ARE SHOWN IN AN APPROAMATE WAY CIRLY AND 19. INCLAIDING SOF EDISTING UNDERGOOMED UTLINES ARE SHOWN IN AN APPROAMATE WAY CIRLY AND 19. INCLAIDING AND	SUBCONTRACTORS TO PROVIDE SIGNED CF-2R FORMS THAT MATCH OR EXCEED COMPLIANCE CFLCS.	PO Box 51697 Po Box 51697	Units Adamski Emerson Davelopment Group Inc 24576 Dateba Avenue	2. SITE GRADING AND DRAINAGE		
SHALL DETERMINE THE BACKT LOCATION OF ALL ENSING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL CAMAGES WHICH MIGHT BE COCASIONED BY THE CONTRACT FOR THE SAME AND A CAMARY AND ALL CAMAGES WHICH MIGHT BE COCASIONED BY THE		(831) 372-5690	Carmel, CA 93923 Phone: (831) 915-3912	NOTE: SITE DEMOLITION AND DRIVEWAY L	NDER SEPARATE PERMIT	SEED ARCHI
 ALLUTLITY CONFECTORS HER CLOURS BLEETRAL SERVICE, THE PARAMETAR ALL ENLIPTION AND DELITES. ALLUTLITY CONFECTORS HER CLOURS BLEETRAL SERVICE, TELEPHONE SERVICE AND CARDE TREASUND IN USE TO THE SERVICE HER CONFECTOR FOR THE FOR THE THE UTILITY POLE TO THE SERVICE HER CONFECTOR FOR THE TO THE SERVICE HER CONFECTOR FOR FOR FOR FOR THE SERVICE	PLUMBING FIXTURES	ARCHITECT	ELECTRICAL ENGINEER		÷	(Stan and Stal
	EXISTING PULMING FIXTURES MAY RECORDER ENTROPHITING TO CHARGHIT CHC RECURRENTITS AND NEW	Tom Meaney 629 State Street, Suite 240	JMPE 156 Wast Alamar Avenue, Suite B			(a)
	FLOWER-REPEATURES SALE MEET THE POLICY STAD WILL REGULAR MERTES WATER CLOSE IS 129 GALLONS MAX/FLUSH, URFILLS 25 GALLONS MAX/FLUSH,	Santa Barbara, CA 93101 (805) 966-7668	Santa Barbara, CA 93105 Ph; (805) 569-9216 LIC: #613083			CALIFOT
		MECHANICAI ENGINEED	F141 46 1999			
HIGH FIRE NOTES	CONSTRUCTION WASTE MGMT REQ.TS	Monterery Energy Group 26465 Carmel Rancha Bird. #8				Dan 201206-30 9-4 Asinsicaned
THIS PARCEL MAY BE LOCATED VATION A DESIGNATED HIGH FIRE HAZARD AREA. CONTRACTOR TO	CONSTRUCTION VASTE MANAGEMENT RECORDENTS OF CRC RICA.1. RECYCLE AND/OR	Carmel, CA 93923 (831) 372-8328				348 ATW 248 ISA6-2015-11
VERTY, ALL ELEVENTS OF NEW CONSTRUCTION MUST COMPLY VATIN ABOUAREMENTS SET FORTH W SECTION R327 OF THE 2013 CRC AND S.B. CRDMANCE NO. 5519.	SALVADE FOR REUSE A MURALIU OF SOC OF THE NOT-HEZARDOLIS CONSTRUCTION AND DEMOLITION WASTE BLACCORDANCE WITH COSE CHAP. 4, CHAISION 4.4 (CALGREEN CODE).					
SEE FIRE RATED CONSTRUCTION REQUIREMENTS ON A0,3 FOR SPECIFIC INFORMATION.						A.O.
						AU
				Exhibit 3: Propo	sed Project Plans	1
				A	-3-MCO-19-0039	

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xhibit 3: Proposed Project Plans A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 2 of 18



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Exhibit 3: Proposed Project Plans A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 5 of 18



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NOTES

GENERAL

- GENERAL
 I. Project shall comply with the 2013 U.S.C and 2013 California Residential E Title 24, Plumbing, Mechanical, Electrical, Fire and Derry Codes, 2013 California Grein Building Standards.
 J. All electrical, CTV, and phowe lites shall be placed underground.
 J. Kire optimizes under separate permit.
 J. Allar endors separate permit.
 J. Troos plans and calculations under ordermed submittal, Transes shall not be installed until an approved job copy of the transe submittal is insuled by the Anneery Const glaining Department.
 J. New building, building materials, systems, assemblies and methods of construction located vibina any Fore Hazard Severity Zone or Wildland-Urban Interface Fire Area shall be in accordance per (CER 023) or exterior widdline approved.
 J. Provide a copy of operation and maintenance manual to building occupant or owner per (CEC 024, 110).
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 J. Provide a copy of operation and maintenance manualob building

- NOTIFICATIONS
- Notify the Solis Engineer 48 hours before the following times:
- Prior to the time that the site grading work begins. After foundation excavations have been made and prior to placing reinforcing steel and formwork Print to all concrete pours.
- Notify the Structural Engineer 46 hours before the following times:
- Prior to the time that the site grading work begins. After foundation excavations have been made and prior to placing reinforcing steel and formwork
- Prior to all concrete pours.
- Prior to all concrete pours. Prior to placing the flust course of concrete masonry units. When rough framing is completed and prior to start of finish work. Prior to covering any phywood sheathing nailing. Prior to covering any shear wall hold-down anchors.
- Contact County Fire Department for Inspection require

TREE PROTECTION AND PLACEMENT

- TREE PROJECTION AND PLACEMENT 1. All nate were within 35 f. of proposed ground disturbances shall be temporanly fenced with chain-link or other material sustificatory to F60 throughout all grading and construction activities. The fencing shall be installed 6 if, ousside the dripline of each native tree, and shall be staked every 6 fL, to the maximum extent 2. No construction experiment kall be parked, stored, or placed within 6 fL of any native tree dripline.

- No contruction equipment shall be parked, stored, or placed within 6.f. of any native tree driptine,
 No fill duil, no cost, or construction material shall be bestend or placed within 6.f. of the driptine of all native trees.
 Any roots encountered that are 1 shot h dameter or greater shall be cleanly cit. This shall be does under the direction of a 260 paryors dhots/filliologist.
 Any transferred within the driptine or scattier shall be cleanly cit. This shall be does under the direction of a 260 paryors dhots/filliologist.
 Any transferred within the driptine or yscattier cree's daile be done with hand tools.
 Any construction expanded within 3.f. of a native tree's driptine shall be done with hand tools.
 Any construction expanded within 3.f. of a native tree's driptine shall be done with hand tools.
 Any construction expanded within 3.f. of a native tree's driptine shall be done with hand tools.
 Any unchange expanded within 3.f. of a native tree's driptine shall be done with hand tools.
 Any unchange expanded within 3.f. of a native tree's driptine shall be done with hand tools.
 Any unchange expanded by PBD. This condition may include but in not limited to posting of a performance country.
 Any unchange the received of an autoid counting biologist to access
 Displayment the result of administration shall be done immediately under the interction of maintenance or elegistement three with any administration.
 All trees include with 25 ere of propased buildings shall be done impaction and paperoid such industation.
 All trees include shall an eristrate by PD alter its impaction and approximate shall during construction and scatting shall be protected in may include but runk from domage by machinery/implements.
 All trees include administration construction anoth counter shall be protected in any scatter shall be shall h

SPECIAL INSPECTIONS

All special inspections shall conform to section 1761 of the Uniform Building Code. Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi, Required for all installation of eponed anchors. 7

- STRUCTURAL In accordance with the california building code (cbc) section 1701, the owner shall employ use or more special inspectors who shall provide imprections during construction on the opported based based on the pacital imprect and the a gualified person who shall demonstrate completence to the standard based on the building official, for impection of the particular type of construction or operation requiring special inspection
- or operation requiring special impaction. 1. Special grading, ecovation and utiling: during earthwork encavations, grading and filling operations impaction shall be provided by the project genetachricial engineer. 2. Concrete: Guring the taking of lest specimers and placing of reinforced concrete, exceptions: A. Concrete for building fundations has been designed based on for2500 pri and is evently from impaction during taking 5. Non-introctural slabs on grade C. Sile write correcte fully apported on earth and concrete. 5. Sile write correcte fully apported on earth and concrete 6. Sile write correcte fully apported on earth and concrete 6. Sile write correcte fully apported on earth and concrete in placement of concrete ensued bolts. 1. bolt orthogical ensurements prior to and chring the placement of concrete required to have special supercling by the in . E-specifiers.

- inspection by item 1. exceptions

more than a section of the execution of the present continuously during placing of reinforcing steel, provided the special impector has inspected for conformance to the approved plans prior to the closing of forms or the delivery of concrete to the jobste. 5. usualisation of dowest, threaded rods, and anchors in epory.

- SOLS . during encavation process, a therough search shall be made under the direction of soils engineer, to locate and remove any man-made burled structures and utilities 2. Inspection of the finished building pad shall be conducted by the soils engineer. 3. soils engineer to review foundation and grading plans prior to submittal the source of the source of the source of the source of the soils engineer.

- Solis engineer to Perer transation and ground pairs is no community for building permitties of solis engineer shall be requested to inspect all excavations prior to backfilling, field refunctionent and concrete or soil placement.

WASTE MANAGEMENT

- This be management.
 1. This project is new construction and there will be no demolition prior to the start of work.
 2. Contractor will divert from disposal E recycling any recepible or schageable maternats. All maternation site are to be sorted is source separated into any quality maternations for reuse. Waste Management will remove the balance of construction waste in the form of bulk single stream disposal.
- All sub-contractors are held to the same standard and procedure. All toxic materials are recycled per local
- Waste Hanagement hauls to one of the local County Regional Waste Hanagement district locations where it is further sorted, separated for recycling and some landfill disposal, in compliance with county
- guidelines. 4. Site construction materials are categorically separated out as a method for efficiency in both material to the same materials for computer waste and
- use and to limit waste. Contractor will use storage area on site to store materials for reusable waste and
- surplus from other work already completed.
 5. Contractor takes every measure to ensure that materials are being used as efficiently as possible and that there is the minimum amount of waste generated during the construction of the project.

by band

ARCHITECTURAL . ND. DESCRIPTION

SHEET INDEX

- 40 TITLE SHEET, VICINITY MAP, PROJECT DATA
- A1.1 SITE TOPO SURVEY
- A1.7 SITE PLAN
- A2.1 FLOOR PLANS X
- A2.2 FLOOR PLANS X
- A3.1 ROOF PLAN
- REFLECTED CERING BASEMENT A4.1 44.7
- REFLECTED CERLING PLAN FIRST FLOOR 45.1 BUILDING SECTIONS
- A6.1 EXTERIOR ELEVATIONS
- A6.2 EXTERIOR ELEVATIONS
- -46-1 -DOOR SCHEDULE WINDOW SCHEDULE
- A8.3 FINISH SCHEDULE

LANDSCAPE

- NO. DESCRIPTION
- L-1.0 LANDSCAPE IRRIGATION PLAN 1.7.0 LANDSCAPE PLANTING PLAN
- L-3.0 LANDSCAPE LIGHTING PLAN
- DESCRIPTION NO,
- COVER SHEET & GENERAL NOTES C1
- C 2 GRADING & DRAINAGE
- 63 SECTIONS & DETAILS



VICINITY MAP

1°

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REVISIONS



Exhibit 3: Proposed Project Plans A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 8 of 18



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REVISIONS







		ENERGY		SHEET	VICINITY MAP		
		ALL EXTERIOR WALL ASSEMBLIES SHALL BE VISUATED WITH BLAMET TYPE NIMERAL OR CLASS FIBER				Revision	
		NEWLANNA LANDERANDA DE PEDERAL SPELERLANDN HARMOZIE WITH A KENNUSI THERMAL RESISTANCE (RI OF R-19) ALL ROOF AND FLOOR ASSEMBLIES SHALL BE BISULATED WITH BLANKET TYFE MEMBRAL OF GLASS FIBER	STRUCTURAL	ARCHITECTURAL	Machine Tanyat Mangat	1.20	
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		ALL WALL ASSEMBLIES OF BATHROOM / BEDROOM / BOUPPENT ROOMS/ FTC. MAY BE INSULATED VATH SOLFID ATTERUATION BLANKET INSULATION IN ADDITION TO ALL AND THINKET AND ADDITION OF ADDITION CONTACT	S0.2 MAIN LEVEL FLOOR FRAMING PLAN	AO.T PHRENOTES	04		
		ANY ASPESTOS OR ASPESTOS RELATED PARTICULATES. ANY ASPESTOS OR ASPESTOS RELATED PARTICULATES. ALL LISTA ATIVA ULTERNA S SHALL BE CRETIFIC BY THE MANUFACTURER AS, COMPLY VILLAMENT THE	S0.3 ROOF FRAMING PLAN	ALA SURVEX			
		CALIFORNIA CUALITY STANDARDS FOR INSULATING MATERIAL. THE CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY	S1 DETAILS	AZT PLOCK PLAN	and the second		
		THE INSULATION INSTALLER AND THE CONTRACTOR STATING THAT THE INSTALLATION CONFORMS VATH THE REQUIREMENTS OF TITLE 24.	S3 DETAILS	A2.2 LOWER FLOOR PLAN	S & Constitution with		
		THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE REATING, LODICIN, WATER HEATING, AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS OF MANY AT A JUST THEM EXCEPTION OF	S4 DETAILS	A3.1 IROOF PLAN A4.1 IREFLECTED CEILING PLAN	2 TAUT Interfer Arman	1	
		AND INSTRUCTIONS OF NEW TO USE THEM EFFORTED. A MAINTENANCE LABEL SHALL BE AFFLIED TO ALL ECUPMENT RECURRING PREVENTIVE MAINTENANCE, AND A LOPY OF THE MAINTENANCE WISTRUCTIONS SHALL RE PROVIDED FOR THE OWNER'S USE.	HECHANICAL	A4.2 LOWER LEVEL REFLECTED CEILING PLANS	· · · · · · · · · · · · · · · · · · ·		
		MARGEACTURED GOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN TABLE 2-53V OF THE ENERGY REGULATIONS.	NO	A5.1 BUILDING SECTION			
		THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAURKED, SEALED, OR WEATHERSTRIPED	MO.1 NOTES	A6.2 EXTERIOR ELEVATIONS	\wedge		
		R. EXTERING SUMTS ANOLED WITHOUT DOOR HOWED, DETWICEN WHIL SOLE PLATES AND FLOORS AND BETWEEN EXTERNOR WALL PANELS. 6. OPENING SUP SUPPORT DESCRIPTION AND GLO UNS MILENTERUP AND DEEDOR 2021 S	M2.1 BASEMENT RADIANT HEATING PLAN	A8.1 WINDOW DOOR SCHEDULES, FINISH NOTES	\Box		
		CELLINGS AND FLOORS.	M6.1 PIPING SCHEDULE	A8.2 FINISHES SCHEDULE	NOT TO SCALE		
		D. ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE. GENERAL LIGHTING FOR KITCHEN AND BATHROOMS MUST BE IN LUMENS/WATT OR GREATER. WHEN A	M6.2 CONTROLS SCHEMATIC		GENERAL		
		JATHROOM HAS MORE THAN ONE DIGHTRO FRIDRO, THE MAIN HATCHE SHALL BE FLOORESCENT. SENERAL LIGHTING IN KITCHEN MUST ALSO BE FLUORESCENT. THAN YETEN E YUNNER DIGHT THE BURN THE BURNER BAR IN SE REALTED WITH BARYRANET DAMAGER	M.5.3 DETAILS M.5.4 HEAT SOURCE VENTING	LANDSCAPE	PROJECT ADDRESS: 26346 VALLEY VIEW AVENUE		
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		HE THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS. ITORAGE TYPE WATER HEATERS AND STOTAGE BACK-UP TANKS FOR SOLAR WATER HEATING SYSTEMS	NO. DESCRIPTION	L1.0 LANDSCAPE IRRIGATION PLAN	OWNER: CHRIS ADAMSKI		
		HALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR OREATER. HIPKIN UNCONSTRUCTED SPACE LEADING TO AND FROM WATER HEATERS. SHALL SE WRAPPED WITH DOWN ADDINUED SPACE LEADING TO A DO RESTOR	PV2.1 SOLAR PHOTOVOLTAIC ROOF LAYOUT AND NOTES	L3.0 LANDSCAPE LIGHTING PLAN	24575 PORTOLO AVENUE, CARMEL, CA 93923	5	
		ISOCATION THERE A TELEVISION OF US OF US OF USING THE IECIRCULATERS HOT WATER PIPING IN WHEATED SPACES SHALL BE INSULATED WITH A-3. WIS FIRED HOURERLY IN COOKING APPLIANCES, SNOWED HEADS AND FAILERTS SHALL COURT WATH		CIVIL	APN: 005-463-003-000	0.00	
		ALIFORIAA APPLIANCE EFFLEENCY STANDARDS, NATER CLOSETS SHALL BE LOWFLUSH TYPE AS REGURED BY LOCAL ORDINALICES (1.6 GAL FLUSH).		NO. DESCRIPTION	ZONING: MDR/Z-D (18)CZ	100	
		AS FIRED APPLIANCES SHALL HAVE INTERMITTENT FANTION CEVICES, NOT CONTINUOUSLY BURNERS INOT LIGHTS; E.G., FURNACES LADER 175,000 BTU, ALL FAN TYPE FURNACES, CLOTHES DRVERS, TOTES DTO		C1 ICOVER AND GENERAL NOTES	GRADING: 700 CY	1	
		NAC EGUIPHENT, WATER HEATERS AND PLUNBING FIXTURES (SHOWER HEADS AND FAULETS; MUST BE	l	C3 SECTIONS	HIGH FIRE AREA: NO		
		EATING EQUIPMENT SHALL COMPLY WITH EFFICIENCY STANDARDS AND BE NO LARGER THAN SPECIFIED IN APPROVED PLANS.		C4 EROSION CONTROL PLAN	FIRE SPRINKLERS: NO		
		AND S MUST BE CONSTRUCTED INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE AUFORRAN STATE RECHARCAL CODE. I (IRRITTATI IN SPONRED FOR PATIENT WEATING SYSTEMS INSULATION FASIS TO SAME AND	1		FLOOD PLAN: NO		
		PACING			CONSTRUCTION TYPE: VB		
		GLAZING NOTES			PARKING PROVIDED: 2 COVERED		
		KARS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION RECORDERING.			SET BACKS	1	
		SLADING SUBJECT TO HAMAH IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER WOODUCT SAFETY COMMISSION REQUIREMENTS, CLAZED DPENNIGS IN DOORS, FIXED OR OPERABLE			FRONT 20		
		ANELS ADJACENT TO A DOOR WHERE THE INEAREST EXPOSED EDGE OF THE GLADNO IS WAITHN A 24" ARC OF EITHER VERTICAL EDGE OF THE DUDR IN A CLOSED FOSTIKINI AND WHERE THE COT TOK			SIDES 5 REAR 10		
		DPDSED ELGE OF THE SCHOLTS IS LESS THEIR STITUTES ABOVE THE YADDROS OWALLE AND WITHIN FT, OF THE TOP OR BOITOM OF STARS OR LANDROS SHALL BE TOMPERED CLASS APPROVED FOR MEACT HATAPP. FILTED BAND R & SO FTI WITHIN IS' OF THE ADJICEDIT SLOOR SMALL RE TEMPERED			NUMBER OF STORIES: SPLIT LEVEL		
		ULASS APPREVED FOR IMPACT HAZARD. SLAZING IN SHOWER HID TUBS ENCLUSIVES SHALL BE TEMPERED, LAMINATED OR APPROVED	· · · · · · · · · · · · · · · · · · ·		BUILDING HEIGHT (MAX. ALLOWABLE): 18-0" (63.5)		
		Plastic. Egress windows in Slepting Rooms shall compore to USC Regularements - Nin 70" wide			AVERAGE NATURAL GRADE 45.5		
		BY 24 HT GEAR WHEN IN THE OPEN POSITION, MAX HT AT SOTTOM OF OPENRUG TO BE 44".			PROPOSED FLOOR AREA NET GROSS		
		GENERAL NOTES	CODE COMPLIANCE		MAIN FLOOR 2704 3028		
		HESE PLANS ARE THE PROPERTY OF TOM MEANEY ARCHITECT, USE OR COPY IS PERMITTED BY IONTRACT ONLY, ANY REVISIONS TO THESE PLANS, REGARDLESS OF SCOPE WITHOUT WRITTEN	ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMUS AGEIMIES, MOTHING III		ATTACHED GARAGE 350 440		
		ERMISSION IS PROMETED AND SHALL THEREBY ABSOLVE TOM MEANEY ARCHITECT FROM MAY ASILITY CLAMS, SUITS, OR UTKATION BY ANY PITEREST PARTIES IN THE PROMET.	THESE PLANS IS TO BE CONSTURED TO PERMIT WORK NOT CONFORMING TO THESE CODES.				
		THE FINEST QUALITY WORKMANSHIP THROUGHOUT, ANY DESIGN OR DETAIL WHICH APPEARS TO BE KONSISTENT WITH THE ABOVE SHOULD BE INNERDATELY BROUGHT TO THE ATTENTION OF THE	GALIFORNA BURDING CODE, 2013				
		ESIGNER BY THE CONTRACTOR. LL CONSTRUCTION MEANS, METHODS, MATERIALS AND TECHNIQUES SHALL COMPLY WITH THE	CALIFORNIA PLUNER/S CODE, 2013 CALIFORNIA MECHANACAL CODE, 2013		TOTAL 5264 5881		
		ULDING CODES, ORDINANCES, REGULATIONS AND STANDARDS LISTED. HE CONTRACTOR AND/OR SUBCONTRACTOR, SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE INDUCINE AND CONTRINUES AND YOULL HOTIESY THE DECIDED OF ANY DECREDONSTIES OF	CALIFORNIA ELECTRICAL CODE, 2013				
		CONSISTENCIES PRIOR TO STARTING WORK. O NOT SCALE DRAWNING, APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE	CALIFORNIA GRESH BULDING STAHDARDS CODE (CGBSC)			<u>ت</u> س (
Indicates many and provide and		ONTRACTOR FOR ALL CRITICAL MEASUREMENTS, SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE VVER COMERAL NOTES AND DETAILS, NUMERICANE DIST OF LEVEL OF CONTRAINING OF COME LINE OF S MATERIA DE TAGENARS, AT DISAGE AND	CITY OF CARMEL BY-THE-SEA AND ADOPTING ORDINANCES HDTE: THIS PROJECT TO BE REDISTERED VIITH CALCERIS		FLOOR AREA RATIO, PROPOSED 3468 (39.2%)	A	
		INDERSIGNS ARE TO FACE OR CONTERNANC OF STOLD, THELES NOTED OTTERWISE, AT FLOOR AND ELLINGS WITH PLYWOOD SHEATHING DIMENSIONS ARE TO EXTERIOR SIDE OF PLYWOOD. IFFER TO ADDITIONAL NOTES SHOWN ON THE STSUCTION. AND/OR CIVE ENGINEERING SHEETS			FLOOR AREA RATIO, MAX, ALLOWABLE 3978 (45%)	3	
		ontained in These Dravanos. Uring construction the contractor shall provide fire extinglashers as reolaped.			LOT COVERAGE MAX. ALLOWABLE 3094 (35%)	≝	
		MEREVER EXISTING WORK IS DAMAGED BY ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE EPARED OR REPLACED WITH NEW MATERIAL TO MATCH DISTING AS APPROVED BY THE DESKINER.				<u>≻</u>	
Multiple of the standard stand		KRK SPECIFIED HEREIN. LEXPOSED BOLTS, WASHERS, HALS, OR METAL CONVICTORS SHALL BE DOUBLE HOT DIP	GREEN BUILDING NOTES		FIRE DISTRICT	~ 17	
	International and the state accession of the state accession	ALVAY/2ED (U.N.O.) HOP DRAWINDS, PROJECT DATA AND GTHER SAMPLES SHALL BE SUBMITTED TO THE DESIGNER	ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLEXICE WITH THE CURRENT		SANITARY DISTRICT	≲ ₹	
Inter status Inter status <td< td=""><td></td><td>ND CANNER WHEIN RECLESSED, NO PORTION OF SUCH WORK SHALL BE COMMENDED OF TR, SUBJITTAL AS BEEN APPROVED BY THE DESIGNER/OWNER, IF CONTRACTOR SHALL DRIVING ALL NECESSARY BACKING AND FRANDIG SOR WALL ACUSTED ITEMS</td><td>EDITIONS OF THE FOLLOWING CODES #5 ADOPTED BY THE LOCALGOVERMIX ADENCIES. NOTHING IN THESE PLANS IS TO BE CONSTURED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</td><td></td><td>SCHOOL DISTRICT</td><td>SIE</td></td<>		ND CANNER WHEIN RECLESSED, NO PORTION OF SUCH WORK SHALL BE COMMENDED OF TR, SUBJITTAL AS BEEN APPROVED BY THE DESIGNER/OWNER, IF CONTRACTOR SHALL DRIVING ALL NECESSARY BACKING AND FRANDIG SOR WALL ACUSTED ITEMS	EDITIONS OF THE FOLLOWING CODES #5 ADOPTED BY THE LOCALGOVERMIX ADENCIES. NOTHING IN THESE PLANS IS TO BE CONSTURED TO PERMIT WORK NOT CONFORMING TO THESE CODES.		SCHOOL DISTRICT	SIE	
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AND CONTROL TO A DECIDENT OF AD TO A DECIDATE OF AD TO A DECIDENT OF AD TO A DECIDENT OF AD TO A DECIDENT	And Print Control of No. 1 For Second Project Plans A-3-MCO-19-0039 A-3-MCO-19-0041	RCEL MAY BE LOCATED WITH A DESIGNATED HIGH FIRE HAZARD AREA, CONTRACTOR TO	CONSTRUCTION WASTE MANAGEMENT REDUREMENTS OF ORO ROOM, RECYCLE AND/OR	(831) 372-8328		<	
Exhibit 3: Proposed Project Plans A-3-MCO-19-0039	Exhibit 3: Proposed Project Plans A-3-MCO-19-0039 A-3-MCO-19-0041	all Elements of New Construction must comply with reolarements set for them 19337 of the 2013 CRC and S.B. Orchance NO. 5539.	SALVAGE FOR REUSE A MINIMUM OF 50% OF THE IXCIL-INZARDOUS CONSTRUCTION 440 DEMONTHOR WASTE IN ACCORDANCE WITH COSC CHAF, 4, DVISION 4.4 (CALGREEN CODE).				
Exhibit 3: Proposed Project Plans A-3-MCO-19-0039	Exhibit 3: Proposed Project Plans A-3-MCO-19-0039 A-3-MCO-19-0041	E RATED CONSTRUCTION REGUREMENTS ON A0.3 FOR SPECIFIC INFORMATION.					
Exhibit 3: Proposed Project Plans A-3-MCO-19-0039	Exhibit 3: Proposed Project Plans A-3-MCO-19-0039 A-3-MCO-19-0041					Δ	
Exhibit 3: Proposed Project Plans A-3-MCO-19-0039	A-3-MCO-19-0039 A-3-MCO-19-0041			1			
A-3-MCO-19-0039	A-3-MCO-19-0039 A-3-MCO-19-0041			l	Exhibit 3: Proposed Project Plans	s I	
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Exhibit 3: Proposed Project Plans A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 14 of 18









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Revision Schedule

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

Responsible Department: RMA-Planning

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

> The applicant/owner is prohibited from contracting the same observer for 26307 Isabella Avenue project during concurrent soil-disturbing activities at either 26338 or 26346 Valley View Avenue.

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

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

Mitigation Measure Monitoring Action No. 1c:

Prior to the issuance of grading or building permits, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any construction activity. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.

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

Responsible Department: RMA-Planning

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

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

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

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

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

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

• The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request that they determine that no investigation of the cause of death is required;

• The Owner/Applicant/Contractor shall contact Monterey County Resource Management Agency Planning within 24 hours of the find to alert them to the discovery;

• If the County Coroner determines the remains to be Native American:

o The Coroner shall contact the Native American Heritage Commission and RMA Planning within 24 hours of the determination.

o The Native American Heritage Commission shall identify the person or persons it believes to be the MLD (from a tribal group such as, though not limited to, the Esselen, Salinan, Costonoans/Ohlone or Chumash, as appropriate tribal groups, as appropriate.

o The MLD may make a recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

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

a. The remains are evidence of a larger burial of human remains, which would qualify as a "unique archaeological resource", as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or

b. There is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation, then

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

CONTINUED IN CONDITION NO. 11

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

Pn (CONTINUED FROM CONDITION NO. 10)

Compliance or Monitoring Action to be Performed:

Mitigation Measure Monitoring Action No. 2c.: Discovery of Significant Cultural Artifacts

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

• The artifact, and any subsequent artifacts determined to be significant tribal cultural artifacts shall be surgically uncovered and extracted by a qualified archaeologist, and stored safely through the duration of excavation;

• Excavation will continue by hand (shovels) within a perimeter of two (2) meters surrounding the artifact for the subsequent one (1) meter of depth;

• If another significant tribal cultural artifact is found within the perimeter, the perimeter requirement for hand digging will be extended around the newly discovered artifact as well.

• If no additional significant tribal cultural artifacts are found in the original perimeter, or any of the subsequent perimeters, mechanical excavation may resume to completion unless another significant artifact is discovered in the process. If significant artifacts are discovered again after restarting mechanical excavation, hand digging will be required again as dictated by this condition.

• If human remains are found at any time during either hand digging or mechanical excavation, the Owner shall take the steps required by Mitigation Measure Monitoring Action No. 2b.

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

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

Responsible Department: RMA-Planning

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

(RMA PLANNING)

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

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

Mitigation Measure Action 3b:

Prior to the issuance of final building permits, the Owner/Applicant shall record the conservation and scenic easement deed and corresponding map and submit a copy of the recorded deed and map to RMA-Planning.

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

Responsible Department: RMA-Planning

Condition/Mitigation In order to ensure that Tribal Cultural Resources incur less than significant impacts, a Monitoring Measure: monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be onsite during project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measure #2. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Compliance or Mitigation Measure Action 4a:

Monitoring Action to be Performed:

Prior to issuance of a construction permit for grading and/or building, Applicant/Owner shall submit evidence to the satisfaction of the Chief of RMA-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

Mitigation Measure Action 4b:

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

Mitigation Measure Action 4c:

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



Previously acknowledged as The San Carlos Band of Mission Indians The Monterey Band And known as O.C.E.N. or Esselen Nation P.O. Box 1301 Monterey, CA 93942

April 23, 2019

www.ohlonecostanoanesselennation.org.

Monterey County Board of Supervisors 168 West Alisal Salinas, CA 93901

Re: Carmel Point Basements

As previously stated OCEN objects to the building of basements on CA-MNT-17 registered sacred site with the Native American Heritage Commission. On behalf of OCEN, I have participated in AB52 Consultation with Monterey County Planning Dept. staff. Each time a new staff member has been assigned the responsibility of CEQA/AB52 Consultation I have asked if that person has the authority to make decisions on behalf of Monterey County, the response has always been yes. In training with the Native American Heritage Commission, we were advised to ask that consultation include a person with that authority. Consultation is not considered "meaningful if decisions cannot be confirmed during consultation. At the Planning Commission's request, removing OCEN's name retroactive has resulted in consultation since July 2015 as not "meaningful" as required by AB52.

OCEN objects to group consultation, it is our desire to protect our burial and cultural sites by maintaining confidentiality. I was assigned as the Most Likely Descendant by the NAHC to a disturbance in State Parks the Archaeologist would not accept my recommendations because she had to contact other Natives because they needed to know about the Ancestors. I have advised the NAHC that this resulted in individuals as well as other tribes knowing of these burial sites which does not maintain confidentiality.

OCEN is aware that the owner of the property owns, by a law of colonization, artifacts on their property. OCEN request of the owners to return our Ancestors tools to OCEN. Previously, the archaeologist would keep all artifacts, therefore, archaeologists are now complaining because they want them for their collections. Our hope is the owners will agree to return them to OCEN, as was agreed on with the owner on Valley View. We shook hands with that agreement even though the archaeologist was upset and said to him, the law states they belong to you. I said she is right they do belong to you, we are asking that you return them to us.

Also, please be advised that I do not receive compensation for consulting with any public agencies. I sit in rooms where everyone except Native people do not get paid. I travel to a regular meeting with Monterey County every month. I have made myself available to project outside of those meetings when a project was overlooked and required immediate consultation. I have been asked by supervisors to make compromises because this project must move forward. I continuously ask for protection of our Ancestors as well as reburial in areas that will never be disturbed again. I ask that land be provided for all our Ancestors being disturbed in the name of progress.

Our sacred lands, our cultural sites, were taken from us, now that we are given the rights by AB52 to consult and protect our way of life, you want to take that from us as well. Consultation provides us all with the ability to work together and yet you refuse to "meaningful consultation."

Thank you,

under Lomuses Velas Louise J. Miranda Ramirez

OCEN Tribal Chairwoman 2653 McLaughlin Ave. San Jose, CA 95121

Cc: OCEN Tribal Council Native American Heritage Commission

Exhibit 5: OCEN Letters to MCO A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 1 of 10



March 11, 2019

District 1 – Luis Alejo District 2 – John M. Phillips District 3 – Christopher Lopez District 4 – Jane Parker District 5 – Mary Adams Board of Supervisors Monterey County 168 W. Alisal Street Salinas, California 93902 Previously acknowledged as The San Carlos Band of Mission Indians The Monterey Band And also known as O.C.E.N. or Esselen Nation P.O. Box 1301 Monterey, CA 93942

www.ohlonecostanoanesselennation.org.

Re: Carmel Point basement projects and their destruction of Ohlone/Costanoan-Esselen Nation's Cemetery and Cultural Site

Ohlone/Costanoan-Esselen Nation is an historically documented previously recognized tribe. OCEN is the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent of Monterey County. Though other indigenous people may have lived in the area, the area is the indigenous homeland of our people. Included with this letter please find a territorial map by Taylor 1856; Levy 1973; and Milliken 1990, identifying Tribal areas.

As Tribal Chair of Ohlone/Costanoan-Esselen Nation I have worked with Monterey County Planning Department in formal consultation based on AB52 effective July 1, 2015. OCEN has an agreement to meet monthly with a designated representative of Monterey County, RMA Department in MEANINGFUL CONSULTATION. With any change in the designated representative I have asked if the representative has the authority to make decisions that represent Monterey County RMA, I have always been advised that the new representative has that authority

OCEN has always requested and continues to request that our known cultural lands not be disturbed, yet never once has the Planning Dept. during formal AB52 Consultation agreed to halt any project. Every project is approved despite OCEN's objection. "Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value." This request is on every letter requesting consultation.

Originally requested by John Ford, during AB52 Consultation OCEN was asked to work with Monterey County on projects therefore <u>additional</u> consultation mitigation agreements were requested for consultation (documents for Mitigation Measure No. 12 and 14 attached, emailed by Bob Schubert, April 9, 2018):

OCEN request consultation with the lead agency and with all soil disturbance.

OCEN's Tribal leadership desires to be provided with:

Archaeological reports/surveys, including subsurface testing, and presence/absence testing.

OCEN request to be included in mitigation and recovery programs,

OCEN request that Cultural and Tribal mitigation measures reflect request for OCEN Tribal Monitor,

Reburial of any of our ancestral remains, burial artifacts,

Placement/return of all cultural items to OCEN, and that

A Native American Monitor of Ohlone/Costanoan-Esselen Nation, approved by the OCEN Tribal Commol 19-0039 is used within our aboriginal territory. A-3-MCO-19-0041 A-3-MCO-19-0042 I am also attaching a revised Tribal Cultural Resources report removing the consultation agreements during AB52 consultation with myself and the RMA Staff for these projects. It is my understanding that the removal of AB52 consultation mitigation agreements listed under Mitigation Measure Action 4b were removed by the Planning Commission. I was notified of these changes last week.

Until late 2018, OCEN and Salinan Nation were the only tribes requesting Consultation under AB52, with the County of Monterey, therefore the removal of previous consultation mitigation measures as provided in the attached email from Bob Schubert, (cc. Craig Spencer and A. Quenga) resulted in less than MEANINGFUL CONSULTATION WITH THE COUNTY OF MONTEREY.

It was in AB52 consultation that I was requested by Jacquelin Onacio and Craig Spencer that I was requested to place my objections to basement projects within Carmel Point in writing. That request resulted in the letter sent to the Board of Supervisors on March 29, 2018.

OCEN continues to request that the Board of Supervisors not approve basement project within Carmel Point. This cemetery and village site areas is dated more than 9000 years old and a known area where our Ancestors were held as prisoners of San Carlos Borromeo de Carmelo during the California Mission Period beginning in 1770. At one time signs at this mission declared that more than 2000 Native Americans were buried within the boundaries of the mission.

We ask that the Board of Supervisors respect our Ancestors in this known cemetery. The history of our Ancestors is the history of Monterey County. Respect as you would respect current day cemeteries.

Thank you,

Sincerely and Respectfully Louise J. Miranda Ramirez

OCEN Tribal Chairwoman 2653 McLaughlin Ave. San Jose, CA 95121

Cc: OCEN Tribal Council Native American Heritage Commission Gavin Newson, California Governor file

> Exhibit 5: OCEN Letters to MCO A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 3 of 10

Ohlone/Costanoan-Esselen Nation



Previously acknowledged as The San Carlos Band of **Mission Indians** The Monterey Band And also known as O.C.E.N. or Esselen Nation P.O. Box 1301 Monterey, CA 93942

www.ohlonecostanoanesselennation.org.

March 28, 2018

District 1 – Luis Alejo District 2 - John M. Phillips District 3 - Simon Salinas District 4 - Jane Parker District 5 - Mary Adams Board of Supervisors 168 West Alisal Street, 1st Floor P.O. Box 1728 Salinas, CA 93902

Re: CA-MNT-17, Sacred Village Site of Ohlone/Costanoan-Esselen Nation

Saleki Atsa,

Ohlone/Costanoan-Esselen Nation (OCEN) is the aboriginal and historic documented previously recognized tribe that was never terminated by any act of Congress and formally under the jurisdiction of the Bureau of Indian Affairs (BIA) during the first half of the 20th century. As a result of the discovery in 1905 of the 18 unratified California Indian treaties (1851-1852), and the subsequent appointment of Charles E. Kelsey as Special Indian agent for Northern California in in 1905, our tribe was formally recognized as the Monterey Band of Monterey County and slated for land purchase under 1906, 1908 and later Congressional Landless California Indian Appropriation Acts. Presently, OCEN is the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent of Monterey County. Though other Native people may have lived in the region, nonetheless the greater Monterey Bay area is the indigenous homeland of our people. OCEN constitutes the Most Likely Descendant documented tribe within the meaning of both federal and state laws. Included with this letter please find a territorial map by Taylor 1856; Levy 1973; and Milliken 1990, indentifying Tribal areas.

Brief Historical Background on the Theft and Settlement of Aboriginal California Lands

Our OCEN members had enrolled with the BIA under the 1928 California Indians Jurisdictional Act during the 1928-32, 1948-55 and 1968-71 enrollment periods and our applications were approved by the Secretary of Interior and federal courts. As a result of those enrollment enrolled heads-of-household were eligible in 1950s for a payment of \$150.00 for the illegal theft of 8.5 million acres of land not set aside for tribes as part of the 18 treaties of 1851-52. Furthermore, there was a second settlement in 1971/72 for the sum of \$668.00 per head-of-household as payment for the illegal theft of 64,425,000 acres of land. Under the California Indian Jurisdictional Act California Indians were not permitted to have legal representation during these claims hearings. This was the generous offer as just compensation for the theft of California, especially when the only legal instrument the US Government had to quiet the aboriginal title of Native Peoples in the United States was through the treaty system. This was what the dominant society offered through the federal courts, even after our tribal (as well as other California Indian tribe's) men and later women served overseas in every single military campaign spanning from WWI, WWII, Korea, Vietnam, Desert Storm and Iraq.

Exhibit 5: OCEN Letters to MCO A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 4 of 10

Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value.

Please be advised that it is our priority that our ancestor's human remains discovered within our ancestral heritage cemetery and/or village sites must be protected and remain undisturbed. We desire that all sacred burial items be left with our ancestors on site or as ultimately determined by OCEN's tribal governmental leadership. All cultural items must be returned to Ohlone/Costanoan-Esselen Nation as cultural patrimony as defined under the cultural resources and other statues found in federal and state case law. Furthermore, we ask for the same respect that is afforded all our current day deceased, and by no other definition these ancestral burial sites are indeed considered cemeteries, and as a result we seek that respect for our ancestors as anyone would expect respect for their deceased family members in present-day cemeteries. Our definition of respect means no disturbance, disinterment, and destruction of the sacred resting grounds for our ancestors.

<u>CA-MNT-17 Prehistoric Background:</u> (Preliminary Cultural Resources Survey by Susan Morley – September 2015)

Carmel Point has yielded the earliest date for the central coast. Recently, Dr. Gary Breschini, working with Lynn Mounday, obtained a carbon date of 9,300 YBP (Breschini, 2011, personal communication) for CA-MNT-17C, the most studied archaeology site on Carmel Point. Earlier archaeologists have documented and reported in depth an early occupation site along the central coast of California dating to 8,350 BC, the Cross-Creek site, in San Luis Obispo County (Jones et. al. 2002), placing human occupation on the mainland to the terminal Pleistocene. Although this research was based upon work conducted 150 miles south of the project area, the study provides evidence that a separate migration of people may have initially populated the central coast. These people are now considered as having practiced a different subsistence technology from the inland groups. This has been determined by the recovery of milling stones and crude core and flake lithic technologies that do not appear in association with inland sites. (complete report attached)

CA-MNT-17:

Preliminary Archaeological Assessment by Gary S. Breschini - May 11, 2015

CA-MNT-17, the archaeological site underlying the parcel, covers the entire southern end of Carmel Point. Three other recorded prehistoric archaeological sites and two historical resources are located within one kilometer of the project parcel. The multi-component CA-MNT-17 prehistoric site has been the subject of many previous studies. Breschini and Haversat (2012) produced a summary of archaeological investigations within the CA-MNT-17 site up to 2012. The shell-rich archaeological deposit on the southwestern part of Carmel Point has been dated to the Late Period of Prehistoric Occupation. In contrast, on the interior side of Carmel Point, the cultural deposit has produced human remains as well as Archaic Period dates up to 9,420 years BP (Breschini, Haversat and Mounday 2012). This radiocarbon date, obtained from a parcel a short distance to the southeast of the project parcel, is the oldest in Monterey County.

For the past many years OCEN has objected to the destruction of CA-MNT-17 due to construction. Our ancestral village/cultural/burial heritage sites have been built on in the "name of progress" for too long. The homes have doubled in size and now with height restrictions, increase disturbance continues because homeowners want additional space. The requests for basements are destroying our OCEN ancestral heritage sites and burial grounds. Over the years, I have received calls from owners trying to convince me to write a favorable letter approving their basement project. Some of the reasons and justifications include statements that "my children have grown, and they are all over 6 ft. tall and can't enter the basement," or "We need to have a Theatre Room" or "We need more space." There are many more reasons and the "OWHERS of MCO-19-0039

entitled since they own the property. They have no concern when I ask the questions "What if our Ancestors are buried under your home and you disturb their burial/grave sites? "What if these were your Ancestors?" In response, I have been told "Well you can move them out of the way!" The disrespect towards our Ancestors continues in the name of money, entitlements and just because they want a bigger home. Question: Were the owners advised by law that their home is built on a known village/cultural/burial site when they purchased the property? Was there full disclosure about the limitations placed on any future construction and subsurface alterations to the surrounding parcel due to the presence of a recorded ancestral heritage site?

As a result, Ohlone/Costanoan-Esselen Nation formally and respectfully requests of the Monterey County Board of Supervisors your support in not allowing any future basements within the boundaries of CA-MNT-17 and any other recorded/known OCEN-related ancestral heritage (archaeological) sites in the County of Monterey. Furthermore, we request that the fragile heritage sites and 10,000-year history of Ohlone/Costanoan-Esselen Nation, as well as the history of Monterey County be protected without future disturbance and ultimate destruction.

Please feel free to contact me at (408) 629-5189. I am available to answer all of your questions. Nimasianexelpasaleki. Thank you

Sincerely and Respectfully Submitted,

Louise J. Miranda Ramirez, Chairperson

Ohlone/Costanoan-Esselen Nation

Great Granddaughter of Tomas Santos Miranda and Maria Ynez Garcia Miranda Granddaughter of Tomas Anthony Miranda Identified by C.E. Kelsey as the Monterey Band of Monterey County Genealogy certified to Mission San Carlos de Borromeo and Nuestra Senora de La Soledad

Cc: OCEN Tribal Council Frank Lienert, Native American Heritage Commission Craig Spencer, Monterey County, RMA-Planning Division Bob Schubert, Monterey County, Senior Planner, RMA-Planning Division File

> Exhibit 5: OCEN Letters to MCO A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 6 of 10

PREHISTORIC BACKGROUND

At this time CA-MNT-17C on Carmel Point has yielded the earliest date for the central coast Recently, Dr. Gary Breschini, working with Lynn Mounday, obtained a carbon date of 9,300 YBP (Breschini, 2011, personal communication) for CA-MNT-17C, the most studies archaeology site on Carmel Point. Earlier archaeologists have documented and reported in depth an early occupation site along the central coast of California dating to 8,350 BC, the Cross Creek site, in San Luis Obispo County (Jones *et. al.* 2002), placing human occupation on the mainland to the terminal Pleistocene. Although this research was based upon work conducted 150 miles south of the project area, the study provides evidence that a separate migration of people may have initially populated the central coast. These people are now considered as having practiced a different subsistence technology from the inland groups. This has been determined by the recovery of milling stones and crude core and flake lithic technologies that do not appear in association with inland sites.

In prehistoric times, people we know today are identified based upon their linguistic group, Esselen and Costanoan speakers. They occupied the Monterey Peninsula and the Santa Lucia Mountains from Carmel Valley to the Big Sur Coast and south to Pfeiffer State Beach, and inland to Salinas, Spreckles, and south to Soledad (Figure 5).

The aboriginal peoples were hunter-gatherers with a well-developed, intimate knowledge of the rich diversity of their aboriginal lands. They processed vegetable foods, fished the rivers for anadramous fish such as the steelhead and salmon, sardines from the ocean, and hunted for deer, fowl, and rabbits; they did not cultivate the land but did manage the land by technologies such as burning (Lewis 1978).

Serious anthropological theorizing began in the early 1900s when Kroeber conducted what he called salvage anthropology. Kroeber formulated his idea of 'tribelets' from groups that were already thoroughly disrupted by missionization.

Bean with Lawton (1973) and Bean with Blackburn (1976) understood that the prehistoric people of the region we now call California was more connected and complex than Kroeber had initially made them out to be. Bean wrote that the people living in villages of close proximity intermarried and were thus connected families. Milliken's ethnographies of the regions prehistoric tribes provide evidence that elite people from the various tribes of the Monterey Bay region intermarried to form political alliances (1995& 1987).

Studies based upon mission records have provided the names and locations of the many villages of the Monterey region. Groups of Esselen speakers and those now referred to as Southern Costanoan or "rumsien"-speakers intermarried before missionization, at the missions where they were forced to convert to Catholicism (that is the San Carlos and San Antonio Missions) and after missionization. Beginning in 1770, these Esselen converts and other Native American people taken into the mission system as converts were called "neophytes", from the Spanish, *neofitas*, derived from the Latin for "newly planted". There are differing opinions on Esselen precontact and contact history (Breschini and Haversat 1980 and Jones 1994 for example).

Spanish Mission Period (1770-1834)

The Carmel/Monterey region has a long and distinguished history. Don Sebastian Vizcaino bestowed the place name Carmel in 1602. Vizcaino is thought to be the first European to set foot on the Monterey Peninsula. Carmelite friars were aboard ship on that expedition in Explaining CEN 47197639 MCO A-3-MCO-19-0039

a mission in the area that would be backed by the Spanish military. On June 3, 1770 Junipero Serra founded the mission San Carlos de Borromeo de Monterey. A year later Serra wrote for permission to move the mission to the banks of the Carmel River. Therefore, in 1771 Mission San Carlos De Borromeo de Carmelo was founded.

8

When the Spanish missionaries arrived in the late 18th century, they applied the name *Costaños* to all of the tribes already inhabiting the region between the San Francisco and Monterey Bays, even though the aboriginal people of the present day region comprised many more distinct language groups and tribes (Milliken 1995) and were multilingual peoples. *Costaños* was anglicized to Costanoan. The Esselen village of Achasta may have been located on the Monterey Peninsula near the Presidio, though Milliken suggests Carmel Point (1987).

Ethnographic Background

The people indigenous to the Monterey Bay Region were known as Rumsen, Esselen, Guacharonnes, Ecclemachs, Sakhones, Sureños, and Carmeleños.

"The Indian clans were known as *Ensenes, Excelenes, Achistas, Runsenes, Sakhones*, and were considered as belonging to one nation" (Salvador Mucjai quoted in Taylor 1856, p. 5).

The Esselen and Costanoan (Ohlone to some) peoples came from at least nine major *rancherias*. Some of these *rancherias* have come to be known by several different names, due to variability in the transcription of these village and district locations by different priests as recorded in the Mission records. These nine *rancherias*/districts are:

- · Wacharon (Guachirron)/Calendaruc (Moss Landing, Castroville, Watsonville area
- Ensen (interior side of Fort Ord and Salinas Valley)
- Achasta (near Monterey)
- Tucutnut/Capanay (middle reaches Carmel River drainage)
- Soccoronda/Jummis/Sepponet (upper Carmel River drainage)
- Echilat/Ixchenta/Tebityilat (upper San Jose and Las Garzas Creek drainages)
- Esselen/Excelen/Excelemac (Santa Lucia Mountains/Ventana Wilderness)
- Sargentaruc/Jojopan/Pixchi (Carmel River south to Sur)
- Eslanajan (Soledad/Arroyo Seco)

Subject:Carmel Point - CA Assembly Bill 52 - Ohlone/Costanoan Esselen NationFrom:HEIDI SCHWENK (heidi29@icloud.com)To:ramirez.louise@yahoo.com;Cc:heidi29@me.com;Date:Tuesday, August 11, 2015 11:19 AM

Dear Louise J. Miranda Ramirez, of the Ohlone/Costanoan Esselen Nation,

Your contact information was given to me by Steve Mason, Associate Planner, Monterey County RMA -Department of Planning, 831-755-5228, masons@co.monterey.ca.us in regard to the newly passed Assembly Bill 52 requirement.

It was brought to our attention by Steve that the new CA Assembly Bill 52 requires that building projects in California which may disturb original Native American Indian lands need to be reviewed by the Nation within the pending proposed building site.

Last November my husband and I purchased a home at 2486 17th Avenue, Carmel Point. We have drawings ready to submit to Monterey County to only dig under one room of the house to make the ceiling height 8 feet tall instead of its current 6 feet tall. We have two sons, both who are over 6 feet tall and family and friends who are also over 6 feet tall. We live in the home part time, plan for it to be in our family for many years to come and shared with extended family and friends.

It is our understanding that the Nation would like to know about proposed projects to see if there are any concerns. We have had the Archeological Report completed and they require us to have a person on site during the dig to sift all the dirt to look for fragments and date the earth under the house. During the recent dig where I was present, they only found minuscule shell fragments. But since the area has a history of finding artifacts and human remains they wish to have the area documented. We would like to know how to proceed with our project in regard to the Ohlone/Costanoan Esselen Nation?

I look forward to hearing from you at your earliest convenience. My cell number is 408-893-6163.

Sincerely, Heidi Schwenk and Dan Harden

> Exhibit 5: OCEN Letters to MCO A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 9 of 10

> > 8/27/2015 3:40 PM

Heidi Schwenk & Dan Harden 2486 17th Avenue Carmel, CA 93923 Phone: 408-893-6163 E-Mail: Heidi29@me.com

August 20, 2015

Louise J. Miranda Ramirez Tribal Chairwoman Ohlone Costanoan Esselen Nation P.O. Box 1301 Monterey CA 93942

Dear Louise J. Miranda Ramirez:

Thank you for replying to my inquiry about our proposed project with a follow-up phone call.

Enclosed is the Archaeological Assessment for our proposed small renovation project at our home, 2486 17th Avenue, Carmel. There are drawings at the end of the document package to show the proposed area of ground (12'-6"L x 10'W x 3' Deep) which is within the current boundary of the structure, that we hope to excavate to increase the height of the room from 6 feet to 8 feet and no more. We only want to renovate one room in the back of the house that is 6 feet high. There are other rooms that are 6 feet high, in the back of the house, yet we do not want to disturb the ground that isn't necessary, spend time and money. Please see my notes on Drawing A2 that shows the room we proposed to renovate. I watched the Archaeologists conduct their assessment. It was obvious during the assessment that previous owners had disturbed the soil on the exterior of the house where we also propose to remove soil to have an egress, required by building department, from the proposed renovated room.

Dan and I look forward to hearing if our project will meet your satisfaction.

Sincerely,

idi Schwenk

Sincerely. Dan Harden

Exhibit 5: OCEN Letters to MCO A-3-MCO-19-0039 A-3-MCO-19-0041 A-3-MCO-19-0042 Page 10 of 10 Fr: Scott Byram, GPR Specialist To: Brenna Wheelis, PaleoWest April 19, 2020

Dear Brenna,

This memo is in regard to your inquiry regarding the adequacy of ground penetrating radar (GPR) technology as it relates specifically to the Pietro project sites in the Carmel Point area of Monterey County and my experience in being able to identify prehistoric archaeological and cultural resources (and specifically human burials) through GPR.

GPR is an effective way of identifying buried features that can represent burials and human remains as well as other cultural resources. I have experience identifying such deposits that are well beyond 7500 years in age in some cases. On sites like the Pietro sites, the use of this technology is particularly effective, because the sandy soils on these sites allows the radar imaging to capture a comparatively clear subsurface image to the full depth of the soil profile proposed for excavation. Using GPR to identify buried deposits usually results in over identification of buried deposits rather than missing existing deposits. This is why GPR analyses are usually paired with an additional form of subsurface investigation. When an underground anomaly is encountered, a technique such as geoprobing is used to confirm the contents of even small underground anomalies and determine if they represent the presence of archaeological or cultural materials, including human remains.

Depending on the setting, age alone may not be a significant factor for identification by GPR, with the formation of the burial being more important. I have successfully used GPR to locate features and strata at a 7500 year old village site on the Oregon coast (35CU7, Tseriadun) and at a 7 million year old megatylopus (a prehistoric giant camel) remains site in central Oregon. I have conducted GPR investigations on at least seven sites where anomalies were determined to represent human burials. I have also used this technology to identify and locate strata that contain cultural midden layers, a deposit type known to be associated with burials.

GPR can identify human remains, as well as the graves or pits that formed the receptacle for the burials, and grave markers such as cairns, and grave goods such as stone bowls, even in cases where the bones have not been well preserved. Prehistoric burials (graves) are often associated with previous surfaces that are now buried by modern soil, dunes, and fill. The burials consist of remains that were placed in a pit dug into this older surface and then filled. In sandy settings such as Pietro lots, these buried surfaces or "paleosols" are very likely to be evident in GPR data. Our study at the Pietro lots identified potential buried surfaces of the kind that in other areas have been shown to contain such pits. Each of these potential paleosols identified by GPR as changes in the subsurface reflection texture was subsequently probed archaeologically by PaleoWest. Each was shown not to represent human activity, instead representing other natural geological and geomorphic changes.

The term "anomalies" is a general one often used by archaeologists to refer to areas of interest identified during GPR surveys. All of the locations that the GPR identified as having the greatest potential to hold archaeological features, including potential paleosols and clusters of reflections that could represent pit fill, cairns, or other indicators of burials were subjected to coring. The cores at the

locations of these potential features did not result in the identification of human remains or other Native American cultural material

As noted above, the technique that is often best for identifying prehistoric burials is to combine GPR with excavation techniques such as geotechnical probing. GPR can identify pit anomalies as well as buried strata that may potentially hold cultural material. These anomalies can then be probed to see if cultural materials, such as artifacts, shell, fire-cracked rock or midden soil, or human remains are present. In the case of the Pietro building sites, all GPR anomalies were probed, confirming that they do not represent human remains or any other cultural resources. The Pietro lots present an ideal condition for the use of GPR because any pits filled with organic material, clusters of stones, or layers of midden may be quite distinct from surrounding materials.

My expertise and experience in these matters makes me confident in saying that the combined GPR and geoprobing regimen conducted at the Pietro parcels is not only sufficient to identify buried deposits such as human burials, but it is the best method for such conditions short of large scale excavation. The results of the GPR and Geoprobe studies produced no evidence of buried human remains or archaeological deposits at any of the three sites.

Ground-Penetrating Radar in Archaeology

Archaeologists use GPR to examine variation in interior site surfaces or interfaces between different objects and strata. While it is common to look for "anomalies" or distinctive patterns in GPR data, modern techniques characterize the range of variability in GPR reflective data, much as an archaeologist describes features and stratigraphy from excavation exposures. The book *Interpreting Ground-Penetrating Radar for Archaeology* (2013) by Lawrence Conyers presents numerous examples of these findings.

In the site interiography approach Byram developed with UC Berkeley Professor Jun Sunseri (Sunseri and Byram 2017, *Journal of Archaeological Method and Theory*) texture and form are the variables used to describe GPR data prior to assessment of features and stratigraphy. The emphasis is on the overall composition of a site and the interrelationship of objects and strata. The goal of this approach is to better integrate GPR analysis with the language of traditional "dirt archaeology."

How GPR works

Ground-penetrating radar data are generated by sending pulses of radar energy into the ground from a surface antenna at a specific time interval. The energy reflected off of buried objects, features, or strata is measured as the waves return to a receiving antenna, often as it is moved along a transect, collecting reflection traces at intervals tallied with a calibrated survey wheel. The data are sampled and processed by a computer designed for this purpose, attached by cable to the receiving antenna.

As radar energy passes through different subsurface materials the velocity of the waves changes depending on the physical and chemical properties of the material. The larger the contrast in electromagnetic properties (RDP) between two materials at an interface, the stronger the reflected signal, or wave amplitude at the given depth. Variables include sediment type, ground moisture, survey depth (radar time window) and site topography. Some clays and salts limit depth penetration to less than one half meter with a medium frequency 400 MHz antenna, while the same antenna may penetrate to over 4 meters in dry sand.

Individual transect profiles are central to archaeological interpretation of GPR data. Often a GPR profile will show a combination of point reflections (nodes) and planar reflections (horizon breaks) much like an archaeological profile diagram shows objects such as rocks and artifacts in strata. Amplitude slice maps are generated from multiple adjacent transects collected in a grid. Each map represents specific depth range within the site. Large features such as structure foundations, privy or well pits may be evident in slice maps.



Above: Large scale profile of sand dune buried beneath sandy dredge deposited materials.



Above: Diagram showing the hyperbola created in a profile when a buried object is crossed by the GPR antenna.



Above: Stege Mound excavation profile (lower) and corresponding GPR profile (upper) with lines relating GPR data to known features and strata. Burial pits identified with GPR not shown in this image (Sunseri and Byram 2017).



Above: Multiple horizons and their constituents in a GPR profile from Mono Mills, CA.



Above: Slice map plotted on hypothesized adobe room blocks (Indian family housing) structure based on limited excavations, Mission San Juan Bautista Taix Lot.

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