

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7<sup>th</sup> Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 25088
Owner Name: Jon Borden
Case Planner: Katherine Wallace, Associate Planner
Date Posted:
<b>Date Approved:</b> 05/22/2025
Project Location: Mission 4 NE Vista
<b>APN</b> #: 010111012000 <b>BLOCK/LOT:</b> 5.5/ALL LOT 12
Applicant: Jon Borden
<b>Project Description:</b> A 4 foot grape stake fence (Doug Fir) along the front property line, with stakes spaced at minimum the width of a single grapestake apart, with a 7' foot wood arbor and gate to match the fencing
Can this project be appealed to the Coastal Commission? Yes □ No ✓

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

DS 25088 (Borden) Conditions of Approval 05/22/2025 Page 1 of 3

CONDITIONS OF APPROVAL					
No.	Standard Conditions				
1.	<b>Authorization.</b> This approval of Design Study DS 25088 (Borden) authorizes a 4 foot grape stake fence (Doug Fir) along the front property line, with stakes spaced at minimum the width of a single grapestake apart, with a 7' foot wood arbor and gate to match the fencing located at Mission 4 NE Vista in the R-1 District, APN 010111012000, as depicted in the plans stamped approved by Community Planning and Building Department on 05/22/2025 unless modified by the conditions of approval contained herein.				
2.	<b>Codes and Ordinances.</b> 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 Required.				
	A Building Permit shall be applied for and obtained from the <u>Building Division</u> prior to commencement of work. The Building Permit shall be applied for in a manner consistent with the submittal requirements prescribed by the Building Division.				
	A building permit is not required; however, the applicant shall apply for and obtain a Notice of Authorized Work from the Building Division prior to commencement of work. To apply for the Notice of Authorized Work, please submit the <a href="Scope of Work Declaration">Scope of Work Declaration</a> through the city's <a href="mailto:online_permit_portal">online_permit_portal</a> .				
4.	Permit Validity. The project shall be implemented in accordance with the time limits set forth CMC 17.52.170 (Time Limits on Approvals and Denials). 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.				
5.	<b>Water Use.</b> 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 approval shall be null and void. If installed, the property owner/applicant shall be required to remove the subject improvement(s) at the property owners expense.				
6.	<b>Modifications.</b> 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.				
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 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.				
8.	<b>USA North 811.</b> 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)				

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- 9. **Conditions of Approval.** Prior to the issuance of a Building Permit or Notice of Authored Work, the Applicant shall print a copy of the signed Conditions of Approval within the construction plan set submitted to the Building Safety Division as part of the submittal for the Building Permit Application or Notice of Authorized Work.
- 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 or pruned with the approval of the City Forester or Forest and Beach Commission.
- 11. **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 contractor/builder 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.

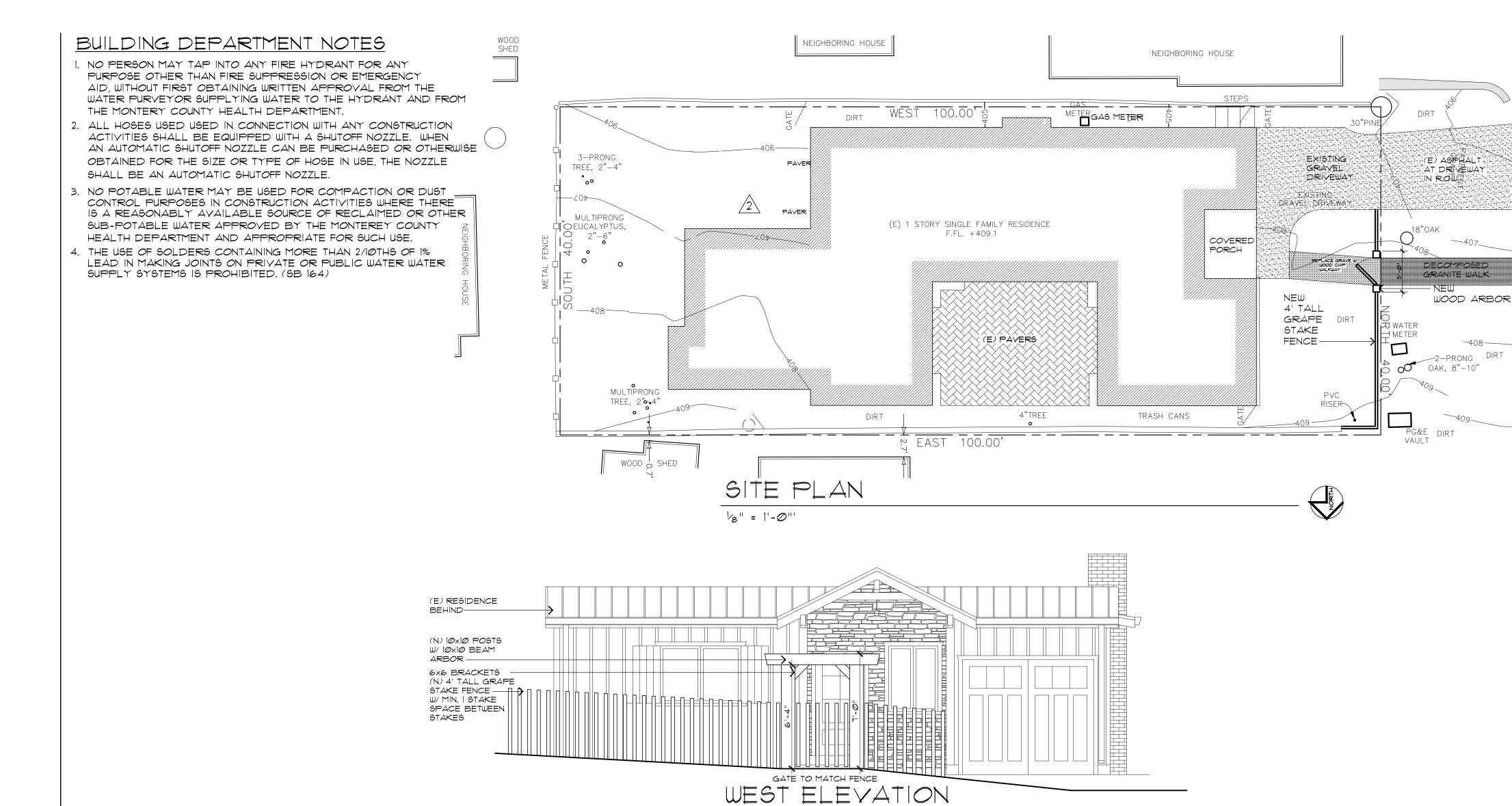
If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place. **The Forester can be reached at 831-620-2073.** 

12. **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, construction activity will be suspended and all work stopped until an investigation by the City Forester has been completed. The Forester can be reached at 831-620-2073.

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SPECIAL CONDITIONS					
13.	. <b>City Right-of-Way Encroachments</b> . The applicant shall remove the loose rock border that encroaches into the City right-of-way. Additionally, gravel is not a permitted groundcover material within the right-of-way and shall be removed.				
14.	<b>Grapestake Spacing.</b> The grapestake fence pickets shall be spaced at minimum the width of a single grapestake to preserve visibility into the site.				
15.					
16.					
17.					
	owledgement and acceptance of				
Property Owner Signature		Printed Name	Date		
Applicant Signature		Printed Name	Date		

Once signed, please email to kwallace@cbts.us.



# CARMEL-BY-THE-SEA PLANNING DIVISION

Permit #: DS 25088 (Borden) Date Approved: <u>5/22/2025</u>

Planner: K. Wallace

REVISIONS

DATE

DATE: 5/20/2025 PROJECT NO. 25Ø2Ø

DRAWN BY:

CHECKED BY:

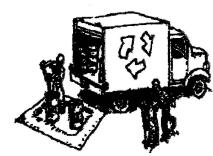
SHEET TITLE PLANS

OF ONE

# Construction Best Management Practices (BMPs)

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



☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within ☐ Use (but don't overuse) reclaimed water for dust control.

☐ 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.

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.

☐ Store hazardous materials and wastes in water tight containers, store

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

☐ Arrange for appropriate disposal of all hazardous wastes.

sure they are not overfilled. Never hose down a dumpster on the ☐ 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

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

sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management &



## ☐ 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.

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

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

 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).

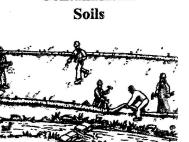
Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.

☐ 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



☐ Schedule grading and excavation work for dry weather only.

☐ Stabilize all denuded areas, install and ☐ If refueling or vehicle maintenance must be done maintain temporary erosion controls (such onsite, work in a bermed area away from storm drains 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

drains, or surface waters ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

### ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls,

☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.

not immediately planned.

☐ 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,

Abandoned underground tanks.

Buried barrels, debris, or trash.

Abandoned wells

☐ Keep excavated soil on the site where it

# Paving/Asphalt Work



Store concrete, grout and mortar under Avoid paving and seal coating in wet weather, or when rain is forecast before Wash out concrete equipment/trucks

☐ 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.

fresh pavement will have time to cure.

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

☐ 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 ☐ If sawcut slurry enters a catch basin, clean

for appropriate disposal offsite. Dewatering

offsite or in a contained area, so there

harden and dispose of as garbage.

☐ Collect the wash water from washing

is no discharge into the underlying soil

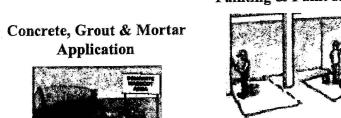
or onto surrounding areas. Let concrete

exposed aggregate concrete and remove it

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 how to interpret results. Contaminated groundwater must be treated or hauled

## Painting & Paint Removal



 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 cover, on pallets and away from drainage sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint

☐ 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. Landscape Materials



☐ Contain stockpiled landscaping materials by storing them under tarps when they are ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or

Discontinue application of any erodible

landscape material within 2 days before a

forecast rain event or during wet weather

## Storm drain polluters may be liable for fines of up to \$10,000 per day!

# APPROVED

PROJECT DATA

MR. JON BORDEN

OLYMPIC VALLEY, CA 96146

BUILD 26 LF, 4' TALL GRAPE STAKE FENCE AT FRONT

REPLACE (E) GRAVEL WALK FROM PROPERTY LINE

PROPERTY LINE, BUILD 5' WIDE X 7'-0" TALL ENTRY ARBOR W/ 4' TALL GRAPE STAKE GATE

TO FRONT DOOR W/ WOOD CHIPS

P.O. BOX 3094

(530) 545-0458

CARMEL, CA

Ø1Ø-111-Ø12

4000.0 SF

MISSION 4 NE OF VISTA

OWNER:

SITE ADDRESS:

CONSTRUCTION TYPE:

SITE AREA:

SPRINKLERS:

PROJECT SCOPE:

STORIES:

ZONING

PAVEMENT

A.C. PAVEMENT

MANHOLE

VICINITY MAP

